



# BELBROUGHTON CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

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BROMSGROVE  
DISTRICT COUNCIL





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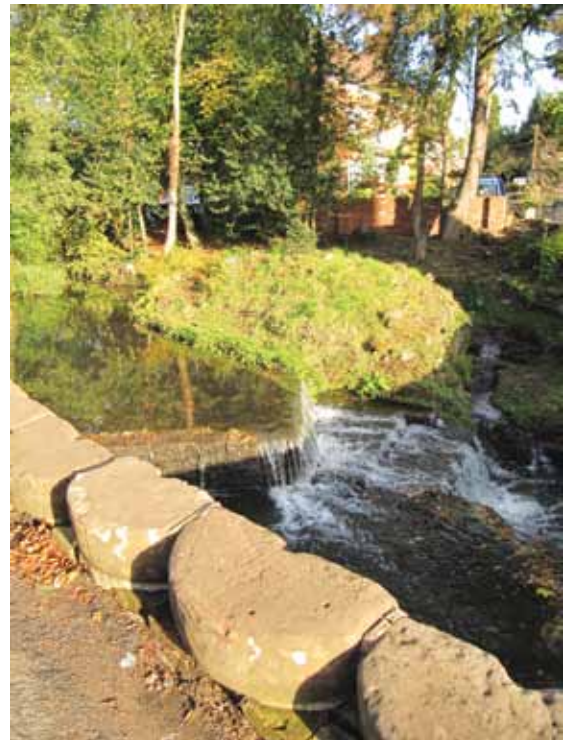
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# PART 1 CONSERVATION AREA APPRAISAL

## 1 INTRODUCTION

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.

### 1.1 Belbroughton Conservation Area

Originally designated in 1969 the Conservation Area was subsequently extended by Worcestershire County Council in 1975 with the inclusion of Nos. 45-75 High Street, Nos. 7, 9 and 11 Bradford Lane and No. 11 Drayton Road. It was also amended in some places in order to give the Conservation Area logical boundaries as a result of the transfer of information from the original Conservation Area to a more up-to-date base map.

This appraisal of the Belbroughton Conservation Area was carried out in June 2012 in accordance with guidance given by English Heritage in their publication *Understanding Place: Conservation Area Designation, Appraisal and Management* (March 2011). As a result it was recognized that the existing Conservation Area boundary had been drawn too tightly and needed to be extended.

Although produced by the Council, local societies and residents were encouraged to contribute to and comment on the draft document. This resulted in a well-rounded assessment of the area incorporating local knowledge, perceptions and suggestions.



*Belbroughton village sign, replacing an original one erected in the 1930's*



The draft appraisal was made available at a local exhibition held in the Post Office, 24 High Street, Belbroughton where the purpose of the document was explained and local comments collected. There was also a couple of afternoon/ evening dates at the Recreation Centre, Belbroughton to enable those preoccupied during the day to comment in the early evening. It was also available on the Council's website, at Bromsgrove Library, the Customer Service Centre in the Dolphin Centre and the Council House, Burcot Lane to ensure that it reached a wide audience.

Map 3 identifies buildings either positive or neutral within the Belbroughton Conservation Area although the number of buildings in each category is by no means exclusive. Positive buildings make a notable contribution to the character and appearance of the Conservation Area and are usually good examples of historic buildings having only minor alterations or additions. Neutral buildings make a limited contribution and are generally much more altered historic buildings though they may provide opportunities for enhancement. There are no negative buildings in the Conservation Area which are those properties which detract from the character and appearance of the Conservation Area, where replacement with a new building would be encouraged, subject to compliance with other planning policies.







*Aerial view of Belbroughton*

## 1.2 PLANNING POLICY CONTEXT

A Conservation Area is defined in the 1967 Civic Amenities Act 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.

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 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.

Additional controls are also placed over trees within the area, 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.

The 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.

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 Areas under s72(1) of the Act. This does not mean that development will necessarily be opposed, only that this should not be detrimental to the special interest of the wider Conservation Area. Specific guidance relating to development in the historic environment can be found in the National Planning Policy Framework (NPPF) and the English Heritage guidance document PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide.

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.

Belbroughton is located within the West Midlands Green Belt and Core Policy 22 of Bromsgrove District Council's Draft Core Strategy 2 (January 2011) seeks to protect the Green Belt and sets out the types of development which would be acceptable. There is a presumption against allowing inappropriate development in the Green Belt. Also, a Village Envelope is identified for Belbroughton and within this envelope County Structure Plan policy and Local Plan policies apply limiting residential development to suitable infill plots.





## 1.3 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 them set an overall context for an area, but a designated Conservation Area should be more than just a collection of attractive buildings.

Belbroughton is a compact village nestling in a valley and a variety of well-mannered buildings from several periods can be identified with red brick architecture from the 18th and 19th centuries predominating along High Street and in the area focusing on Holy Trinity Church. Near the church, towards the top of Church Hill, lies Old Belbroughton Village School. This was probably built around 1750, originally as a single-storey brick building. As the population of the village increased the school was enlarged but eventually the need for a new building was realised and the old school building passed into new uses. Another building of note both historically and socially is the village hall. This was originally a tithe barn but was converted through voluntary subscription to its present use at the beginning of the 20th century. The building still plays an important role in village life today.

Other indications of village life past are the mill stones evident in the construction of many buildings, none more so than the flight of steps of 5 Church Road, which is formed of old scythe grinding stones, possibly used at the Nash Works which specialized in this manufacture. The village was a national centre for scythe making and the mill pools and forges can still be seen along the course of the Belne Brook which runs off the Clent hills and west to join the River Stour.

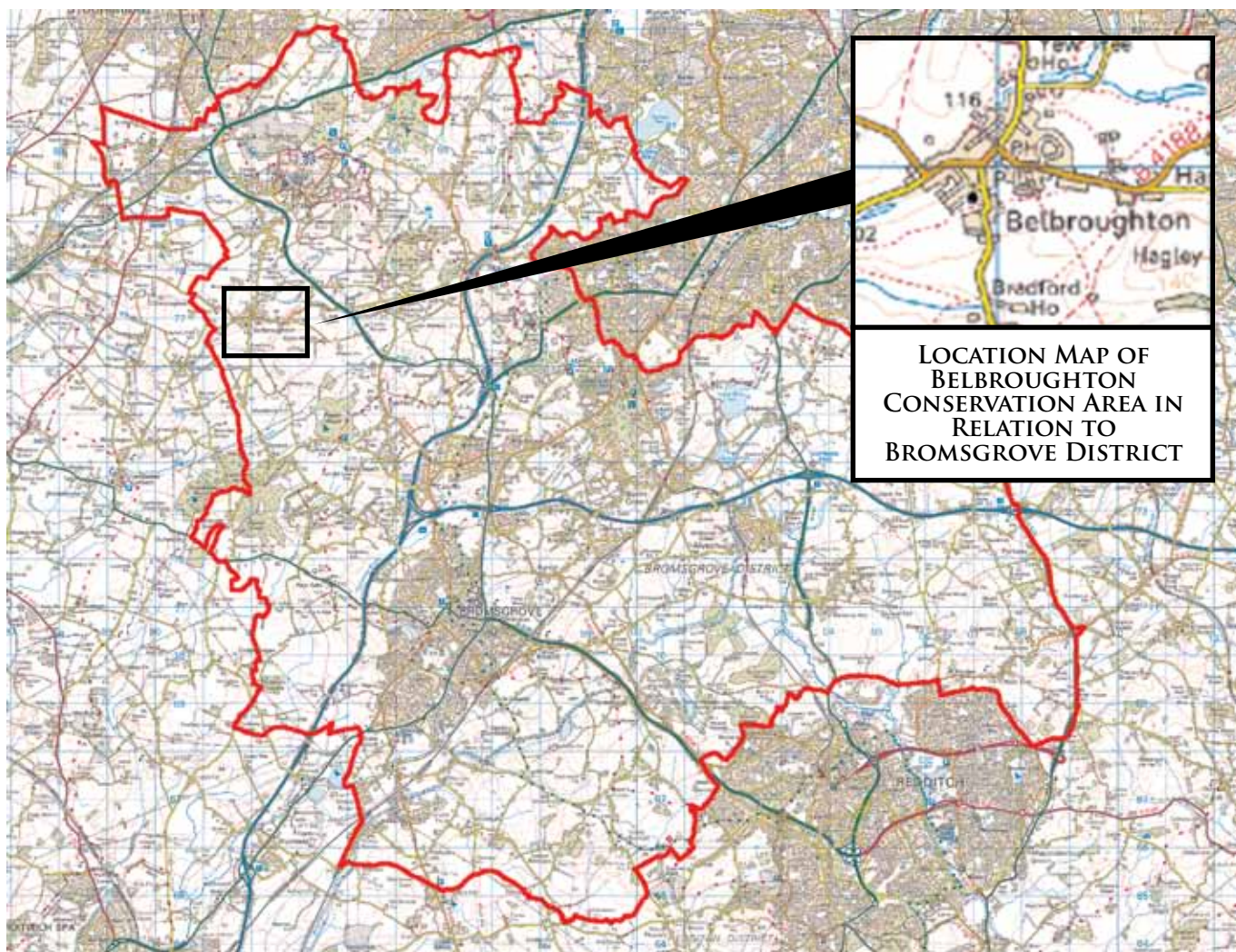
There are several village green areas located at entrances to the village as well as a more centrally located village green off the high street. Evidence remains of a deserted medieval village indicating Belbroughton's earlier extent. The street pattern, building styles and views within the village, the sense of enclosure and changes of level combine to give Belbroughton a unique character worthy of conservation.



## 2 LOCATION AND LANDSCAPE SETTING

### 2.1 Location

Belbroughton is a village in the Green Belt surrounded by fields which are accessible by well-maintained footpaths. Its proximity to the conurbations of the West Midlands, Kidderminster and Bromsgrove, however, render it sensitive to even the smallest developments. There are several large areas of woodland beyond the village, notably Pepper Wood and Nutnells Wood, as well as abundant clumps of mature ash, oak, chestnut, holly and silver birch.



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The A491 Stourbridge Road, which provides access to the M5 and M42, runs a mile away to the east of Belbroughton and the B1488 runs through the village from west to east connecting Belbroughton with Kidderminster, six miles to the west. Bromsgrove lies five miles south-east while Birmingham lies twelve miles north-east. The nearest villages are Clent, Hagley and Chaddesley Corbett while Fairfield and the hamlets of Bell End, Broom Hill and Madeley Heath are separate but within the parish.

## 2.2 Topography and geology



Belbroughton is a small settlement occupying the lower slopes of the Clent range which forms a natural boundary of hills to the north. Most of the village lies at c.350 feet along the Belne Brook which flows westward through the village and is wooded along certain lengths, forming a notable feature. The village has a rural character and atmosphere being surrounded by mature, rolling landscape given over to pasture, arable and woodland.



The 13th century boundary of Feckenham Forest once enclosed Belbroughton and a few areas of this ancient woodland remain towards Chaddesley Corbett. The village sits on Lower Keuper sandstone and there are visible outcrops on Church Road (near Holy Trinity Church) and on Queen's Hill. This soft sandstone was used in the construction of Holy Trinity though there is little evidence for its use elsewhere. To the south of Belbroughton the predominant rock is Keuper Marl, a softer, more fine-grained rock rarely visible as an outcrop. The free draining soils reflect the nature of the underlying rock, sandy over the sandstone and loamy over the marl.





# 3 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

## 3.1 Early Belbroughton

The name Belbroughton means “farm by the brook” and this farm, or settlement - referred to as Broctune - is first mentioned in a deed of gift by Coenwulf, King of the Mercians in 817AD. In the Domesday Book of 1086 *Brotune* is said to include a church and priest indicating that the settlement was well-established before the 12th century. Fragments of a Norman church survive from this time but the earliest portion of the existing church dates from the 13th century. Most of Holy Trinity is 14th century but much work was carried out at the end of the 19th century by Bodley & Garner, a well-respected partnership of Victorian architects - Thomas Garner was working at Hewell Grange in Tardebigge at this time. It is probable that the early village developed near the church, possibly substantiated by the fact that the only two buildings dating from the 17th century that remain in Belbroughton are both in Church Road, the Church Hall and No. 12 Church Road.

Belbroughton owes its major growth to its development as a centre of tool making, producing scythes, shovels and agricultural edge tools of all kinds, as well as pikes and sword blades during the Civil War. The earliest mention of scythe-smiths was in 1564 and there are records of a blade mill in Brian’s Bell in the 16th century. The industry was well established in Belbroughton by the beginning of the 17th century with leases of mills and forging tools being passed down from father to son. Towards the end of the 16th century and into the early part of the 17th century sheep rearing and grain production increased alongside metal working as a dual industry. At this time, or soon after, coal replaced charcoal as the main fuel for smelting iron ore.

## 3.2 18th century Belbroughton

In 1751 a firm of Birmingham gunmakers, Farmer and Galton, negotiated with local landowners to secure sites for additional forges. As Belbroughton had a ready supply of water power a financial investment of £5,000 was made. During the Napoleonic War it is likely that gun barrels were ground at Galton’s Mill as Farmer and Galton had lucrative government contracts. Towards the end of the 18th century there was a plan to link the Stourbridge and Dudley canal system with Worcester via Holy Cross and Bromsgrove but the project never materialised because it would have meant taking water from the mills in Belbroughton thus depriving them of their power and the village of its livelihood.





### 3.3 19th century Belbroughton

Scythe and agricultural tool making flourished in the 19th century when the industry was dominated by the Waldron family. In 1874, however, the business in the centre of the village was acquired by Isaac Nash who employed 105 men and 6 schoolboys in 1881. Between c.1850 and 1950 the Nash scythe works and outlying mills were the predominant source of employment in Belbroughton alongside more traditional agricultural work. The employment this created must have helped develop the economy and physical extent of the village. The higher density of buildings dating from the 18th and 19th centuries along High Street, in contrast to the older and lower density plots near the church, may owe something to the localized influence of the scythe works. Belbroughton in the 19th century was not only a centre of manufacture but also a small market centre holding agricultural fairs twice yearly.



### 3.4 Modern Belbroughton

Increased mechanization in agriculture, coupled with cheaper imports, brought about a gradual decline in scythe making as the century progressed. In 1930 the Nash Works employed 130 men but in 1968 the site was finally shut down. Modern development in the village, which has doubled its size, is almost entirely residential in character and reflects the attractiveness of the village as a location for commuters travelling to work in the nearby urban centres. There are new dwellings along Hartle Lane - which have almost joined Hartle to the village centre - the Glebe, and in Pinchers Close and Woodgate Way. Since 1975 additional houses have been built on Nash Lane and the Glebe Fields. A row of houses at Yew Tree Avenue, off Holy Cross Lane, is detached from Belbroughton village.

### 3.5 Archaeology

The majority of archaeological assets recorded in Belbroughton are mills associated with the post-medieval manufacture of scythes, hay and chaff knives and edge tools. Yew Tree House, a grade II listed early 19th century stuccoed villa is set in a designed landscape containing important evidence of the system of millponds, weirs and spillways built along the course of the Belne Brook. Earthworks associated with the deserted medieval settlement of Belne have been recorded north of Bell Hall, one mile east of Belbroughton. Bell Hall is also the location for a heavily restored Norman chapel. Within the Conservation Area there are a significant number of listed buildings, the majority of which date to the 17th and 18th centuries.



## 4 ARCHITECTURAL QUALITY AND BUILT FORM

### 4.1 Plan Form

The plan form of the village reflects its evolution over time in response to various factors. In particular there is a distinction between the group around the church, almost certainly the oldest part of the village, which has a strategic position overlooking the Belne Brook valley. The larger part of the village is on lower ground, close to the brook and originating, at least in part, from water-powered corn milling and metalworking sites which date from around the 12th century and possibly earlier.

Holy Trinity, a grade II\* listed 14th century church with a fine recessed spire, stands at the centre of a loose grouping of larger houses in their own grounds and cottages facing an informal open space. Two separate routes (Church Hill and Church Road) lead downwards towards High Street, a linear arrangement with a higher density of development and picturesque, varied frontages on both sides of the street. This feels like a distinct part of the village, and is itself subdivided by a sharp change of level at its southern end (Queens Hill) where it descends to meet the Belne Brook.

A larger settlement spreads around this historic core, particularly on its east side where modern housing has been built. Of historic interest, although not included within the Conservation Area boundary, is the line of former industrial sites and mill ponds that extends up the course of the Belne Brook and forms part of a pattern of long established industrial activity in the area. Some of these sites are incorporated into private grounds retaining their significance as historic and architectural features. Nash Works, the key industrial site within the village, has been partially cleared of buildings.

The experience of visiting Belbroughton tends to be one of moving across thresholds into distinct areas of village streetscape, rather than arriving at a single focal point. The main streets come into view rather suddenly at the entrance to the village, and viewlines further into the settlement tend to be shortened by bends, changes in level and boundary walls. Within each area there is an attractive unity of form, scale and materials, and the diverse character of the village is unified by its linking elements; raised foot paths, brick boundary walls, mature garden planting and numerous cuttings through the sandstone bedrock which is left exposed at various locations.

The existence of larger houses at the entrances to the village and within a kilometre or so radius of the church is another distinctive feature. Larger plots close to the church may have an origin in pre-Conquest estate boundaries.





## 4.2 Key views and vistas

Views within the Conservation Area are generally enclosed, offering an intriguing sequence of contrasting spaces, small in scale, which are further complemented by the small scale of the buildings.

The village has a complex spatial form relative to its size. The impression of the village when seen from the surrounding countryside - a compact settlement grouped around a landmark church - is misleading. Once within the boundaries of the village the spire of Holy Trinity is largely hidden from view. The important landmarks are buildings at junctions - Belbroughton has four significant meetings of routes within its boundary (see Map 3) - the topography, which divides the village between upper and lower areas, and proximity to the river.



The result is a village streetscape which is experienced in parts rather than as a whole, with the separating elements being changes in level, bends in the road and distinctive 'pinch points' where the road is enclosed by walls, hedges and cuttings in the bedrock. These features are almost entirely positive in their impact, framing views from one space into another and making this one of the more interesting villages in the district to explore on foot.



Village gateways occur at the main entry points into Belbroughton and are characterised by small groups of cottages set close to the road, farm buildings and larger properties in their own grounds. Mature trees, garden walls and high hedgerows are conspicuous. Bends in the road interrupt sightlines into the village, reinforcing the sense of distinct spaces at the village entrances. The overall spatial character is low density with a mix of properties at the edge of the road and larger, high status buildings set back some distance and partly hidden by trees and property boundaries. Small well-tended grassy areas are features at the Bradford Lane and Holy Cross Lane entrances to the village. Between Holy Cross Lane and Dark Lane a number of original mill ponds and spillways are preserved in the grounds of Yew Tree House.



### 4.3 Prevailing and former uses

The population of Belbroughton in 2001 was 2,380 and many villagers commute either to Birmingham, Kidderminster, Stourbridge, Worcester or Bromsgrove. Scythe making, for which Belbroughton was once the national centre, continued as the mainstay of the local economy until 1968 when the Nash Works finally closed. Employment within the village is limited and restricted to agricultural, retail, light manufacturing, hospitality and service industries. Facilities on High Street include a butcher's, a convenience store and a post office-buildings in residential use now predominate. A redundant telephone kiosk on the corner of Pinchers Close and High Street was purchased by the Parish Council from BT and has served as a book exchange and library since June 2011.

Belbroughton has three public houses and a club: the Talbot, Ye Olde Horseshoe and the Club are on High Street and the Queens is at the bottom of Queens Hill. The only church in use is the grade II\* Holy Trinity standing on high ground at the top of Church Hill. Since the Conservation Area was first extended in 1975 there has been some limited house building against its eastern and northern boundaries:

- on land off Hartle Lane (formerly a scrap yard)
- as infilling west of The Glebe
- on land adjacent to the Nash Works and Mill Pond

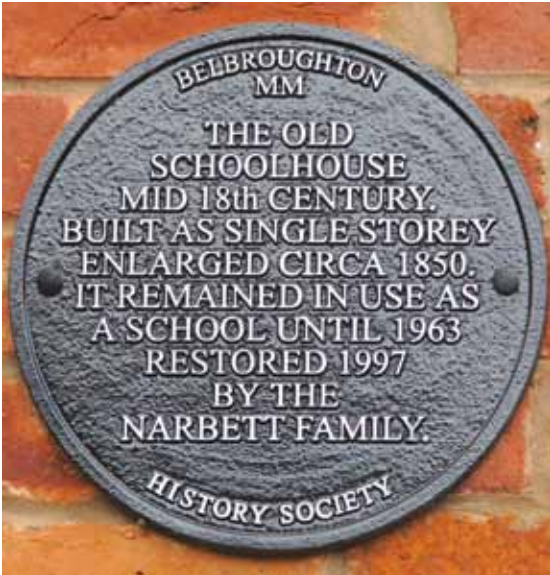
The church seems to have had a significant influence on the early development of the village, most noticeably in the area immediately surrounding it. Here, the settlement pattern is unusual, less dense than might be expected and characterised by larger plots and substantial houses, for example, the Old Rectory (c. 1762) and Church House (late 18th century).

There is evidence that both the Old Rectory and Church House occupy older sites. These were redeveloped during the course of the 18th century when the church living was owned by St John's College, Oxford. Both properties were rebuilt, enlarged and then fronted with fashionably-detailed elevations. No. 19 Church Hill is a late 18th century house which seems to reflect the same aspirations, and the group around the church provides an interesting contrast with the more typical and humble village-dwelling type represented by Bellem Cottage.





Alongside the rural population, Belbroughton developed a significant industrial sector based on the manufacture of agricultural, then military, equipment. The existing corn mills were supplemented by scythe making works, linked by millponds, weirs and spillways along the course of the Belne Brook. Much of this built fabric has since disappeared save for a red brick two-storey range on the former Nash site and a number of millponds. Important archaeological evidence of Belbroughton's history currently lies outside the boundary of the conservation area.



The village expanded significantly as a result of the local metalworking industry, particularly in the vicinity of High Street. This area is characterised by a higher density of development, comprising 19th century brick residential terraces and commercial frontages. 19th and early 20th century photographs show a thriving commercial thoroughfare with a wide range of businesses, including a number of inns. The appearance in the village of relatively well-paid industrial workers no doubt helped support local shops and other businesses though many of these have now been converted to residential use.



Expansion in the 19th century also produced some distinctive religious and institutional building types. The Primitive Methodist chapel off Forge Lane, now being used as offices, is a small-scale example of the kind of religious non-conformity often associated with manufacturing areas. On Church Hill, the original schoolhouse building - now a residence - was usurped in 1873-4 by J. A. Chatwin's patterned brick Ruskinian building, on Bradford Lane. A terrace of former almshouses, later converted to the village workhouse (1823-4), was once in use alongside the Old Schoolhouse and at No. 19 Church Hill, in the late 19th century, there was a home for Waifs and Strays - both of these buildings are now in residential use. The rectory tithe barn on Church Road was converted (1912-5) by William Weir into a village hall and a central timber bay window was added.



During the 1970s shops along the high street were beginning to thin out as more and more people acquired cars and made journeys further afield both for work and to visit the new supermarkets and shopping centres being built in surrounding towns.



## 4.4 Overall character

There is a mix of styles and types from the last 200 years with older buildings surviving in places. The handful of properties which predate the 18th century are local land marks rather than buildings which characterise the village.

Holy Trinity Church is the oldest and most dominant building in the village visible from the surrounding countryside and, despite its 19th century alterations, still recognisably medieval. It sets few surviving precedents though and the local sandstone from which it was built is only used now in garden and retaining walls.

Timber framing would have been a more widely-used building technique. Bellem Cottage is a picturesque box frame survivor from the 17th century, probably a single farmhouse to begin with under a thatched roof subsequently divided into separate dwellings and now a single residence again. The former tithe barn, a little further up Church Road, is a more substantial survival from the same period, with cross braces added to the post and truss framing. Given the late date of both buildings, it is unclear if the brick infill to the timber panels is the original material or a replacement for earlier wattle and daub.



Red brick architecture, the dominant form in the village, divides between several imposing 18th century buildings - which made early use of the material and adopted fashionable architectural details - and the smaller scale early Victorian housing which tends to be terraced in form and more modest in its detailing.

Brick-built terraced housing appeared in the village in the later 18th and 19th centuries, much of it along High Street to the back of the pavement or set back behind front gardens. At the high street's southern end there are two-storey properties that still have 18th century characteristics - dentilled eaves, string courses, stone lintels over the windows and moulded, classical frames to the doorways. Beyond the junction with Hartle Lane the detailing is more conventional, but is still an unusual mix of single and double-fronted properties where the larger houses show wooden framed and pedimented doorways. To the east of Church Hill there are two terraced groups of buildings set against the slope at right angles to the road with mature garden areas to front and rear.



There were 15 additions to the Conservation Area Boundary in 2012 including 3 to the Church Hill Zone, 2 to the Belne Brook/Queens Hill Zone and 4 to the High Street Zone. The remaining 5 additions constitute an entirely new character zone - the Yew Tree Zone.



#### 4.5 Zone 1: Church Hill

Belbroughton's oldest open space is a loosely defined area with a variety of buildings ranged around the edges of a rising landform and subdivided by property boundaries. It has a central grassy space, and is anchored by a number of landmark buildings:

- Holy Trinity Church
- the three-bay Old Rectory of c. 1762
- the Church Hall, a 17th century former rectory barn
- No. 19 Church Hill (late 18th century)
- the mid 18th century Old Schoolhouse
- former 18th century almshouses

The space is given coherence by the consistency of materials; all elevations facing the green are hand-made brick, apart from the church which is reddish local sandstone. The pattern of open spaces and their boundaries, including the churchyard and extended cemetery, are also visually unifying features.



#### 4.6 Zone 2: High Street

The linear form of the street, running along the slope at a single level for much of its length, is a distinctive feature in the village streetscape. Its character is subdivided at the junction with Hartle Lane where there is a bend and narrowing of the street width. This junction is a focus for commercial premises, including two historic inns, and feels like the centre of the village. The longest section of continuous frontage is along the street's north side and is characterised by attractive 19th century brick terraces with small front gardens. The south side has a lower density of development with some modern infill - housing and car parking - which reduces its visual appeal. Former fields, orchards and allotments to either side of the High Street have been infilled with modern housing. On the west side this has separated the High Street from the former site of the Nash Works, although Forge Lane survives as a narrow vehicular access route.





#### 4.7 Zone 3: Belne Brook and Queens Hill

This area, like Church Hill, is a loose group of different building types. Although less unified visually - the group includes a stone cottage, a painted brick courtyard building and an 18th century brick pub called the Queens - the area has a visual focus around the crossing point of the Belne Brook. This is the only part of the village where the brook is a conspicuous feature (apart from its brief appearance near Yew Tree House) at Ram Alley and where it emerges again at the Drayton Road exit.



#### 4.8 Zone 4: Yew Tree House

This area is dominated by the grade II listed Yew Tree House, an early 19th century stuccoed villa set in a landscaped parkland setting containing important evidence of the system of millponds, weirs and spillways built along the course of the Belne Brook. The gardens are entered in Richard Lockett's list of locally significant parks and gardens in "A Survey of Historic Parks and Gardens in Worcestershire" and the millponds are intact survivals from Belbroughton's industrial history - the recent loss of the Nash Works millpond enhances their historic significance.



#### 4.9 Key unlisted buildings

Currently, there has been no local list drawn up for Belbroughton. A large number of unlisted historic buildings, however, can be found in the Conservation Area. They are marked in green on Map 3 and are considered to make a positive contribution to the character or appearance of the Conservation Area. Examples include:

- the red brick Victorian school on Bradford Lane decorated with courses of blue brick
- the Old Schoolhouse on Church Hill
- the former parish workhouse, Nos. 22 - 26 Church Hill
- Nos. 4 - 8 Queens Hill
- Majority of properties fronting High Street and Church Street
- The Horseshoe Inn
- The Talbot
- No. 3 Hartle Lane
- The former Primitive Methodist Chapel off Forge Lane, now in commercial use
- Outbuilding to Field House Farm, Dark Lane





#### 4.10 Building materials

The most visible building materials are orange-red brickwork and a mix of clay tile and blue slate roofs. As in many other villages and towns in the region, these have been the typical building materials for most types of residential and commercial property since at least the 17th century.



The outcrop of sandstone on which the village sits would seem to have provided a source of local building stone, though there is little evidence that it was widely used apart from in the construction of Holy Trinity Church. Timber framing with wattle and daub infill panels and thatched roofing must have been Belbroughton's characteristic building type from the middle ages until well into the 17th century. These materials have almost entirely disappeared from the village streetscape - thatch has long gone, there is no visible medieval timber framing and much of the stonework in the church is Victorian replacement of the original.



The most conspicuous timber-framed buildings - Bellem Cottage and the Church Hall - are both 17th century, with brick infill replacing the earlier wattle and daub. From this period onwards brick became more fashionable, durable and economic to use as a building material. In the 18th century the material would be used to build some of the most prestigious properties in the village, such as The Old Rectory and Church House. The visibility of brick is increased through its use in boundary walls, a feature of the village in places, for example, opposite the Horseshoe Inn on High Street.



With a couple of notable exceptions at the edge of the village the decorative uses of brick are mostly restrained. On Bradford Lane, the school built in 1874 has been turned into a local landmark by the use of varied architectural forms and distinctive blue brick patterning. On Dark Lane, within the proposed boundary of the Conservation Area, an outbuilding of Field House Farm has been enriched with stepped buttresses, chimneys and patterned brickwork. 19th century photographs show that the nearby Belbroughton Corn Mill (demolished in the 1930s) had similar detailing.



Surviving industrial buildings on the site of the Nash Works and other later 19th century buildings make use of an engineering type of brick, which nevertheless complements the earlier work through its use of a soft orange red shade rather than the darker reds often associated with the material.

A distinctive by product of the scythe making process is also visible in walls, steps and path surfaces throughout the village; the sandstone grinding stones which were supplied from Alveley in Shropshire and used in the Nash Works until the 1930s. These flat, circular stones are reused either whole, as flags, or split in two and used in walling with the flat, split surface turned outwards.

#### 4.11 Public realm, green spaces and trees

Belbroughton has a number of well-tended grassy areas which contribute to the amenity and appearance of the village. The space around the church is ancient in origin, and its history and long standing public significance is marked by the remains of a medieval cross, and the presence of mature trees including chestnuts, yew, pines, maples and flowering cherries. Open space elsewhere in the village has been provided on cleared sites and purchased land as the village expanded on lower ground to the north. Belbroughton's rich endowment of trees, both within and along the approaches to the village, has helped to preserve a sense of rural environment aided by expanses of allotments and a comprehensive network of established footpaths linking the village with the surrounding countryside.

Level areas of open ground are relatively scarce in Belbroughton's valley side location, and most accessible sites are occupied by private plots. Public space on sloping sites has been made more usable by building up the slope behind low retaining walls, and raising the landscaped area above the adjoining roadway. The church yard and green, for instance, are raised above the surrounding street level by a 1m stone retaining wall and this feature occurs again along the edge of the village green off High Street and at the junction of Church Road and Queens Hill. The feature complements other boundary and road edge treatments, in particular brick garden walls and exposed bedrock cuttings.





Less successful in public realm terms is the treatment of the former open space opposite The Talbot public house at the junction of High Street and Hartle Lane. This has been divided between car parking and a village green, both rectangular open spaces ringed by tree and shrub planting. The village green has gates recently made by a local craftsman. The layout is not organically related to the form of the village; the car park is conspicuous and the perimeter planting too dense, overshadowing the garden and blocking views of the church (an important potential sightline between two of the village's focal spaces).



The Belne Brook is the least used of Belbroughton's public realm assets, it appears at the Holy Cross Lane entrance to the village then reappears on the other side of the village at the junction of Church Hill and Queens Hill where it can only be viewed from the highway. The extensive culverting under the Nash Works site and the infilling of the works millpond have contributed to its lack of impact on the modern village streetscape, although a network of ponds and streams still exists in the grounds of Yew Tree House.

The biodiversity value of public realm in the village is limited by the well-maintained nature of the spaces, which are mostly mown grass with a mix of ornamental and native species and few untended areas. The river corridor, which is less intensively managed and (in the grounds of Yew Tree House) dominated by native woodland and understorey, has more potential for flora and fauna.



Belbroughton History Society has fixed black Millennium heritage plaques to eight key buildings in the Conservation Area and these are considered to enhance the character of the buildings and the village streetscape. There are further informative plaques where the brook runs under a culvert near the Queen's public house, on the village green off the High Street - where there is also a Bradley forge hammer - at Ram Alley and nearby the church.



## 5 2012 BOUNDARY CHANGES

We amended the boundary of the Conservation Area against the following criteria:

- It should enclose a readily identifiable homogenous area of distinct architectural quality and/or historic interest which is desirable to preserve or enhance
- It should include landscape features which are an integral part of the historic built environment
- It should be tightly drawn but where necessary include the immediate setting which forms the heart of the area
- It should relate to easily identifiable physical plot boundaries
- It should include buildings and man-made features

There were 15 separate new areas included in the Conservation Area in 2012 each one of which satisfied at least one of the requirements listed above. They were as follows:

### **1) Church Farm Barn and Cow Shed and adjoining buildings and curtilages**

Both of these mid-18th century farm outbuildings are listed structures, built of brick on sandstone bases with ornate stone dressings. They have been recently renovated and converted into dwellings and their contribution to the group setting of the nearby listed buildings (Church House and Holy Trinity) has been significantly enhanced. The boundary extends eastwards and southwards to Bradford Road including land now occupied by a late 20th century dwelling and a detached house from the 1930s. This extension consolidates the entry point into the village, linking in with the listed buildings of 7/9 Bradford Road and marking the boundary with arable farming to the south and west. Curtilage buildings sandwiched between the barns and Church House are also included as they contribute to the group value.



### **2) Land to the Rear of Church House**

The previous boundary of the Conservation Area cut across the formal gardens to the rear of Church House. This was extended to a clearly defined physical boundary to the rear of the curtilage of Church House at a point where it meets the public footpath entry into the village. The land includes some significant groups of trees, which demarcate the footpath entry into the village.

### **3) Extension to Holy Trinity Church graveyard**

The previous boundary cut directly across the graveyard. The extension includes the entire graveyard, up to the field boundary on the western edge, beyond which is open countryside.



### **4) Consolidating boundaries on the N.W. corner of the village**

The amendment here rationalized the then existing boundaries, which cut across gardens and meadows adjacent to Belne Brook.

### **5) Land either side of Kidderminster Road**

Little Brookfield and Brent Eleigh though both enlarged by modern extensions retain their positive historic merit. Their inclusion marked the north-west boundary of the Conservation Area along well-defined field boundaries.

### **6) Former chapel off Forge Lane**

A straightening of the boundary here included the Primitive Methodist chapel, a building converted to commercial use which still maintains a strong historical presence. Primitive Methodism was a major movement in England from c. 1810 until the Methodist Union in 1932.

### **7) Nos. 3 - 7 Hartle Lane**

These 3 buildings once constituted the eastern perimeter of the village centre before modern development began to shrink the distance between Belbroughton and Hartle. Coronation House (No. 3) is dated 1902 while the Parish Room at No. 7 was built in the 1930s. Both are largely unaltered contributing positively to the historic village streetscape and the setting of the Talbot public house.

### **8) 32 and 34 High Street**

The proposal here was to include all the rear gardens attached to the dwellings that are within the Conservation Area rather than having the boundary cut across the gardens as is currently the case.

### **9) 44 High Street**

Former police station now in residential use.

### **10) 71, 73 and 75 High Street**

Minor amendments to the boundary of the Conservation Area were suggested to the rear of the gardens, to accord with garden boundaries, rather than cut across them.





### 11) 77 and 79 High Street

These late Victorian dwellings set in spacious gardens are significant street features contributing to the character of the street as it sweeps up the hill into the village. The wall to No. 77 is made up of split millstone wheels, a modern reminder of its Belbroughton's past industrial era.



### 12) Springfield (No. 62 High Street)

This imposing 3-storey painted brick Georgian dwelling, which is grade II listed, seems to have retained much of its original character. Occupying an elevated position, it is a prominent landmark building overlooking the public green, Belne brook, the entrance to Dark Lane and the former site of Belbroughton Mill. The dwelling, together with its immediate historic surroundings, is an area of significant historic interest, which merited inclusion in the Conservation Area.



### 13) Belne Cottage and Nos. 3 - 7 Holy Cross Lane

Although Belne Cottage is a mid to late 20th century dwelling it is a good well-mannered example of its age complementing the symmetry of the 3-bay Edwardian cottages next door. Together they help define the entry into the village and merited inclusion in the Conservation Area.



### 14) Dark Lane

On the south side of Dark lane, opposite the curtilage to Yew Tree House, an outbuilding to Field House Farm presents a landmark frontage which is visible for some distance westwards along the lane towards the junction with Holy Cross Lane. The unusually detailed elevation is an essential part of the cherished scene, giving this western end of Dark Lane as it enters the village a sense of place. The building is of architectural interest with 6 matching slender chimneys, ornate gables, diaper brickwork and a corbelled brick corner. It contributes significantly to the historic and architectural interest of this north eastern edge of the village environs and was therefore included in the Conservation Area.



### 15) Yew Tree House

This listed (grade II) early 19th century stuccoed villa is set in a landscaped parkland setting containing important evidence of the system of millponds, weirs and spillways built along the course of the Belne Brook. The gardens are entered in Richard Lockett's list of locally significant parks and gardens in "A Survey of Historic Parks and Gardens in Worcestershire" and the millponds are intact survivals from Belbroughton's industrial history - the recent loss of the Nash Works millpond enhances their historic significance. The site is a significant feature of historic interest which merited inclusion in the Conservation Area.

## 6 SUMMARY OF ISSUES

Belbroughton has many of the characteristics of North Worcestershire villages, and shares with its neighbours the problems common to rural communities in close proximity to a large urban area. The quality of life in the village makes it desirable as a commuting destination and this raises the twin challenges of accommodating new house building and increased traffic flows.



There are very few buildings in the Conservation Area which neither enhance nor detract from its general character or appearance (see Map 3). What negative areas there are remain limited, for example, garaging visible from High Street/Nash Lane. Post-war house building (mostly private) has helped expand the village's population and support services such as the village school and store. Development layouts and the design of individual houses, unfortunately, have tended to be suburban and self-contained in character, contributing little to the village setting. High housing values in the village should make it possible to insist on more location specific designs and layouts at the application stage.

The Appraisal has highlighted the following problems, needs and pressures in the Belbroughton Conservation Area:

### 6.1 Modern infill

The erosion of diversity and distinctiveness through modern infill emphasizes the very great need to harmonise any new development with the existing landscape and historic built environment. New building, as well as alterations, has not always been carried out in sympathy with existing styles and the tradition of adapting to change has not necessarily been followed. Land between the rear of High Street properties and the Nash Works is available for housing as the pressure for development of backland increases.

### 6.2 Former Nash Works

This substantial riverside plot which lies outside the Conservation Area is currently abandoned and neglected with most of its buildings demolished. A vacant, two-storey range on the north-west boundary remains and appears readily capable of repair. This may provide historic and design value to the site which was once the centre of a significant traditional manufacturing industry dominating the area over four centuries.





### 6.3 Loss of historic detailing

Incremental change within the existing Conservation Area boundary is eroding the historic character of the village. Many historic windows have been replaced with uPVC frames, which cannot reproduce the appearance and detail of the originals. Other fittings that are often replaced with standardised modern products include doors, rainwater goods (gutters, hoppers, downpipes), eaves and bargeboard fittings, roofing materials and chimney pots. The loss of these details may seem individually insignificant but collectively, over time, they can destroy the heritage value of the Conservation Area.

### 6.4 Locally listed buildings

The wider Belbroughton area has a wealth of historic buildings but only 57 of them are listed or designated heritage assets. Many of the other historic buildings are of local importance but not national importance. The establishment of a local list would identify these important local historic assets.

### 6.5 Gardens and their boundaries

These are an important part of Belbroughton's character and make a significant contribution as village features. The concentration of historic properties with limited car parking within the Conservation Area boundary has resulted in some owners removing walls, fences and hedges and paving over the planted part of their garden for vehicle hardstanding, often with unsympathetic modern paving materials. Although currently limited in extent, this pattern could have a serious impact on the visual quality of the village if allowed to continue unchecked.

The draft management plan in the next section considers how all of these issues might be addressed to ensure the continuing preservation and enhancement of the character and appearance of the Conservation Area.

### 6.6 Ponds and streams

These form a useful, local wildlife habitat despite their variable quality. The loss of this habitat would link to major declines in plants, terrestrial invertebrates and vertebrates elsewhere.



# PART 2 MANAGEMENT PROPOSALS

## 1 INTRODUCTION

The purpose of this management plan is to provide a clear strategy for the management of Belbroughton Conservation Area in a way that will protect and enhance its character and appearance. It should be read in conjunction with the Belbroughton Conservation Area Appraisal (July 2012) in which the character and special interest of the Conservation Area is identified, along with the features and other issues that currently compromise or detract from its character and appearance.

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, and also to guide and manage change and in particular to respond to the negative features and 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 National Planning Policy Framework (NPPF) and follows the most recent guidance from English Heritage "Understanding Place: Conservation Area, Designation, Appraisal and Management" (2011). A Public Consultation took place between 16th July 2012 and 24th August 2012.

The management plan is for use as a technical document to provide guidance for owners and businesses in the Conservation Area. It informs and guides the development control process and policy formation. After a period of public consultation the plan was formally adopted as a material planning consideration by Bromsgrove District Council.





## 1.1 Planning policy context

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 Belbroughton can be found in the Bromsgrove District Local Plan (adopted in January 2004) and the emerging Bromsgrove Core Strategy.

The key objectives in the Bromsgrove District Local Plan in respect of the preservation and enhancement of the character or appearance of the Conservation Area are:

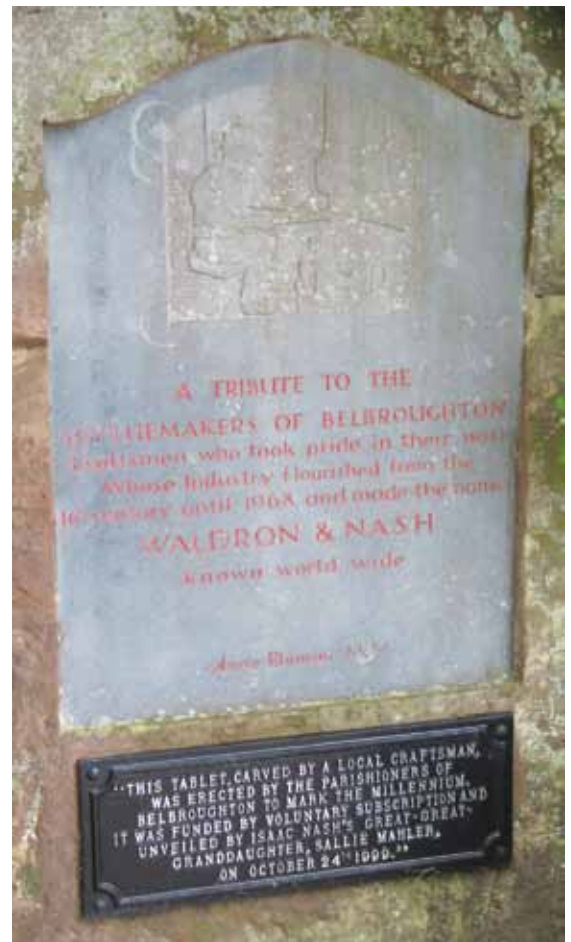
- S35A, Development in Conservation Areas
- S36, Design of Development in Conservation Areas
- S37, Demolition in Conservation Areas
- S38, Protection of Buildings of Merit
- S41, Listed Buildings in Shopping Areas
- S42, Shopfronts in Conservation Areas
- S43, Traffic Calming Schemes
- S45, Improvements to Conservation Areas
- S47, Advertisement Control

Copies of the Local Plan are available on the Council's website at [www.bromsgrove.gov.uk](http://www.bromsgrove.gov.uk) or from the Council House in Burcot Lane, Bromsgrove, B60 1AA

In 2004 Bromsgrove District Council adopted SPG 2, Shopfronts and Advertisement Design Guide. In respect of the Conservation Area the aim of the guidance is to encourage shopfront design and advertisements which preserve and enhance the character and significance of the Conservation Area. This document is to be revised and updated shortly.

The Council is committed to plan-led development and the plan-making process and has produced a draft plan for the whole district in the form of the draft Core Strategy. This plan is progressing towards an advanced stage of production and it is hoped that now the NPPF has been published the plan can be progressed quickly to formal adoption.

This policy framework, along with the NPPF and the English Heritage Guidance Document PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide (which remains valid), will be used to further the preservation and enhancement of the character of the Conservation Area.





## 1.2 Summary of special interest

Belbroughton is a compact village nestling in a valley. A variety of well-mannered buildings from several periods can be identified with red brick architecture from the 18th and 19th centuries predominating along the High Street and in the area focusing on Holy Trinity Church.

Indications of village life past are the mill stones evident in the construction of many buildings, none more so than the flight of steps of 5 Church Road, which is formed of old scythe grinding stones, possibly used at the Nash Works which specialized in this manufacture. The village was a national centre for scythe making and the mill pools and forges can still be seen along the course of the Belne Brook.

Belbroughton has two manor houses of note as well as two village greens which are located at entrances to the village rather than the more usual central location. The street pattern, building styles and views within the village, the sense of enclosure and changes of level combine to give Belbroughton a unique character worthy of conservation.

## 1.3 Challenges and opportunities

The appraisal has highlighted the following problems and pressures in the Belbroughton Conservation Area:

- Modern infill
- Former Nash Works
- Loss of historic detailing
- Locally listed buildings
- Gardens and their boundaries
- Ponds and streams





## 2 MANAGEMENT PROPOSALS

The following strategies have been identified as ways in which to help 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.

### 2.1 Modern infill

The erosion of diversity and distinctiveness through modern infill emphasizes the very great need to harmonise any new development with the existing landscape and historic built environment. New building, as well as alterations, has not always been carried out in sympathy with existing styles and the tradition of adapting to change has not necessarily been followed.

Land between the rear of High Street properties and the Nash Works is available for housing as the pressure for development of backland increases.

#### 2.1.1 Proposed action

- New proposals should be assessed in accordance with local and national policies in respect of conservation areas to ensure that any new scheme achieves better integration into the historic environment and enhances the character and appearance of the Conservation Area
- Ensure that new building, as well as alterations which can also have a significant impact on an area, are carried out in sympathy with existing styles, continuing the tradition of adapting to change
- Existing building lines should be maintained
- Allow no buildings to compete in height with their surroundings, for example, a single-storey building should not be permitted in a group of two-storey buildings
- Materials should respect those generally used in the vicinity
- New buildings should maintain the line and scale of existing fenestration and need not necessarily copy historic styles
- Densities should be kept appropriate for the vicinity and houses provided with gardens in keeping with the existing patterns. Estates with large houses, close together, are not appropriate
- New development should be sited to minimize the need for new infrastructure



- Seek improvements to buildings where opportunities arise through development/redevelopment proposals
- New proposals should be assessed in accordance with local and national policies in respect of Conservation Areas to ensure that any new scheme achieves better integration into the historic environment and enhances the character and appearance of the Conservation Area
- Encourage the preservation of important views within the village and preserve vistas towards historic buildings

## 2.2 Former Nash Works

This substantial riverside plot which lies outside the Conservation Area is currently abandoned and neglected with most of its buildings demolished. A vacant, two-storey range on the north-west boundary remains and appears readily capable of repair. This may provide historic and design value to the site which was once the centre of a significant traditional manufacturing industry dominating the area over four centuries.

### 2.2.1 Proposed action

- Any redevelopment of the Nash Works site should seek improvements to the existing access
- Retain and refurbish the Victorian building range on the north-west boundary
- Carry out archaeological fieldwork prior to and during redevelopment
- Include a small display of the history of the site and scythe manufacture





## 2.3 Loss of historic detailing

Incremental change within the existing Conservation Area boundary is eroding the historic character of the village. Many historic windows have been replaced with uPVC frames, which cannot reproduce the appearance and detail of the originals. Other fittings that are often replaced with standardised modern products include doors, rainwater goods (gutters, hoppers, downpipes), eaves and bargeboard fittings, roofing materials and chimney pots. The loss of these details may seem individually insignificant but collectively, over time, they can destroy the heritage value of the Conservation Area.

### 2.3.1 Proposed action

- Discourage the removal or alteration of original fenestration
- Address unauthorised alterations to buildings through enforcement action where appropriate, in accordance with our enforcement policy
- 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
- The reinstatement of historic detailing will be encouraged where opportunities arise through development proposals
- We will consider the need for an Article 4 Direction to bring any permitted development works under planning control, to ensure that the special qualities of unlisted buildings of local significance are protected

## 2.4 Locally listed buildings

The wider Belbroughton area has a wealth of historic buildings but only 57 of them are listed or designated heritage assets. Many of the other historic buildings are of local importance but not national importance. The establishment of a local list would identify these important local historic assets.

### 2.4.1 Proposed action

- When the local list criteria are adopted draw up a list of locally important buildings or heritage assets





## 2.5 Gardens and their boundaries

These are an important part of Belbroughton's character and make a significant contribution as village features. The concentration of historic properties with limited car parking within the Conservation Area boundary has resulted in some owners removing walls, fences and hedges and paving over the planted part of their garden for vehicle hardstanding, often with unsympathetic modern paving materials. Although currently limited in extent, this pattern could have a serious impact on the visual quality of the village if allowed to continue unchecked.



### 2.5.1 Proposed action

- Consider the need for an Article 4 Direction
- Encourage owners when designing new driveways to minimize the loss of greenery
- When repairing or constructing new kerbs use original or matching recycled materials
- New boundary detail, especially that visible from the road and footpaths, should reflect existing traditional styles
- Encourage the use of reclaimed millstones as a wall building material
- Brick walls should be:
  - ◆ constructed with bricks to match original walls found throughout the village
  - ◆ finished with the traditional blue half moon bricks or other traditional capping
  - ◆ low where they front a property
- Discourage styles such as:
  - ◆ high security fences
  - ◆ panel fencing, i.e. wood, concrete and uPVC
  - ◆ planting of Leylandii, or conifers which are not native to the British Isles



## 2.6 Ponds and Streams

The course of the brook forms a useful, local wildlife habitat despite its variable quality. The loss of this habitat would link to major declines in plants, terrestrial invertebrates and vertebrates elsewhere.

### 2.6.1 Proposed action

- support measures to re-landscape and improve the environmental quality of this area
- encourage the restoration of the natural habitat as much as possible in order to enhance biodiversity



## 3 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 at Bromsgrove District Council.



# APPENDIX 1

## List of properties within the Conservation Area Boundary

Scout Hut Church Road Belbroughton Stourbridge Worcestershire DY9 9TE  
Church Office Church Road Belbroughton Bromsgrove Worcestershire DY9 9TE  
Westcote Bradford Lane Belbroughton Stourbridge Worcestershire DY9 9TF  
17A High Street Belbroughton Stourbridge Worcestershire DY9 9SY  
Yew Tree Holy Cross Lane Belbroughton Stourbridge Worcestershire DY9 9SN  
The Oaks Church Farm Bradford Lane Belbroughton Stourbridge Worcestershire DY9 9TF  
The Queens Queens Hill Belbroughton Stourbridge Worcestershire DY9 0DU  
10 High Street Belbroughton Stourbridge Worcestershire DY9 9SY  
11 High Street Belbroughton Stourbridge Worcestershire DY9 9SY  
15 High Street Belbroughton Stourbridge Worcestershire DY9 9SY  
17 High Street Belbroughton Stourbridge Worcestershire DY9 9SY  
19 - 21 High Street Belbroughton Stourbridge Worcestershire DY9 9SY  
26 High Street Belbroughton Stourbridge Worcestershire DY9 9SU  
28 High Street Belbroughton Stourbridge Worcestershire DY9 9SU  
29 High Street Belbroughton Stourbridge Worcestershire DY9 9ST  
31A High Street Belbroughton Stourbridge Worcestershire DY9 9ST  
35 High Street Belbroughton Stourbridge Worcestershire DY9 9ST  
36 High Street Belbroughton Stourbridge Worcestershire DY9 9SU  
37 High Street Belbroughton Stourbridge Worcestershire DY9 9ST  
39 High Street Belbroughton Stourbridge Worcestershire DY9 9ST  
40 High Street Belbroughton Stourbridge Worcestershire DY9 9SU  
42 High Street Belbroughton Stourbridge Worcestershire DY9 9SU  
43 High Street Belbroughton Stourbridge Worcestershire DY9 9ST  
51 High Street Belbroughton Stourbridge Worcestershire DY9 9ST  
55 High Street Belbroughton Stourbridge Worcestershire DY9 9ST  
59 High Street Belbroughton Stourbridge Worcestershire DY9 9ST  
63 High Street Belbroughton Stourbridge Worcestershire DY9 9ST  
67 High Street Belbroughton Stourbridge Worcestershire DY9 9ST  
69 High Street Belbroughton Stourbridge Worcestershire DY9 9ST  
73 High Street Belbroughton Stourbridge Worcestershire DY9 9ST  
Crown Domestic Appliances Ltd 3 Hartle Lane Belbroughton Stourbridge Worcestershire DY9 9TG  
22 - 26 Church Hill Belbroughton Stourbridge Worcestershire DY9 0DT  
The Coach House High Street Belbroughton Worcestershire DY9 9SU  
The Old Bakehouse High Street Belbroughton Stourbridge Worcestershire DY9 9SY  
3 Holy Cross Lane Belbroughton Stourbridge Worcestershire DY9 9SR



## Appendix 1 continued

5 Holy Cross Lane Belbroughton Stourbridge Worcestershire DY9 9SR  
First Floor 22 - 26 Church Hill Belbroughton Stourbridge Worcestershire DY9 0DT  
Malt Cottage 8 Church Hill Belbroughton Stourbridge Worcestershire DY9 0DT  
Field House Farm Dark Lane Belbroughton Stourbridge Worcestershire DY9 9SS  
Overbrook House Drayton Road Belbroughton Stourbridge Worcestershire DY9 0DX  
12 Bradford Lane Belbroughton Stourbridge Worcestershire DY9 9TF  
Church House Bradford Lane Belbroughton Stourbridge Worcestershire DY9 9TF  
The Old Rectory Bradford Lane Belbroughton Stourbridge Worcestershire DY9 9TF  
The Rectory Bradford Lane Belbroughton Stourbridge Worcestershire DY9 9TF  
4 Queens Hill Belbroughton Stourbridge Worcestershire DY9 0DU  
8 Queens Hill Belbroughton Stourbridge Worcestershire DY9 0DU  
18 Queens Hill Belbroughton Stourbridge Worcestershire DY9 0DU  
20 Queens Hill Belbroughton Stourbridge Worcestershire DY9 0DU  
26 Queens Hill Belbroughton Stourbridge Worcestershire DY9 0DU  
28 Queens Hill Belbroughton Stourbridge Worcestershire DY9 0DU  
32 Queens Hill Belbroughton Stourbridge Worcestershire DY9 0DU  
Church Farm Bradford Lane Belbroughton Stourbridge Worcestershire DY9 9TF  
Little Brookfield Hackmans Gate Lane Belbroughton Stourbridge Worcestershire DY9 0DW  
Bryher Hartle Lane Belbroughton Stourbridge Worcestershire DY9 9TG  
Talbot Hotel Hartle Lane Belbroughton Stourbridge Worcestershire DY9 9TG  
2 High Street Belbroughton Stourbridge Worcestershire DY9 9SY  
3 High Street Belbroughton Stourbridge Worcestershire DY9 9SY  
6 High Street Belbroughton Stourbridge Worcestershire DY9 9SY  
7A High Street Belbroughton Stourbridge Worcestershire DY9 9SY  
8 High Street Belbroughton Stourbridge Worcestershire DY9 9SY  
1 Church Hill Belbroughton Stourbridge Worcestershire DY9 0DT  
5 Church Hill Belbroughton Stourbridge Worcestershire DY9 0DT  
9 Church Hill Belbroughton Stourbridge Worcestershire DY9 0DT  
11 Church Hill Belbroughton Stourbridge Worcestershire DY9 0DT  
15 Church Hill Belbroughton Stourbridge Worcestershire DY9 0DT  
3 Bradford Lane Belbroughton Stourbridge Worcestershire DY9 9TF  
7 Bradford Lane Belbroughton Stourbridge Worcestershire DY9 9TF  
Bramble Cottage 9 Bradford Lane Belbroughton Stourbridge Worcestershire DY9 9TF  
11 Bradford Lane Belbroughton Stourbridge Worcestershire DY9 9TF  
16 Church Hill Belbroughton Stourbridge Worcestershire DY9 0DT  
17 Church Hill Belbroughton Stourbridge Worcestershire DY9 0DT  
28 Church Hill Belbroughton Stourbridge Worcestershire DY9 0DT

## Appendix 1 continued

30 Church Hill Belbroughton Stourbridge Worcestershire DY9 0DT  
32 Church Hill Belbroughton Stourbridge Worcestershire DY9 0DT  
34 Church Hill Belbroughton Stourbridge Worcestershire DY9 0DT  
5 Church Road Belbroughton Stourbridge Worcestershire DY9 9TE  
6 Church Road Belbroughton Stourbridge Worcestershire DY9 9TE  
7 Church Road Belbroughton Stourbridge Worcestershire DY9 9TE  
8 Church Road Belbroughton Stourbridge Worcestershire DY9 9TE  
10 Church Road Belbroughton Stourbridge Worcestershire DY9 9TE  
11 Church Road Belbroughton Stourbridge Worcestershire DY9 9TE  
15 Church Road Belbroughton Stourbridge Worcestershire DY9 9TE  
16 Church Road Belbroughton Stourbridge Worcestershire DY9 9TE  
18 Church Road Belbroughton Stourbridge Worcestershire DY9 9TE  
3 Hartle Lane Belbroughton Stourbridge Worcestershire DY9 9TG  
3 Drayton Road Belbroughton Stourbridge Worcestershire DY9 0DX  
5 Drayton Road Belbroughton Stourbridge Worcestershire DY9 0DX  
6 Drayton Road Belbroughton Stourbridge Worcestershire DY9 0DX  
7 Drayton Road Belbroughton Stourbridge Worcestershire DY9 0DX  
8 Drayton Road Belbroughton Stourbridge Worcestershire DY9 0DX  
11 Drayton Road Belbroughton Stourbridge Worcestershire DY9 0DX  
12 Drayton Road Belbroughton Stourbridge Worcestershire DY9 0DX  
Ye Olde Horseshoe 33 High Street Belbroughton Stourbridge Worcestershire DY9 9SY  
5 Hartle Lane Belbroughton Stourbridge Worcestershire DY9 9TG  
1 High Street Belbroughton Stourbridge Worcestershire DY9 9SY  
4 High Street Belbroughton Stourbridge Worcestershire DY9 9SY  
7 Queens Hill Belbroughton Stourbridge Worcestershire DY9 0DU  
11 Queens Hill Belbroughton Stourbridge Worcestershire DY9 0DU  
Belne Cottage Holy Cross Lane Belbroughton Stourbridge Worcestershire DY9 9SR  
Yew Tree House Holy Cross Lane Belbroughton Stourbridge Worcestershire DY9 9SN  
75 High Street Belbroughton Stourbridge Worcestershire DY9 9ST  
Freshmans (P H ) 22 - 26 Church Hill Belbroughton Worcestershire DY9 0DT  
3 Church Hill Belbroughton Stourbridge Worcestershire DY9 0DT  
7 Church Hill Belbroughton Stourbridge Worcestershire DY9 0DT  
12 Church Hill Belbroughton Stourbridge Worcestershire DY9 0DT  
9 Church Road Belbroughton Stourbridge Worcestershire DY9 9TE  
14 Church Road Belbroughton Stourbridge Worcestershire DY9 9TE  
17 Church Road Belbroughton Stourbridge Worcestershire DY9 9TE  
7 High Street Belbroughton Stourbridge Worcestershire DY9 9SY



## Appendix 1 continued

9 High Street Belbroughton Stourbridge Worcestershire DY9 9SY  
32 High Street Belbroughton Stourbridge Worcestershire DY9 9SU  
37A High Street Belbroughton Stourbridge Worcestershire DY9 9ST  
38 High Street Belbroughton Stourbridge Worcestershire DY9 9SU  
41 High Street Belbroughton Stourbridge Worcestershire DY9 9ST  
44 High Street Belbroughton Stourbridge Worcestershire DY9 9SU  
53 High Street Belbroughton Stourbridge Worcestershire DY9 9ST  
57 High Street Belbroughton Stourbridge Worcestershire DY9 9ST  
61 High Street Belbroughton Stourbridge Worcestershire DY9 9ST  
65 High Street Belbroughton Stourbridge Worcestershire DY9 9ST  
71 High Street Belbroughton Stourbridge Worcestershire DY9 9ST  
77 High Street Belbroughton Stourbridge Worcestershire DY9 9ST  
7 Holy Cross Lane Belbroughton Stourbridge Worcestershire DY9 9SR  
22 Queens Hill Belbroughton Stourbridge Worcestershire DY9 0DU  
30 Queens Hill Belbroughton Stourbridge Worcestershire DY9 0DU  
10 Bradford Lane Belbroughton Stourbridge Worcestershire DY9 9TF  
Church Cottage Bradford Lane Belbroughton Stourbridge Worcestershire DY9 9TF  
The Flat The Old Rectory Bradford Lane Belbroughton Stourbridge Worcestershire DY9 9TF  
10 Drayton Road Belbroughton Stourbridge Worcestershire DY9 0DX  
19 Church Hill Belbroughton Stourbridge Worcestershire DY9 0DT  
26 Church Hill Belbroughton Stourbridge Worcestershire DY9 0DT  
79 High Street Belbroughton Stourbridge Worcestershire DY9 9ST  
49 High Street Belbroughton Worcestershire DY9 9ST  
Flat 38 High Street Belbroughton Stourbridge Worcestershire DY9 9SU  
Flat 42 High Street Belbroughton Stourbridge Worcestershire DY9 9SU  
Church Hall Church Road Belbroughton Stourbridge Worcestershire DY9 9TE  
Belbroughton C Of E First School Bradford Lane Belbroughton Stourbridge Worcestershire DY9 9TF  
Belbroughton Post Office 24 High Street Belbroughton Stourbridge Worcestershire DY9 9ST  
Brent Eleigh Hackmans Gate Lane Belbroughton Stourbridge Worcestershire DY9 0DW  
28A Church Hill Belbroughton Stourbridge Worcestershire DY9 0DT  
Flat 51 High Street Belbroughton Stourbridge Worcestershire DY9 9ST  
Flat 1 Yew Tree Holy Cross Lane Belbroughton Stourbridge Worcestershire DY9 9SN  
Flat 2 Yew Tree Holy Cross Lane Belbroughton Stourbridge Worcestershire DY9 9SN  
2 Queens Hill Belbroughton Stourbridge Worcestershire DY9 0DU  
Queens Lodge 4 Church Hill Belbroughton Worcestershire DY9 0DT  
Corner House 2 Church Hill Belbroughton Worcestershire DY9 0DT  
The Malt House Church Hill Belbroughton Worcestershire DY9 0DT

## Appendix 1 continued

21 High Street Belbroughton Stourbridge Worcestershire DY9 9SY  
24 Church Hill Belbroughton Stourbridge Worcestershire DY9 0DT  
24 Queens Hill Belbroughton Stourbridge Worcestershire DY9 0DU  
1 Drayton Road Belbroughton Stourbridge Worcestershire DY9 0DX  
31 High Street Belbroughton Stourbridge Worcestershire DY9 9ST  
30 High Street Belbroughton Stourbridge Worcestershire DY9 9SU  
Severn Trent Water Auth Drayton Road Belbroughton Stourbridge Worcestershire DY9 0DX  
34 High Street Belbroughton Stourbridge Worcestershire DY9 9SU  
5 High Street Belbroughton Stourbridge Worcestershire DY9 9SY  
1 Church Road Belbroughton Stourbridge Worcestershire DY9 9TE  
5 Bradford Lane Belbroughton Stourbridge Worcestershire DY9 9TF  
The Parish Room Hartle Lane Belbroughton Worcestershire DY9 9TG  
Church Lodge Bradford Lane Belbroughton Worcestershire DY9 9TF  
25 High Street Belbroughton Stourbridge Worcestershire DY9 9ST  
23 - 25 High Street Belbroughton Stourbridge Worcestershire DY9 9ST  
Holy Trinity Church Church Hill Belbroughton Worcestershire DY9 9TF  
Waifs House Church Hill Belbroughton Stourbridge Worcestershire DY9 0DT  
Church Gables Bradford Lane Belbroughton Stourbridge Worcestershire DY9 9TF  
Atcherley House Church Hill Belbroughton Stourbridge Worcestershire DY9 0DT  
Coronation House Hartle Lane Belbroughton Stourbridge Worcestershire DY9 9TG  
Church House Church Hill Belbroughton Stourbridge Worcestershire DY9 0DT  
Jordans Butchers High Street Belbroughton Stourbridge Worcestershire DY9 9SY  
Island House Drayton Road Belbroughton Stourbridge Worcestershire DY9 0DX  
Springfields Dark Lane Belbroughton Worcestershire DY9 9SS  
School House Bradford Lane Belbroughton Stourbridge Worcestershire DY9 9TF  
The School House Bradford Lane Belbroughton Stourbridge Worcestershire DY9 9TF  
2 Drayton Road Belbroughton Stourbridge Worcestershire DY9 0DX  
4 Drayton Road Belbroughton Stourbridge Worcestershire DY9 0DX



## APPENDIX 2

### Listed buildings within the Conservation Area Boundary

There are 21 listed buildings and structures in the Conservation Area, all of which are listed grade 11 except for Holy Trinity Church, which is listed grade 11\*.

#### Grade II\*

##### **Church of the Holy Trinity, Church Road (Grade II \*)**

12th century origins, altered 13th century, partly rebuilt 14th century, further alterations in 15th and 16th centuries, restored and extended 1894-5. This substantial parish church has retained a considerable proportion of its medieval fabric and its 17th century roofs and furnishings are of particular interest

#### Grade II

##### **Springfield, High Street**

Late 18th century house with mid 19th century alterations and additions

##### **7 and 9 Bradford Lane**

Pair of 17th century houses, altered and extended mid-18th century and mid-19th century

##### **Church House, Bradford Lane**

Mid-18th century house, now flats, refronted c. 1800 with further mid-19th century and mid-20th century alterations

##### **Royden House and No. 17 Church Hill**

House with smaller house adjoining to left. Late 18th century with mid-19th century and mid-20th century alterations and additions. Despite the 20th century alterations (when 19th century bay windows were removed) this house is included as it occupies a prominent site facing the southern approach to the village

##### **Brecknell Memorial**

Early 19th century chest tomb about 25 yards south-west of the Church of the Holy Trinity. Commemorates Joseph Brecknell (died 1805) and occupies a prominent site on the south-west side of the churchyard.

##### **Church Hall, Church Road**

Early 17th century barn, now church hall, with early to mid-20th century alterations

##### **Church View, Church Hill**

17th century house with mid-19th century and mid-20th century alterations and additions. The building is prominently situated facing the Church of the Holy Trinity and is included for group value

##### **Corner House and adjoining outbuildings, Church Hill**

Mid-18th century farmhouse, now house, with mid-19th century and mid-20th century alterations

##### **The Old Rectory, Church Road**

Mid-18th century rectory with mid-19th century alterations

##### **Brook House and the Old Malt House, Drayton Road**

18th century house divided into two dwellings with mid-19th century and mid-20th century alterations and additions. The building is prominently situated alongside the western approach into the village and faces Island House and the Corner House and adjoining out-buildings and is adjacent to No. 28 Drayton Road

## **Appendix 2 continued**

### **Island House, Drayton Road**

Mid-to late 18th century house with mid-19th century alterations and additions

### **Douglas Mills and Sulur, High Street**

Mid 18th century butcher's shop and house with mid 20th century alterations

### **Churchyard Cross**

About 25 yards south of the Church of the Holy Trinity. Probably 15th century, restored early 20th century

### **Garden wall and adjoining pavilions, Bradford Lane**

Enclosing garden to north and east of Church House. Mid-18th century with c. 1800 and mid-19th century alterations. The wall partly separates the garden of Church House from the adjacent churchyard. The wall and pavilions form a prominent feature on the southern approach into the village. Included for group value

### **Yew Tree House and adjoining wall, Holy Cross Lane**

Early 19th century, altered and extended c. 1930

### **Barn and cow house, Bradford Lane**

About 15 yards north-west of Church Farmhouse (The Paddock). Mid-18th century with mid-19th century and mid-20th century alterations. Despite some later alterations this barn is included as it has retained some unusual good quality sandstone detailing

### **16 Church Hill**

Mid-18th century house with mid-20th century alterations

### **Bellem Cottage, Church Road**

17th century house, now divided into tenements, with mid-19th century and mid-20th century alterations and additions

### **28 Queens Hill**

c. 1700 house with mid-19th century alterations and additions. Faces the main western approach into the village and is situated adjacent to the Brook House and Old Malt House, Island House, the Queens public house and Corner House and adjoining out-buildings. Included for group value

### **Belbroughton's Workmen's Club, High Street**

House, used as bank, now club. 18th century remodeling of 17th century building. Mid 20th century alterations and additions

### **The Queens Public House, Queens Hill**

House, now public house, c. 1800 with mid 19th century alterations. The Queens faces the main western approach to Belbroughton village and is situated opposite Corner House and adjoining out-building and Island House. Included for group value



# APPENDIX 3

## **Bromsgrove District Local Plan - adopted January 2004**

- S20 Main Shopping Location
- S23 Shopfront Enhancement
- S24 Retention of Traditional Shopfronts
- S24A Original Features on Shopfronts
- S25 New Shopfronts
- S26 Shopfront Fascias
- S27 Standards of Fascia Design
- S27A Projecting Signs
- 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
- S41 Listed Buildings in Shopping Areas
- S42 Shopfronts in Conservation Areas
- S43 Traffic Calming Schemes
- S44 Reinstatement of Features in Conservation Areas
- S45 Improvements to Conservation Areas
- S46 Areas of Special Advertisement Control
- S47 Advertisement Control
- 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
- E4 Extension to existing Commercial Uses
- E9 Criteria for New Employment Development
- E10 Retail or Recreational Uses on Employment Land
- RAT4 Retention of Open Space
- RAT33 Visitor Facilities
- ES2 Restrictions on Development where Risk of Flooding
- ES11 Energy Efficiency in Buildings

## **Appendix 3 continued**

### **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

CTC.21 Reuse and Conversion of Buildings

D26 Office Development

D31 Retail Hierarchy

D43 Crime Prevention and Community Safety



# APPENDIX 4

## Glossary

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.
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.
Bargeboards	An angled decorative timber board at eaves level (see Slug and Lettuce, 126-130 High Street)
Burgage plot	A medieval term describing a long strip of land, with the narrowest section facing the street
Camber headed	A slightly curved window head
Canalized	Contained with artificial man-made sides
Classical	An architectural style from ancient Rome and Greece, revived in the Georgian period. Detailing is simple and refined with columns, moulded doorcases and sash windows. (see Davenal House, 28 Birmingham Road)
Cornice	Projecting moulding often found at eaves level, or as part of a pediment
Culvert	A man-made channel beneath a road or building
Diaper pattern	Repetitive decorative arrangement of bricks, often in diamond shapes or squares.
Doorcase	A moulded case or frame lining a doorway
Doric columns	The plainest of the three types of columns found in classical architecture, with simple vertical flutes and an unornamented capital. (The three types are Doric, Ionic and Corinthian)
Dormer	A window projecting from the roof (see 33-37 Worcester Road)
Edwardian	Dates from 1901-1910
Fleur-de-lis	A stylised lily with three pointed leaves (see 1 High Street)
Georgian	Dates from 1714-1830
Gothic	An architectural style from 12th to 16th centuries but revived in the late Victorian period. Typical details include elaborate tracery, heavily mullioned windows and pointed arches.
Jettied gable	Projecting upper storey overhanging the lower floors, often a feature of timber framed buildings (see former Hop Pole Inn, New Road)
Keystones	A wedge shaped block found at the centre of an arch (see 120 High Street)

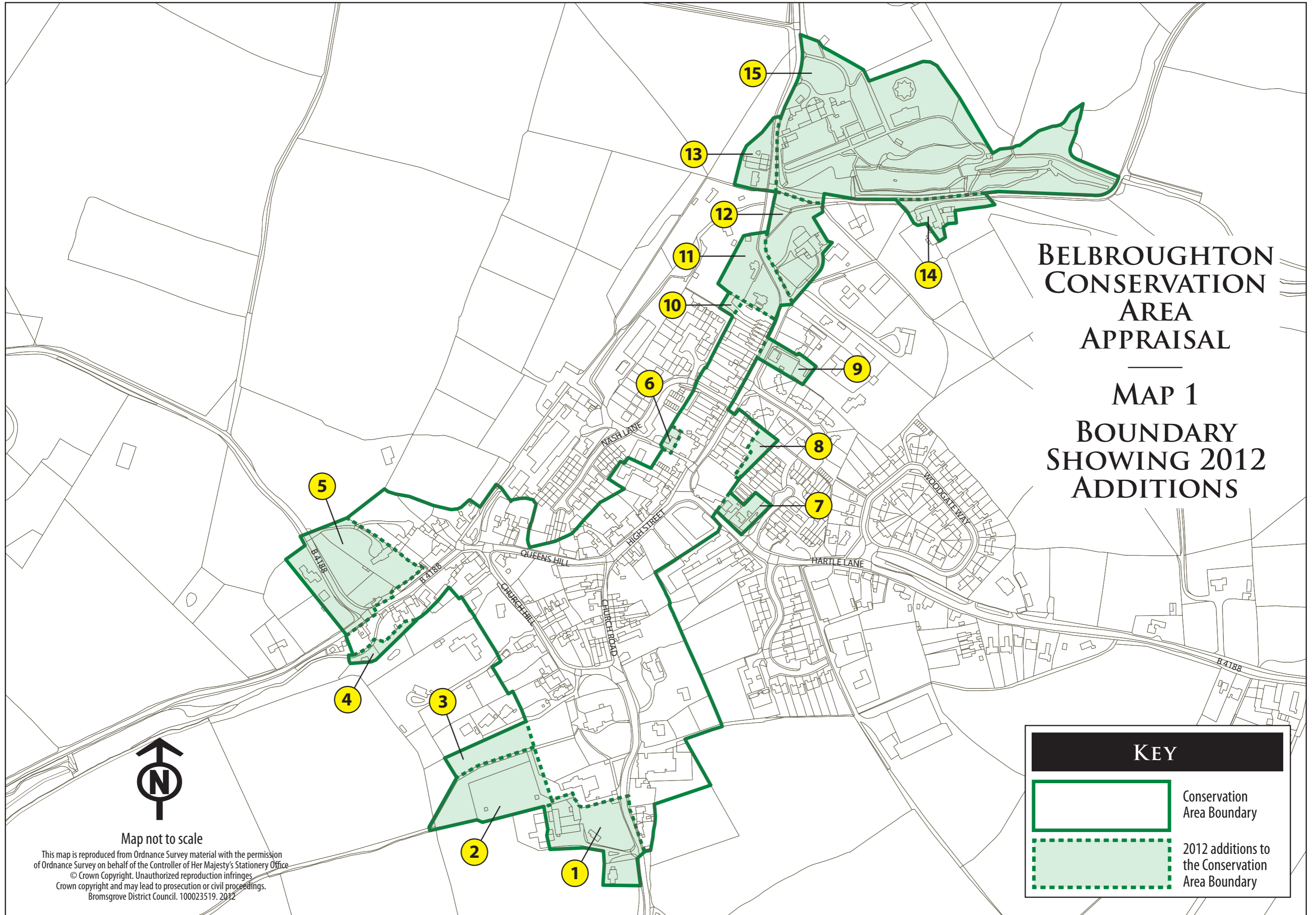
## Glossary continued

Medieval	Dates from 950-1547
Mullioned windows	Vertical posts separating the sections of a window, usually in stone or timber
Naturalize	Make more natural
Pediment	Low pitched moulded triangle often found over doorways or windows and at roof level. (see Strand Centre, 14-18 The Strand)
Polychromatic brickwork	A feature of Victorian Gothic architecture, using a variety of alternating colours of brickwork
Portico	A feature of classical architecture, moulded projecting hood on supporting columns to form an open sided porch (see Lloyds TSB Bank, 112 High Street)
Quatrefoil	A tracery detail in the shape of a flower with four lobes separated by cusps. A trefoil has three lobes.
Quoins	Angular often slightly raised stones added to the corner of a building (see 18 High Street)
Regency	Dates from 1810-1820
Rusticated	Roughened texture added to stonework with sunken joints (see The Queens Head PH, The Strand)
Stucco	An external plaster finish, often finely textured
Tannery	A building where animal skin and hide is tanned
Venetian window	A window with three openings, the central one of which is arched and wider than the others
Victorian	Dates from 1837-1901
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.



# BELBROUGHTON CONSERVATION AREA APPRAISAL

## MAP 1 BOUNDARY SHOWING 2012 ADDITIONS



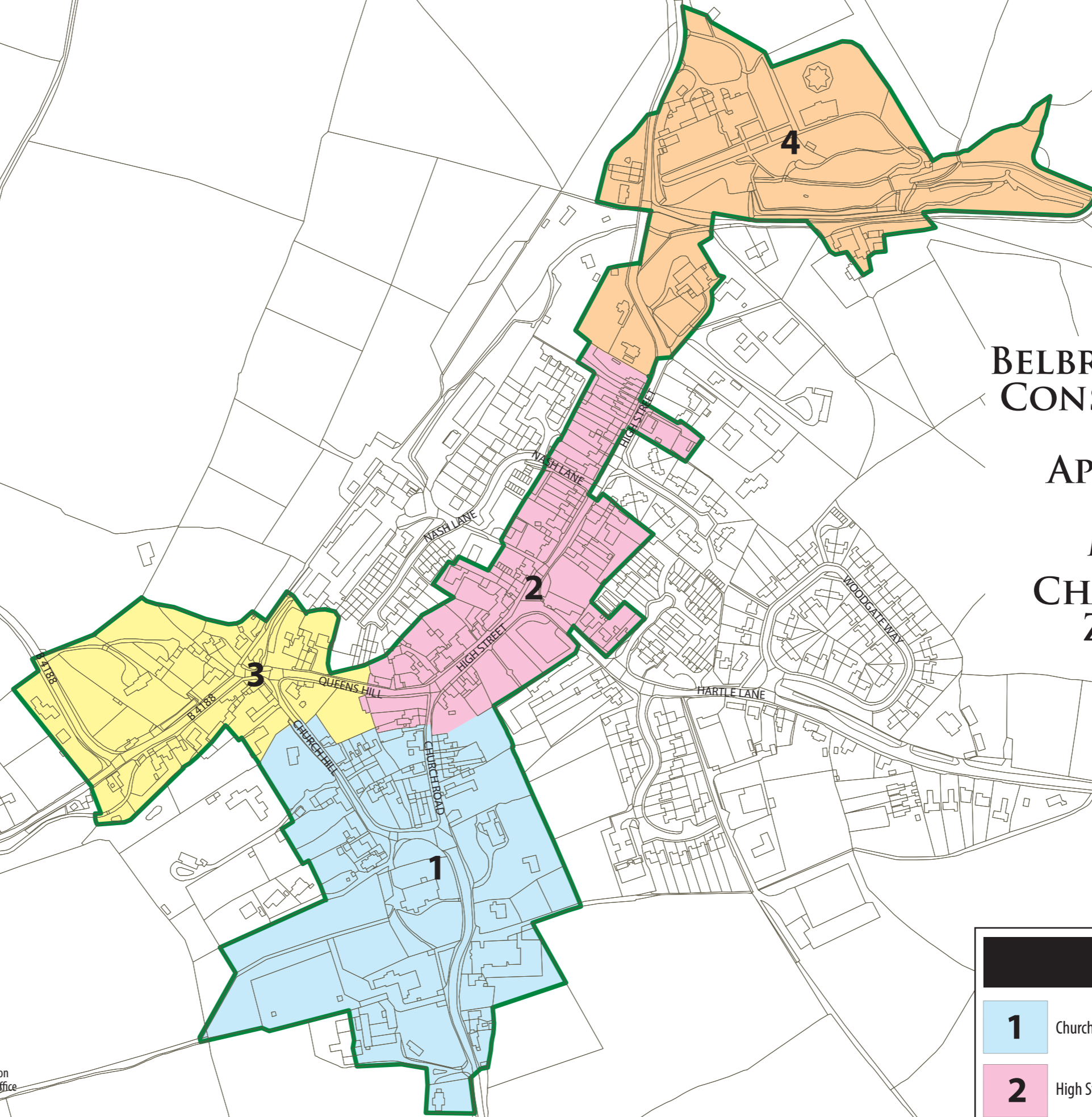
KEY	
	Conservation Area Boundary
	2012 additions to the Conservation Area Boundary

Map not to scale

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# BELBROUGHTON CONSERVATION AREA APPRAISAL

## MAP 2 CHARACTER ZONES



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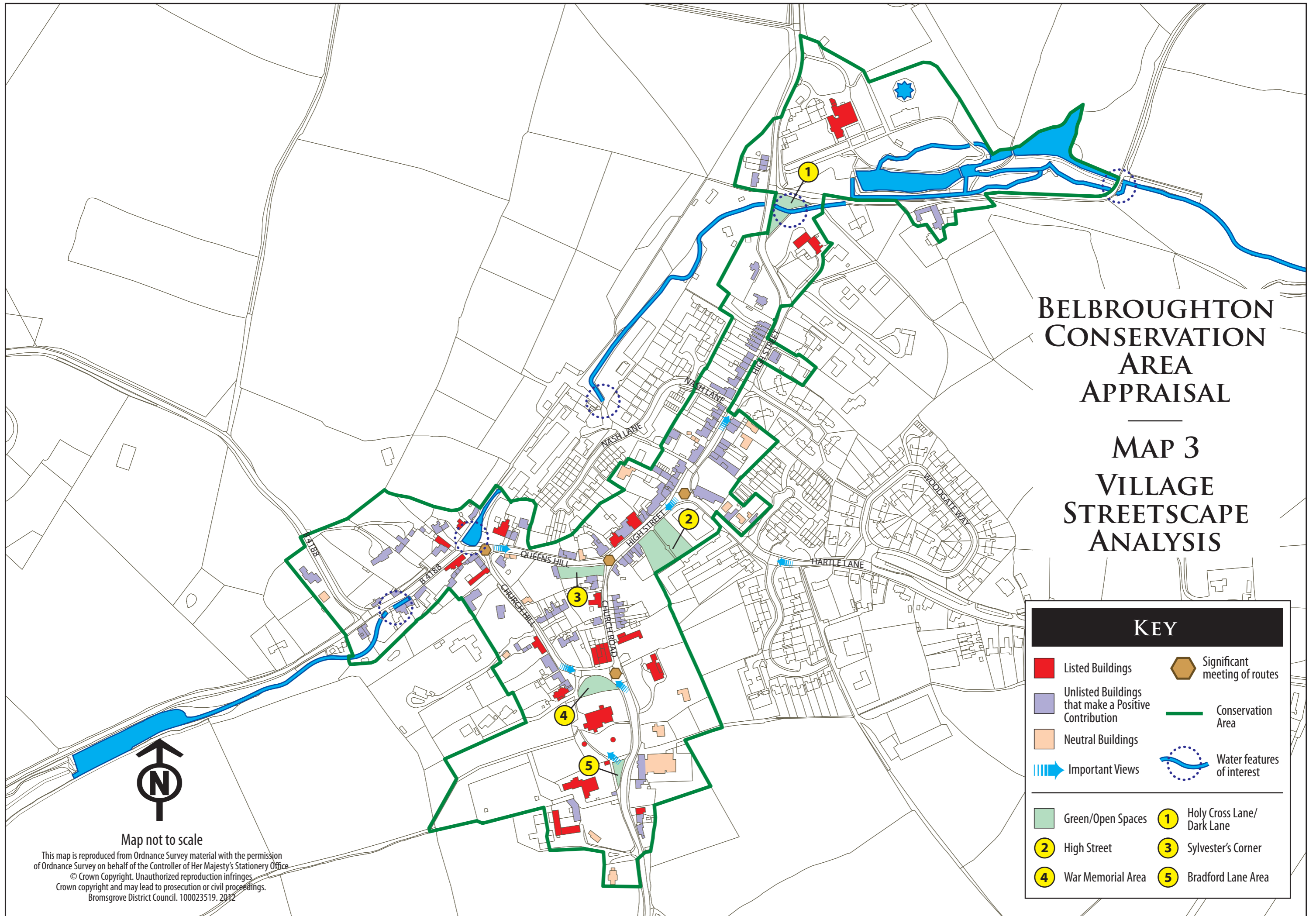
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KEY	
<b>1</b>	Church Hill
<b>2</b>	High Street
<b>3</b>	Belne Brook and Queens Hill
<b>4</b>	Yew Tree House



# BELBROUGHTON CONSERVATION AREA APPRAISAL

## MAP 3 VILLAGE STREETSCAPE ANALYSIS



KEY			
	Listed Buildings		Significant meeting of routes
	Unlisted Buildings that make a Positive Contribution		Conservation Area
	Neutral Buildings		Water features of interest
	Important Views		1 Holy Cross Lane/ Dark Lane
	Green/Open Spaces		2 High Street
			3 Sylvester's Corner
			4 War Memorial Area
			5 Bradford Lane Area

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