



**Dodford 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 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, 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 Dodford 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. A group TPO currently covers twelve trees in the grounds of Edith Cottage in Victoria Road and a second TPO protects the lime tree outside the Lodge in Priory Road.

- 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.

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. Of the historic houses approximately 20 are still recognisable as Chartist cottages, six 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 tangible representations of the Chartist Movement, are key components of the special interest of this Conservation Area.

The Conservation Area boundary also includes an ecclesiastical group to the south which contains the Grade II* listed Dodford Priory and associated Grade II listed barn, and the Grade II* listed Church of the Holy Trinity and St. Mary and associated Vicarage on Priory Road.

4.0 Assessment of Special Interest

4.1 Location and Setting

Dodford is located approximately three miles north west of Bromsgrove, in green belt land surrounded by open countryside. The M5 motorway runs north/south, about one mile east of Dodford. The settlement has a rural setting within undulating countryside, the lowest point being around the Dodford Priory, on Priory Road, where two streams meet. The land rises steeply up Church Road, and also up Whinfield Road from Priory Road.

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. High hedges shape these narrow lanes and plot boundaries, and give a strong sense of enclosure.

4.2 Historic Development and Archaeology

The name Dodford derives from the Anglo-Saxon for Dod's or Dodda's ford, and it is assumed that the earliest settlement dates from this time, although unproven. 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 now a scheduled monument because of this archaeological interest.

Between the dissolution of the Priory in 1538 and 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 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.

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. O'Connor distrusted clergy and publicans so there were to be neither licensed premises nor buildings for public worship but personal improvement was to be encouraged through self-help and education.

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. The first Chartist settlement was constructed in 1845 at Heronsgate, Hertfordshire. 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.

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. In addition three houses were also built, Fern Villa, Priory Road, Great Meadow in Victoria Road, and Priory Cottage, Rose Lane. These would appear to have been constructed by the same builder as the cottages, as much of the joinery detailing matches that found in the cottages. 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 as well as Priory Road. Designs for 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.

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.

4.3 Key Views

Dodford village consists of a low density semi-rural settlement, with narrow lanes bounded by high hedges. This gives a sense of enclosure, as the spacious plots in which the Chartist cottages sit are hidden from view from the lanes. From Woodland Road/Church Road views across the Conservation Area to Whinfield Road and Bromsgrove, and towards the Malverns are important. From the high point in Whinfield Road looking north and north west across the Conservation Area towards Nutnells Wood (which bounds Dodford to the north west, west and south west) is also significant. From Whinfield Road, looking south out of the Conservation Area, the spire of St. John's Church in Bromsgrove can be seen in the far distance.

4.4 Prevailing and former uses

Dodford is currently a residential commuter village, and has 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, brickworks provided materials for some of the Chartist cottages, and small nail making businesses could be found on narrow plots on Warbage Lane. The Chartist residents also 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.

4.5 Architectural Character and Key Buildings

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 older 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

The Chartist origin of many of the cottages is still apparent, especially in the survival of original features such as a projecting, pedimented central bays 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. 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 with pitched slate roof. The outbuildings at the rear tended to be brick built with clay tile roofs.

There are varying degrees of alterations and extensions, and unfortunately only a few of the Chartist cottages retain the whole of their original plan-form and layout. Later extensions have mostly been kept to the rear however, retaining the majority of the original frontages - a notable exception is Hartley House which has a very unsightly 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.

Eleven of the single storey Chartist cottages are Grade II listed, and also Priory Cottage which is a larger Chartist property. 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. The Dodford Inn on Whinfield Road was one of the original Chartist lots sold in 1850, and was originally a house but 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.

Non Chartist Buildings

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, and Great Meadow (Grade II listed), which is believed to be a reworking of a 1830s property but has an unclear history. Map 2 shows the age of the various buildings within the Dodford Conservation Area, and which of these have Chartist connections or origins.

Ecclesiastical Buildings

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. 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 monastery. The main part of the Priory building, as externally visible today, consists of a partly timber-framed, partly exposed sandstone structure with 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.

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 and is constructed in rendered brickwork with ashlar dressings. The interior detail is representative of the Arts and Craft style

which was popular at the time and includes some fine carving and decorative work produced by the Bromsgrove Guild. The current village hall built in 1972, replaced the 1860s Mission Chapel that provided a place of worship before the Church of the Holy Trinity was built. The nearby Old Vicarage (now The Tower House) is a large building with 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.

4.6 Building Materials

The Chartist cottages are constructed in simple Flemish-bonded brickwork on a sandstone plinth with pitched slate roof. The outbuildings at the rear tended to be brick built with clay tile roofs. Some of the non chartist buildings are either part rendered or have painted brickwork such as the Malvern View Cottages. The 20th century developments have employed a range of materials from red to buff bricks, clay tiles and manmade slates and many properties have rendered elevations. This inconsistent palette of materials does not reflect the historical context of Dodford and has undermined the appearance of some parts of the Conservation Area.

4.7 Public Realm

The narrow lanes within Dodford, lack of pavements, hard tarmac and yellow lines gives the impression of a vehicle dominated environment. The hard surfacing is softened by the abundance of trees and high hedges, and street clutter is minimal which retains some feeling of the roads as historic country lanes. There are no public open spaces within the Conservation Area boundary.

4.8 Important Trees, Hedges and Green Spaces

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.

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. 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 several modern walls and railings have been introduced which do not reflect the rural character of the area. 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 green space around the Church of the Holy Trinity and St. Mary contributes to the setting of the listed building and is one of the few publicly accessible green spaces within the Conservation Area boundary. The heavily wooded area along the south east boundary frames views across the landscape, and this relationship between the village and the wider landscape is important to the setting of the Conservation Area.

4.9 General Condition of the Area and Buildings

The condition of the historic buildings within the area is good overall, with a few properties in need of maintenance and low vacancy levels. Unfortunately some property owners have chosen to replace original windows and doors with UPVC 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. Other alterations and extensions have undermined the character of some of the Chartist cottages within the settlement, resulting in some buildings which have lost all the once obvious Chartist design elements.

4.10 Challenges and Opportunities

The main challenge to the character and appearance of the Conservation Area is posed by the loss or erosion of original Chartist features, by the replacement of traditional windows and doors with UPVC units and other unsympathetic changes and ill considered extensions. The introduction of inappropriate gates and entrance splays that are more suited to a suburban location and the removal of hedgerows, and either non-replacement, or replacement with inappropriate hedging or fencing, are also significant issues.

The challenge of preventing further erosion of unlisted historic buildings can be addressed by the imposition of special planning controls called an Article 4 direction. This means that Planning Permission would be required for any external alterations to the elevations of buildings facing the highway, or to alter any boundary treatments, and would enable the Council to manage change more effectively. Government guidance advises that these special controls should only be applied where the aims of the Conservation Area would be undermined by occupiers exercising their existing rights to make alterations. The Council is currently considering the application of an Article 4 direction on all properties within the area requiring Planning Permission to be sought for any external alterations to the building frontages, or the replacement or alteration of any boundary features.

Sadly in the past decisions were taken to demolish many of the original cottages and their replacement with new dwellings that pay no regard to the form, scale, materials etc. 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 irrevocably. These decisions cannot be undone, but act as tangible lessons of how not to manage change within sensitive historic areas.

5.0 Proposed Boundary Changes

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.

The removal of the southern side of Whinfield Road from the Conservation Area boundary was considered during the 2007 review, however the Dodford Inn and Malvern View Cottages are interesting historic buildings and views southwards do contribute to the setting of the Conservation Area. It is therefore not proposed that any alterations are made to the currently designated boundary.

6.0 Management and Enhancement Proposals

Appendix 2 includes a draft management plan for the 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:

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

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 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

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
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
Hollybank, 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
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

Appendix 2: Management and Enhancement Proposals

Priority	Task	Timescale
Reduce loss and erosion of traditional features and details	Investigate possibility of Article 4 direction to control alterations to windows and doors, on historic buildings only	2011/12
Reduce loss of traditional boundary features and replacement with inappropriate alternatives	Investigate possibility of Article 4 direction to control alterations to boundary features on all properties within the Conservation Area	2011/12
Raise quality of any new development or extensions within the Conservation Area	Advocate guidance provided by new PPS5 and English Heritage. Tighter adherence to existing local plan policies	Ongoing

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
 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
Arts and Craft	Late 19 th 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