



**Beoley Conservation Area
Draft Character Appraisal
January 2011**

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Please note this is a draft version of the Dodford Conservation Area Character Appraisal and no public consultation has been carried out on the document. 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

1.0 Introduction

The Beoley Conservation Area was designated in August 1980 by Bromsgrove District Council. An informal review of the area was carried out in 2002, and a draft character appraisal produced which forms the basis of this current document.

- 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 appraisal of the Beoley Conservation Area was carried out in accordance with the guidance given by English Heritage in their 'Guidance on Conservation Area Appraisals' publication. Although produced by the Council, local societies and residents will be encouraged to contribute to and comment on the draft document. This will result in a well rounded assessment of the area incorporating local knowledge, perceptions and suggestions.
- 1.3** During a future public consultation phase, the draft Appraisal will be made available on the Council's website, at the Customer Service centre in the Dolphin Centre and the Council House to ensure that it reaches a wide audience. There will also be a small exhibition at a local venue to explain the purpose of the document and collect any comments from residents.

2.0 Planning Policy Framework

- 2.1** The 1967 Civic Amenities Act was the first act to define a Conservation Area as "an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". It is not the purpose of a Conservation Area to prevent development, but to manage change in a positive and proactive way that benefits current and future generations.
- 2.2** Conservation Area status means that a special form of Planning Permission called Conservation Area Consent 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.

- 2.3** Additional controls are also placed over trees within the Conservation Area boundary, meaning that 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. Currently there is only one TPO within the Conservation Area boundary - protecting an ash and an oak tree adjacent to Lingmoor on Chapel Lane.
- 2.4** 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.
- 2.5** 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. Specific guidance relating to development within Conservation Areas can be found within Planning Policy Statement 5: Planning for the Historic Environment published in March 2010. This document is published by the Department for Communities and Local Government (DCLG), at national government level and is supported by an accompanying practice guide endorsed by DCLG, DCMS and English Heritage.
- 2.6** The Bromsgrove District Local Plan (adopted in 2004) contains a series of specific policies relating to the historic environment (see Appendix 3). 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.
- 3.0 Summary of Special Interest**

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.

The Beoley Conservation Area covers the historic village of Holt End, encompassing a group of historic buildings of architectural interest and character set in a rural landscape. It includes many fine examples of red brick and timber framed cottages, interspersed with significant trees, all set within an attractive hilly landscape.

4.0 Assessment of Special Interest

4.1 Location and Setting

The Beoley Conservation Area is centred around Holt End, in the parish of Beoley, on the eastern part of the Bromsgrove District, about 2 ½ miles northeast of Redditch. The parish of Beoley lies quite high about 400 ft. above the ordnance datum. The village of Holt End lies within a predominantly rural and hilly setting, and is surrounded by trees, shrubs and pasture fields. Panoramic viewpoints can be found throughout the Conservation Area. Towards the western boundary of the parish there is a stream that meets the river Arrow to the south. To the west of Holt End outside the Conservation Area boundary is the Church of St. Leonard's, which is a Grade II* listed building and originates from the 12th century.

Holt End is a small and rather linear settlement, where properties in spacious plots tend to concentrate mainly along the lanes - Beoley Lane towards the west and Holt Hill towards the centre-east. The core of the Conservation Area is concentrated around Holt Hill, Chapel Lane and part of Beoley Lane. Towards the southwest, the Conservation Area is focussed around the village core, where the building density is higher and properties form a cluster on the edges of Beoley Lane. Within the central part of the Conservation Area at the top of Holt Hill, properties are more interspaced creating a transitional zone between the village core and the rather scattered rural properties outside of it. On approaching the village from the west, Beoley Lane curves as it crosses the stream, generating gradual views of the historic buildings walking eastwards. Within the village, the land rises along Holt Hill with properties set into the hill slope and then rises further again along Bleachfield Lane. This topography provides glimpses of the surrounding hills in the distance before dropping again towards the northeast of the Conservation Area. Properties lying towards the northeast of the Conservation Area boundary are rather scattered and have a more rural character.

4.2 Historic Development and Archaeology

Evidence suggests that the first Beoley settlers are likely to have been Celts. To the west of the village are remains of what is thought to be an Iron Age hill fort (The Mount), dating from around 100 BC, and now a Scheduled Monument. The old Roman road, Icknield Street, runs across the parish from north to south. Around 900 AD, a Saxon settlement started to develop in Beoley, bringing together formerly

scattered people who would have dwelt in the wet wooded area of the Arrow valley. In 972 the manor of Beoley was granted by King Edgar to Pershore Abbey, together with Yardley. This was recorded in the Anglo Saxon Charter of 972, where its name appeared as Beoleahe (*beo*: Saxon for bee; *lea*, *leahe* or *ley*: clearing). The –ley ending indicates a clearing in the woods. Woodlands then played an important role, as trees provided wood for a variety of purposes, such as agricultural tools, building timbers, vessels, and fuel. The marshy Arrow valley provided iron deposits, which developed in bogs or swamps, and made good malleable iron. The presence of small forges and peasant smiths was common in the vicinity of most medieval forest areas; and, by the thirteenth century, most villages would have their own blacksmith.

In the 13th century the Beauchamps of Warwick acquired the manor of Beoley, but the manor remained under the over-lordship of Pershore Abbey until 1439. The Beauchamps erected the first Hall, which was never inhabited permanently, but rather kept as a hunting lodge. An area of land running parallel to Icknield Street was enclosed to create a deer park, which would later follow the descent of the manor. The Earls of Warwick retained the ownership of the manor until it was acquired by the Sheldons in 1470. The Sheldons appear to have been early industrialists from Staffordshire, who dealt with coal. William Sheldon II and his son Ralph are said to have introduced tapestry weaving in England; they hired craftsmen from Flanders to work at their Barcheston estate, where they started by weaving maps of England, and soon started to produce other items such as cushion covers. Around 1580, Ralph adjoined the Catholic Sheldon chapel to St Leonard's, which he dedicated to the memory of his ancestors. The Sheldons left Beoley around the 17th century and, in 1788, the manor was sold to Thomas Holmes. The first seat of the Sheldons is said to have been destroyed during the Civil War; the current Hall dates from the 18th century, having been remodelled in 1791 by John Sanders for Thomas Holmes.

Around the 16th century the settlement of Holt End (*Holt*: Saxon for *grove* or *wood*) started to develop in its current shape and location. There were mills in Beoley at least since the 14th century, and, by 1650, there were two paper mills and three water corn-mills including Beoley Mill. By 1873, there was ongoing farming in the area, as well as some manufacturing, such as the production of needles, needle paper and fish hooks. At that time, the population of the parish was of around 600. In 1885, the Beoley Police Constable J. Davies was murdered by poacher M. Shrimpton whilst patrolling Icknield Street. Davies was buried in great pomp by St Leonard's. He was the first policeman in Worcestershire to have been murdered on duty.

The village of Holt End continued to develop gradually throughout the centuries; with its vernacular and picturesque, semi-rural character remaining almost unspoilt. The majority of the building stock dates from the eighteenth and nineteenth centuries; with most extensions dating

from the nineteenth and twentieth centuries. There are several timber framed buildings dating from the late sixteenth or early seventeenth century, which are of particular interest and character.

The most significant changes to the setting of the village took place in the 1950's, when land adjacent to the Conservation Area was developed by the District Council for housing estates at Moss Lane Close and The Glebe. Other individual properties were added in the 20th century such as Brookside, Argdour, Westside Cottage and Foxgloves plus other infill developments around the edges of the Conservation Area boundary. The 20th century also saw both Beoley Hall (now flats) and Beoley Park divided into separate ownerships.

4.3 Key Views

The approach to the Conservation Area from the southwest changes gradually from open rural landscape into the heart of the village, from the Village Hall and school onwards. The approach from the northeast end of Beoley Lane also has a rural character with a more scattered pattern of development. Views through the complete Conservation Area are not possible because of the elongated boundary and changes in levels, but a series of important partial views can be identified. Notable examples of this are the view from the top of Holt Hill downwards, and from the front of the Village Inn upwards to the top of Holt Hill. Additionally, glimpses of Holt End Farm can be seen across rural plots from along the stream towards the edge of the Conservation Area. Views out of the Conservation Area extend across the countryside towards the hills in the distance, giving the timber framed buildings a very pictorial setting. The most dramatic views towards the landscape beyond can be obtained from the top of Holt Hill and along Bleachfield Lane.

4.4 Prevailing and Former Uses

The predominant land use within the Conservation Area is residential with some agricultural uses on the fringes of the village. These uses have been connected with the village for several centuries, with nearby mills providing some additional employment historically. The only commercial activity currently within the village itself is the Village Inn (built in 1850) which was originally the village shop and tearooms. The local community gathers for events in either the Church of St. Leonard's or the village hall, which was erected in 1905.

4.5 Architectural Character and Key Buildings

The predominant building type within the Conservation Area is detached two-storey vernacular cottages, some of which include attic spaces, with added horizontal visual emphasis. The predominant plan form tends to be either rectangular or 'L' shaped; often with later additions, as most cottages developed organically over time. These

sometimes have adjoining rural structures or outbuildings such as at Holt End Farm Barns. The building line tends to be consistent throughout the village, with shallow front garden spaces but large rear gardens.

There are a few timber framed buildings dating from the late 16th or early 17th century in the village, which significantly add to the character of the Conservation Area. These have either red brick or wattle and daub infill panels between the framing, topped by red clay tile roofs. In the main, there is a standardised roofline throughout the area, generated by pitched roofs, which combined with the openness generated by spacious gardens and glimpses towards the countryside, contributes to the character and appearance of the Beoley Conservation Area.

There are currently four statutorily listed buildings in the village: Holt End Grange and Holt End Farmhouse, Quinton and Brailes Cottages, Old Holt Cottage and Perrymill Farmhouse, which are all Grade II listed. Holt End Farm on Beoley Lane was also once a listed building, but was de-listed in 1986 presumably because a number of alterations had taken place. The existing listed buildings are scattered along Beoley Lane and all contain sections of 17th century timber framing.

The Beoley Conservation Area also contains a number of unlisted historic buildings which make a positive contribution to the character and appearance of the area. Many of these have group value and complement the listed buildings alongside, for example around Holt End Grange/Bridge Farm/Holt End Farm.

Beoley Lane

Holt End Barns on Beoley Lane to the west end of the Conservation Area have now been converted to residential use, but were once outbuildings to Holt End Farmhouse. As part of the conversion, the exposed brickwork walls have been partially clad with weatherboarding with full height glazed openings formed in the former barn doors.

The adjacent Holt End Grange and Holt End Farmhouse are two Grade II listed adjoining cottages, which together generate an 'L' shape plan. Holt End Grange dates from the late 16th/ early 17th century, with later extensions and alterations. It has two storeys plus attic, timber framed structure with exposed brickwork infill. The timber frame is exposed mainly in the north gable end; where there is a tie-beam, a collar truss with v-struts above the collar and a yoke at the apex. This clay tile roof with gabled ends, gabled dormer windows and a brick rear lateral stack is a strong feature. Its windows have unfortunately been replaced with modern casements with leaded lights. The brick porch with gabled tiled canopy was added in the 20th century.

The attached Holt End Farmhouse dates from around the late 17th century with 20th century alterations. The farmhouse is two storeys high constructed in red brickwork in English garden wall bond, with a dogtooth brick eaves cornice and platband. The clay tile roof with gabled ends, with a brick chimney stack and a gabled dormer window is prominent in views into the Conservation Area from the west. Its windows consist of 20th timber casements with leaded quarries; some of which have segmental headed openings. The pentice roof across the ground floor of the north elevation was added in the 19th century and replacement PVC wood effect windows in the late 20th century. In the early 20th century the east end of Holt End Farmhouse used to accommodate the local post office, which later moved to Foxgloves on the opposite side of Beoley Lane.

Bridge Farm is a red brick cottage dating from around the early 19th with a 20th addition to the rear. It has a pitched red clay tile roof, with a brick chimney stack to each gable, and timber casement windows with brick arch heads on the ground floor. The cottage has decorative dogtooth brickwork at eaves level and an attractive entrance porch and although unlisted, contributes positively to the character of the Conservation Area. Improvements to the front boundary which currently has a rather weathered timber panelled fence would enhance the historic streetscene, and provide a better setting for the historic cottage. Foxgloves and Mariners Cottage adjacent to the west have unfortunately been undermined by later alterations, which have lessened their architectural interest. A redundant barn to the east of Bridge Farm was converted in 1982 to form Barn Cottage & Sheldon Cottage. The original building dates from the late 18th/early 19th century, and has a timber framed structure with exposed brickwork panels. It has a pitched red clay tile roof pierced by rooflights with a chimney at one end. The windows are modern timber casements and an unfortunate dormer window has been added to the west end of the building which has a more domestic character rather than an agricultural one.

Lying towards the centre of the village is a group of historic outbuildings which date from around the late 18th century. Pe-de-Bell was originally a barn and was converted to residential use in 1982, along with the attached Toby Cottage and New Farm Cottage. The roadside elevation of the barn is blind with no openings apart from some modern rooflights, with the attractive timber framing and exposed brick infill panels adding significant visual interest. The east end of the building has been extended slightly in the late 19th/early 20th, and an arch headed window opening pierced on the new eastern gable wall (now with a UPVC replacement window within) which is topped by a decorative brickwork pattern. Holt End Farm adjacent dates from the early 17th century with later additions. Formerly listed as Grade III, it was upgraded to Grade II in 1976, and subsequently removed from the statutory list in 1986. This was presumably because of the number of alterations which had taken place including replacement windows and

extensive repairs to the timber frame. Although no longer of listable quality the building does have a strong streetscene presence and contributes to the group of timber framed buildings scattered along Beoley Lane.

Further along Beoley Lane at the base of Holt Hill is the Grade II listed Brailes Cottage and Quinton Cottage – once a large two storey house, now two separate dwellings. The building dates from the 17th century with some 20th century alterations. The timber framed structure has white rendered wattle and daub infill panels and a red clay tile roof with gable end brick chimney stacks and three gabled dormers. The entrance to Brailes Cottage to the left of centre has a 20th century gabled tiled canopy.

Old Holt Cottage located towards the northeast of the village, is also Grade II listed and dates from the 17th century with early 19th and some late 20th century alterations. It has a timber framed structure with exposed brick infill and machine tile roof, with brick chimney stacks. There are two framed bays aligned north-west/south-east, with a further brick bay to north-west end. The southwest front is one storey high with an attic lit by three gabled dormers. The entrance, slightly to right of centre, has a 19th century gabled and tiled porch. Unfortunately a 20th century flat roof brick extension has been added to the front and some UPVC replacement windows.

At the far northern end of Beoley Lane at the edge of the Conservation Area boundary is Perrymill Farmhouse, a Grade II listed timber framed building with rendered brickwork infill panels and a red machine-tiled roof, and dates from the 17th century. It has a T shaped floorplan, and is two storeys high with a gable lit attic - the entrance is on the return wall to the cross-wing. The adjacent outbuilding appears to incorporate part of a historic ancillary building connected to the farm but is much altered.

Holt Hill

The Village Inn at the base of Holt Hill is at the core of the Conservation Area, at the junction of Holt Hill and Chapel Lane, and dates from the 19th century with 20th century additions. The building has developed gradually, and has three ranges of various heights joined together, with the two storey middle section being the oldest. The brick walls which were originally exposed are now rendered topped with pitched slate roofs and brick chimney stacks. Its fenestration consists of bay windows to the front of the middle range on ground floor, timber casements to ground floor on other elevations, timber sash windows to the front of the middle range on first floor, and timber casements to first floor on other elevations. There is a 20th century front porch and flat roofed extension to the rear.

Fair View further up Holt Hill on the right is a picturesque Victorian house and contributes positively to the Conservation Area. It has Flemish-bonded red brickwork, red clay tile high-pitched roofs and Victorian Gothic Revival details. The decorative stringcourse and motifs, roof finials and bargeboards are notable features but unfortunately some windows have been replaced with UPVC units. Although different in detail from the neighbouring buildings, its character blends with its surroundings in a sympathetic way. It particularly stands out due to its setting, at the crest of Holt Hill.

Hawthorn Cottage next to Fair View facing Chapel Lane is timber framed structure with rendered brickwork infill, and dates from around C17, with a 20th century front porch extension in rendered brickwork. Chapel House opposite on the corner of Chapel Lane and Holt Hill, was formerly Beoley Methodist Church. Dating from the 19th century, it was significantly extended towards the rear and westwards in the 20th century. The original building possesses great character, with strong red brickwork (now partially concealed by ivy) and narrow arch-headed metal casement windows, with a quarry pattern. The 20th century post-modern style extension lacks the character of the original building, in its unsuccessful attempt to emulate the arched windows. It has been re-roofed with manmade slates.

The group of properties at the top of Holt Hill have been altered and extended and mostly make a neutral contribution to the Conservation Area. A notable exception is The Cottage & Uplow Cottage. Formerly called Mellow Cottage, these two adjoining dwellings originally date from the 17th century, with subsequent 18th, 19th and 20th century additions. The original structure had a timber frame with brickwork infill panels; but the current finishes have mainly rendered brickwork. The cottages have red clay tile roofs and timber casement windows. The western 20th century extension is mock timber framed with rendered brickwork infill panels, and the eastern 19th or 20th extension is rendered brickwork.

The Forge opposite used to be the village smith's premises until the early 20th century. Although it now has a 'U' shaped plan, this is due to the addition of a 20th century range, as it originally would have had an 'L' shaped floor plan. The eastern, older, range from the 18th/19th century is roughcast, the western range has rendered brickwork. Both ranges are topped by pitched slate roofs. There is an interesting timber lintel to a window opening on the eastern range, on the front elevation - all the windows have been replaced with UPVC units.

4.6 Building Materials

The predominant building material within the Conservation Area is red brick in a mix of stretcher, Flemish and English garden wall bonds. Of the surviving timber framed buildings, some of these possess wattle and

daub infill panels; others brickwork infill - in most of the latter this brickwork has been rendered white. Some of the brick buildings have ornamental brickwork patterns to the top courses at cornice level and at the top of gable walls, such as dentil eaves cornices or 'dogtooth' patterns. Other variations of bas-relief patterns can also be found around the village; in some cases, such as Fair View and Otters Holt, these patterns are polychromatic (with contrasting colours).

The predominant roofing material is red clay tiles. Some of these tiles have weathered and hence blackened over time. Only a handful of buildings have slate roofs. Almost all of the roofs are pitched; with gabled end walls, brick chimneys and often with dormer windows; occasionally with some rooflights added when historic outbuildings were converted. Many of the unlisted historic buildings have replacement UPVC windows which detract from the appearance of the individual building and the wider Conservation Area. UPVC is not considered an appropriate material for use in historic buildings because it is technically and aesthetically inferior to traditional timber, and is also a very unsustainable and environmentally unfriendly material .

4.7 Public Realm

The roads within the Beoley Conservation Area are fairly narrow lanes with grass verges to each side occasionally with kerbs and, very occasionally, hard surfaces to form vehicular accesses. Towards the northeast of the Conservation Area, some stretches of lanes are bounded by trees, others by open timber fences. To the southwest of the village, plot boundaries on the road side tend to be soft with hedges, timber fences or low brick walls. To the west of the village some properties lie directly on the side of Beoley Lane, on the back edge of the pavement; whilst others are slightly set back and have hard boundaries, such as low brick walls or combined brick and timber fences.

Towards the middle of the village, Beoley Lane, Holt Hill and Bleachfield Lane are bounded by trees and hedges with large spaces between properties. Towards the east of the village, many houses possess spacious gardens; some of which are open and face the narrow lanes, others are bounded by hedges, fences, or combined brick and timber fences. Some cottages sit forward near the road edges, generally with their longer elevation facing the road, whilst others lie far back from the road.

There is little to no street furniture in the village apart from standard road signs and bollards. There is a small post box outside Foxgloves (the former Post Office) on Beoley Lane. Some telephone posts and overhead cables can be found, but these are not visually intrusive. The road surface and pavements are tarmaced with central white lines but no yellow lines, which can so often detract from historic areas. There are some prominent potholes in the tarmac on Holt Hill.

4.8 Important Trees and Green Spaces

The natural environment plays a crucial part in Beoley Conservation Area, as there are trees and hedges throughout. These are very important as they provide a setting and context for the surviving historic buildings. Particularly important trees can be found along Holt Hill, Bleachfield Lane, Beoley Lane near Yew Tree Cottage, and also along the stream that runs perpendicular to Beoley Lane. An Ash tree and an Oak Tree on Chapel Lane are protected by Tree Preservation Orders (TPO). There are also seven Oak trees with TPO's along Moss Lane Close, adjacent to the Conservation Area.

A stream runs north to south, perpendicular to Beoley Lane to the west of the village. It passes under Beoley Lane. It is bounded by trees and hedges to north and south; a footpath runs parallel to it towards the south, out of the Conservation Area. In general nature surrounds the Conservation Area boundary, providing a visual framework and a setting for the village, as well as pictorial views out of it.

4.9 General Condition of the Area

The condition of the historic buildings within the Conservation Area is fair to good, with only a few buildings in need of some maintenance. There are currently no listed buildings at risk within the Conservation Area boundary, with only one listed building in apparent need of repairs. The condition of boundary features is more variable with weathered fencing and overgrown hedges to some properties. Unfortunately some property owners have chosen to replace original windows and doors with PVC units which have eroded the character of the Conservation Area. This could have been avoided simply by carrying out routine maintenance on historic features like windows and doors – removing the need for replacement units.

4.10 Challenges and Opportunities

A significant challenge to the character of the Conservation Area has been the widespread erosion of historic details such as traditional timber windows and doors. A number of the historic buildings now have UPVC double glazed windows which are considered to be inferior in terms of appearance and quality to traditional timber units. Unfortunately the level of replacement is such that an Article 4 direction removing rights to make external alterations would have little impact now, and PPS5 is clear that there has to be ongoing deterioration to warrant the imposition of special planning controls.

Unlike other Conservation Areas in the district, street clutter has been kept to a minimum in Beoley and the historic buildings remain the most dominant features in the streetscene. More regular maintenance of the

grass verges along Beoley Lane and Holt Hill, where the grass bleeds over into the road in places, would enhance the appearance of the Conservation Area.

There are few opportunities for development within the Conservation Area boundary which is defined as green belt land and was identified in the 2004 Local Plan as an area of great landscape importance. This part of the District was also identified in our recent Historic Environment Assessment as having high potential for archaeological remains (Ref: HECZ133)

5.0 Conservation Area Boundary

The current Conservation Area boundary designated in 1980, flows around the historic buildings, omitting some green spaces in between. Modern conservation philosophy advocates the retention of key spaces between buildings as a key element of an areas special interest. It is therefore proposed that the area between Beoley Lane and Holt Hill/ Bleachfield Lane including The Elms be added to the Conservation Area boundary.

To the west of the Conservation Area boundary beyond Holt End Farmhouse is the Village Hall and School opposite. These buildings do have some historic interest and it is recommended therefore that the Conservation Area be extended to include these two sites. The School and adjacent Teachers House was built in 1876 and designed by John Cotton, a prominent Midlands architect. The Village Hall was originally built as a reading room in 1905 and subsequently extended and altered throughout the 20th century.

The inclusion of St. Leonards Church was considered during the original designation process in 1980 and again as part of this review. The church has significant architectural and historic merit and is statutorily listed in recognition of this, but is too distant from the heart of the Conservation Area to be considered a reasonable extension – lacking a visual connection with the rest of the Conservation Area, although historically and socially connected with the settlement.

6.0 Management and Enhancement Proposals

Appendix 2 includes a draft management plan for the Beoley Conservation Area. This is not an absolute list but outlines the main issues which need to be addressed and possible tasks and timescales. 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.

The main management issues which need to be addressed are:

- Revisions to the Conservation Area boundary

- Maintenance and repair of historic listed and unlisted buildings
- Maintenance and improvements to boundary treatments

7.0 Public Consultation

This document will be subject to a six week public consultation period during 2011/12 to gather views on the assessment of the area and boundary reviews' proposals. The comments received shall be summarised and included in the final version of the document for public interest.

Appendix 1: List of Properties within Beoley Conservation Area

Perrymill Farm, Beoley Lane (*Grade II listed*)
Westside Cottage, Beoley Lane
Clifford Cottage, Beoley Lane
Old Holt Cottage, Beoley Lane (*Grade II listed*)
Yew Tree Cottage, Beoley Lane
Quinton Cottage, Beoley Lane (*Grade II listed*)
Brailes Cottage, Beoley Lane (*Grade II listed*)
Sheldon Cottage, Beoley Lane
Barn Cottage, Beoley Lane
Bridge Farm, Beoley Lane
Foxgloves, Beoley Lane
Mariners, Beoley Lane
1 and 2 Holt End Barns, Beoley Lane
Holt End Farmhouse, Beoley Lane (*Grade II listed*)
Holt End Grange, Beoley Lane (*Grade II listed*)
1-4 Brookside, Beoley Lane
Nirvana, Beoley Lane
New Farm Cottage, Beoley Lane
Toby Cottage, Beoley Lane
Pe-De-Bell, Beoley Lane
Dean Cottage, Beoley Lane
The Elms, Beoley Lane
Holt End Farm, Beoley Lane (*was delisted in 1986*)

Overdale, Bleachfield Lane
Bottle End, Bleachfield Lane
Longfield, Bleachfield Lane

Hawthorne Cottage, Chapel Lane
Glebe Cottage, The Glebe

Village Inn, Holt Hill
Fair View, Holt Hill
Chapel House, Holt Hill
Otters Holt, Holt Hill
Holt Hill Cottage, Holt Hill
Ivydene, Holt Hill
The Forge, Holt Hill
The Gables, Holt Hill
Ardgour, Holt Hill
The Cottage, Holt Hill
Uplow Cottage, Holt Hill

Appendix 2 Management and Enhancement Proposals

Priority	Task	Timescale
Revisions to the Conservation Area boundary	Public consultation on proposed changes. If supported then to be confirmed by Council's Cabinet.	By end of March 2011
Maintenance and repair of historic buildings	Provide every householder with guidance on maintenance of historic buildings	By end of March 2011
Maintenance and improvements to boundary treatments	Encourage regular maintenance of timber fencing and seek retention of historic boundary features. Ensure any proposals for replacement walls or fencing respect the character of the area	By end of March 2011

Appendix 3: Bromsgrove District Local Plan – adopted January 2004

DS2 Green Belt Development Criteria
S27B Design and Materials within Conservation Areas
S35A Development in Conservation Areas
S36 Design of development within Conservation Areas
S37 Demolition in Conservation Areas
S39 Alterations to Listed Buildings
S39a Demolition of Listed Buildings
S44 Reinstatement of Features in Conservation Areas
S45 Improvements to Conservation Areas
C1 Designation of Landscape Protection Areas
C4 Criteria for Assessing Development Proposals
C17 Retention of existing trees
C19 Tree Preservation Orders
C36 Preservation of Archaeological Resources
C37 Excavation around Archaeological Remains
C38 Development Criteria for Archaeological Sites
C39 Site access for Archaeologists
RAT4 Retention of Open Space
ES11 Energy Efficiency in Buildings

Worcestershire County Structure Plan

CTC.5 Trees and Woodlands
CTC.6 Green Open Spaces and Corridors
CTC.8 Flood Risk and Surface Water Drainage
CTC.17 Archaeological Sites of Regional or Local Importance
CTC.18 Enhancement and Management of Archaeological Sites
CTC.19 Areas and Features of Historic and Architectural Significance
CTC.20 Conservation Areas

Appendix 4: Glossary

Article 4 direction	Removal of permitted development rights so that planning permission is required for external alterations to a building
Bargeboards	An angled decorative timber board at eaves
Bas Relief	A sculptural decoration with the figures projecting only halfway from the background
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.
Cornice	Projecting moulding often found at eaves level, or as part of a pediment
Dogtooth	Gothic detail where bricks are laid diagonally so as to angle in an out of the stringcourse
English garden bond	Brickwork with one row of alternating stretchers (horizontal) and headers (end on) to every three rows of stretchers
Finial	A feature ornament usually wrought iron or timber, often found on a gable
Flemish bond	Brickwork with alternate stretchers and headers, each header is centred to the stretchers above and below it
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.
Pentice Roof	A shallow projecting section of roof
Platband	A flat, square faced banding that projects shallower than its height
Polychromatic	A feature of Victorian Gothic Revival architecture, using a variety of alternating colours of brickwork

Scheduled Monument	A nationally important archaeological site or building
Stringcourse	A shallow moulding continued across a whole elevation
UPVC	Unplasticised polyvinyl chloride. Viewed as an inappropriate and unsustainable material that does not replicate the detailing or quality of timber
Wattle and daub	Sticks and twigs interwoven to form a panel packed with plaster and then limewashed. Commonly found in timber framed or thatched buildings.