

Abberton

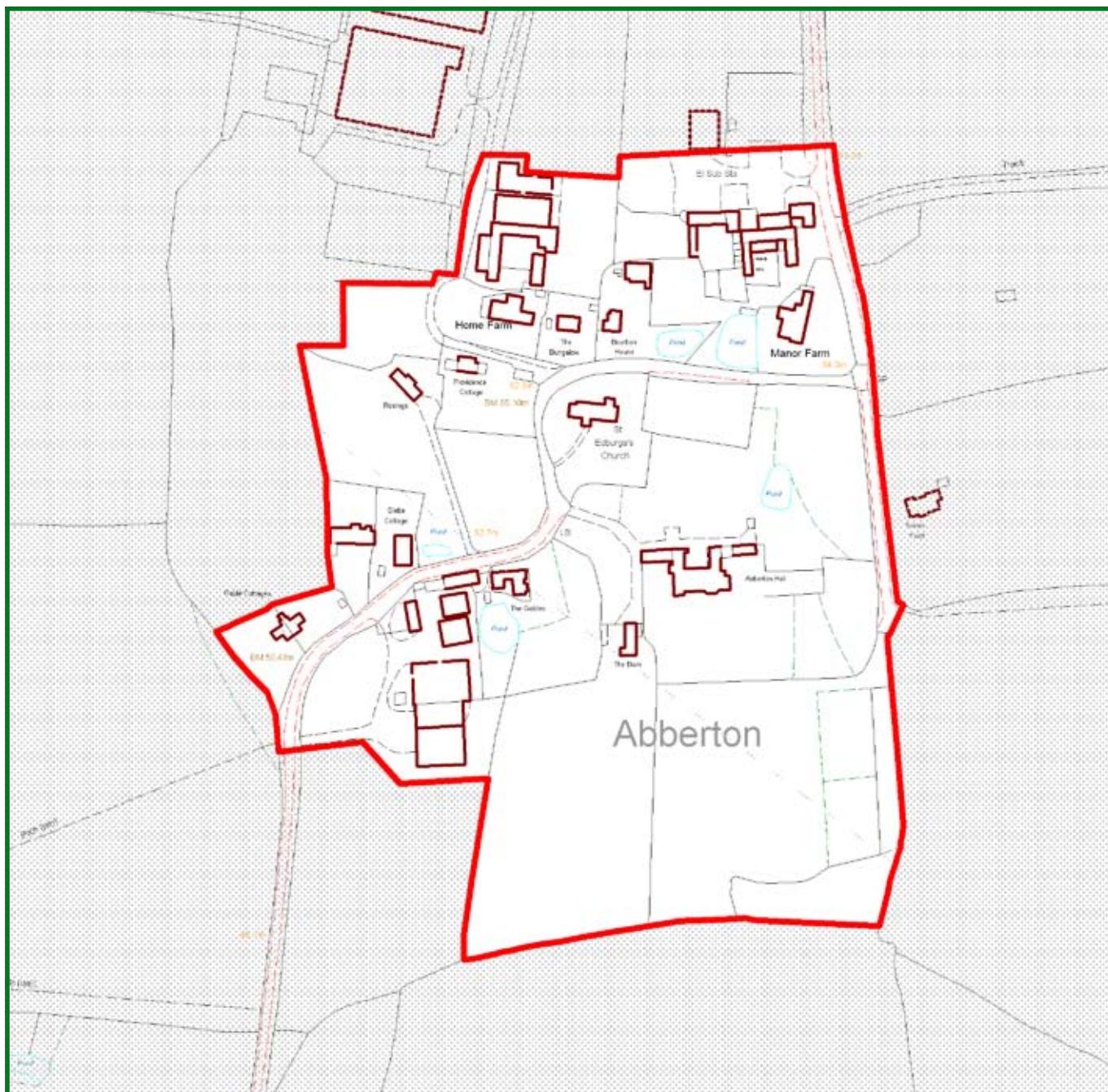
Conservation Area Appraisal



July 2005

ABBERTON

Conservation Area boundary



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Not to Scale

Designated November 1969
First revision 12th July 2005

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WHAT IS THIS STATEMENT FOR?

A Conservation Area is an area of special architectural or historic interest, usually the historic part of a town or village, where we wish to preserve or enhance its character or appearance. Part of Abberton is a Conservation Area. This Statement identifies the special interest of the Abberton Conservation Area, and provides guidance on how the preservation or enhancement of its character or appearance can be achieved.

In making a decision on an application for development in a Conservation Area, we must, under the Planning (Listed Buildings and Conservation Areas) Act 1990, give special attention to the desirability of preserving or enhancing the character or appearance of the area. While this should ensure that harmful change is not allowed, some changes, normally not requiring planning permission (known as “permitted development”) can still damage the special qualities of a Conservation Area. We can make directions to limit the permitted development rights of residential properties and have done this in the Abberton Conservation Area.

We also have to review the boundaries of our Conservation Areas from time to time. The Abberton Conservation Area was first designated in 1976. The boundary was reviewed in 2005 during the preparation of this Statement. The current Conservation Area boundary is shown on the attached appraisal map.



Abberton: a small, mainly agricultural village, located on a hill

ABBERTON CONSERVATION AREA

ITS SPECIAL ARCHITECTURAL & HISTORIC INTEREST

The special architectural or historic interest of a place depends upon more than just its buildings. The layout of streets, spaces between buildings, views, ground surfaces, boundary treatments and trees are also important. The uses of buildings and spaces contribute to the special interest of a place, and the level of noise and activity, such as traffic, will also contribute or detract from that special interest.

The special interest of Abberton is:

- **Its long history, still evident in the layout of the village, in its buildings, in visible archaeological remains and in other surviving features;**
- **The survival of a clear demonstration of historic social hierarchy within the village, evident in the size, design and siting of buildings;**
- **The survival of the historic form of buildings, plots, and village layout;**
- **The number of historic buildings;**
- **The contribution of trees, gardens and open spaces.**

The Conservation Area boundary is drawn to reflect this special interest.

LANDSCAPE SETTING

Abberton is a small settlement located on a hill to the south of the main Worcester to Alcester road, 11 miles from Worcester. The village is about 200ft above sea level with land sloping away to the north and south. The Parish of approximately 1000 acres, is bounded in the south by Whitsun Brook. Approaching the conservation area from the north the character of this still mainly agricultural village is confirmed by views across farmland and the presence of farm buildings. The settlement is entered via sharp bend in the road which continues a winding descent past dwellings, farms and the church until it reaches

the southern perimeter of the Conservation Area at the bottom of the hill. A section of the Wychavon Way proceeds through Abberton on the northern boundary of the Conservation Area.

From the south, the settlement is approached by a narrow ascending hedged lane alongside agricultural fields. The church stands dominant on the southern slope of the hillside setting.



The character of this still mainly agricultural village is confirmed by views across open farmland

HISTORICAL DEVELOPMENT

Archaeology

Archaeological evidence of Prehistoric activity around the Parish of Abberton is confirmed by a Bronze age ring ditch and circular enclosure. Fish ponds have been noted as possibly of medieval origin. Earthworks at Abberton Hall are described as medieval or post medieval moat and marl pits. Ridge and furrow is clearly visible to the west of Home Farm.



Ridge and furrow to the west of Home Farm is visible evidence of the early farming origins of the village

Origins and Development

From a very early date the Manor of Abberton was in the possession of Pershore Abbey, Domesday records it as a 'berewic' or corn farm of the great manor of Pershore known as 'Ebristone'. It remained in the hands of Benedictine Pershore Abbey for eight centuries, the land being worked by the peasant tenantry of monks.

In 1544 the manor was leased by the Abbot for 80 years at a nominal rent to William and Francis Sheldon. At the dissolution this was confirmed and amplified by royal grant in perpetuity. The Sheldon family, probably the largest Worcestershire landowners, were particularly prominent in Tudor and Stuart times holding the manor of Abberton until the late 18th century.



Providence Cottage is one of the earliest surviving buildings in the Conservation Area

Many surviving buildings in Abberton can be dated to the Sheldon period including Glebe Cottage, Abberton Hall, Home Farm and Providence Cottage, all have been dated as 17th century.

Home Farm, originally a timber framed building, was refashioned using brick in the 18th century. Glebe cottage retains a proportion of original timber framing as does Providence Cottage. Abberton Hall has been refashioned and much extended over the centuries, the only visible part of the original structure is a stone chimney dated 1619. The Hall has been described as 'standing high in a fine park' early maps show the drive with an avenue. Abberton Hall garden is on the Wychavon District Council list of locally Important gardens.

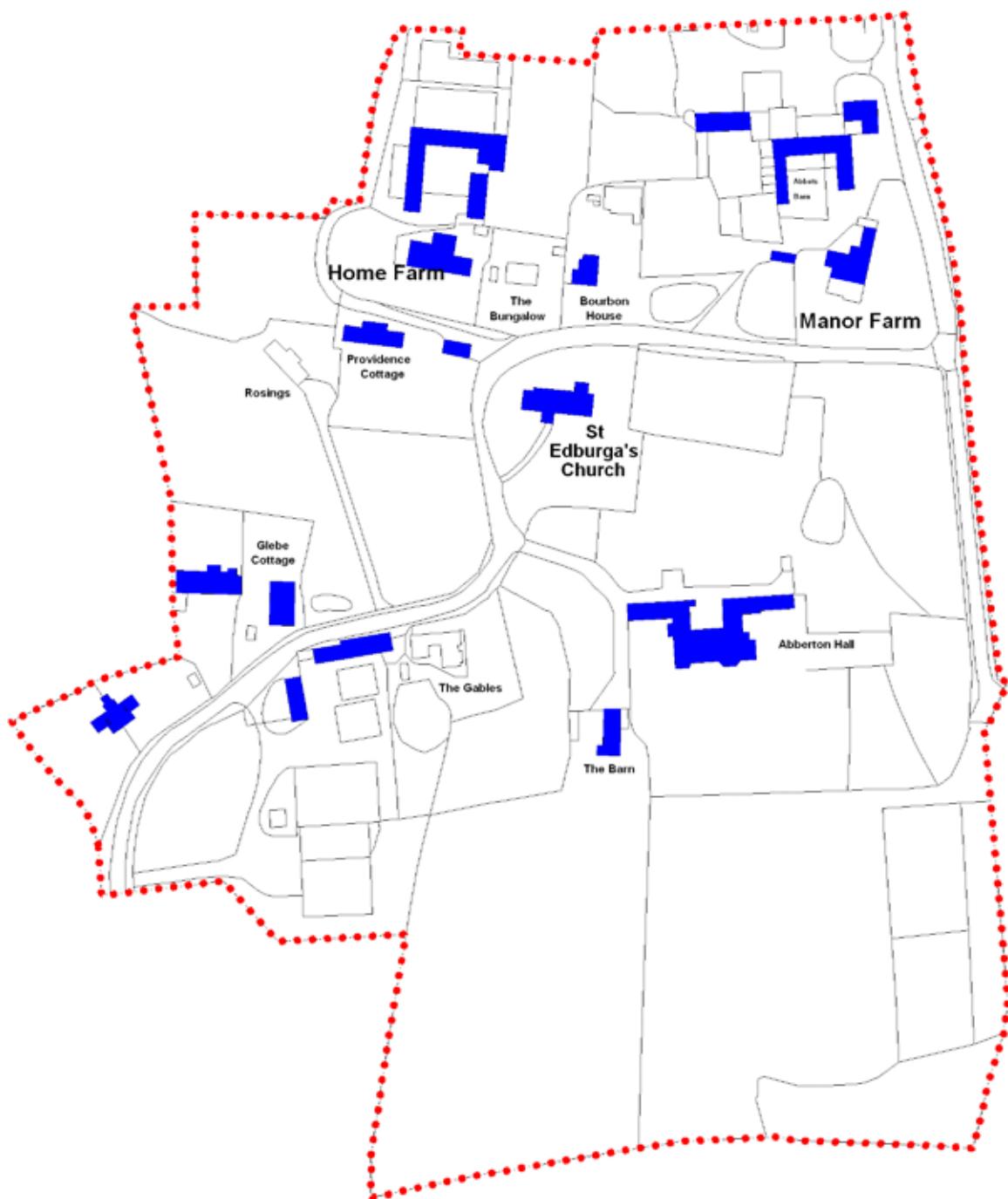


Home Farm was refashioned using brick in the 18th century



Abberton Hall was remodelled in the 19th century but has a much earlier core

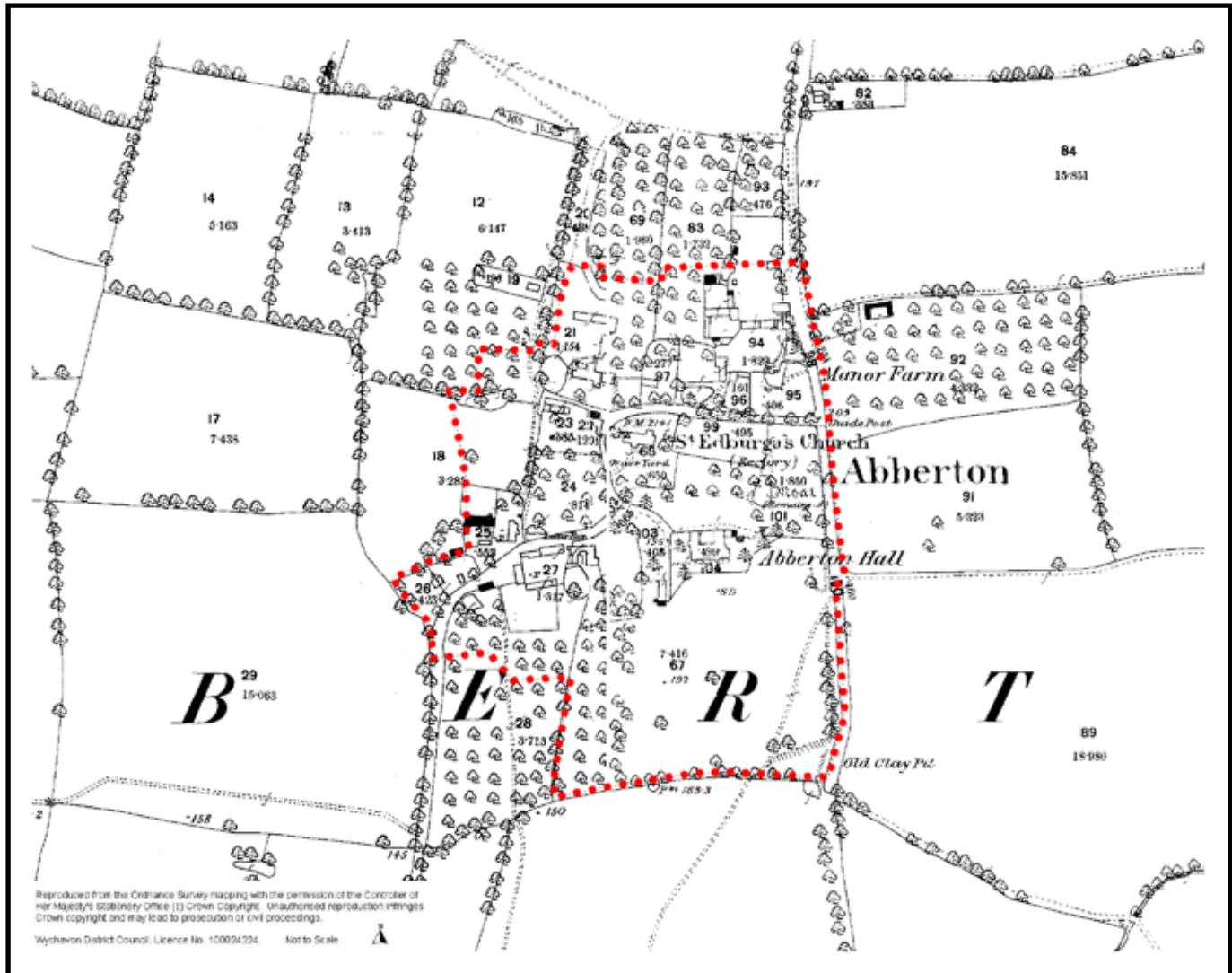
The layout of the village is illustrated by surviving buildings of the 17th and 19th centuries



Surviving buildings from the
17th to 19th Centuries



Conservation Area boundary



Abberton 1st Edition Ordnance Survey Map (mid-late 1880's)

During the late 18th century the manor changed hands and in 1776 enclosure is said to have taken place but 'not by Act of Parliament'. The original medieval Church of St Edburga was rebuilt on the same site, and dedicated in 1882, by the then owner a Mr Laslett, Member of Parliament for Worcester, who acquired the manor in 1829. Memorials to several members of the Sheldon family are to be found in the church.

The church of St Edburga is a dominant focal feature standing on the southern slope of the hillside setting. The medieval church was rebuilt on the same site in the 19th century >



Change and development has continued in recent years, though the basic layout of lanes and buildings within the Conservation Area have changed little. 20th century dwellings are interspersed amongst earlier surviving buildings, which are distributed in fragmentary fashion throughout the village.

Several buildings have been converted into dwellings; The Barn, adjacent to Abberton Hall was once used as a stable, Angels Barn near Providence Cottage was originally a cider house with mill and press. Traditional farm buildings at Manor Farm have been converted into dwellings.



20th century dwellings are interspersed amongst earlier buildings

Tree cover is generally confined to the conservation area which is well planted with specimen trees, an ash coppice and orchard. Loss of tree cover is noticeable where farm buildings abut the agrarian cultivated landscape.



Abberton is a small rural farming village, set within an historic framework of traditional village buildings

Abberton Lane divides the area so that within the conservation area there are two distinct character areas; that part of the village around Abberton Hall and the church and that to the other side of Abberton Lane.



The part across the lane from the church is a loosely knit mixture of mainly 17th and 18th century farms, houses and cottages

CHARACTER AND APPEARANCE

The character of Abberton Conservation Area is of a small rural farming village, of arable and pasture, set within an historic framework of traditional village buildings linearly spaced along the lanes. Some residential development in the form of new building, and farm building conversions, has substantially added to the residential elements, but farming has historically played an important role in the development of the village and the continued presence of active farms within the village makes a significant contribution to its rural character.

That part across the lane from the church, is a loosely knit mixture of mainly 17th and 18th century detached cottages, houses and farms set in large gardens defined by hedgerows along Abberton Lane. Buildings front the lane generally behind gardens of varying size and exhibit some characteristics of planned village layout. Of note are two large farm houses with associated buildings, Home Farm and Manor Farm occupying substantial positions at either end of the lane. Many of the associated farm buildings have been converted into dwellings. These buildings together with dense tree cover

which restricts views out of the Conservation Area make a significant contribution to the rural character of the Conservation Area.



Farm buildings make a significant contribution to the rural character of the conservation area. Those around Manor Farm have been converted into dwellings.



In contrast the plots are more spacious around Abberton Hall and the church

Abberton Hall and the church in contrast are situated in more spacious plots. The church, originally medieval and rebuilt in the 19th century has an elevated position in the grassy churchyard which surrounds it. 17th century Abberton Hall, with additions both historical and more recent, is situated in the largest gardens within the conservation area.

Trees, hedgerows, grass verges and open spaces are present throughout the Conservation Area and make a significant contribution to its rural character and appearance. Because the settlement is of a linear nature buildings, gardens and open spaces are visible from numerous and various angles within the village.

Of note, there is an absence in most parts of pavements and kerbs, street lighting, road markings and traffic signs. Other features such as post office, and shops are also absent reinforcing the sense of a quiet rural village.

DETAILED ASSESSMENT

Layout

The village is set out around a twisting lane on the hillside on a north-south axis, where the church is a central focal point.

To the north of the Conservation Area loosely knit individual houses and cottages are scattered along one side of Abberton Lane. There is little or no uniformity in the spacing between buildings, which generally front the road, with the ridges carried in approximate alignment. Gardens and orchards between the buildings provide a green setting to the buildings and contribute to the rural character of the Conservation Area. The church and Abberton Hall stand within an extensive green landscaped setting providing focal points.

Individual houses line Abberton Lane; Bourbon House, The Bungalow, Home Farm, The Manor House, Angels Barn and Providence Cottage, which all sit in generous plots of lawn and trees.

To the south of the Conservation Area situated on the east side of Abberton Lane as it descends the hill are the church of St Edburga, Abberton Hall and The Barn which have the largest most spacious plots.

In the lower part of the Conservation Area Gable Farm barns dominate. Cottages and farm buildings front the lane in random manner.

Modern development has introduced a limited selection of larger and smaller buildings into this historic pattern of development. Even so the historic hierarchy of the village is still evident and is an essential part of the character of the Conservation Area.

There are several significant areas of open space within the Conservation Area which make a significant contribution to its loose and informal layout. These are the churchyard, the large gardens surrounding Abberton Hall, the large

gardens surrounding Rosing and gardens to rear of Providence Cottage and Angels Barn.

Architecture

Buildings in the Conservation Area are a mixture of farm buildings, smaller cottages and more substantial properties built from local materials, of the form and type which are typical of the local Worcestershire tradition.

• Cottages

These vernacular buildings dating from 17th, 18th and 19th centuries have simple rectangular plan forms with limited spans dictated by historic building construction methods, and simple, single ridge, moderately or steeply pitched gabled roofs. They are very modest in size and scale, one and a half storeys in height. Verges are shallow occasionally with barge boards. Dormers are fairly common, at Providence Cottage the dormer breaks through the eaves, some are wholly contained within the slope of the roof as at Glebe Cottage and The Barn. All have pitched gabled roofs. Roof-lights are noticeably absent. Chimneys, with corbelled cappings, are a feature of all buildings.



Cottages have simple rectangular plans

Windows tend to be typical of the period of the building. Within the earliest cottages they are mainly side hung casements in small squarely proportioned openings, arranged in a random pattern and fitted flush to the wall with minimal cills and flat heads. Within later cottages the same casement windows, are more carefully arranged on principal elevations in a symmetrical

composition, typically with cambered brick arched heads. Doors are mainly solid, painted and vertically planked, occasionally with modest but well detailed open timber porches.



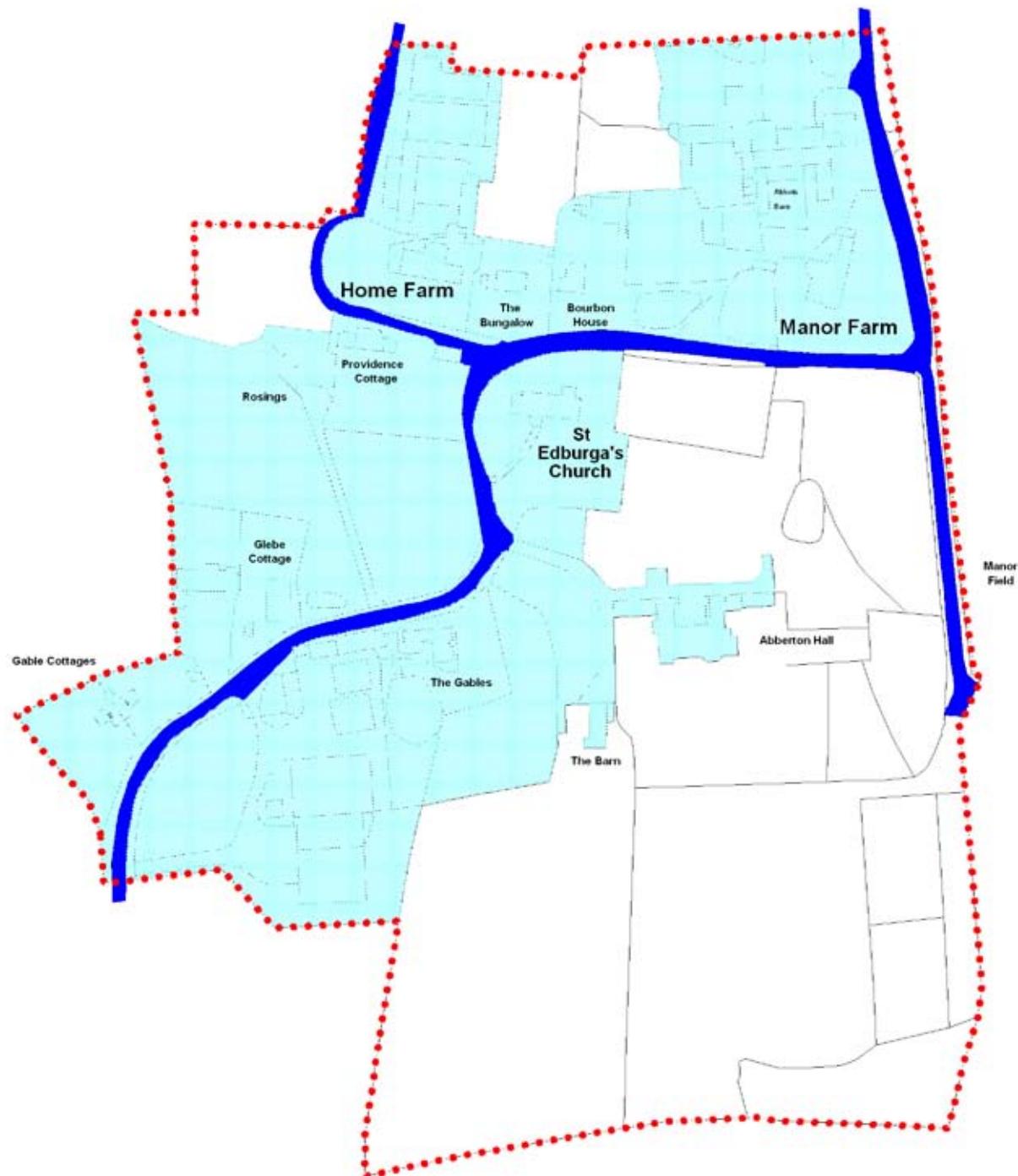
Dormers are quite common



casement window (above), Porch (below)



The twisting lane descends the hillside on a north-south axis linking cottages and farms



Roads, lanes and tracks

Settlement area

Conservation Area boundary

• Houses

In houses such as Bourbon House and larger houses like Abberton Hall and Home Farm, the architecture is typical of the style and features of larger houses of their respective periods. These buildings are two storey with more complex plans, with steep or shallow pitched roofs according to their architectural period, some with coped gables. Fenestration is generally more ordered, with larger wrought iron or painted timber casements arranged in a symmetrical composition on principal elevations, and timber panelled doors, some with hoods on brackets. Chimneys are present in all buildings.



Houses typically have more complex plan, are two storey with painted timber casements arranged symmetrically

• Farm Buildings

Barns and farm buildings are grouped around yards close to their respective houses and are typical of the Worcestershire vernacular, with simple rectangular plans, simple plain gabled roofs and walls with minimal openings. Niblets Barn is timber framed, the square panels common in the midlands during the 16th and 17th centuries, may originally have been filled with wattle and daub. The 19th century farm buildings at The Gables Farm include a cowhouse with loft above. The building, of red brick in English garden wall bond, has dentiled eaves and gable wall design in contrasting coloured bricks. The flail threshing barn is typical of the period, having central threshing floor, air vents and door lift. There is also a 20th century (pre 1914) Dutch barn in the same complex.



Nibblets barn is timber framed - this was common in the midlands during the 16th and 17th centuries



Typical of the Worcester vernacular this cow house with loft is set within a group around the yard at Gables Farm



The Dutch barn at Gables Farm is early 20th century

There are some farm buildings which have more recently been converted into dwellings. A 17th century cider house adjacent to Providence Cottage has been rebuilt and converted into a home. Originally this building contained the cider mill and press. ‘The Barn’ near to Abberton Hall is a large timber frame building once used as a stable, probably 17th century, which has been converted into a home. 19th century farm buildings at Manor Farm; Hayloft, Granary, Hog and Abbots, have been converted into dwellings.



The old cider house was rebuilt and converted into a home



Manor Farm barns are now dwellings

• Other Building Types

Some buildings in the Conservation Area are “listed” for their architectural and/or historic interest. The majority are not, but are of the style, form and materials of the local vernacular, and are of local significance and make a positive contribution to the character and appearance of the area.

There are also new developments in the Conservation Area which exhibit design characteristics which are quite different to the established characteristics of the area. Generally these tend to be scattered amongst other buildings and are larger in size, and more complex in plan, including Manor House, Abberton Hall extensions, The Gables and Rosings.



New development sometimes exhibits different design characteristics to that in the conservation area

Materials

The use of building materials in the Conservation Area reflects what would have been locally available at the time, with materials only being transported long distances for very expensive, high status buildings. The earliest buildings are timber framed with brick infill panels. In buildings or alterations from the 18th and 19th centuries brick is the common walling material, in the rich red/orange of the area, and sometimes painted, particularly on brick infill panels to timber framed buildings, with examples of these materials being used in combination. Abberton Hall has a 17th century core faced with brick. Exceptionally the church is brick faced with limestone of a type and colour also to be found in the dry stone churchyard boundary wall. Angel Barn and Nibbles Barn are the only examples of timber cladding. Brick is the prevalent material for chimney construction in all periods of buildings with the exception of Abberton Hall, which has a fine stone chimney.



Earliest building materials reflect what was locally available, there are several examples of wattle and daub and timber framing with brick infill

The prevalent roofing material is red clay tile but there are examples of thatch on Providence Cottage, Angel Barn, with slate at Gable Cottages and Glebe Cottage.



Thatch

Doors are painted timber. Casement windows are a mix of painted timber and wrought iron with timber cills.



Pretty lead canopy over painted timber door

There are occasional cast iron gutters and downpipes in the Conservation Area.

This pattern of materials use in these different building types is typical of the Worcestershire vernacular.

'The bungalow' at the upper end of Abberton Lane is of textured concrete with pantile roof, a 1960 'Woolaway' prefabricated home. The use of these materials is the exception and is at variance with the presence of traditional materials within the Conservation Area. There are a few cottages and houses where windows and doors have been replaced with uPVC or stained timber, sometimes incorporating lead strips in imitation of leaded lights. These materials and finishes, and some of the details of these windows, are inconsistent with the traditional window design and finishes of the Conservation Area.



Woolaway bungalow with precast concrete panels

Ground surface materials are a mixture of smooth black top to public roads and gravelled and textured hard surfaces to private drives. Notably there is survival of historic ground surface material of grey smooth local stone at Angels Barn and similarly at the gateway to the church where the grassy verge is edged with granite sets. The pool at the Manor House has a ridged paving slip-way of local stone.

Local Details

There are a number of local features which have survived in the Conservation Area and which contribute to its special interest, character and appearance.

Examples of cast iron include boot scrapers at the church, a finger post and Post Office letter box along Abberton Lane. There are examples of wrought iron gates at Bourbon House, Abberton Hall and the access gate to Manor House pond. At Home Farm a wrought iron seat encircles a tree in the garden.



boot scraper



monogrammed gate at Bourbon House



cast iron gate



finger post



post box



Gate piers at Abberton Hall

Boundary Treatments

Boundaries are an important feature throughout the Conservation Area, making a significant contribution to its character and appearance.

Boundaries are a mix of hedges, fences, and walls of local stone and brick. They are low, permitting views of buildings, into gardens and beyond. The material and height of boundaries tends to relate to the relative status of buildings, with low brick walls, fences or hedges being prevalent in association with most buildings, and higher stone walls, or more formal wrought iron gates and gate piers, prevalent in association with the church and Abberton Hall.



low hedge boundary surrounds the gardens to Gable Cottage

Rear and side boundaries are hedged, and these, particularly in views into the Conservation Area, make a significant contribution to the rural character of the Conservation Area. This differentiation of boundary feature is an important element of the character and appearance of the Conservation Area. Of particular note is the dry stone wall which bounds the church yard and down the lane as far as The Gables. Timber palings forms the boundary along Abberton Lane to Abberton Hall. There is wrought iron fencing at The Bungalow and along the orchard boundary. A monogrammed gate at Bourbon House, a gate leading to Manor House pool and gates at Glebe Cottage are also of wrought iron. The gate and gate piers at Abberton Hall and gate piers at the church form interesting boundary points throughout the Conservation Area.



Low dry stone wall boundary around the church yard

The retention of these boundaries is important to the quality of the area.

Natural Environment

The natural environment makes a significant contribution to the quality of the Conservation Area. Trees, orchards and hedges provide a green, soft edge to the village and setting for its buildings, as well as being present within the Conservation Area. They make a significant contribution to its rural character as appreciated from within, and in views to and from the area.



Trees, orchards and hedges provide a soft edge to the village

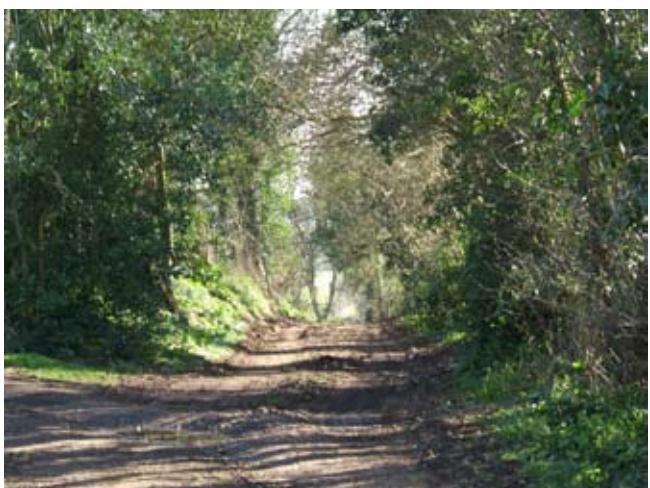
There are a number of particularly significant individual and groups of trees within the village; an orchard of mature apple trees to the rear of Angels Barn, an ash coppice and specimen trees at The Gables, many mature trees in gardens surrounding Abberton Hall, the churchyard and Glebe Cottage.



Mature Oak in the grounds of Abberton Hall



Trees at The Gables



Tree lined holloway

Of equal importance to the character and appearance of the village is its open spaces. Most apparent are, the churchyard, gardens around Abberton Hall, the orchard to the rear of Angels Barn and gardens at Rosings which make

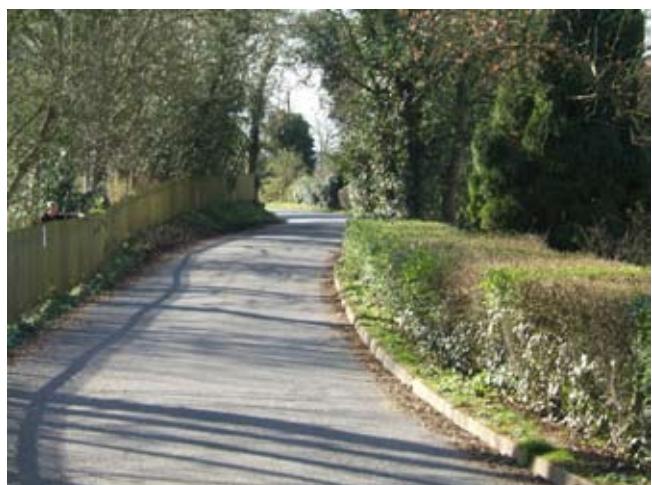
a significant contribution to the character and appearance of the Conservation Area.

Private gardens remain largely undeveloped and continue in use as gardens. Although not always entirely publicly visible these are important as undeveloped open spaces to the character and appearance of the Conservation Area, and to its preservation. These are, Home Farm, Bourbon House, Gable Cottages, Glebe Cottage. While private gardens such as these may not be entirely publicly visible, the lack of interruption by buildings and presence of planting, contributes to an impression of openness, and these are important to the character and appearance of the Conservation Area.

There are five pools in the conservation area at; Manor House, Bourbon House, Abberton Hall, Glebe Cottage and The Gables. The one at Manor House has a substantial inner wall of local stone.



Pool at Manor House



Narrow grass verges along Abberton Lane

Narrow green grass verges are present within the Conservation Area, particularly at the church, Home Farm, The Manor House and the boundary of Abberton Hall along Abberton Lane. These contribute to its rural character and appearance.



Verges at the church

Views

Short and medium distance views within the Conservation Area range from the short dense leafy views of Manor House pond and Abberton Hall at the northern end of Abberton Lane, to the more open medium distance views of Angels Barn, Home Farm and Providence Cottage from Manor House, and the church from Angels Barn and The Gables.

There are longer views into the surrounding countryside from Rosings, between Providence Cottage, Angels Barn and Home Farm. The church yard offers panoramic views from where the more distant countryside setting of the settlement can be appreciated.



One of the many fine views from the conservation area



Views from the Wychavon Way



View from the Wychavon Way



View south out of the conservation area

There are long distance views towards the Conservation Area from the lanes which lead to Abberton from the north and south.

Negative Factors

Much of the Conservation Area remains unspoiled by inappropriate development. There are only occasional features that compromise or detract from its character and appearance.

- A number of properties in Abberton have modern timber panelled or boarded fences which, although well maintained, jar with the prevailing character and appearance of the Conservation Area;
- A number of properties have had replacement windows and/or doors in uPVC or stained timber. Window and door replacements with new ones of a different design, detail, materials or finish, erodes local building detail, which is an essential part of the distinctive character and appearance of the Conservation Area;

We would welcome the opportunity of discussing with owners the scope for improving these features.

Neutral Areas

There are some parts of the Conservation Area which in their present form neither enhance or detract from its character or appearance.

The garages at Abberton Hall, Manor House, Rosings and The Bungalow are modern developments which, although exhibiting different design characteristics to the established characteristics of the area, are set in large well planted plots which softens their visual impact and they do not intrude.

We would welcome the opportunity of discussing the scope for enhancing their appearance with owners. We will also be careful to guard against these properties becoming too dominant through future additions or alterations.

PRESERVATION AND ENHANCEMENT

New Development

It is our aim that the existing character and appearance of the Abberton Conservation Area should be preserved or enhanced.

Preservation will be achieved by:

Refusing permission for:

- the demolition of any building or structure if its loss would damage the character or appearance of the Conservation Area;
- the extension or alteration of a building where the change would damage the character or appearance of the Conservation Area;
- development which would be harmful to the setting or character or appearance of the Conservation Area;
- development which would adversely affect or result in the loss of important views, open spaces, tree cover or boundary features within the Conservation Area.

Design Guidance

The designation of the Conservation Area is not intended to prevent change, especially that which would enhance the character or appearance of the area. It does, however, seek to ensure that future development is appropriate to the character of the area. Any proposed development should therefore be in accordance with the following guidance:

- New buildings or extensions should reflect the general pattern of building within the area, especially in scale, form, proportion and detailing, although there may be scope for some architectural invention provided that this is sympathetic to the existing architecture of the place.
- Materials used should be in accordance with those traditionally used in that particular part of the Conservation Area, and should maintain a similar mix. Extensions to buildings should be in materials that are sympathetic to the existing building.
- Any new buildings or extensions should be located on their sites in a similar way to the general pattern of building in that part of the Conservation Area.
- Boundary walls, railings and hedges should be incorporated in the development in a similar way to those already in existence in that part of the conservation area, and these should use similar materials and detailing, or species.

Listed Buildings

There are 5 buildings within the Abberton Conservation Area which are included in the List of Buildings of Architectural or Historic Interest. Other buildings and structures attached to, or pre-dating 1st July 1948 and forming part of the curtilage of, these identified buildings are also listed by association. While the aim of the listed building legislation is to preserve these buildings for their own sake, any changes affecting them will also be considered in terms of the effect on the Conservation Area.

Buildings and structures which are listed by association with those buildings included in the list are shown on the appraisal map where they have been able to be identified. The information shown on the map is not definitive. The Council's Heritage Team should be contacted for advice on whether a building or structure is listed by association before any works are carried out to potentially listed buildings or structures.

Unlisted Buildings

Although many alterations to all types of buildings and property can be controlled by planning permission, changes can still take place to unlisted dwelling houses and their sites which can damage the character and appearance of the Conservation Area, but which are "permitted development", ie. they do not ordinarily require planning permission.

There are many buildings and features in the Abberton Conservation Area which, although not listed, have qualities of age, style and materials which are locally distinct and which make a positive contribution to the character and appearance of the Conservation Area. That many of these properties retain much of their original character and appearance is to the credit of those owners who have carefully preserved them. There is, however, no guarantee as to their future and these properties are vulnerable to future change. Article 4(2) Directions have been made in the Conservation Area which will provide long-term protection against unsympathetic alterations. The effect of the Directions is that certain alterations which formerly did not require planning permission now need permission, but only where the change affects those parts of a property fronting a highway or public open space. There is no fee for applications required because

of these Directions.

Those properties affected are:
1 and 2 Gable Cottages
The Gables
Bourbon House

The works for which Planning Permission will be required are:

Removal, new or replacement of existing windows and doors at
1 and 2 Gable Cottages
The Gables
Bourbon House

Our Heritage team can advise where there is uncertainty over what may be covered.

There are other residential properties that have already had their permitted development rights removed as a condition of their planning permission. These are:

Angels Barn
Manor Barns: Hog, Hayloft, Granary, Abbots

Trees

All trees over a certain size are protected in the Conservation Area. Written notification must be given to the Council before carrying out any works to these trees. Some trees are individually protected by Tree Preservation Orders and consent is needed from us before any works to them are carried out.

Our Landscape Team can advise on which trees are protected, the type of works which would need to be notified or need consent, the procedures and the likelihood of getting consent for the works. The contribution of the tree to the character and appearance of the Conservation Area will be a factor in the consideration of a notification or application.

Enhancement Opportunities

There are opportunities within the Conservation Area for enhancing its character and appearance, and improving on some of the negative and neutral features.

- The reinstatement of more appropriately detailed and finished windows and/or doors at The Barn
- Replacement of close boarded fencing with hedging would reinstate a more appropriate boundary feature

We are willing to work in partnership with the Parish Council and residents in the consideration of schemes which would enhance the character and appearance of the Conservation Area.

NOTE

Although it is intended that this Statement should highlight significant features of the Conservation Area which are important to its character or appearance, omission of a particular feature should not be taken as an indication that it is without merit and unimportant in conservation and planning terms.

REFERENCES

FURTHER READING

This Statement should be read in conjunction with the most recent versions of the Wychavon District Local Plan, the Worcestershire County Structure Plan, national planning policy statements, especially Planning Policy Guidance note 15 – “Planning and the Historic Environment” and the guidance leaflets “Conservation Areas” and “Listed Buildings” produced by Wychavon District Council.

USEFUL WEBSITES

Wychavon District Council:
www.wychavon.gov.uk
 English Heritage:
www.english-heritage.org.uk
 English Historic Towns Forum:
www.ehtf.org.uk

FURTHER ADVICE & INFORMATION

For further guidance and information please contact:

The Heritage Section
 Planning Services
 Wychavon District Council
 Civic Centre
 Queen Elizabeth Drive
 Pershore
 Worcs. WR10 1PT

Tel. 01386 565565
 e.mail: planning@wychavon.gov.uk
 web: www.wychavon.gov.uk

ABBERTON CONSERVATION AREA APPRAISAL SUPPLEMENTARY PLANNING DOCUMENT

ADOPTION STATEMENT

This adoption statement is written in accordance with Statutory Instrument 2004 No. 2204 The Town and Country Planning (Local Development)(England) Regulations 2004. Part 5 16. (2)

- (a) The Abberton Conservation Area Character Appraisal, Supplementary Planning Document (SPD) was adopted by Wychavon District Council on 4th October 2005.
- (b) Any person aggrieved by the SPD may apply to the High Court for permission to apply for judicial review of the decision to adopt the SPD.
- (c) Any such application for leave must be made promptly and in any event not later than 3 months after the date on which the SPD was adopted.

Wychavon District Council
Planning Services
Civic Centre
Queen Elizabeth Drive
Pershore
Worcestershire
WR10 1PT

ABBERTON CONSERVATION AREA APPRAISAL

SUPPLEMENTARY PLANNING DOCUMENT

STATEMENT OF CONSULTATION

1. Introduction

- 1.1 This statement is a summary of consultation to undertaken by Wychavon District Council in respect of the draft Supplementary Planning Document, Abberton Conservation Area Appraisal.
- 1.2 The content of this statement has had regard to the provision of the Town and Country Planning (Local Development)(England) Regulations, 2004.
- 1.3 A report taken to the Council's Development Control Committee provides details of representations received and proposed changes to the drafted Abberton Conservation Area Appraisal as a result of the consultation exercise.
- 1.4 The Council will seek to adopt the Abberton Conservation Area Appraisal as a Supplementary Planning Document.

2. Background

- 2.1 A report to the Council's Development Control Committee on 23 June 2005 explains the reasons for preparing a Conservation Area Appraisal for the Abberton Conservation Area. Specifically, the Conservation Area Appraisal is drafted in accordance with the requirements on Wychavon District Council imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990, to:
 - keep its Conservation Areas under review;
 - prepare policies and proposals for the preservation and enhancement of the character or appearance of its Conservation Areas; and
 - pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area in exercising its planning functions.
- 2.2 The preparation and publication of Conservation Area Appraisals is a key step in the Council fulfilling these duties.
- 2.3 The Draft Supplementary Planning Document has had regard to the Sustainability Appraisal in the Wychavon District Local Plan to ensure that the Appraisal contributes to sustainable development.

3. Consultation

- 3.1 The Consultation period began on 15 July 2005 and ended on 26 August 2005. The following documents were available for public consultation between these dates:-
 - Draft Supplementary Planning Document, Abberton Conservation Area Appraisal
 - Statement of Consultation
 - Sustainability Appraisal

4. Availability of Documentation

- 4.1 The above documents were available for public inspection at the following locations during the consultation period and will continue to be available for at least 3 months after adoption:-
- Planning Reception Wychavon District Council, Civic Centre, Queen Elizabeth Drive, Pershore, 9.00 am - 5.00 pm Monday to Friday.
 - All libraries in the District;
 - The Council Website www.Wychavon.gov.uk
 - The Abberton village hall

5. Consultees

- 5.1 This Draft Supplementary Planning Document was forwarded to the following:
- Members of the District Council representing the Abberton Ward
 - Worcestershire County Archaeological Service
 - Worcestershire County Council
 - Abberton Parish Council

Residents of the Abberton Conservation Area will be informed through the publicity of where the document was available for inspection.

6. Publicity

- 6.1 Notice of the consultation period was given by way of:
- local advertisement in the Worcester News and Evesham Journal on 20 July 2005
 - local advertisement in the Abberton parish newsletter
 - local advertisement on the Abberton village notice boards
 - information forwarded to other consultees on 13 July 2005

7. Further Information

- 7.1 A document detailing a complete list of all consultees, a copy of the advert, and responses received, will be available after the consultation period has expired. Copies will be available to view at Planning Reception at the Civic Centre or a copy can be requested using the contact details below:-

The Heritage Section, Planning Services,
Wychavon District Council,
Civic Centre, Queen Elizabeth Drive,
Pershore, Worcs. WR10 1PT

Tel - 01386 565323
Fax - 01386 561092
Email – elaine.artherton@wychavon.gov.uk
Website address - http:// www.wychavon.gov.uk

ABBERTON CONSERVATION AREA APPRAISAL

SUPPLEMENTARY PLANNING DOCUMENT

SUSTAINABILITY APPRAISAL

1. Introduction

- 1.1 This statement is a summary of the Sustainability Appraisal undertaken by Wychavon District Council in respect of the draft Supplementary Planning Document “Abberton Conservation Area Appraisal”.
- 1.2 The content of this statement has had regard to the provision of the Town and Country Planning (Local Development)(England) Regulations, 2004.
- 1.3 Following a period of public consultation the Council will seek to adopt the Childswickham Conservation Area Appraisal as a Supplementary Planning Document.

2. Background

- 2.1 A report to the Council’s Development Control Committee on 23 June 2005 explains the reasons for preparing a Conservation Area Appraisal for the Abberton Conservation Area. Specifically, the Conservation Area Appraisal is drafted in accordance with the requirements on Wychavon District Council imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990, to:
 - keep its Conservation Areas under review;
 - prepare policies and proposals for the preservation and enhancement of the character or appearance of its Conservation Areas; and
 - pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area in exercising its planning functions.
- 2.2 The preparation and publication of Conservation Area Appraisals is a key step in the Council fulfilling these duties.

3. Sustainability Appraisal

- 3.1 The Abberton Conservation Area Appraisal has regard to Policy ENV13 of the Wychavon District Local Plan (First Deposit) and Worcester County Structure Plan Policies CTC.19 and CTC.20.
- 3.2 The Wychavon Local Plan Review (Supporting Document) Sustainability Appraisal, Revised Deposit July 2003, considers the impact of individual policies, including Policy ENV13, against a range of sustainability criteria. A sustainability matrix highlights the extent to which different policies contribute to the different facets of sustainability. The impact of policies on each of the sustainability criteria has been limited to their effect at a local level, rather than on a regional, national or global scale. The performance of policies over time will be evaluated against the sustainability criteria to ensure the Plan’s sustainability objectives are being met and to indicate where a policy may require further consideration.
- 3.3 The matrix shows that the Wychavon District Local Plan Policy ENV13 either moves towards sustainability or has insignificant impact.

4. Further Information

- 4.1 A copy of Wychavon District Local Plan Review Supporting Document Sustainability Appraisal, July 2003 is available to view at Wychavon Planning Services.

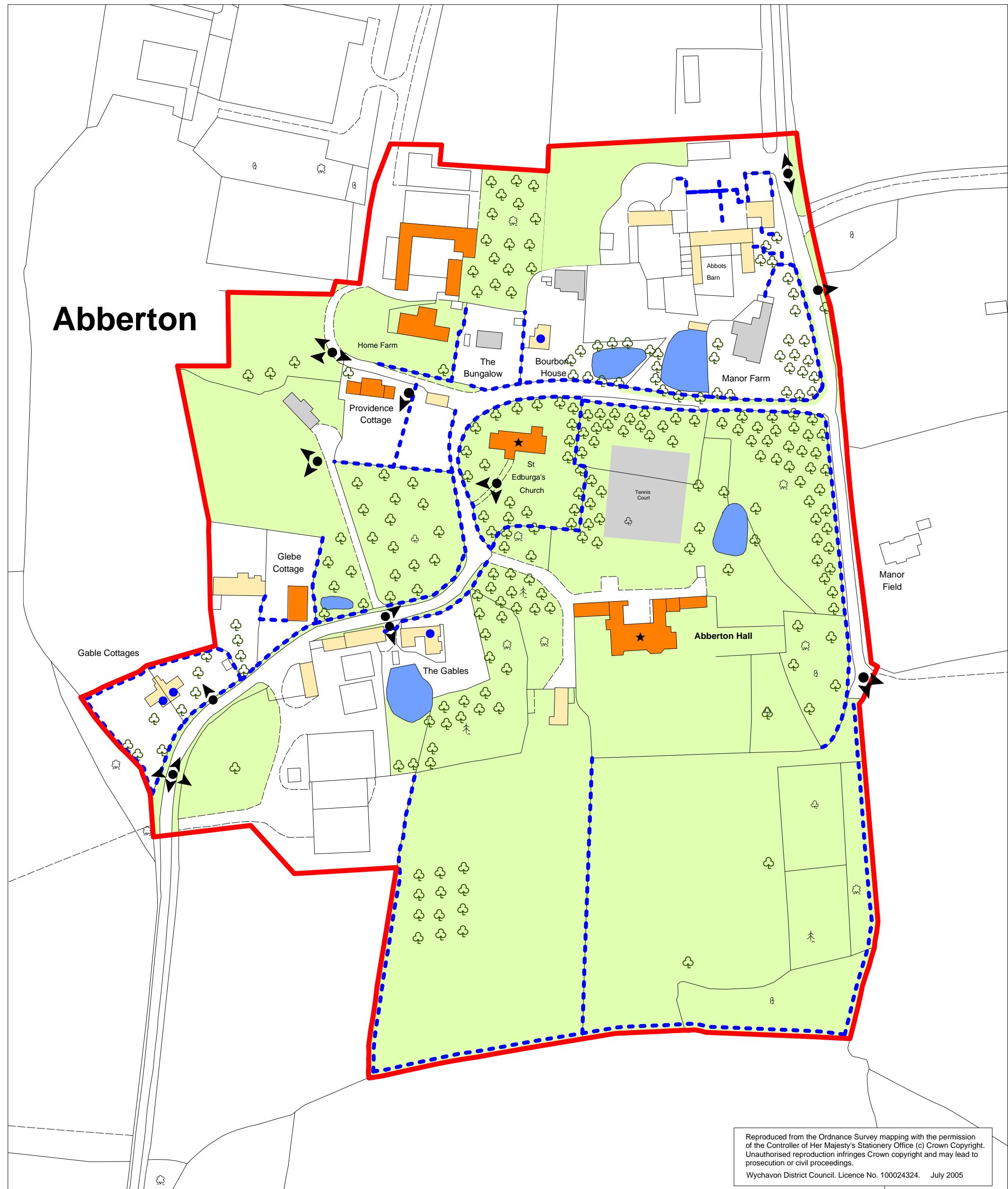
Tel - 01386 565323

Fax - 01386 561092

Email – elaine.artherton@wychavon.gov.uk

Website address - http:// www.wychavon.gov.uk

Abberton



Abberton Conservation Area Appraisal

- | | | |
|---|---------------------------|---------------------------------|
| Conservation Area boundary | Neutral features | Significant trees & tree groups |
| Important boundary feature | Significant views | |
| Listed Buildings | Focal features | |
| Unlisted buildings of local distinction | Significant water feature | |
| Properties affected by Article 4(2) Direction | Prominent open spaces | |
- WYCHAVON DISTRICT COUNCIL**
good services, good value
- (Diagrammatic only)
- Not to Scale

For a copy of this in large print,
Braille or on a cassette ring 01386 565165.
For help understanding this in your own
language call Ethnic Access
on 01905 25121

এই দলিলটি বুঝতে আপনার সাহায্যের দরকার হলে দয়া করে এই নম্বরে ফোন করুন: 01905 25121

اگر آپ کو اس دستاویز سے متعلق مدد و کارروائی پ্রয়োজন ہے تو 01905 25121 پر فون کریں۔

如果你在明白這份文件方面需要幫助的話，請致電 01905 25121。

ਜੇਕਰ ਤੁਹਾਨੂੰ ਇਸ ਦਸਤਾਵੇਜ਼ ਵਾਰੇ ਕਿਸੇ ਸਹਾਇਤਾ ਦੀ ਲੋੜ ਵੀ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਟੈਲੀਫਨ ਨੰਬਰ 01905 25121 'ਤੇ ਸੰਪਰਕ ਕਰੋ।

Se con questo documento avete bisogno di aiuto pregasi telefonare a 01905 25121

Jeżeli potrzebujesz pomocy w zrozumieniu tego dokumentu, zadzwoń pod nr tel.: 01905 25121