

DODFORD

CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PLAN

DECEMBER 2018



BROMSGROVE
DISTRICT COUNCIL



CONTENTS

Part 1 Character Appraisal

- 1.0 Introduction

- 2.0 Planning Policy Framework

- 3.0 Summary of Special Interest

- 4.0 Assessment of Special Interest
 - 4.1 General character, Location and Uses
 - 4.2 Historic Development and Archaeology
 - 4.3 Key Views and Setting
 - 4.4 Architectural Character and Key Buildings
 - 4.5 Materials and Construction
 - 4.6 Public Realm and Green Spaces
 - 4.7 Important Trees, Hedges and Boundary Treatments and Green Spaces

- 5.0 Summary of Issues

- 6.0 Proposed Boundary Changes in the Conservation Area Boundary

- 7.0 Management and Enhancement Proposals

- 8.0 Public Consultation

Part 2 Management Plan

- 1.0 Introduction

- 2.0 Planning Policy Context

- 3.0 Summary of Special Interest
 - 3.1 Special Interest
 - 3.2 Summary of Issues

- 4.0 Management Proposals
 - 4.1 Introduction
 - 4.2 The erosion of Historical Features
 - 4.3 Local Heritage List Candidates
 - 4.4 The Quality of New Development within the Conservation Area
 - 4.5 The replacement of Traditional Boundary Treatments

- 5.0 Monitoring

- 6.0 Review

- 7.0 Conclusions

CONTENTS CONTINUED

Appendices

Appendix 1 List of Properties in the Conservation Area

Appendix 2 Properties within the proposed extended Conservation Area

Appendix 3 Potential Candidates for the Local Heritage List

Appendix 4 Relevant Local Plan Policies

Appendix 5 Glossary

List of Maps

Map 1 Proposed Addition to the Conservation Area Boundary

Map 2 Original Chartist Plots and later Auction Lots

Map 3 Classification of Buildings

Map 4 Buildings and Features making a Positive, Neutral and Negative Contribution

Map 5 Important views



Any comments or queries should be sent to the Strategic Planning Team, Bromsgrove District Council, Council House, Burcot Lane, Bromsgrove, B60 1AA or email conservation@bromsgrove.gov.uk



PART 1

CHARACTER APPRAISAL

1.0 INTRODUCTION



1.1 The purpose of a conservation area character appraisal is to identify the factors and features which make an area special, based on an in-depth assessment of an area's buildings, spaces, evolution and sense of place. This is the first step in developing a management plan for the continued preservation and enhancement of a conservation area. An appraisal evaluates the positive, neutral and negative features of the area and suggests opportunities for improvement. It is not unusual for the boundary of a conservation area to fluctuate over time as the area evolves, and an assessment of the current and potential boundaries is normally part of the appraisal process.



1.2 The Dodford Conservation Area was designated in August 1975 by Bromsgrove District Council and was intended to protect the area developed by the Chartist Land Company in 1847/48. An informal review of the area was carried out in 2007, with a further review in 2014. The draft appraisals produced have formed the basis of this current document.

1.3 The appraisal of the Dodford Conservation Area was carried out in accordance with the most recent guidance from Historic England, the Historic England Advice Note 1 (HEAN1), Conservation Area Designation, Appraisal and Management.

1.4 The last draft appraisal was originally prepared and consulted upon during the summer of 2014. A revision to the boundary was also proposed at this time. In light of the comments received a number of amendments were made. A further review of the boundary and the Conservation Area was carried out between December 2017 and March 2018, which has resulted in this document.



1.5 Public consultation with local residents was carried out between Monday 25th June and Sunday 30th September, this included two consultation sessions held at the village hall in Dodford.

2.0 PLANNING POLICY FRAMEWORK

2.1 Conservation area designation introduces controls over the ways owners can alter or develop their properties. The controls in conservation areas include the following;

2.2 The requirement in legislation and national planning policies to preserve and/or enhance - The current primary legislation governing Listed Buildings and Conservation Areas is the Planning (Listed Buildings and Conservation Areas) Act 1990. This legislation includes certain statutory duties which the Council, as Local Planning Authority, must uphold. s69(1) of the Act requires Local Planning Authorities to designate any areas which they consider to be of special architectural or historic interest as Conservation Areas, and under s69(2) to review such designations from time to time. The Council has a further duty under s71 (1) to formulate and prepare proposals for the preservation and enhancement of its Conservation Areas from time to time.

2.3 When assessing applications for development within designated conservation areas, the Local Planning Authority must pay special regard to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s72(1) of the Act. This does not mean that development will necessarily be opposed, only that it should not be detrimental to the special interest of the wider Conservation Area.

2.4 The National Planning Policy Framework (NPPF) introduced in 2012 and revised in July 2018, has replaced previous Government guidance, and is supported by further guidance in the National Planning Policy Guidance document (NPPG). The NPPF does, however maintain the importance placed on conserving and enhancing the Historic Environment as well as providing advice for conservation areas. Specific advice on the historic environment is now found in Section 16, although references to the historic environment appear throughout the document.





2.5 Local planning policies which pay special attention to the desirability of preserving or enhancing the character or appearance of the area - The Bromsgrove District Plan (adopted in January 2017) contains a series of specific policies relating to the historic environment (see Appendix 4). These policies help guide the Local Planning Authority when assessing planning applications, to ensure that new developments and alterations preserve or enhance the character or appearance of Conservation Areas.

2.6 Control over demolition of unlisted buildings. Planning Permission is required for the total or substantial demolition of any building over 115m³ in size, the demolition of a boundary wall over 1m in height next to the highway or 2m elsewhere and the removal of any agricultural building constructed before 1914. There is a general presumption against the loss of buildings which make a positive contribution to the character or appearance of the Conservation Area.

2.7 Control over works to trees. An owner must submit a formal notification of works to the Council six weeks before starting work. This gives the Council the opportunity to place a Tree Preservation Order (TPO) on the site protecting any notable trees from unsuitable works.

2.8 Fewer types of advertisements which can be displayed with deemed consent.

2.9 Restriction on the types of development which can be carried out without the need for planning permission (permitted development rights), these include the enlargement of a dwelling house, the rendering of properties, and the installation of antennae and satellite dishes.



3.0 SUMMARY OF SPECIAL INTEREST

3.1 The special interest of a Conservation Area is defined by more than its appearance and includes the atmosphere, texture, sense of place and setting as well as more obvious qualities such as groups of historic buildings. Notable buildings and the spaces between buildings set an overall context for an area, but a designated conservation area should be more than just a collection of attractive buildings.

3.2 Dodford Conservation Area is a semi-rural area which contains a regular assortment of housing plots, in which a pattern of nearly identical historic cottages sit. These are of a well-defined architectural style, which emerged when the area was developed by the Chartist Land Company in 1847/48. The original grid layout is still apparent as no new roads or cul de sacs have been introduced. Possibly the most dominant feature of the Conservation Area is the hedgerow which runs along most of the roads, in places six or seven feet high, and three or four feet thick. Of the historic houses approximately 20 are still recognisable as Chartist cottages, eleven of which are statutorily listed in recognition of their rarity and importance in terms of social history. The completeness of this group of buildings (although many individual cottages have been altered) and their significance as a tangible representation of the Chartist movement are key components of the special interest of the conservation area. However they are historically important not only in terms of the Chartist Movement, but also in terms of the influence the Chartists had on the Garden City Movement. Michael Foot, during a tour of Rosedene in 2001 stated that 'Chartism was a basic building block of the Labour Party'.

3.3 Although the Chartist Settlement is the primary reason for the Conservation Area designation, the Area also includes a group of ecclesiastical buildings to the south of the Chartist Settlement. Firstly the Grade II* listed Dodford Priory and associated Grade II listed barn, which existed prior to the arrival of the Chartists, and located on the site of an Augustinian priory. Secondly, the Grade II* listed Church of the Holy Trinity and St. Mary and associated Vicarage on Priory Road. They were designed by Arthur Bartlett, and are fine examples of Arts and Crafts architecture.

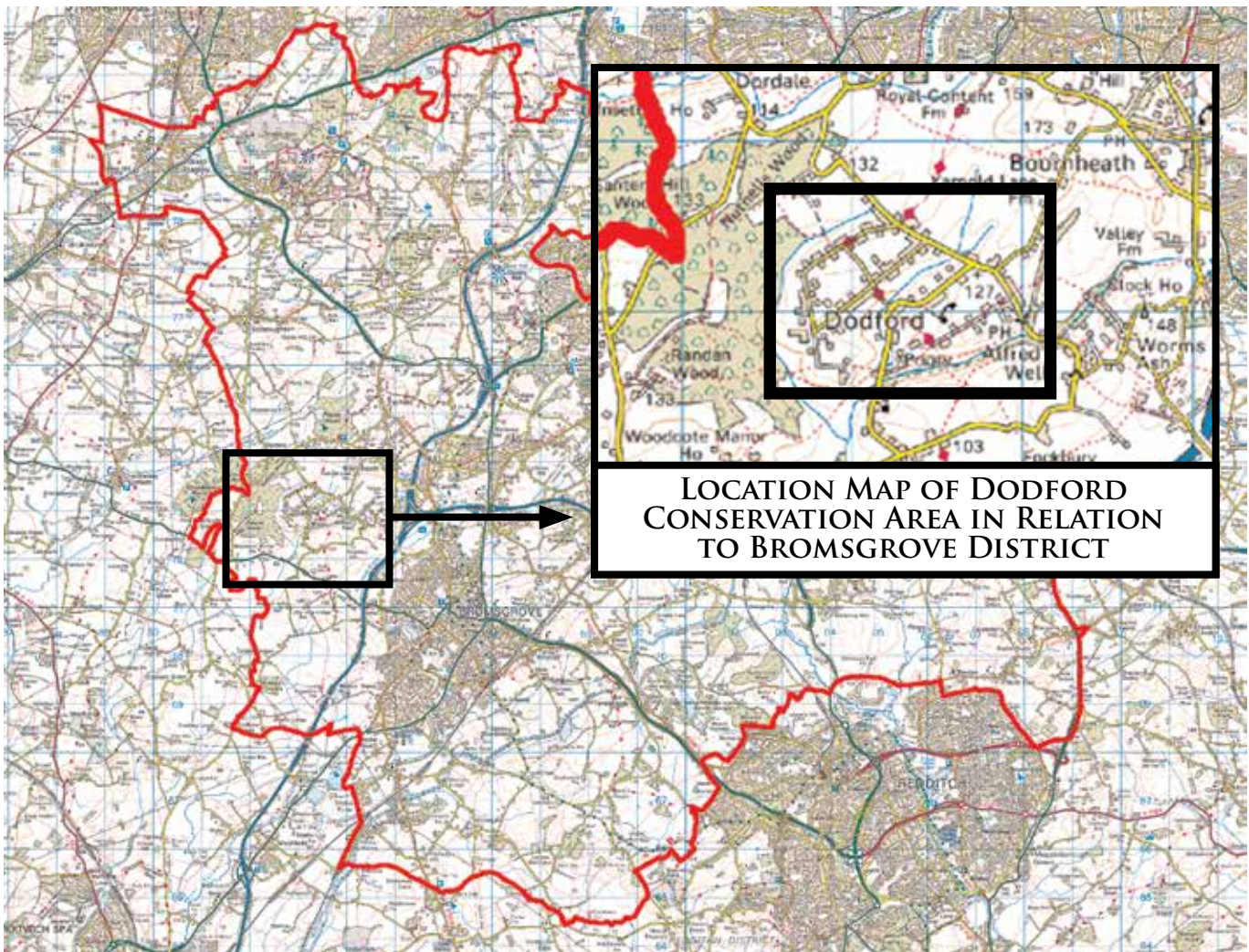


4.0 ASSESSMENT OF SPECIAL INTEREST

4.1 General Character, Location and Uses

4.1.1 Dodford is located approximately three miles north west of Bromsgrove, Worcestershire, in green belt land surrounded by open countryside. The M5 motorway runs north/south, about one mile east of Dodford.

4.1.2 The Conservation Area is bounded by Warbage Lane to the north east, Whinfield Road to the south east and south, and Woodland Road to the west and north west. The original grid layout of Whinfield Road, Woodland Road (formerly Top Road), Church Road and Victoria Road (formerly Middle Road) were laid out when the 19th century Chartist settlement was established. Warbage Lane and the stretch of Priory Road from Fockbury Road to Dodford Priory have existed for many centuries, whilst the extension of Priory Road to Warbage Lane (formerly Commercial Street) came with the Chartists.



© Crown Copyright and database rights 2018. Ordnance Survey 100023519.

4.1.3 The Conservation Area covers the original Chartist Settlement and extends south west along Priory Road to include The Priory and the early Twentieth Century Church, of the Holy Trinity and St Mary. It is still a relatively isolated rural settlement, detached from Bromsgrove itself, the roads approaching the village remaining sparsely developed.

4.1.4 Dodford has a rural setting being located in undulating countryside, the lowest point being around Dodford Priory, on Priory Road, where two streams meet, one flowing in from the east, the other from the north east. The latter runs along at the bottom of a valley between the plots to the north west of Priory Road and south east of Victoria Road. The land rises steeply up Church Road, with a high point at the junction of Church Road and Woodland Road, and also to Whinfield Road from Priory Road. From Woodland Road/Church Road there are good views south, south west and south east across the Conservation Area to Whinfield Road and Bromsgrove, and towards the Malverns. From the high point in Whinfield Road there are views north and north west across the conservation area towards Nutnells Wood, which is ancient woodland. Nutnells Wood bounds Dodford to the north west, west and south west. A stream runs around this boundary to the north west. The plots to the west and north of Woodland Road fall away at the rear, to the stream and the woods rise beyond. To the north, north east and east, Dodford is bounded by open countryside, and there are no obvious changes in level. To the south, south of the plots in Whinfield and Priory Roads, and to the north of the church and Old Vicarage (the Tower House) is a stream which runs through a small partially wooded valley. The land rises beyond and its southern edge forms the boundary of the Conservation Area. There is a kink in this boundary to the west of here where the Conservation Area incorporates the Church and Old Vicarage (Tower House), but otherwise the southern boundary is the original boundary of the Chartist Settlement. It would appear that natural boundaries determined the extent of the original settlement. High hedges shape the narrow lanes and plot boundaries, and give a strong sense of enclosure.

4.1.5 Dodford is currently a residential commuter village, having been in established residential use since the 19th century with associated agricultural uses, before this the area was largely arable with few buildings. There are records of a bonnet factory at Hartley House on Priory Road, and the establishment of a post office and shop opposite (now known as The Old Post Office) after the Chartist cottages were built. The slightly more commercial nature of some of the dwellings along this stretch, led to Priory Road being referred to as Commercial Street for part of the 19th Century. At the corner of Warbage Lane and Priory Road, a brickworks provided materials for some of the Chartist cottages, and small nail making businesses could be found on narrow plots on Warbage Lane.





Nail making was an important industry in the Bromsgrove area during the 19th century. The Chartist residents turned to the cultivation of strawberries and other market garden crops to supplement their incomes, an industry which is vividly represented by the fruit carvings within the Church of the Holy Trinity and St. Mary.

4.1.6 There is currently a light industrial use in Woodland Road where buildings on what was originally a farm are now being used for manufacturing.

4.1.7 The Conservation Area sits within a number of larger areas designated by various agencies including;

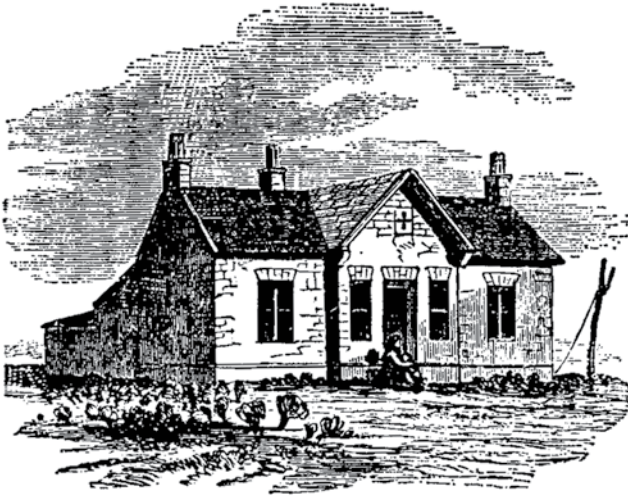
- Natural England Landscape Area - Arden
- Natural England Natural Area - Midlands plateau
- Landscape Character Assessment Area - Principal timbered farmlands

4.2 Historic Development and Archaeology

4.2.1 The name Dodford derives from the Anglo-Saxon for Dod's or Dudda's ford, and it is assumed that the earliest settlement dates from this time. Although in an area where there are several streams, exactly where the ford was is not known. Faint traces of ridge and furrow survive within the Conservation Area attesting to the agricultural nature of the landscape within the medieval and post medieval periods. The earliest documented references are in respect of the foundation of the Augustinian Priory by Henry II, with the first Prior, Osbert, being appointed at the end of the 12th Century. It would appear that it was always a small community during this time. Following the dissolution of the monasteries by Henry VIII, the Priory passed to John Dudley (Duke of Northumberland) and subsequently to John Fownes. There are remains of the original Priory in the grounds of what is now referred to as Dodford Priory, and the site is a scheduled monument because of this archaeological interest.

4.2.2 Between the dissolution of the Priory in 1538 and the arrival of the Chartist settlement in 1848, there is little information about the community of Dodford. The Manor and Priory were passed to the Dudley family in 1538 and later to the Wylde family. The Priory and surrounding land was owned by Benjamin Bromford, a large Worcestershire landowner at this time. The Tithe Redemption Map of 1839 shows that the whole area of Dodford was divided up with field boundaries clearly marked. By this time land in Dodford was predominately in agricultural use, and despite the heavy clay soil, the divide between pasture and arable was roughly 50/50. Bentley's Directory of around the same time indicates that there was some industry on the fringe, notably nailmakers in Warbage Lane.





The Chartist Movement

4.2.3 The Chartist Movement obviously had the most profound effect on the development of Dodford, which until the 19th century remained a small community. The period 1815-1850 was one of considerable rural poverty and discontent in Britain and Ireland. Enclosure was driving people off the land and forcing them to move to the new industrial towns. Amongst the many social movements of the time, the Chartists formed perhaps the most important political protest group with public meetings attended by thousands of working men and women.

4.2.4 Feargus O'Connor M.P. became one of the leaders of the Chartist movement during the 1840's and was responsible for establishing the Chartist settlement in Dodford. His 'Land Plan' aimed to settle people from industrial towns into new agricultural communities in the countryside. Each family would have a house and plot of land to feed themselves, pay rent and make a small profit from the sale of crops. By qualifying for a vote in county constituencies through land ownership, the Chartists would have an influence within the political system. This plan owes much to William Allen, a Quaker who established a community along these lines in Sussex in the 1830's. O'Connor distrusted clergy and publicans so there were to be neither licensed premises nor buildings for public worship. Personal improvement was to be encouraged through self-help and education.

4.2.5 The Chartist Land Company was founded in 1845 and made rapid progress. Despite not being properly constituted and registered, the Company raised sufficient funds for estates to be bought in the late 1840's. Subscribers, largely from the industrial North and Midlands of England, bought shares that determined the size of their plots. Prospective settlers were selected by lot. At Dodford the plots were auctioned when the lottery procedure was declared unlawful. The first Chartist settlement was constructed in 1845 at Heronsgate, Hertfordshire¹. This was followed by settlements at Snigs End and Low Bands, both in Gloucestershire, and Minster Lovell, in Oxfordshire. Dodford (or Great Dodford as it was called) was the last settlement to be built.



¹ See Conservation Area and Management Plan <http://www.threerivers.gov.uk/GetResource.aspx?file=Final%20Heronsgate%20CA%20Appraisal%202012%20Final.pdf>



4.2.6 The land at Dodford, totalling 273 acres and including Old Priory Farm (Dodford Priory), was bought in May 1848 but, some of the land was immediately re-sold. The remainder of the estate was laid in a grid formed by narrow tracks and four acre plots (larger than at other settlements as the land was considered poor) where the distinctive cottages were constructed. 41 plots were laid out (although evidence suggests that more were intended), and 39 cottages were constructed. Designs for the cottages, to O'Connor's specification, were by Henry Cullingham, a 'general builder, carpenter and architect' who supervised the construction at each of the sites. Building commenced in 1848, and most of the cottages were occupied on 2nd July 1849. In addition two houses were also built, Fern Villa, Priory Road and Priory Cottage, Rose Lane. These would appear to have been constructed by the same builder, as much of the joinery detailing matches that found in the cottages. Great Meadow, Victoria Road was constructed before the land purchase, and was therefore purchased with the land by O'Connor but then immediately resold.



4.2.7 The rest of the estate was largely disposed of in two auctions; the first, in April 1850, comprised plots in Whinfield Road, and the second, in September 1850, comprised lots at the end of Woodland Road and Priory Road. Soon after the last plots at Dodford had been auctioned, the lottery procedure was declared unlawful. Following a Parliamentary investigation into the legality of the Land Company, it was dissolved by Act of Parliament in 1851. The principles of the pioneering Chartist Movement lived on however as a predecessor of the 20th century Garden City Movement and was a building block of the Labour Party.

4.2.8 Dodford continued largely as an agricultural settlement well into the 20th Century. However there is mention of a bonnet factory in Priory Road at Hartley House, which gained another storey, and a post office and shop was also established here. At the corner of Warbage Road and Priory Road was a brickworks, and nail making continued along Warbage Road, although this area was outside of the Chartist settlement. One of the lots sold at the first auction was to become the Dodford Inn, although it was originally constructed as a house. A Mission Chapel was constructed in the early 1860s on the site of the current Village Hall (constructed in 1979), which continued in use as a hall after the Church of the Holy Trinity and St Mary was constructed in 1908. A Baptist Chapel was constructed in 1865 on land given by the owner of 1 Priory Road and the adjacent brickworks. It is now a house. Finally a school was constructed in 1877 (following the Education Act of 1870) on the corner of Priory Road/Fockbury Road (outside the Conservation Area). The latter half of the 20th Century has seen the alteration and extension of the cottages, and unfortunately the demolition of others.



4.2.9 At the beginning of the 20th Century Dodford became an ecclesiastical parish, resulting in the construction of the new church, funded by the Reverend Whinfield who also paid for the associated buildings. They were designed by Arthur Bartlett, a London architect, who had been articulated to Sir Reginald Blomfield, in an Arts and Crafts style with some exceptional detailing. Nikolaus Pevsner in 'Buildings of England: Worcestershire', describes the Church as 'The best church of its date in the county'.

4.3 Key Views and Setting

4.3.1 Dodford village consists of a low density semi-rural settlement, with narrow lanes bounded by high hedges. This gives a sense of enclosure. The undulating nature of the topography, the hedges and trees combined with the spacious plots prevent views of many of the cottages and other buildings from the lanes. Despite being located approximately a mile to the west of the M5 Junction with the M42, Dodford sits within an isolated rural position. There are no views of the motorway network, and no indication of their proximity. The settlement is largely surrounded by agricultural land with Nutnalls Wood to the North/north west. It is approached via narrow country lanes.

4.3.2 There are limited views into the conservation area, views only unfolding as the settlement is approached along Priors Road from the south west and along Warbage Lane from the north west and south east. This underpins the isolated feel that the settlement has.

4.3.3 Within the Conservation Area there are extensive views across Dodford. From Whinfield Road looking south out of the Conservation Area the spire of St. John's in Bromsgrove can be seen in the distance. Looking north and north west across the Conservation Area from Whinfield Road the view is brought to an end by Nutnells Wood, which defines the edge of the Conservation Area from the west round to the north west. There are clear views of the cottages and houses on Victoria Road, and Woodland Road from here, as the land rises up to these two roads. The other main vantage points are the junction of Victoria Road/Church Road for views across the Conservation Area towards Whinfield Road and Woodland Road/Church Road, where there are extensive views south across the Conservation Area and beyond, St Johns, Bromsgrove is still visible, as well as St Bartholomew's, Tardebigge and the Malvern Hills, to the south west, on a clear day.

4.3.4 The views out of the Conservation Area and across it emphasise the isolation of the settlement with distant views of the Church spires and the Malvern Hills. From the junction at Woodland Road and Church Road there are fleeting views of traffic moving on the Kidderminster Road to the south west.

4.3.5 The heavily wooded area along the south east and north west boundaries frames views across the landscape, and this relationship between the village and the wider landscape is important to the setting of the Conservation Area.





4.4 Architectural Character and Key Buildings

4.4.1 The Chartist settlement, comprising a planned grid of narrow lanes and small single storey cottages still forms the basis of the architectural character of Dodford, supported by some later 19th century buildings and the ecclesiastical buildings to the south. The surviving cottages are sited in large plots, with ample front lawns (originally orchards) and a yard with outbuildings at the back.

Chartist Cottages

4.4.2 The Chartist origin of many of the cottages is still apparent, especially in the survival of original features such as a projecting, pedimented central bay topped by a triangular trefoil opening. The Dodford Chartist cottages typically have a symmetrical three-bay plan with three main rooms to the front and three more ancillary rooms to the rear. These rooms were originally utility rather than residential. They have a slightly projecting central bay with a central timber and glass door, flanked by two semi-recessed eight-paned timber casement windows with a vertical emphasis, and two similar sixteen-pane casement windows to each of the two adjoining bays. The cottages are constructed in simple Flemish-bonded brickwork on a sandstone plinth beneath pitched slate roof. The outbuildings at the rear tended to be brick built with clay tile roofs.



4.4.3 There are varying degrees of alterations and extensions, and unfortunately only a few of the Chartist cottages retain a discernible amount of their original plan-form and layout. Later extensions have mostly been kept to the rear however, a notable exception is Hartley House which has an poor conservatory attached to the front elevation. Many of the original Chartist plots have been subdivided and additional properties constructed alongside, such as Maythorn and Hillcrest House which once formed part of the Edith Cottage lot.



4.4.4 Eleven of the single storey Chartist cottages are Grade II listed. One of the Chartist cottages, Rosedene, is now owned by the National Trust, who have carefully restored the cottage to its original layout as well as reinstating the traditional outbuildings.



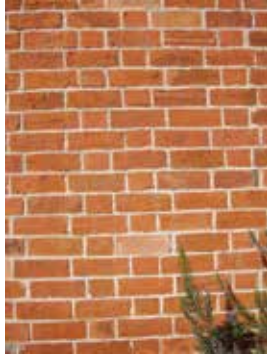
Non Chartist Buildings

4.4.5 Several other examples of historic buildings from the mid to late 19th century can also be found within the Conservation Area boundary, particularly along Whinfield Road and Priory Road. These were constructed after the Chartist cottages, as the community at Dodford became more established. Notable examples include Sundays Hill on Whinfield Road which has a Georgian style frontage but dates from around 1850, Hawthorn Cottage on Priory Road and associated coach house built c.1870., Great Meadow (Grade II listed), which is believed to be a reworking of a 1830s property but has an unclear history. The Dodford Inn on Whinfield Road was one of the original Chartist lots sold in 1850, constructed as a house, it had become an inn by the 1860s. It is thought that the adjacent row of Malvern View cottages may have been built to house agricultural labourers working on the land adjacent to the Inn. Some of the original plots have been subsequently subdivided and modern houses constructed, while some of the original cottages have been much altered or extended. Where cottages have been extended or replaced the dominant style is single storey, often where there is another storey, it has been incorporated in the roof with dormer windows, therefore retaining the overall appearance as single storey. Map 3 shows the age of the various buildings within the Dodford Conservation Area, and which of these have Chartist connections or origins.

Ecclesiastical Buildings

4.4.6 A group of older ecclesiastical buildings survive to the south of the village including the Grade II* listed Dodford Priory and associated Grade II listed barn. This site has high archaeological significance containing the buried and earthwork remains of the large triangular moated site of Dodford Priory which is a nationally Scheduled Monument. There are the possible remains of fishponds and building platforms to the south west of Waterfalls Farm. These are likely to be associated with the medieval priory and while not included in the Scheduled Monument area, should be recognised as a heritage assets. The refectory from the medieval Priory is thought to form part of the listed building, which was rebuilt as a farmhouse following the dissolution of the monasteries. The main part of the Priory building, as externally visible today, consists of a partly timber-framed, partly exposed sandstone structure beneath red clay tiled roofs. The adjacent barn, which is Grade II listed, dates from the early 19th century with a 20th century lean to at one end. The Priory, Barn and adjacent moat have high group value and contribute strongly to the special interest of the wider Conservation Area. It has been suggested that Fergus O'Connor lived at the Priory during the summer of 1848, although this is disputed.





4.4.7 Further south, close to the boundary of the Conservation Area is The Church of the Holy Trinity and St Mary, which is Grade II* listed. The church was built in 1907-08, to designs by Arthur Bartlett and is constructed in rendered brickwork with ashlar dressings, in an Arts and Crafts Style. The interior includes some fine carving and decorative work produced by the Bromsgrove Guild. The nearby Old Vicarage (now The Tower House), also by Arthur Bartlett, is a large building having a prominent tower with a mix of red brick and rendered elevations and arts and craft detailing. The Tower House and adjacent Lodge have significant group value with the Church, architecturally and historically.

4.4.8 The current village hall built in 1979, replaced the 1860s Mission Chapel that provided a place of worship before the Church of the Holy Trinity was built. In addition a Baptist Chapel was constructed in 1865 on land given by the owner of 1 Priory Road and the adjacent brickworks. It has now been converted to a residential property.

4.5 Materials and Construction

Walls and roofs

4.5.1 The Chartist cottages are constructed from locally made bricks laid in simple Flemish-bond on a sandstone plinth beneath pitched Welsh slate roofs. Welsh slates are not common to the area, where the common roofing material are red clay tiles. The outbuildings at the rear tended to be brick built beneath clay tile roofs. Some of the non-Chartist buildings are either part rendered or have painted brickwork such as the Malvern View Cottages, although here the paintwork maybe a more recent addition. The 20th century developments have employed a range of materials from red to buff bricks, clay tiles, concrete tiles and manmade slates. Many properties have rendered elevations. This inconsistent palette of materials does not reflect the historical context of Chartist Cottages in Dodford and has undermined the appearance of some parts of the Conservation Area.

4.5.2 As noted above the Priory is constructed in a variety of materials including red/orange brick, red/brown clay tiles, sandstone blocks, in addition the the timber framed wing. The Church and Vicarage are predominantly constructed in rendered brickwork with stone and brick dressings respectively. These buildings are separate to the Chartist Cottages, and are viewed in a different context, being different to the cottages not just in terms of materials but also in scale. The non chartist 19th century buildings are constructed in similar materials to the cottages, and although some are two storey they are of a domestic scale.

Windows and Doors

4.5.3 Some of the listed chartist cottages still contain original timber windows and doors, but many have been replaced. Their replacements although in timber are often not historically accurate. The unlisted cottages and the modern properties generally have upvc windows and doors of varying styles.



Rainwater Goods

4.5.4 Rainwater goods are generally upvc in various styles.

4.6 Public Realm and Green Spaces

4.6.1 The only true public realm in the Conservation Area is the grid of narrow roads, often enclosed by high hedges making them feel even narrower. With the exception of parts of Priory Road, there are no pedestrian foot paths. On Priory Road, there is a footpath to the south side between Church Road and Warbage Lane with granite sett kerbs, although stretches of the kerbs have been replaced with concrete kerbs as a result of damage due to heavy lorries using Priory Road. The footpath runs along the northern side between Church Road and Little Dodford Farm and is a mixture of granite setts and concrete kerbs. At Little Dodford Farm the footpath switches to the otherside of the road and runs to Fockbury Road.

4.6.2 Due to its very nature, its rural setting and original plan of small cottages located on large plots, Dodford is a series of open spaces. The majority of these spaces are private in the sense that they are the extended grounds to the cottages and other houses, but where the hedges are lower there are views across open countryside for some distance, interrupted by the undulating nature of the land, distant trees or hedgerows. There are small defined open spaces, the small car park to the village hall and the church yard at Holy Trinity and St Mary, which perhaps while not technically an open space, is a valuable amenity space in its own right, and enhances the setting of the listed building. There is a public right of way which runs from the south east end of Woodland Road, across Priory Road and then in an easterly direction towards Niblett's Hill, and the boundary of the Conservation Area. This is likely to have been a more significant routeway prior to the Chartist development.

4.7 Important Trees, Hedges and Boundary Treatments

4.7.1 High hedges and trees are a strong feature in the Conservation Area with large numbers of native species throughout the area coupled with more exotic species added in the Victorian era. The extensive number of trees and hedgerows make a major contribution to the character of the Conservation Area, and the hedges in particular are a very distinctive feature. A Tree Preservation Order was applied to the twelve trees within the grounds of Edith Cottage on Victoria Road in 1983 which covers a range of species from yews to a coast redwood. The lime tree in the front garden of the Lodge in Priory Road is also protected by a Tree Preservation Order.

4.7.2 The traditional hedgerow boundaries vary in height and depth, in many places coupled or interspersed with post and rail fences, or post and wire fencing.





4.7.3 Although not as attractive as the hedging, both contribute to the rural feel of the area, as do the historic entrance gates which are usually simple wooden farm gates, set back slightly from the road. Unfortunately close boarded fences and conifer hedges have been introduced in places which do not reflect the rural character of the area. In addition farm style gates have been replaced with more elaborate solid wood gates or metal gates, which also detract from the rural nature of the area, being more suburban in appearance.

4.7.4 The most dominant hedgerows are those which run along parts of Priory Road, Church Road, almost the entire length of Victoria Road and significant parts of Woodland Road and Warbage Lane. Additionally, they form a major backdrop to views across the area from the south east to the northwest. The cottages originally had small orchards and the remains of these orchards can be seen throughout the conservation area, providing a tangible link to the past.

5 SUMMARY OF ISSUES

5.1 The general condition of the historic buildings within the area is good, with few properties in need of maintenance and low vacancy levels. The main challenges to the character and appearance of the conservation area can be summarised as follows;

Loss of historic detailing

5.2 A significant challenge to the character of the Conservation Area has been the widespread erosion of Chartist Cottage details such as traditional timber windows and doors, notably amongst the unlisted cottages. As noted above the loss of these details combined with unsympathetic extensions has made some of the cottages unrecognisable. A number of the cottages now have UPVC double glazed windows which are inferior in terms of appearance and quality to traditional timber units. Other fittings that are often replaced are doors and rainwater goods. The loss of such details although individually insignificant, cumulatively can have a negative impact on the character of the conservation area.

Locally listed buildings

5.3 Dodford has a number of historic buildings, and 11 are statutorily listed, or designated heritage assets. There are as noted in the appraisal a number of other heritage assets which are of local importance rather than national importance. The addition of these assets to the local list would reinforce their importance.

The quality of new development within the Conservation Area

5.4 A number of the original cottages have been demolished, and replaced with dwellings which pay little or no regard to the form, scale, materials of the original Chartist cottages. The subdivision of the original plots to produce smaller development plots is also a problem and has eroded the plan form of the Settlement. These decisions cannot be undone, but act as tangible lessons of how not to manage change within sensitive historic areas. Equally some extensions to remaining cottages have also been unsympathetic in terms of their scale and design, but have not required planning permission because they amount to permitted development as defined in the General Permitted Development Order.

Boundary Treatments

5.5 The substantial hedgerow is a dominant and important part of the character of the conservation area. However some stretches have been replaced with fencing, removed completely or replaced with other non traditional planting. Simple gates to properties have also been replaced with ornate, high gates and suburban entrance splays have become dominant features in some places.

6 PROPOSED BOUNDARY CHANGES

6.1 The current Conservation Area boundary is centred upon the 19th century Chartist settlement along with the group of ecclesiastical buildings to the South. There is a kink in this boundary to the west where the Conservation Area incorporates the Church and Old Vicarage (Tower House), but otherwise the southern boundary is the original boundary of the Chartist Settlement. To the north and northwest the village is framed by Nutnells Wood, and this green backdrop contributes significantly to the setting of the Conservation Area. However there are three lots from the second auction which currently lie outside the Conservation Area boundary to the south west. They are indicated on Map 2. It is considered for the sake of completeness that the boundary should be re-drawn to include these areas, see Map 1.

6.2 The extension of the Conservation Area along Priory Road to include Dodford Primary school (constructed in 1877 to designs by the architect FJ Yates, following the 1877 Education Act) has been reconsidered. It was initially ruled out at the time of the previous draft Appraisal in 2014 on the basis that although there were clearly buildings of interest along this stretch of Priory Road, they were not part of the original chartist settlement. There was much support, however, at the last public consultation to include the section of Priory Road from the existing boundary up to the junction with Fockbury Road to include the school.





6.3 In addition to the school, on this stretch of Priory Road, there is also the neighbouring school house by the Bromsgrove architect, John Cotton (1882); Dodford Lodge, a substantial brick farmhouse of 1881, also by John Cotton; and the Little Dodford Farm complex which includes a partly timber framed farmhouse in addition to a complex of Victorian farm buildings located on both sides of the road but now converted to residential use. It has also been recently noted that approaching Priory Road from the west along Fockbury Road there are views of the Church tower immediately to the left of Dodford Lodge, visually connecting the existing Conservation Area with this stretch of Priory Road.



6.4 The existing Conservation Area predominantly covers the Chartist Settlement, although it does include buildings which fall outside the original settlement, The Priory and the Church of Holy Trinity and St Mary. The school although not constructed exclusively for the settlement was located to allow children within the settlement to benefit and was designed by a significant Worcestershire school architect. On this basis and combined with the fact that there are other buildings of architectural and historic interest on this section of Priory Road, notably the School House, Dodford Lodge and the Little Dodford Farm Complex and the visual link of the Church to the southerly part of Priory Road, it has been decided to extend the boundary of the Conservation Area to include this section of the road.



6.5 These boundary changes are more clearly shown on Map 1. Although not all the properties are worthy of inclusion, it is bad practice to weave the boundary around individual buildings, and all conservation areas include buildings of varying quality including Dodford Conservation Area.

7 MANAGEMENT AND ENHANCEMENT PROPOSALS

7.1 Attached to this document is a Management Plan for the Conservation Area. This outlines the main issues which need to be addressed. It should be made clear that the Council cannot give a definite commitment to undertake these tasks, which will ultimately depend on future financial and staff resources.

- 7.2** The main management issues which need to be addressed are:
- The loss of surviving historical features and details
 - Locally listable buildings
 - The quality of any new development within the Conservation Area
 - The replacement of traditional boundary treatments with suburban style fences and gates

8 PUBLIC CONSULTATION

8.1 Public consultation was carried out between Monday 25th June 2018 and Sunday 30th September 2018.

PART 2 MANAGEMENT PLAN

1.0 INTRODUCTION

1.1 Purpose

1.1.1 The purpose of this Management Plan is to provide a clear strategy for the management of Dodford Conservation Area in a way that will protect and enhance its character and appearance. It should be read in conjunction with the Dodford Conservation Area Appraisal (Date 2018) in which the character and special interest of the Conservation Area was identified, along with the features and other issues that currently compromise or detract from its character and appearance.

1.1.2 Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to draw up and publish proposals for the preservation and enhancement of its conservation areas. The Management Plan is intended to provide guidance to those involved in dealing with development and change not only within the Conservation Area but also in respect of its setting. The Plan sets out policies to maintain and reinforce the character of the Conservation Area but also to guide and manage change and in particular to respond to the threats to the character which have been defined in the appraisal. It also outlines the resources required for implementation and provides for monitoring and review. The Management Plan has been prepared in accordance with national policy contained in the NPPF, The NPPG, and the most recent guidance from Historic England, 'Conservation Area Designation, Appraisal and Management', Advice Note 1 (2016).

1.2 Public Consultation

Public Consultation was carried out between Monday 25th June 2018 and Sunday 30th September 2018.

1.3 Status of the Management plan

The Management Plan will be used as a technical document to provide guidance for owners in the Conservation Area. It will inform and guide the development control process and policy formation it is intended that following a period of public consultation it will be formally adopted by Bromsgrove District Council.



2.0 PLANNING POLICY CONTEXT



2.1 The Management Plan lies within a framework of local and national planning policy for the historic environment. General planning policies and proposals for the control of development and use of land within conservation areas can be found in the Bromsgrove District Plan 2011 - 2030 (Adopted in January 2017). The historic environment policies are detailed in Appendix 4.

2.2 This policy framework, along with national policy guidance contained in the National Planning Policy Framework (NPPF) July 2018 and National Planning Policy Guidance (NPPG) will be used to further the preservation and enhancement of the character of the Conservation Area.



3.0 SUMMARY OF SPECIAL INTEREST, ISSUES AND OPPORTUNITIES

3.1 Special Interest

Dodford Conservation Area is a semi-rural area which contains a regular assortment of housing plots, in which a pattern of nearly identical historic cottages sit. These are of a well-defined architectural style, which emerged when the area was developed by the Chartist Land Company in 1847/48.

The original grid layout is still apparent as no new roads or cul de sacs have been introduced. Possibly the most dominant feature of the Conservation Area is the hedgerow which runs along most of the roads, in places six or seven feet high, and three or four feet thick. Of the historic houses approximately 20 are still recognisable as Chartist cottages, eleven of which are statutorily listed in recognition of their rarity and social history importance. The completeness of this group of buildings (although many individual buildings have been altered) and their significance as a tangible representation of the Chartist movement are key components of the special interest of the conservation area. However they are historically important not only in terms of the Chartist Movement, but also because this movement influenced the Garden City Movement which came after it.

Although the Chartist Settlement is the primary reason for the Conservation Area designation, the Area also includes a group of ecclesiastical buildings to the south of the Chartist Settlement. Firstly the Grade II* listed Dodford Priory and associated Grade II listed barn, which existed prior to the arrival of the Chartists, and are located on the site of an Augustinian priory. Secondly, the Grade II* listed Church of the Holy Trinity and St. Mary and associated Vicarage on Priory Road. They were designed by Arthur Bartlett, and are fine examples of Arts and Crafts architecture.

3.2 Summary of Issues

3.2.1 The appraisal has highlighted the following problems and pressures in the Dodford Conservation Area

- The loss of surviving historical features and details
- Locally listable buildings
- The quality of any new development within the Conservation Area
- The replacement of traditional boundary treatments with suburban style fences and gates



4.0 MANAGEMENT PROPOSALS

4.1 Introduction

The following strategies have been identified as ways in which to protect and enhance the character and significance of the Conservation Area, by addressing the negative features identified above.

The policies are in accordance with national policy guidance and local policies, and follow on from the Conservation Area Appraisal.

4.2 The Erosion of Historical features and details

4.2.1 Issues

- A significant challenge to the character of the Conservation Area has been the widespread erosion of Chartist Cottage details such as traditional timber windows and doors, notably amongst the unlisted cottages. As noted above the loss of these details combined with unsympathetic extensions has made some of the cottages unrecognisable. A number of the cottages now have UPVC double glazed windows which are inferior in terms of appearance and quality to traditional timber units. Other fittings that are often replaced are doors and rainwater goods. The loss of such details although individually insignificant, cumulatively can have a negative impact on the character of the conservation area.

4.2.2 Proposed Action

- Undertake a photographic survey of all the properties in the Conservation Area from the road and other public vantage points. This will provide a record of the condition and appearance of each property, which would be useful in any future enforcement situations.
- Investigate the possibility of introducing an Article 4 direction to control alterations to windows and doors, on historic buildings only.
- The reinstatement of historic detailing will be encouraged where opportunities arise through development proposals.

4.3 Local Heritage List

4.3.1 Issues

- Dodford has a number of historic buildings, and 11 are statutorily listed, or designated heritage assets. There are as noted in the appraisal a number of other heritage assets which are of local importance rather than national importance. The additional of these assets to the local list would reinforce their importance.



4.3.2 Proposed Action

- Work with the local residents and other interested parties to identify candidates for addition to the local list. A list of potential candidates has been identified in the character appraisal, see Appendix 3

4.4 The quality of new development within the Conservation Area

4.4.1 Issues

- A number of the original cottages have been demolished, and replaced with dwellings which pay little or no regard to the form, scale, materials of the original Chartist cottages. The subdivision of the original plots to produce smaller development plots is also a problem and has eroded the plan form of the Settlement. Equally some extensions to remaining cottages have also been unsympathetic in terms of their scale and design, but have not required planning permission because they amount to permitted development as defined in the General Permitted Development Order (GDPO).

4.4.2 Proposed Action

- New proposals should be assessed in accordance with the guidance in the NPPF, guidance produced by Historic England and local plan policies, to ensure that new schemes and extensions are well integrated into the historic environment, and enhance the character and appearance of the Conservation Area.
- New building, including alterations should be carried out in sympathy with existing styles, therefore continuing the tradition of adapting to change.
- Where opportunities arise, as a result of development proposals, improvements to existing buildings should be sought.
- Materials should respect those generally used in the Conservation Area.
- Densities should be appropriate for the Conservation Area.
- The preservation of notable views should be encouraged.
- The possibility of introducing an Article 4 to control permitted development rights in relation to rear extensions and outbuildings could be investigated. As this would require the approval of the Secretary of State, a substantial amount of evidence would be required to substantiate the need for this.





4.5 The replacement of traditional boundary treatments with suburban style fences and gates

4.5.1 Issues

- The introduction of inappropriate gates, entrance splays and boundary treatments that are more suited to a suburban location affects both the character and appearance of the Conservation Area and detracts from its historic setting.

4.5.2 Proposed Action

- Investigate the possibility of introducing an Article 4 direction to control alterations to boundary features on all properties within the Conservation Area



5.0 MONITORING

The monitoring of the condition of the Conservation Area over the lifetime of the Management Plan and beyond will be essential to establishing the success of the plan.

The following are proposed;

- Bromsgrove District Council will work actively with building owners and occupiers in pre planning application discussions to achieve the best design solutions.
- Bromsgrove District Council will carry out a photographic Survey of all the buildings in the Conservation Area to aid monitoring, and in particular to aid enforcement action.
- Bromsgrove District Council will ensure that appropriate enforcement action is taken, to preserve the character of the Conservation Area. Defined timescales will be pursued.

6.0 REVIEW

Subject to available resources, the conservation Area will be reviewed on a four yearly basis and the Conservation Area Appraisal and Management Plan will be updated where necessary.



7.0 CONCLUSIONS

The successful management of the Conservation Area will depend not only on the commitment of the local planning authority, but also other stakeholders especially those who work and live in the area. General advice on all matters related to the historic environment, including Conservation areas and listed buildings can be obtained from the Conservation Officer.

APPENDIX 1

List of properties in the Conservation Area

The Lodge, Priory Road
Holy Trinity & St Marys Church, Priory Road (Grade II* listed)
The Tower House, Priory Road
Priory Cottage, Rose Lane/Priory Road (Grade II listed)
Dodford Priory and Barn, Priory Road (Grade II listed)
Brook House, Priory Road
Village Hall, Priory Road
Hawthorn Cottage, Priory Road
The Coach House, Priory Road
Croese, Priory Road
Old Post Office, Priory Road
3A and 3B Sun Valley, Priory Road
The Firs, Priory Road
Whynot Cottage, Priory Road
Number One, Priory Road (Grade II listed)
Woodlands, Priory Road (Grade II listed)
Fern House, Priory Road
Hartley House, Priory Road (Grade II listed)
Sumach, Priory Road
The Waterfalls, Priory Road
Brook Cottage, Priory Road
Gra-Ange, Priory Road
Sun Valley, Priory Road

Windrush, Victoria Road
Hill View, Victoria Road
Primrose Cottage, Victoria Road (Grade II listed)
Stapleford, Victoria Road
Great Meadow, Victoria Road (Grade II listed)
Sydenham, Victoria Road
Greenfield, Church Road/Victoria Road
Wayside, Victoria Road
Four Acres, Victoria Road
Belmor House, Victoria Road
Moorcroft House, Victoria Road
Maythorn, Victoria Road
Hill Crest House, Victoria Road
Edith Cottage, Victoria Road (Grade II listed)
Clunbury, Victoria Road
Sundrift, Victoria Road

Appendix 1 continued

Sunglow, Victoria Road
West Brook, Victoria Road
Emwood Nursery
Blandilon, Church Road/Victoria Road
Roseville, Victoria Road (Grade II listed)
Rosedene, Victoria Road (Grade II listed)
Mount Pleasant, Victoria Road

Mountain Ash, Warbage Lane
White, The Bungalow, Warbage Lane
Bevington, Warbage Lane
Lawnswood, Warbage Lane
White House, Warbage Lane
The Gables, Warbage Lane
Gypsy Cottage, Warbage Lane
Rose Cottage, Warbage Lane
The White House, Warbage Lane
Little Meadow, Warbage Lane
Chapelgate, Warbage Lane
Homestead, Warbage Lane

The Dodford Inn, Whinfield Road
1-4 Malvern View Cottages, Whinfield Road
Dingle View, Whinfield Road
Orchard Cottage, Whinfield Road
Key Cottage, Whinfield Road
The Poplars, Whinfield Road
Sundays Hill, Whinfield Road
The Limes, Whinfield Road
Forest View, Whinfield Road
Chart House, Whinfield Road
Whinfields, Whinfield Road

Woodside Bungalow, Woodland Road
Burlas, Woodland Road (Grade II listed)
Woodside Farm, Woodland Road
The Bungalow, Woodland Road
Olney, Woodland Road
Kenwood, Woodland Road
Waldene, Woodland Road
Jaina, Woodland Road
Woodbury, Woodland Road
The Woodlands, Woodland Road
Bournham, Woodland Road
Sunnymede, Woodland Road

Appendix 1 continued

The Ramblers, Woodland Road

The Homestead, Woodland Road

Hollybank, Woodland Road

Trefoil Croft, Woodland Road

Green Gables, Woodland Road

Malvern, Woodland Road (Grade II listed)

Laburnum Cottage, Woodland Road (Grade II listed)

Braeside, Woodland Road (Grade II listed)

The Millstone, Woodland Road

The Croft, Woodland Road

Highfields, Woodland Road

Roundhill, Woodland Road

Camp Hill, Woodland Road

Hickling Pastures, Woodland Road

Tanglewood, Woodland Road

APPENDIX 2

Properties within the proposed extended Conservation Area

Barn, Woodland Road

West Lea, Woodland Road

School House Private Day Nursery, Priory Road

Dodford First School, Priory Road

Chelwood, Priory Road

Dodford Lodge, Priory Road

Little Dodford Farm, Priory Road

Meadow Bank, Priory Road

Hay Barn, Priory Road

Little Dodford Barn, Priory Road

Little Dodford Stables, Priory Road

The Byre, Priory Road

APPENDIX 3

Potential candidates for the Local Heritage list

The CAAMP has identified the following properties as possibly meeting the criteria for the Local Heritage List. Their final inclusion on the list will be determined by a separate process.

Priory Road

Dodford First School

Dodford Lodge

Little Dodford Farmhouse

The Old Vicarage (Tower House)

Sumac

Victoria Road/Church Road

Greenfield

Woodland Road

Trefoil Court

Whinfield Road

Sundays Hill

Orchard Cottage

Dodford Inn (original building)

Warbage Lane

Bridge

The Old Baptist Chapel (Chapel gate)

APPENDIX 4

Bromsgrove District Plan 2011 - 2030 Historic Environment Policies

BDP20.1 The District Council advocates a holistic approach to the proactive management of the historic environment which encompasses all heritage assets recognised as being of significance for their historic, archaeological, architectural or artistic interest.

BDP20.2 The District Council will support development proposals which sustain and enhance the significance of heritage assets including their setting. This includes:

- a. Designated heritage assets, including listed buildings, conservation areas, scheduled ancient monuments, registered parks and gardens.
- b. Non-designated heritage assets including (but not limited to) those identified on the local list and assets recorded in the Historic Environment Record.
- c. The historic landscape of the District, including locally distinctive settlement patterns, field systems, woodlands and historic farmsteads.
- d. Designed landscapes, including parks and gardens, cemeteries, churchyards, public parks and urban open spaces.
- e. Archaeological remains of all periods from the earliest human habitation to modern times.
- f. Historic transportation networks and infrastructure including roads, trackways, canals and railways.

BDP20.3 Development affecting heritage assets, including alterations or additions as well as development within the setting of heritage assets, should not have a detrimental impact on the character, appearance or significance of the heritage asset or heritage assets.

BDP20.4 Applications to alter, extend, or change the use of heritage assets will be required to provide sufficient information to demonstrate how the proposals would contribute to the asset's conservation whilst preserving or enhancing its significance and setting.

BDP20.5 In considering applications regard will be paid to the desirability of securing the retention, restoration, maintenance and continued use of heritage assets, for example, the District Council will support the sensitive reuse of redundant historic buildings, and will encourage proposals which provide for a sustainable future for heritage assets, particularly those at risk.

Appendix 4 continued

BDP20.6 Any proposal which will result in substantial harm or loss of a designated heritage asset will be resisted unless a clear and convincing justification or a substantial public benefit can be identified in accordance with current legislation and national policy.

BDP20.7 Consideration will be given to the designation of new conservation areas. In order to define and protect the special character of conservation areas, the District Council will produce and regularly review character appraisals and management plans for designated conservation areas, and where necessary introduce Article 4 Directions based on an assessment of local identity and uniqueness.

BDP20.8 Where a detailed Conservation Area Appraisal Management Plan has been adopted, it will be a material consideration in determining applications for development within that conservation area.

BDP20.9 Development within or adjacent to a conservation area should preserve or enhance the character or appearance of the area.

BDP20.10 The demolition of buildings or the removal of trees and other landscape features which make a positive contribution to an area's character or appearance will be resisted.

BDP20.11 Outline planning permission will not be granted for development within Conservation Areas unless supported by detailed proposals showing siting, design, external appearance and the relationship with adjacent properties.

BDP20.12 The District Council will update the current draft local heritage list and formally adopt it. It would include all heritage assets recognised as being of local importance, including those which are locally distinctive such as nailers cottages, assets associated with the scythe industry and assets associated with the use of the Worcester and Birmingham canal which runs the length of the District, to name but a few.

BDP20.13 The District Council will support development that:

- i. Retains Heritage assets on the local list.
- ii. Involves sympathetic alterations and extensions to heritage assets on the local list.
- iii. Does not have a detrimental impact on the setting or context of heritage assets on the local list.

Appendix 4 continued

BDP20.14 In considering applications that directly or indirectly affect locally listed buildings, a balanced judgement will be applied having regard to the scale of any harm or loss as a result of proposed development and the significance of the locally listed building.

BDP20.15 The District Council will encourage opportunities to develop Green Infrastructure networks that can enhance the amenity value of the historic environment (refer to BDP24 Green infrastructure).

BDP20.16 The District Council will promote a positive interaction between historic sites and places and high quality modern developments which allows for evolution and positive change whilst preserving and respecting the significance and setting of existing heritage assets.

BDP20.17 Applications likely to affect the significance of known or potential heritage assets or their setting should demonstrate an understanding of their significance in sufficient detail to assess the potential impacts. This should be informed by available evidence and, where appropriate, further information to establish significance of known or potential heritage assets.

BDP20.18 Where material change to a heritage asset has been agreed, recording and interpretation should be undertaken to document and understand the asset's archaeological, architectural, artistic or historic significance. The scope of the recording should be proportionate to the asset's significance and the impact of the development on the asset. The information and understanding gained should be made publicly available, as a minimum through the relevant Historic Environment Record.

BDP20.19 The District Council will continue to undertake studies to inform local decision making and support the future growth of the Worcestershire Historic Environment Record. They will also encourage Neighbourhoods to address issues of character, heritage and design in their Neighbourhood Plans.

BDP20.20 The District Council will embrace opportunities to mitigate the effects of climate change by seeking the reuse of historic buildings and where appropriate their modification to reduce carbon emissions and secure sustainable development without harming the significance of the heritage asset or its setting.

APPENDIX 5





Glossary

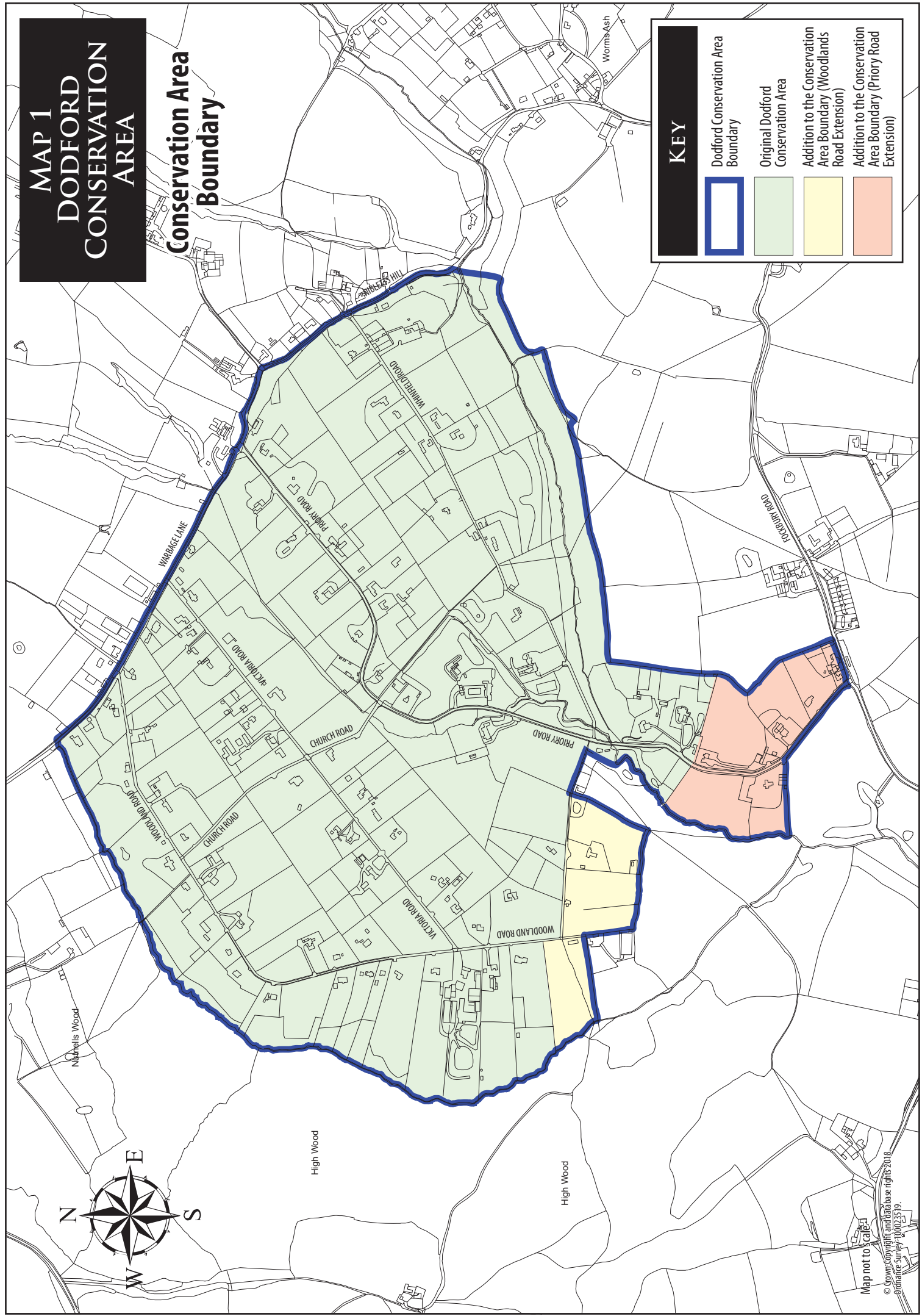
Article 4 direction	Removal of permitted development rights so that planning permission is required for external alterations to a building
Arts and Craft	Late 19th architectural and design style that took influences from medieval crafts and motifs
Ashlar	Dressed, cut, squared and finished stonework
Casement	A window with hinged or pivoted openings
Conservation Area	An area of special architectural or historic interest, the character or appearance of which, it is desirable to preserve or enhance. Local authorities are responsible for designating new Conservation Areas.
Flemish bond	Brickwork with alternate stretchers and headers, each header is centred to the stretchers above and below it
Georgian	1714-1830
Listed Building	A building of special architectural or historic interest included on a national register. English Heritage is responsible for adding new entries to the statutory list.
Pediment	Low pitched moulded triangle often found over doorways or windows and at roof level
Scheduled Monument	A nationally important archaeological site or building
Trefoil	Triangular stone detail, typical feature of Chartist Cottages
Upvc	Unplasticised polyvinyl chloride. Viewed as an inappropriate and unsustainable material that does not replicate the detailing or quality of timber

MAP 1 DODFORD CONSERVATION AREA

Conservation Area Boundary

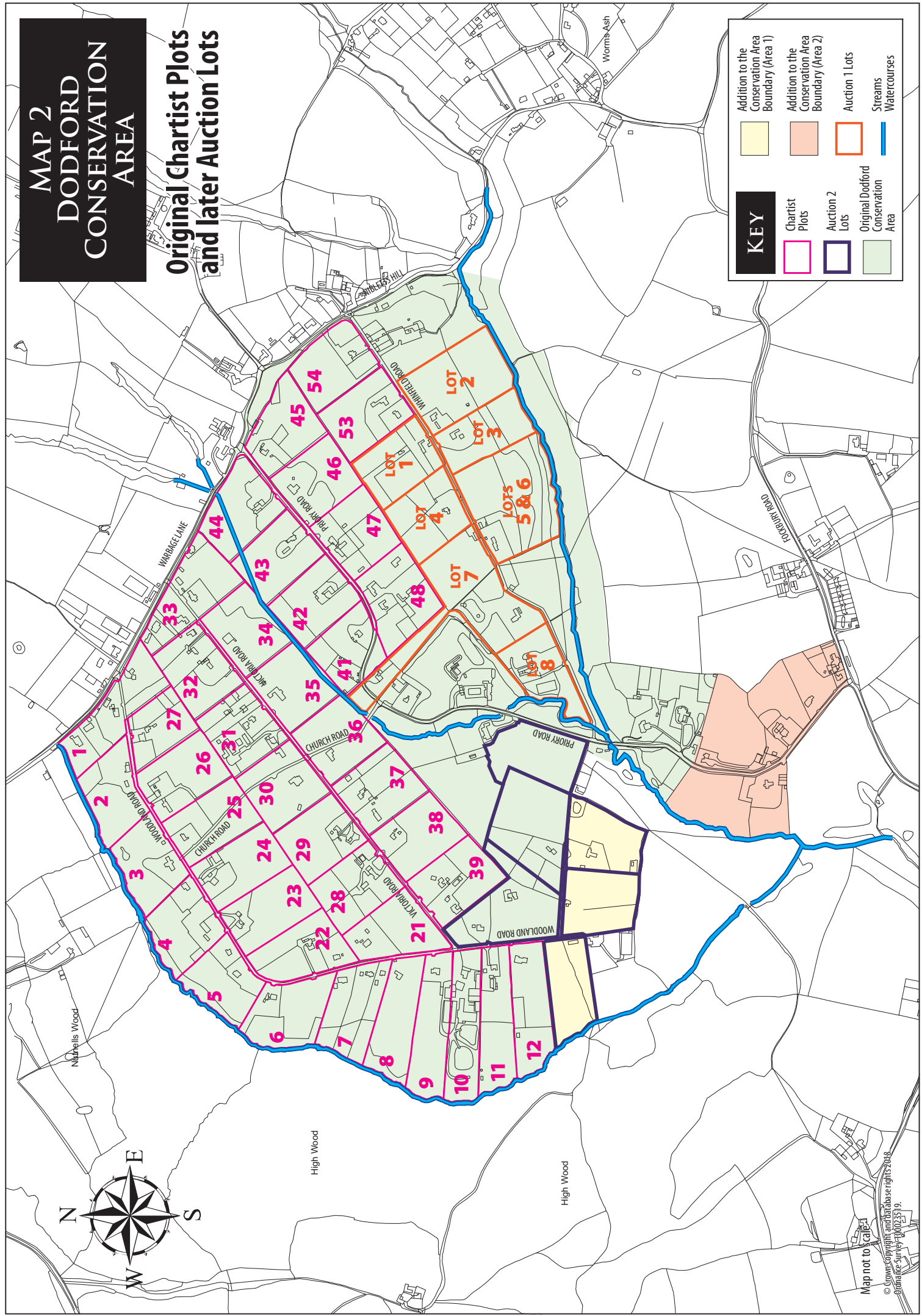
KEY

-  Dodford Conservation Area Boundary
-  Original Dodford Conservation Area
-  Addition to the Conservation Area Boundary (Woodlands Road Extension)
-  Addition to the Conservation Area Boundary (Priory Road Extension)



MAP 2 DODFORD CONSERVATION AREA

Original Chartist Plots and later Auction Lots



KEY

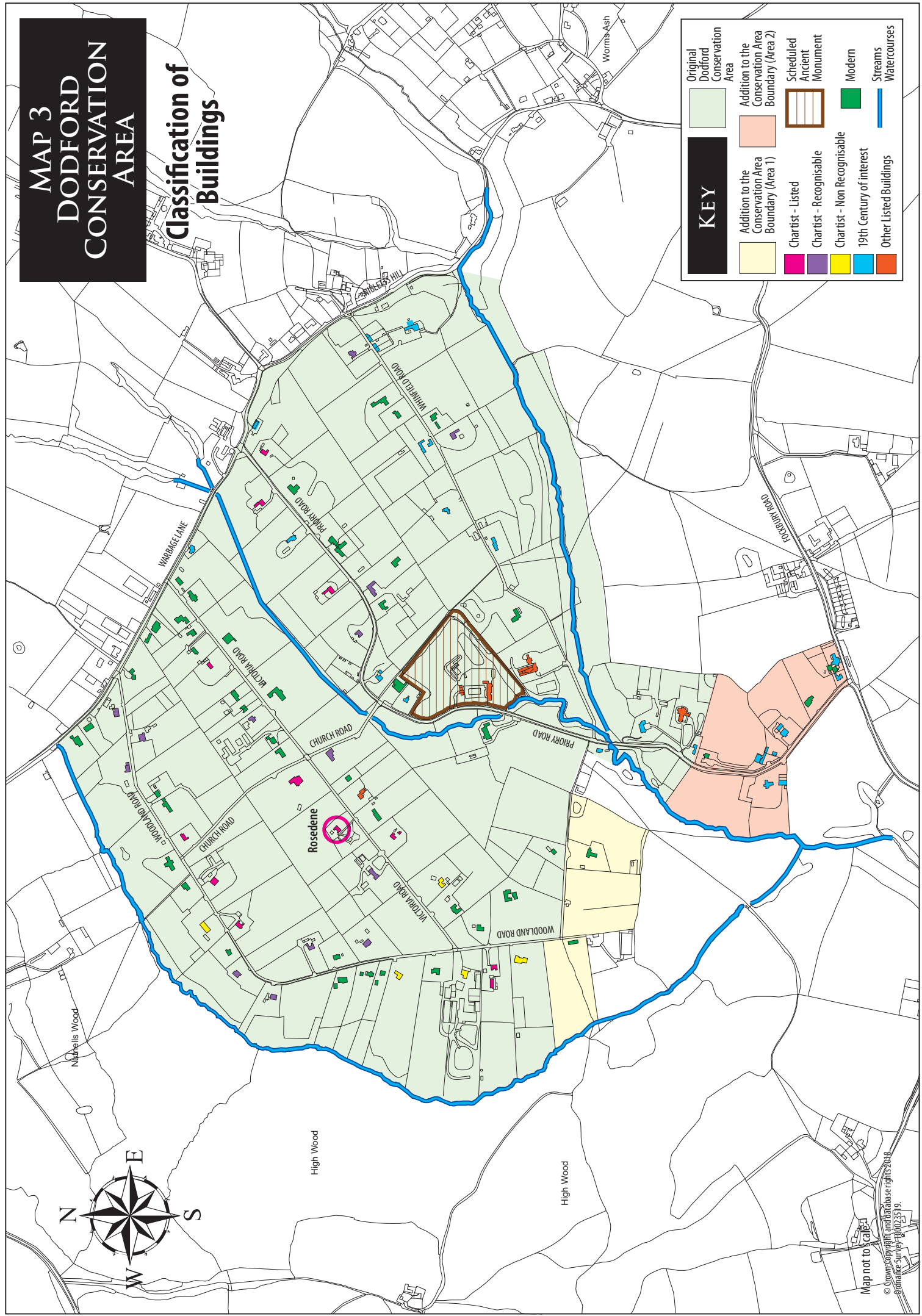
- Addition to the Conservation Area Boundary (Area 1)
- Addition to the Conservation Area Boundary (Area 2)
- Auction 1 Lots
- Streams
- Watercourses
- Chartist Plots
- Auction 2 Lots
- Original Dodford Conservation Area















Map not to scale
© Crown Copyright and database rights 2018
@ Ordnance Survey 100025519

MAP 3 DODFORD CONSERVATION AREA

Classification of Buildings



KEY

	Original Dodford Conservation Area		Scheduled Ancient Monument		Modern
	Addition to the Conservation Area Boundary (Area 2)		Chartist - Listed		Streams
	Addition to the Conservation Area Boundary (Area 1)		Chartist - Recognisable		Watercourses
	Chartist - Non Recognisable		19th Century of interest		Other Listed Buildings












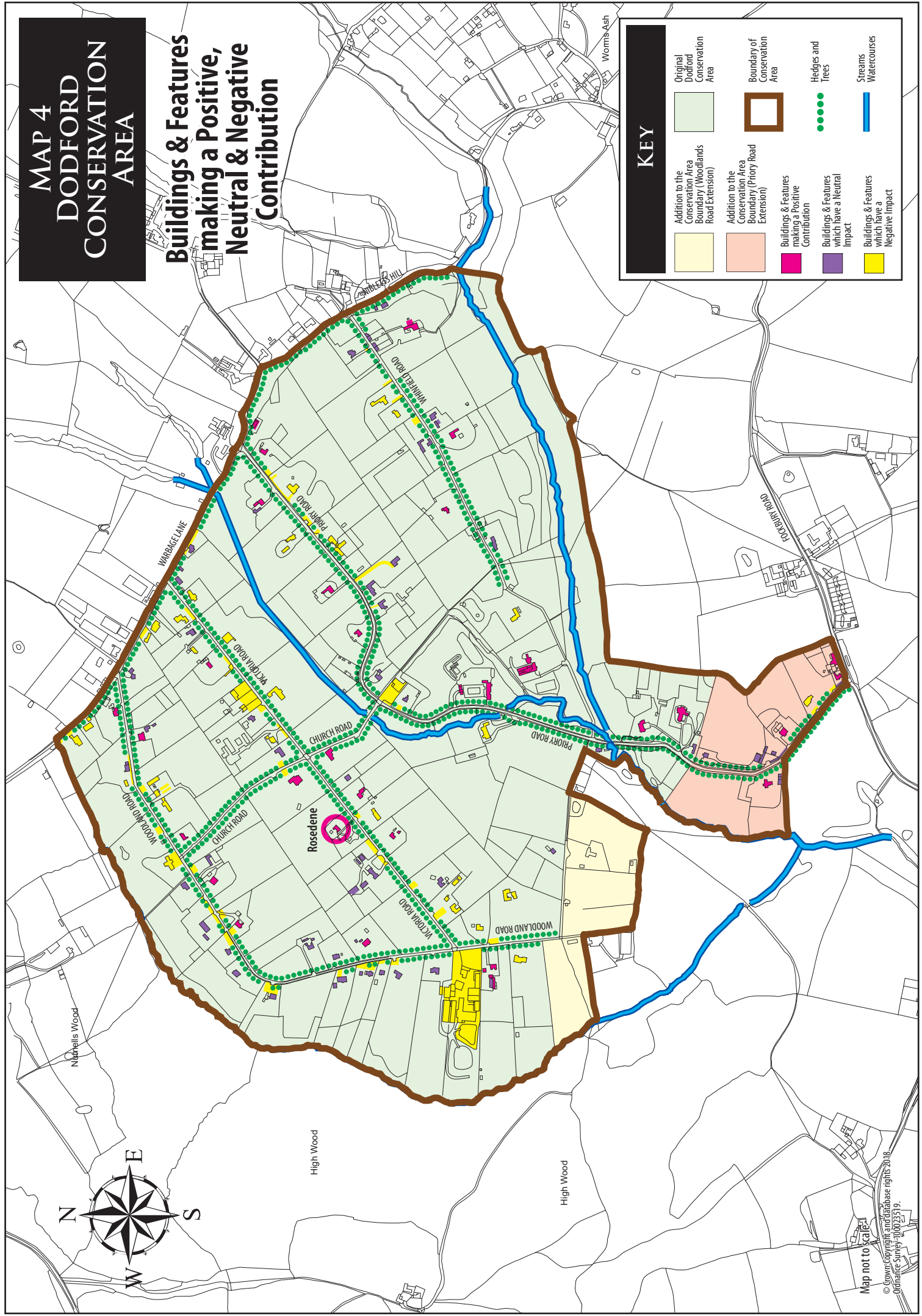
Map not to scale
© Crown copyright and database rights 2018
© Ordnance Survey 100025519

MAP 4 DODFORD CONSERVATION AREA

Buildings & Features making a Positive, Neutral & Negative Contribution

KEY

	Original Dodford Conservation Area		Boundary of Conservation Area		Hedges and Trees		Streams Watercourses
	Addition to the Conservation Area Boundary (Woodlands Road Extension)		Buildings & Features making a Positive Contribution		Buildings & Features which have a Neutral Impact		Buildings & Features which have a Negative Impact
	Addition to the Conservation Area Boundary (Priory Road Extension)						

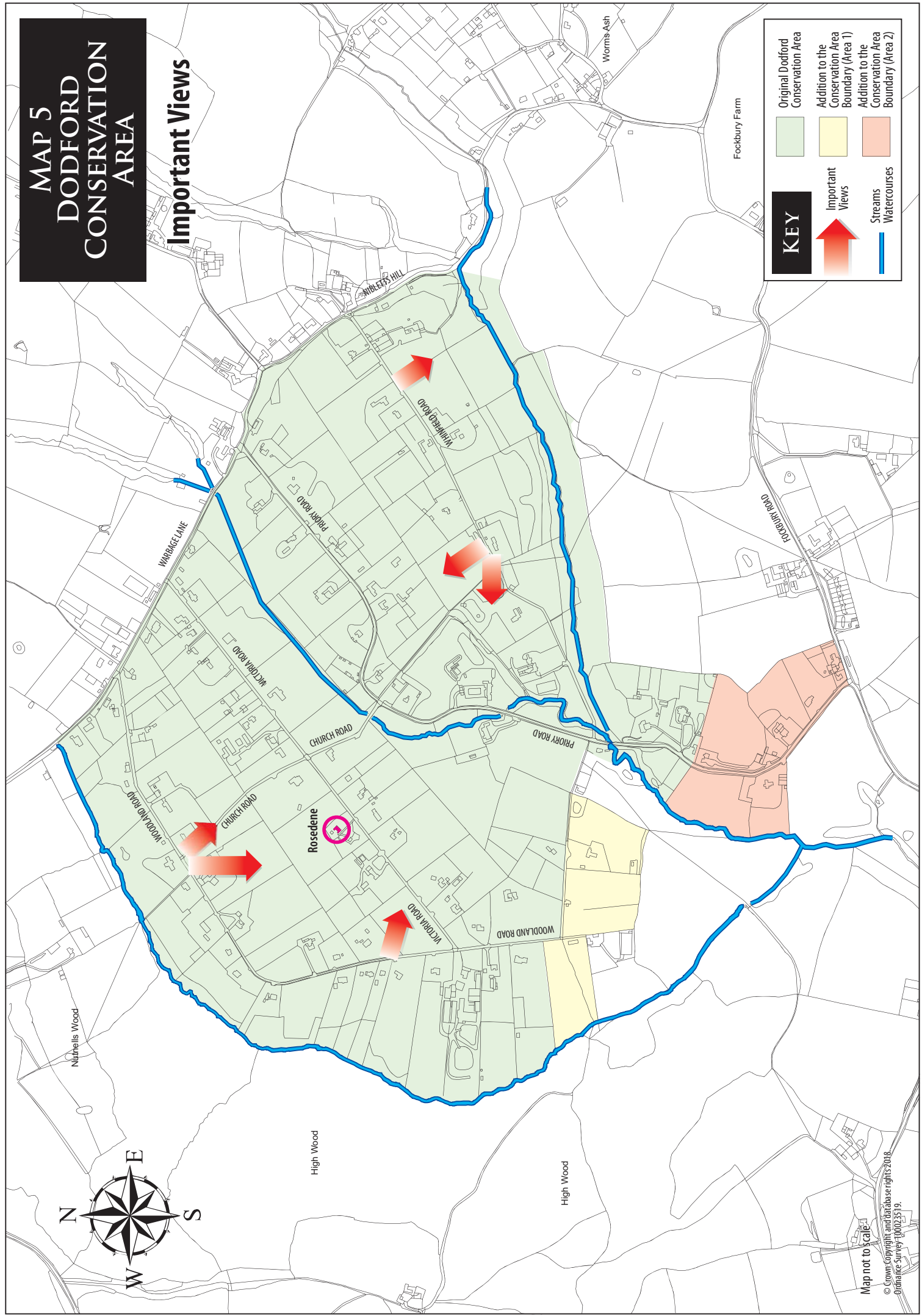


MAP 5 DODFORD CONSERVATION AREA

Important Views

KEY

- Original Dodford Conservation Area
- Addition to the Conservation Area Boundary (Area 1)
- Addition to the Conservation Area Boundary (Area 2)
- Important Views
- Streams Watercourses



Map not to scale
© Crown Copyright and Ordnance Survey 2018
Ordnance Survey 100023519



**If you need this information in
another language or format, please contact us to
discuss how we can best meet your needs**

Telephone: 01527 548284

**Email:
equalities@bromsgroveandredditch.gov.uk**



**BROMSGROVE DISTRICT
COUNCIL**

HEAD OF
PLANNING AND REGENERATION
THE COUNCIL HOUSE,
PARKSIDE, MARKET STREET,
BROMSGROVE B61 8DA