

# BEOLEY

## CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PLAN

APRIL 2017



BROMSGROVE  
DISTRICT COUNCIL



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Any queries in respect of this appraisal should be sent to the Strategic Planning Team, Bromsgrove District Council, Parkside, Market Street, Bromsgrove, Worcestershire B61 8DA or email [conservation@bromsgrove.gov.uk](mailto:conservation@bromsgrove.gov.uk)



# PART 1

## CHARACTER APPRAISAL

### 1.0 INTRODUCTION

The Beoley Conservation Area was designated in August 1980 by Bromsgrove District Council. A draft character appraisal was prepared in 2008, and formed the basis for a draft appraisal which was consulted upon in 2014. Comments received as part of that process have fed into this latest draft.

- 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 has been carried out in accordance with the most recent guidance from Historic England, 'Conservation Area Designation, Appraisal and Management', Advice Note 1 (2016). 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 The previous draft appraisal was consulted upon for 6 weeks in the summer of 2014. Two consultation events were held, attended by 17 people and 15 written comments were received. The previous appraisal suggested a number of revisions to the boundary. A number of comments were received suggesting the inclusion of some other areas. It was considered that as there may be some merit in including these areas that a further review of the boundary should be carried out. This appraisal takes account of those views, and has arrived a further revision to the boundary.
- 1.4 Public consultation with local residents was carried out between Monday 25th July 2016 and Friday 9th September 2016, this included two consultation sessions held at the Village Hall in Beoley.



## 2.0 PLANNING POLICY CONTEXT

- 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 The Town and Country Planning (General Permitted Development) (England) Order 2015 classes a conservation area as being ‘Article 2(3) land’. Outside of conservation areas planning permission is not required for many types of work, which is referred to as permitted development. The GDPO gives local authorities controls over some works undertaken in conservation areas, including the enlargement of a dwelling house, the rendering of such properties, and the installation of antennae and satellite dishes. In addition conservation area status means that Planning Permission is required for the total or substantial demolition of any building over 115m<sup>3</sup> 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.



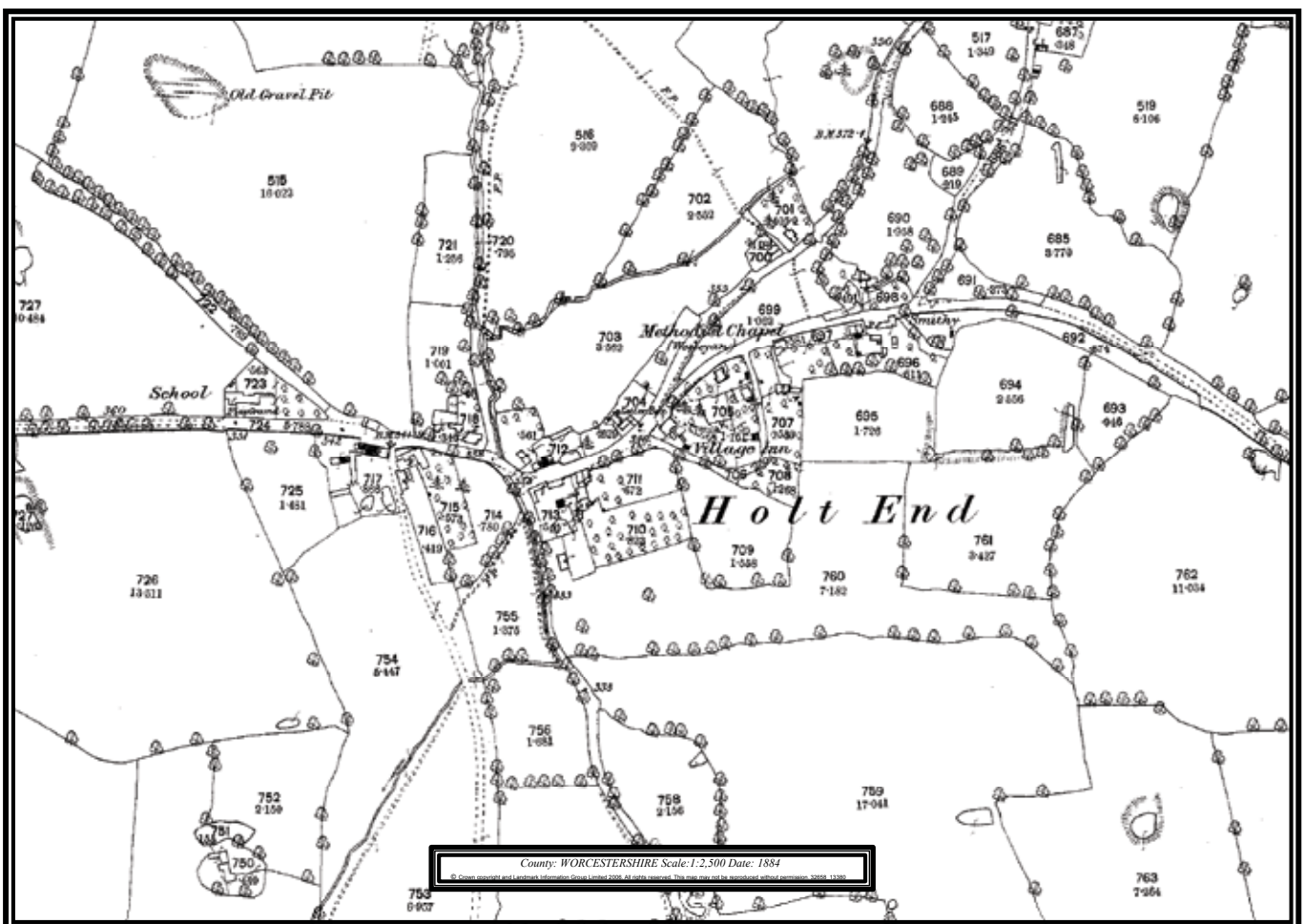
- 2.5 When assessing applications for development within designated conservation areas, the Local Planning Authority must pay special regard to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s72(1) of the Act. This does not mean that development will necessarily be opposed, only that it should not be detrimental to the special interest of the wider Conservation Area. The National Planning Policy Framework (NPPF) introduced in 2012, 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 found in Section 12, although references to the historic environment appear throughout the document.



- 2.6 The Bromsgrove District Plan (adopted in January 2017) contains a series of specific policies relating to the historic environment (see Appendix 2). 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

- 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 The Beoley Conservation Area covers the historic village core 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.



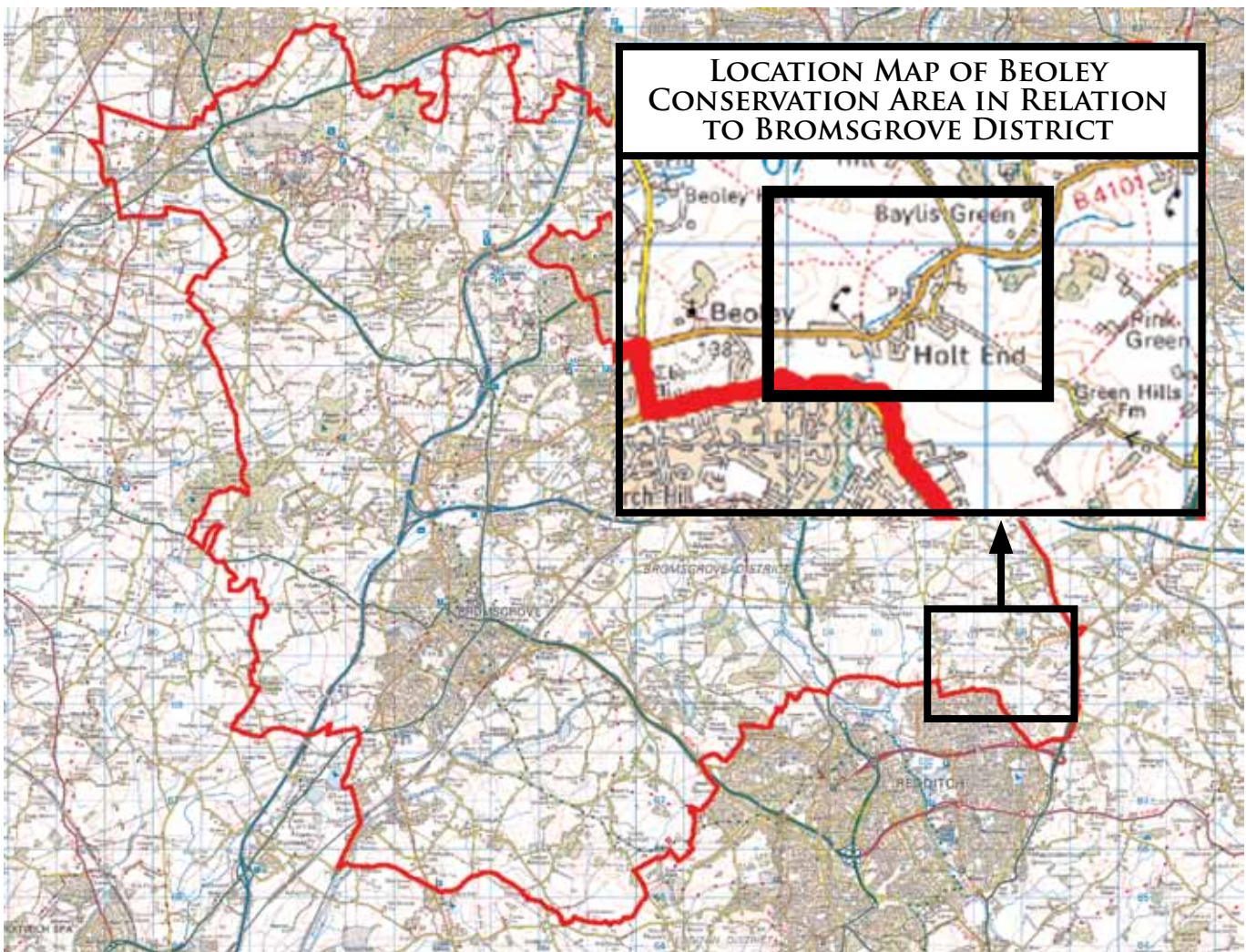
1884 map of Beoley

## 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 2½ miles northeast of Redditch and 8 miles east of Bromsgrove. The parish of Beoley lies quite high about 400 ft. above the ordnance datum. The soil is chiefly marl, and the subsoil marl, clay and sandstone.

The village of Holt End lies within a predominantly rural and hilly setting, and is surrounded by trees, shrubs and pastureland. 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.



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Holt End is a small and relatively linear settlement, where properties in spacious plots tend to concentrate mainly along the lanes - Beoley Lane and Holt Hill. The core of the Conservation Area and the village core is concentrated around Holt Hill and Chapel Lane at the junction where they meet Beoley Lane. Here 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 towards the east. 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 in this part of the Conservation Area are rather scattered and have a more rural character.

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 - Principle timbered farmlands/principal wooded Hills
- Regional Character Area - Arden

This part of the District was also identified in our recent Historic Environment Assessment as having high potential for archaeological remains (Ref: HECZ133)

## 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 lived 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.





*Beoley Post Office at Holt End Farmhouse, c1930  
(courtesy Kings Norton Library)*



*The Village Inn in 1926 (courtesy The Village Inn)*



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 had their own blacksmith.

Three historic routeways cross the Conservation Area. One of these is a Saltway, the route of which is followed by Beoley Lane and Holt Hill, the other two are holloways. These roads frequently date to earlier periods such as the Iron Age or the Roman period and may be an indication of the survival of sub-surface archaeological remains dating to these periods. Extant earthworks of a moated site lie outside the Conservation Area at Moss Lane Close and whilst not a Scheduled Monument, is a site of archaeological significance. The boundary of the medieval deer park at Beoley Manor is recognisable as a holloway which runs north west/south east to the north of the school. A further holloway runs north south through the middle of Holt End, following the line of the existing footpath to the west of Holt End Farm. These heritage assets attest to the medieval landscape at Holt End and beyond.

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 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 constructed 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. The mills were not located within the boundary of the Conservation Area, but nearer to what is now Redditch to the south west. By the late 19th century manufacturing, such as the production of needles, needle paper and fish hooks, was present in addition to agriculture. At that time, the population of the parish was of around 600. 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 small housing estates at Moss Lane Close and The Glebe. Other individual properties were added in the 20th century such as Brookside, Argdour and Foxgloves as well as 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, although neither are located in the Conservation Area.



### 4.3 Architectural Quality and Built Form

#### 4.3.1 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 entire Conservation Area are not possible because of the elongated boundary and changes in levels, but a series of important partial views can be identified. Including the view from the top of Holt Hill downwards towards Brailes Cottage, and from the front of the Village Inn upwards to the top of Holt Hill. Additionally, glimpses of Holt End Farm can be seen from various points along Beoley Lane, approaching from the west, and 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, where the centre of Redditch including the spire of St Stephen's can also be seen to the west.



#### 4.3.2 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 other public buildings in the village, currently just outside the Conservation Area, are the village hall, which was erected in 1905 to designs by the Birmingham architect, WFEwards, and the school constructed in 1876 to designs by John Cotton. The church of St Leonard's is outside the Conservation Area, approximately 1 mile to the west.

### 4.3.3 Architectural Character and Key Buildings and Structures



The predominant building type within the Conservation Area is the detached two-storey vernacular cottage, some of which include attic spaces, with a 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 is inconsistent. Some houses have been constructed back of pavement, others at right angles to the road, but the majority are set back slightly behind a modest front garden space.



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 rendered 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. The existing listed buildings are scattered along Beoley Lane and all contain sections of 17th century timber framing.

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.

There are a small number of newer buildings within the Conservation Area, notably Brook side, Argdour and Foxgloves. Although of their time in terms of architectural style, their use of materials has resulted in properties which do not stand out excessively.

Just outside the Conservation Area there are a number of newer properties, including some detached properties which detract from the setting of the Conservation Area due to the use of different materials; lighter bricks and concrete tiles and lack of architectural distinctiveness, contrasting with most of the buildings in the Conservation Area. The modern developments Moss Lane Close and The Glebe, again very much of their time, but due to the considered choice of materials, dark red brick and clay tiles, and simple cottage architectural style in the case of The Glebe and Arts and Crafts in Moss Lane Close, almost complement the historic buildings in the Conservation Area. It is perhaps the slightly regimented feel, particularly with Moss Lane Close that jars slightly with the more organic developmental feel of the conservation area. Moss Lane Close is however very self-contained and barely visible from within the Conservation Area.



## 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 both listed Grade II are 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 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 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 lights, 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 accommodated 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. 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. It has a timber framed structure with exposed brickwork panels, beneath a pitched red clay tile roof pierced by rooflights with a chimney at one end. The windows are modern timber casements and a dormer window has been added to the west end of the building having 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 timber framing and exposed brick infill panels adding significant visual interest. The east end of the building was extended slightly in the late 19th/early 20th, and an arch headed window opening inserted on the new eastern gable wall. A further 20th century single storey extension is now in the process of being replaced with a two storey extension which will continue the original form of the building. Holt End Farm adjacent dates from the early 17th century with later additions. This building was listed Grade II but delisted in 1986. 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. Recent repair work to the frame of Brailes Cottage revealed that most of the panels were brick covered with pebble dash and cement render. Some of the bricks were 16th century, but others were much later. Panels of wattle and daub were uncovered at the western end of the front elevation. The 16th century bricks have been reused to reconstruct some panels, while the wattle and daub panels have been repaired. Other panels have been replaced with heraklith, an ecological construction of wood and sheep's wool insulation. All the panels were then re-rendered with lime render and finished in limewash. The timber frame structure is surmounted by a red clay tile roof with gable end brick chimney stacks and three gabled dormers. The entrance to Brailes Cottage is to the rear via the later Victorian wing.

Old Holt Cottage located towards the northeast of the village, also Grade II listed, 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. A 20th century flat roof brick extension has been added to the front.



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 painted 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 Victorian Gothic house. 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 however some windows have been replaced with UPVC units. Although different in architectural style from many of the other buildings in the conservation area, its distinctive architecture and use of similar materials, red bricks and clay tiles, allows it to blend with its surroundings sympathetically, and add to the character of the area. It particularly stands out due to its setting, at the crest of Holt Hill.





Hawthorn Cottage next to Fair View facing Chapel Lane is a timber framed structure with rendered brickwork infill, and dates from the 17th century, 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 extension, mainly visible from Chapel Lane lacks any historic character.



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. Notable exceptions are 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 was timber framed with brickwork infill panels, but the current finishes are mainly rendered brickwork. There is a mock timbered framed extension to the west, and a rendered brick 19th or 20th century extension to the east.

In contrast to the numerous timber framed properties, Otters Holt and Holt Hill, are a pair of red brick mid 19th century cottages, both extended, with polychromatic detailing and slate roofs. The Forge adjacent to the Victorian cottages was originally the village smithy until the early 20th century. Now 'U' shaped in plan it was originally 'L' shaped. The range to the east dating from the 18th and 19th centuries has a rendered finish, while the later range is rendered brick work. The building benefits from a pitched slate roof rather than clay tile, and the windows have been replaced with upvc units. To the rear of the Forge is Ivydene a small 19th century cottage with later 20th extensions to the rear.



### **Bleachfield Lane**

From the top of Holt Hill, Bleachfield Road extends north east to Beoley Lane. This is a sparsely developed road with only three properties in the Conservation Area, another two lie just outside. Overdale is a two storey brick and slate late Victorian cottage positioned at a right angle to the road. Bottle End Cottage lies at the end of Bleachfield Road at the junction with Beoley Lane. It comprises a two storey 19th century rendered brick cottage, which has been much extended. Across the road is Longfield, a 17th century timbered framed building with painted brick infill panels and a painted brick, 20th century extension.



### 4.3.4 Building Materials and Construction

#### Walls

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, most have brick infill panels, some painted. Recent work at Brailes Cottage has revealed that what was thought to be wattle and daub panels, are with the exception of three wattle and daub panels, rendered brick.

#### Survival of architectural features

Some of the brick buildings have ornamental brickwork patterns to the top courses at eaves or at the verge, 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).

#### Roofs

The predominant roofing material is red clay tiles. Some of these tiles have weathered and blackened over time. Only a handful of buildings have slate roofs, and these are mainly 19th century. Almost all of the roofs are pitched, with gabled end walls, brick chimneys and often with dormer windows. Occasionally with some rooflights added where historic outbuildings have been converted.

#### Windows

The windows in the listed buildings and some others are timber of varying styles depending on the style of the building. Many of the unlisted historic buildings have replacement UPVC windows which detract from the appearance of the individual building and the wider Conservation Area.

#### Rainwater goods

These would appear to be all in pvc throughout the settlement.

#### Doors

Doors are predominately timber.





#### 4.3.5 Public Realm

##### Ground surfaces

The roads within the Conservation Area comprise narrow lanes, all tarmaced some with grass verges others with kerbs, occasionally with a pavement and grass verge.

##### Boundary Treatments

There are a variety of boundary treatments within the conservation area. Some properties are positioned back of pavement and hence have no boundary treatment. Those set back from the road generally have hedges or low fences and occasionally low walls.

##### Signage and Street furniture

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.

##### 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 the north and south; a footpath runs parallel to it towards the south, out of the Conservation Area. In general natural landscape surrounds the Conservation Area boundary, providing a visual framework and a setting for the village, as well as pictorial views out of it.

Adjacent to the stream is the ancient hollow way which runs north south through the settlement, and is now a public footpath. It appears to run from Carpenters Hill in the north joining a possible Roman Road in the south at Lower House Farm, outside the Holt End Settlement.

## 4.4 Land marks, focal points and special features

Landmarks are buildings, structures or other features which notably due to their size, design and prominence are particularly visible. Within Beoley the groups of timber framed buildings at Holt End Farmhouse, Holt End Grange and Holt End Farm, being prominently located on Beoley Road, could be considered landmarks.

Focal points are buildings or structures which are important because of their position in view lines or because they are the focus of public activity and hence particularly noticeable to the public. The Village Inn, the School and Village Hall would be prime examples in the Conservation Area.

Special features are listed buildings or other structures of special interest. There are four listed buildings within the conservation Area, as well as a number of other buildings of historical and archaeological interest, which can be described as heritage assets, or positive contributors. They are indicated on the attached Map. Some of these assets have also been identified as candidates for the local list, having been considered against the criteria in the Bromsgrove District Council Local Heritage List document. The potential candidates are detailed in Appendix 4.



## 4.5 Summary of issues

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.

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.

The appraisal has however highlighted the following issues:

### Loss of historic detailing

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 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

Beoley has a number of historic buildings, but only four 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 Heritage List would reinforce their importance.





### Modern Infil

There has been a limited amount of infil and there are few opportunities for development within the Conservation Area boundary which is defined as green belt land. However some new buildings which have been constructed including some extensions, have not always been sympathetic to the character of the conservation area.

## 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.



In light of comments received during the consultation process in respect of the previous draft appraisal, it is felt that in addition to the inclusion of the area to the south of Beoley Lane, for the same reasons the area to the north of Beoley Lane between Old Holt Cottage and Perrymill Farmhouse should also be included. This would seem to make sense as it would include Hillside, an Arts and Crafts styled property which dates from the 1920s, which was the only building on the main road, within the core of the settlement excluded from the Conservation Area. Hillside has been the subject of some unsympathetic alterations, but has a neutral impact on the conservation as a whole. Unfortunately there are a range of poor half built outbuildings to the south of the main house which clearly detract from the conservation area. However they could be removed thus enhancing the conservation area and the setting of the adjacent Old Holt Cottage.



To the west of the Conservation Area boundary beyond Holt End Farmhouse is the Village Hall and School on either side of Beoley Lane. 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 has been subsequently extended and altered throughout the 20th century. Its Beoley Lane elevation makes a valuable contribution to the street scene.

On the east side of Chapel Lane are two modest detached houses which date from the 1960s. They are currently excluded from the Conservation Area, as the existing boundary weaves around them, which is again not good practice. They do, however, form a significant feature in the streetscene. Although their original timber windows have been replaced with upvc they still have their original entrance porches. Although very much of their time, they are not unattractive, and contribute to the multi period development of the settlement. Being located in the core of the settlement it would appear to make more sense to include them than exclude them.

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.



Moss Lane Close was also considered for inclusion, especially as it potentially contains the remains of a moated site, the 1950s houses having been constructed on a large rectangular platform raised high above the surrounding area. As noted above the houses are very much of their time but the Arts and Crafts style and considered choice of materials has resulted in development which complements the Conservation Area, It is, however self-contained and separate from the Conservation Area, and the historic core of the settlement.



## 6.0 Management Proposals

A draft management plan for the Beoley Conservation Area is attached to this document. It outlines the main issues which need to be addressed in conserving the Conservation Area. 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:

- Loss of historic detailing
- Locally listed buildings
- Modern infil and extensions

## 7.0 Public Consultation

This document was subject to a six week public consultation between 25th July 2016 and Friday 9th September 2016.





# 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 Beoley Conservation Area in a way that will protect and enhance its character and appearance. It should be read in conjunction with the Beoley Conservation Area Appraisal (June 2016) 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 July 2016 and Friday 9th September 2016.

### 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 2.
- 2.2 This policy framework, along with national policy guidance contained in the National Planning Policy Framework (NPPF) 2012 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

The Beoley Conservation Area covers the historic village of Holt End, a settlement strung out along Beoley Lane and Holt Hill. Several groups of farm buildings are prominent particularly the timber framed buildings - four of which are listed. Besides these buildings there are a number of others which add to the character and appearance of the village. The buildings are interspersed with significant trees, all set within an attractive hilly landscape.



### 3.2 Summary of Issues

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

- Loss of historic detailing
- Locally listed buildings
- Modern infil and extensions



## 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 Loss of historic detailing

### 4.2.1

- 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 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. 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 Locally listed buildings

### 4.3.1

- Beoley has a number of historic buildings, but only four 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 Heritage List would reinforce their importance and significance.

### 4.3.2 Proposed Action

- When the Local Heritage List criteria are drawn up and the Local Heritage List Strategy adopted, work with the local residents and other interested parties to identify candidates for addition to the Local Heritage List. A list of candidates have been identified in the character appraisal.





## 4.4 The quality of new development within the conservation area, both infill and extensions

### 4.4.1

- There has been a limited amount of infill and there are few opportunities for development within the Conservation Area boundary which is defined as green belt land. However some new buildings which have been constructed including some extensions have not always been sympathetic to the character of the conservation area.

### 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.
- Every effort should be made to preserve important views into, out of and 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 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

## Properties within the proposed extended conservation area

The Elms, Bleachfield Road  
Hillside, Beoley Lane  
Hillcroft, Chapel Lane  
Lingmoor, Chapel Lane  
Primary School, Beoley Lane  
Village Hall, Beoley Lane

## APPENDIX 2

### **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.

**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.

## Appendix 2 continued

**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. Bromsgrove District continued

**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.

**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).

## Appendix 2 continued

**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.

## 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 3

## Glossary of Architectural and Planning Terms

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 and 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.



## 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.

Holt End Barns.

Bridge Farm (WSM55357)

Sheldon Cottage (Part of the Bridge Farm complex now separately occupied WSM55357)

Barn to the rear of Bridge Farm (WSM55357)

Pe De Bell (WSM55216)

Holt End Farm (WSM02508)

Fairview, Holt Hill

Glebe Cottage, Chapel Lane

Hawthorn Cottage, Chapel Lane (WSM 020590)

The Chapel, Holt Hill (WSM 00066)

Ivydene, Holt Hill

The Cottage/ Uplow Cottage

Overdale, Bleachfield Road

Longfield, Bleachfield Road

Original Village School buildings and Teachers House, Beoley Lane (WSM 67869)

Village Hall, Beoley Lane (WSM 36570)

The Village Inn, Holt Hill (WSM 41969)

# BEOLEY CONSERVATION AREA APPRAISAL



Map not to scale  
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<b>KEY</b>	Buildings & Features which have a Neutral Impact	Listed Buildings	Buildings & Features making a Positive Contribution	Trees with Preservation Orders	Other Trees making a Positive Contribution
Red Arrow	Buildings & Features which have a Negative Impact	Pink Square	Buildings & Features making a Positive Contribution	Green Tree Icon	Green Tree Icon
Blue 'F' Triangle	Open Spaces which make a Positive Contribution	Yellow Square	Buildings & Features making a Positive Contribution	Green Tree Icon	Green Tree Icon
Red 'L' Triangle	Proposed Additions to the Conservation Area Boundary	Light Green Square	Buildings & Features making a Positive Contribution	Green Tree Icon	Green Tree Icon
Blue Line	Boundary of Conservation Area	Dashed Blue Line	Buildings & Features making a Positive Contribution	Green Tree Icon	Green Tree Icon





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discuss how we can best meet your needs**

**Telephone: 01527 548284**

**Email:  
[equalities@bromsgroveandredditch.gov.uk](mailto:equalities@bromsgroveandredditch.gov.uk)**



**BROMSGROVE DISTRICT  
COUNCIL**

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