

Badsey ●●●

Conservation Area



Adoption Statement

The Badsey Conservation Area Appraisal and Management Proposals were adopted by Wychavon District Council as a document for planning purposes. Minute 16 of the Executive Board meeting of 26 May 2009 refers.

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What is this appraisal for?

1 Introduction

What is this Appraisal for?

1.1

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 Badsey is a conservation area.

1.2

Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 we must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. This appraisal identifies the special interest and character of the Badsey Conservation Area, and provides guidance on how the preservation or enhancement of its character or appearance can be achieved. The first part of the appraisal identifies its special interest and character. The second part sets out management proposals for addressing the issues identified in the appraisal.

1.3

The Badsey Conservation Area was designated in September 1975. The boundary was reviewed in 2008/9 during the preparation of this appraisal. The current conservation area boundary is shown in the appraisal.

Planning Policy Framework

1.4

This appraisal should be read in conjunction with the national, regional and the local planning policy framework, particularly:

- Planning Policy Guidance Note 15 - Planning and the Historic Environment (PPG15) which sets out Government policy on the protection of conservation areas and other elements of the historic environment;
- Policy QE5 of The West Midlands Regional Spatial Strategy and Policies CTC19 and policy CTC20 of the adopted Worcestershire County

Structure Plan 1996-2011, which seek to protect and enhance conservation areas; and

- Policy ENV12 of the Wychavon District Local Plan (June 2006) which is intended to ensure that development preserves or enhances the character or appearance of conservation areas.

1.5

Broadly, these policies seek to ensure that the conservation area is preserved by:

Refusing permission for:

- the demolition of any building or structure if its loss would damage its character or appearance
- the extension or alteration of a building where the change would damage its character or appearance
- development which would be harmful to its setting or character or appearance
- development which would adversely affect or result in the loss of historic plots, layouts and street pattern, important views, open spaces, tree cover or boundary features within the conservation area
- signage which would be harmful to the character or appearance of the conservation area

and requiring new development to:

- respect its context in design, including scale, form, proportion and detailing
- Use materials in accordance with those traditionally used in that particular part of the conservation area, and maintain a similar mix
- 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, and
- Signs to respect the character of the buildings and quality of the historic environment in their siting, size, materials and design.

Badsey Conservation Area

1.6

In accordance with the new planning system introduced in 2004 we are preparing a Local Development Framework. This will contain conservation area policies that will supersede the Structure and Local Plan from 2009.

1.7

This appraisal supplements Structure Plan and Local Plan Policies CTC19, CTC20 and ENV12.

2 Summary of Special Interest

2.1

Badsey has around a thousand years of settlement history and a range of historic buildings. Its early history as a rural farming community is well documented, and its early origin is still evident in remains of medieval work in the church at the heart of the village.

2.2

The prosperity of Badsey in history is reflected in several substantial stone houses along its High Street, and the continuing presence of a substantial range of farm buildings is a tangible reminder of its farming history. Its later development as a market gardening village is still demonstrated in storage sheds at the rear of some properties. Large gardens and numerous mature trees provide the settings to many of its historic buildings and make a valuable contribution to its character and appearance.

2.3

Badsey has seen considerable 19th and 20th century expansion, some of which has intruded into its historic core. It nevertheless retains elements of its historic plan, open spaces, numerous substantial trees and historic building fabric and identity.

2.4

The conservation area is focussed on the historic core of the village near the church.

The special interest of Badsey that justifies its designation as a conservation area includes:

Its long history, still evident in the layout of the village and its buildings

The survival of the historic identity of the village, evident in its buildings and layout

The number and quality of historic buildings

The survival of historic fabric and detailing

The use of locally quarried stone in buildings, boundary walls and surfaces

The contribution of the natural environment in trees, gardens, open spaces and hedges

The conservation area boundary is drawn to reflect this special interest.

3 Assessing Special Interest

Location & Setting

Location

3.1

Badsey is located 2kms to the east of Evesham alongside the Badsey Brook. It is one of a number of historic villages sited amid the rich agricultural land of the Vale of Evesham.

Landscape Setting

3.2

The village sits in a low lying area next to the brook, within an open and gently undulating landscape of market gardening and large fields of arable and grassland.

3.3

The fringes of its historic core have been enveloped by 19th and 20th century expansion so that the immediate relationship of the old village to its rural hinterland has been lost.

Badsey Conservation Area

Historical Development & Archaeology

The Origins & Development of Badsey

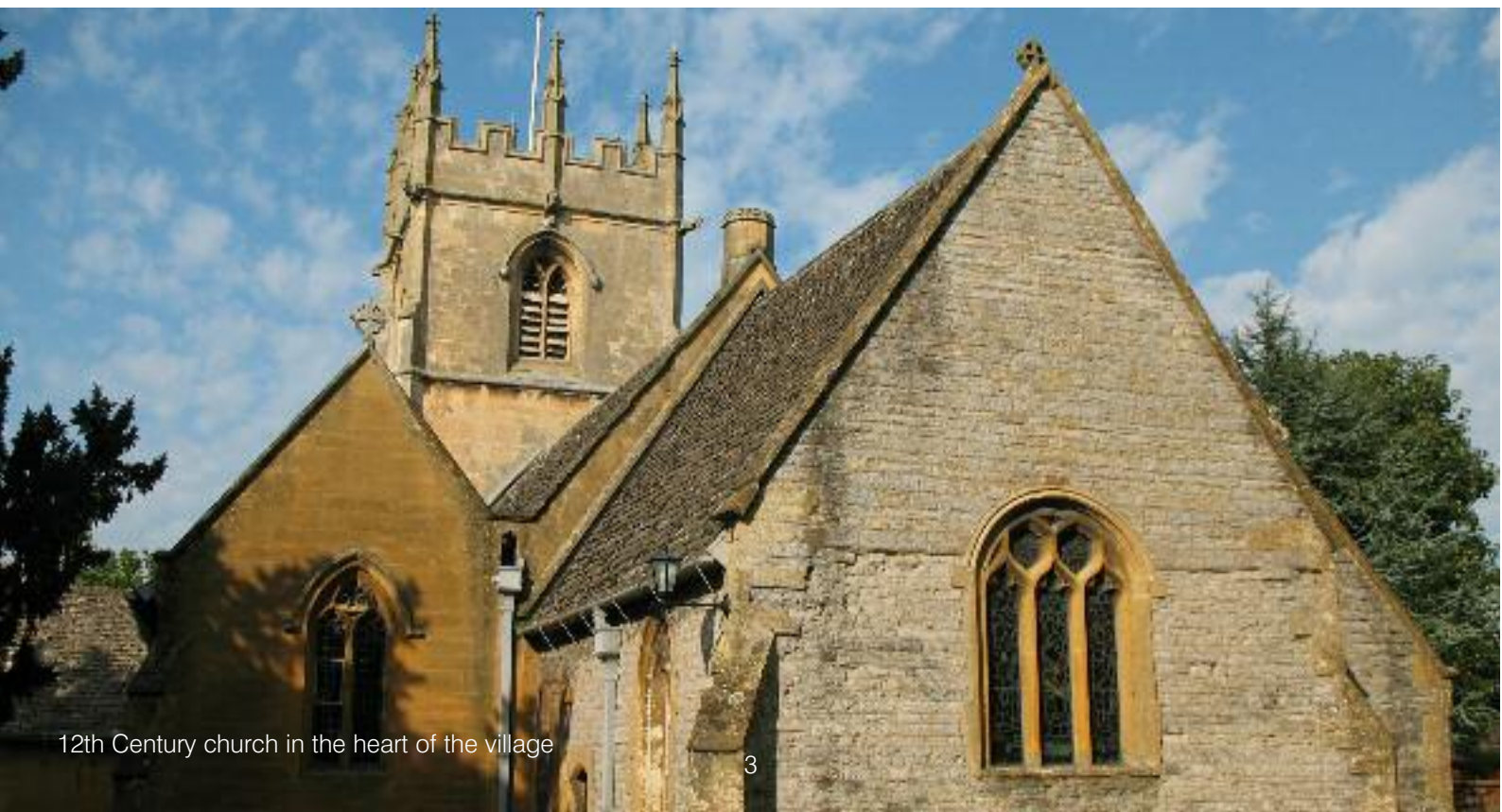
3.4
Bronze, Iron Age and numerous Roman finds around the present day village suggest a long history of settlement activity in the area. Proximity to the River Avon and the brook, a mild climate and a fertile soil were likely reasons for early settlement.

3.5
Following the foundation of Evesham Abbey circa 700AD lands at Badsey are said to have been granted to the abbey by the Saxon Kings Coenred and Offa, beginning 800 years of ownership by the abbey that was to last until Dissolution in 1540.

3.6
The first written record of a settlement at Badsey comes in the Domesday Book of 1086, which records the Church of Evesham holding Badsey, and 12 families or smallholdings with 8 plough teams farming around 800 acres, indicating a well established settlement by this early date.

3.7
Badsey was likely established as a farming community by Evesham Abbey and worked by tenants of the monastic estate to contribute to support of the Abbey. The land would have been cultivated in strips in open fields for arable crops, probably with grazing and hay meadows on either side of the brook. Aerial photographs from 1946/7 show virtually the whole of the parish still covered in the characteristic ridge and furrow of this early farming system. Evidence of it in the landscape around the village has since been lost to modern ploughing and new development.




3.8
The church is the earliest surviving building in the village today and was probably built by the abbey. It contains remains from the 12th century and would have been at the heart of the early medieval village. Although there are no other surviving buildings in the village from such early date, Badsey's Enclosure Plan of 1812 shows a wide linear main street lined with rectangular plots with the church at its heart. The layout apparent at this date suggests a planned settlement, probably laid out by the Abbey and possibly originating from the time of the construction of the church in the 12th century.

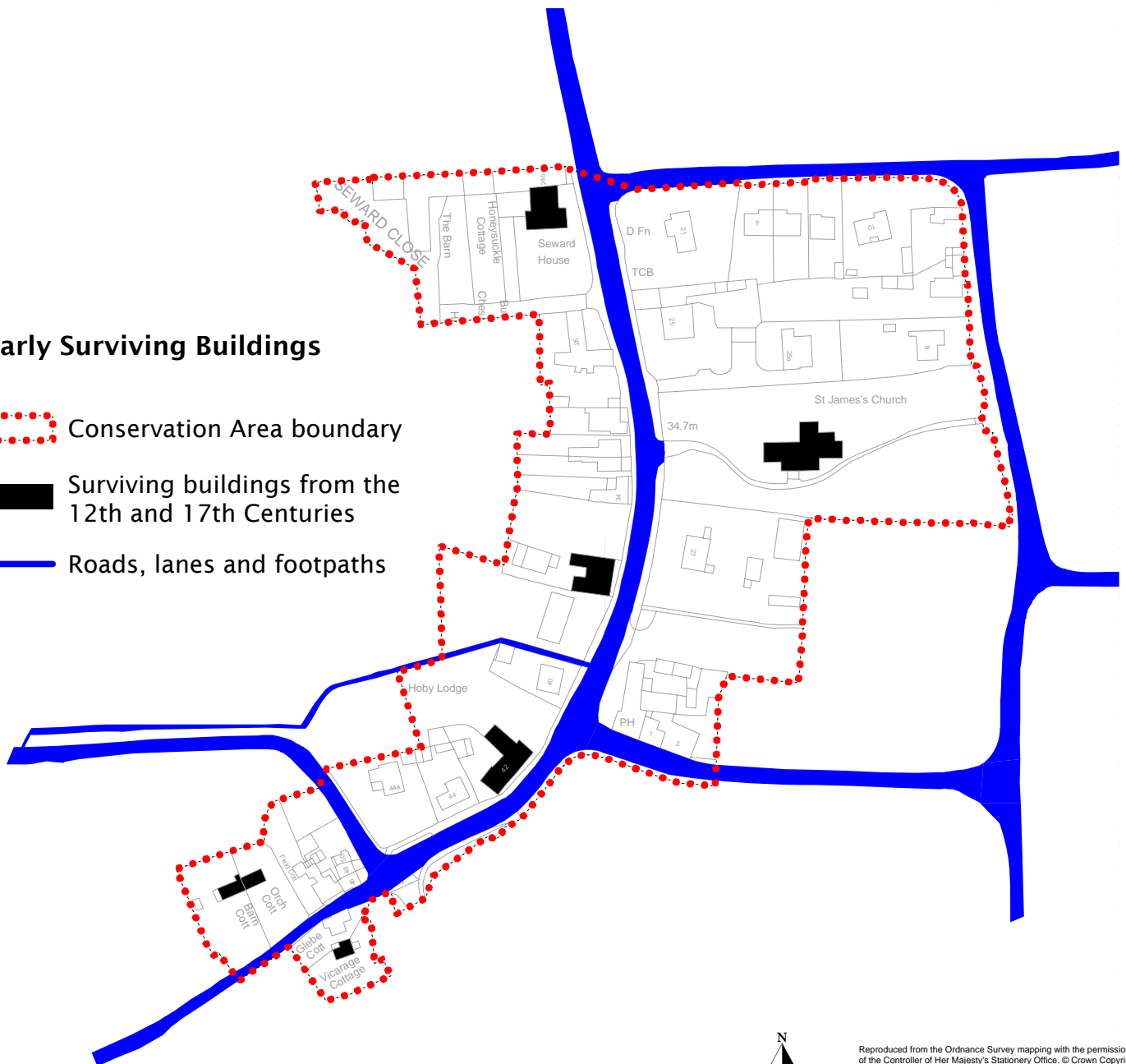


12th Century church in the heart of the village

Badsey Conservation Area

Early Surviving Buildings

-  Conservation Area boundary
-  Surviving buildings from the 12th and 17th Centuries
-  Roads, lanes and footpaths



Scale : Not to Scale

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3.9

The majority of early buildings in the village are substantial stone, or stone and timber framed, houses, dating from the 17th century. These are scattered along High Street and Mill Lane, indicating that the layout of its historic core was probably well established by this time. Roads, lanes and paths branching to the north, south, east and west would have given access to the surrounding fields, and to the river, the mill and meadows beyond. Many of these old routes are still present, although today flanked with 19th and 20th century development.

3.10

The presence of a number of early substantial houses suggests prosperity in Badsey in the 17th century. These houses were probably the homes of Yeoman farmers, reflecting a widespread prosperity and re-building in Worcestershire in this period. These houses are likely to have replaced smaller timber framed structures, and to have begun a transformation of the appearance of the village into one of a mix of timber frame, stone, stucco and brick that we see today.

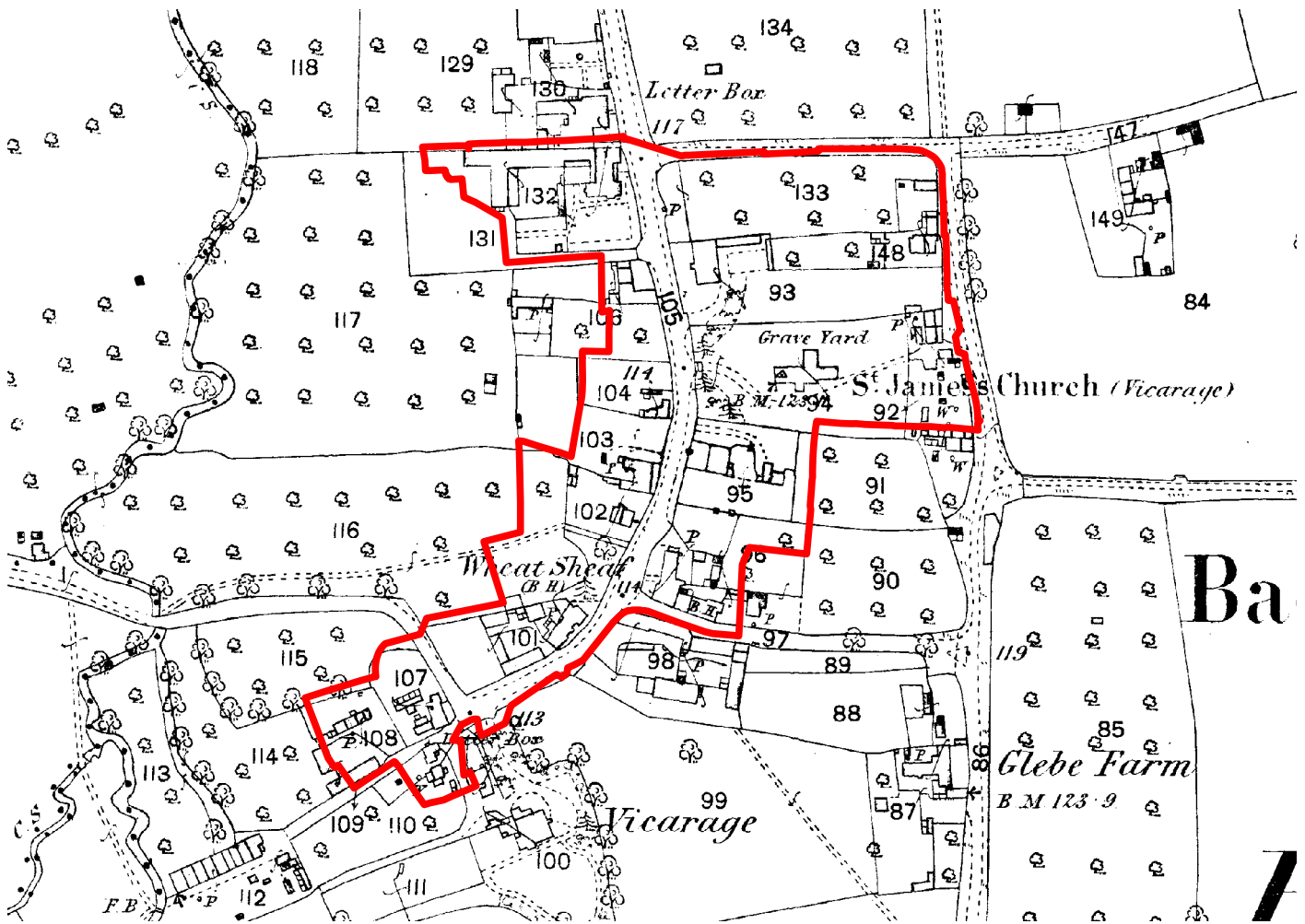
Badsey Conservation Area

Substantial 17th Century farmhouse, High Street



3.11

Large 18th century houses suggest a continuity of the prosperity enjoyed in earlier years, probably fuelled by the naturally favourable growing conditions of this area, coupled with agricultural improvements. And by the 18th century the River Avon was open to navigation from Stratford-Upon-Avon to Bristol, which may have influenced growth by giving easier access for farm produce to neighbouring markets and those further afield. The 1812 Enclosure Plan shows farms scattered the length of High Street.



Extract from 1st Edition
Ordnance Survey map c1886

 Conservation Area boundary


Scale: Not to Scale

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3.12

The 1st Edition Ordnance Survey plan from the 1880's shows a loss of farms in the High Street and only very limited new development, suggesting a downturn in fortune, possibly reflecting the widespread agricultural depression at the time. The 1876 Post Office Directory of Worcestershire records the church as "much decayed" and a population of 487 (in 1871), with a mix of occupations of farmers, tailor, stone masons, shopkeepers, gardeners, and beer retailer.

3.13






By 1892 the situation was much changed. Kelly's Directory of that year records a population swelled to 574, with 74 market gardeners and just 3 farmers. In response to the agricultural depression Badsey's farmers had divided their land into strips and leased it to former farm labourers. These new tenants seized the opportunity to start market gardening, producing

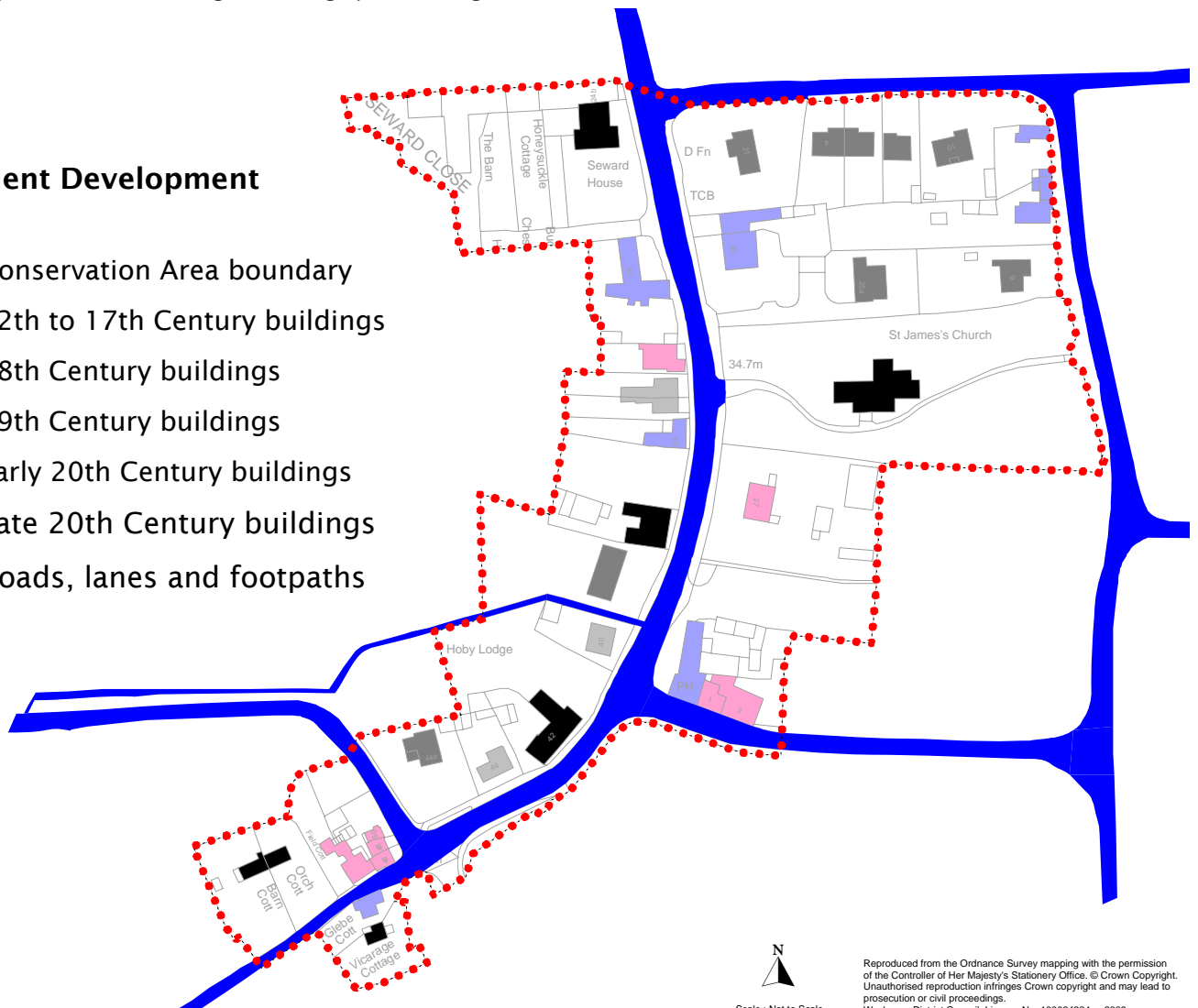
for expanding urban populations. The opening of the Littleton and Badsey railway station in 1884 made it easy to send produce to the wholesale markets in Birmingham and Manchester. Badsey grew a wide variety of fruit, vegetables and flowers. Some of its more important crops were asparagus and Yellow Egg plums. Some of the storage and packing buildings for this market gardening industry are still present at the rear of some houses.

3.14

While much of this population growth was accommodated by expansion of the old village, some new houses were built in former garden and farmyards in the historic core, consolidating the earlier settlement pattern. This phase of development is still easily recognised in the modest 19th and early 20th century brick and stucco houses fronting High Street and School Lane.

Settlement Development

-  Conservation Area boundary
-  12th to 17th Century buildings
-  18th Century buildings
-  19th Century buildings
-  Early 20th Century buildings
-  Late 20th Century buildings
-  Roads, lanes and footpaths



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3.15

Badsey in the 20th century has seen a rapid expansion of population and today modern residential development surrounds its historic core. 20th century buildings have replaced some older buildings and new development has infilled gaps of former orchards and gardens. There are no longer any working farms and most farm buildings have been demolished or converted to houses. Nevertheless the core of the village still retains some of its historic layout, buildings, open spaces and trees, so that its early origins as a rural village community is still apparent.

Archaeology

3.16

The Avon valley, with its gentle climate, fertile soils and river access, was a favoured area for Bronze, Iron Age and Roman settlement, and finds from these periods suggest a long period of settlement activity in the vicinity.

3.17

The village and its immediate surrounds are particularly rich in Roman archaeology. Remains and finds include 1st to 4th Century building remains, roof and flue tiles, a burial site, pottery, brooches, coins, querns and spindle whorls, suggesting established communities during Roman occupation. The Roman road, Ryknild Street, known locally as Buckle Street, runs 5 km to the east of the village and a straight alignment of tracks and footpaths 1km to the south of the village is reputed to be Roman.

3.18

The site of a medieval sick house belonging to the Abbey of Evesham to accommodate sick monks is today occupied by Manor House. An once extensive area of contiguous medieval ridge and furrow covering virtually all of Badsey parish, mapped from aerial photographs, is further evidence of settlement in the medieval period.

Plan Form

3.19

Badsey has a straight to gently curving north-south/south-west High Street linear axis, possibly originating as a planned settlement. Lanes branch to the south-west to the old mill and to the

river crossing to Evesham, and to the east to join a parallel road linking to neighbouring Wickhamford and formerly to surrounding fields. This framework of roads, lanes and tracks is likely to be medieval, or earlier, in origin.

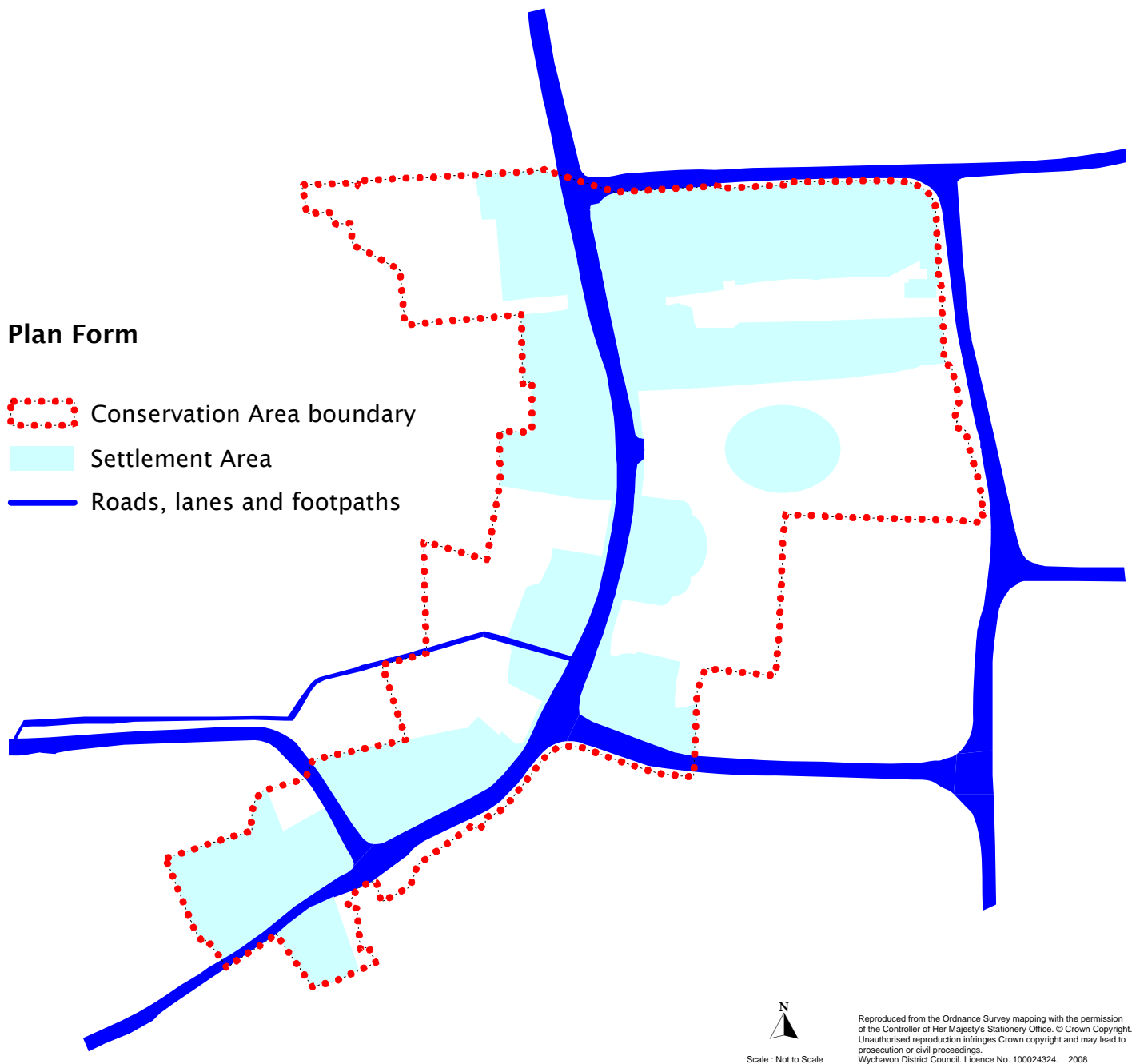
3.20

Individual houses line both sides of the roads and lanes, with little uniformity in spacing between buildings or in their relationship to the road. Most of the older buildings sit in large rectangular plots and are sited close to the roadside with gardens extending to the side and rear. More recent buildings are frequently set back in smaller plots with gardens extending to the front, sides and rear. Most of the older buildings present gables to the road, while those from the 18th /19th centuries onwards present principal elevations with their ridges in approximate alignment to the road.

3.21

The church is set well back from the road in a large plot and provides a substantial break in an otherwise continuous street scene of buildings and gardens.

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Spaces

3.22

Badsey has seen much encroachment by modern development, often on former gardens and orchard. The preservation of the spaces that remain is essential to preserving the character and appearance of the remnant of its historic core.

3.23

There are several substantial gardens remaining in the conservation area, including those at Seward

House, Malvern House, Badsey Hall, Church and Barn Cottages, Pool House and 27 High Street. While the full extent of these may not be entirely publicly visible, the lack of interruption by buildings and presence of planting contributes to an impression of space within the built up street frontage, appreciated from glimpses over boundaries and between buildings. These gardens also provide the setting of many of Badsey's historic buildings.

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Glimpses of gardens, High Street



Church tower from High Street



3.24

The substantial churchyard is a large open space at the heart of the village that, with its several mature trees, makes a significant contribution to the character and appearance of the conservation area.

4 Character Analysis

General

4.1

The character of the Badsey Conservation Area is that of an historic village comprising a series of houses and ancillary buildings set within an earlier framework of plots and roads. The prominence of older buildings and the presence of farm and market gardening buildings, the village pub, smithy, areas of open space, gardens, large mature trees and grass verges, give it the feel of an historic rural village despite encroachment by modern development.

Large open churchyard



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Key Views & Vistas

3.25

The church is a focal point in the village and stands in view above rooftops and between buildings. Notable views of it include those from High Street and glimpses between buildings from Chapel Street. Other views are limited to street vistas, where the gentle curve of High Street highlights some of Badsey's historic buildings, in particular Badsey Hall and the Wheatsheaf Inn.

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Buildings

4.2

There is a range of building periods. Most share basic common design characteristics of the local vernacular, including:

- limited spans/plan depths dictated by historic building construction methods
- a simple main rectangular plan form, often with one or more rear wings and, in many cases
- carefully arranged fenestration on principal elevations

4.3

Some of the buildings are listed for their special architectural or historic interest and are clearly of early origin. There are other historic buildings which, while not listed, are still built from local materials in the local style and are of architectural and historic interest to Badsey. The result is a predominance of historic buildings and a commonality of building characteristics despite the range of building periods.

4.4

The most prevalent building types are houses. Older buildings of all types are constructed in the form and style typical of the local Worcestershire tradition of their respective periods and many remain fundamentally as originally built.

Houses

4.5

Houses in Badsey date from the 17th century to modern, each reflecting in size and architectural style their status and period of construction.

4.6

Early houses from the 17th century are detached buildings, mainly of substantial size, reflecting the wealth and status of village residents in this period of its history.

4.7

These houses are largely two storey, "H" plan or simple rectangular plan with a rear range, steeply pitched roofs, substantial ridge and wall chimneys and outside chimney stacks. Dormers are an exception and are modest in size and number. Fenestration is a mix of largely careful arrangements of cross casements, diminishing

stone mullioned windows, sash and casement windows, typical of the vernacular of the period. Panelled doors are occasionally embellished with a pilastered doorcase or simple canopy. Barge and fascia boards are the exception and are later additions.



Early 17th Century house, High Street



18th Century house, High Street



Late 19th early 20th Century houses, High Street

Badsey Conservation Area

4.8

Later houses dating from the 18th, 19th and early 20th centuries are typical in plan and style of their periods, reflecting the influence of Classical architecture in their design. These are mostly large to more modest detached and semi-detached buildings, usually two storey with a rectangular plan, occasionally with a rear wing. Roofs are a mix of steep and shallower pitches. Fenestration is a careful arrangement of casement or sash windows around a frequently centrally placed panelled or boarded door, sometimes with porch or doorcase and fanlight. Chimneys are largely end wall mounted. Barge and fascia boards are present on 19th and early 20th century houses.

4.9

Modern houses are a mix of bungalows and houses. They have a form and design that is often at variance with the established characteristics of older buildings in the village, with shallow roof pitches, large dormers, repetitive designs, large windows with a horizontal emphasis, doors set within enclosed porches, insignificant or no chimneys, and attached and integral garages.

casement windows and planked doors. Porches, barge and fascia boards are generally absent.

Farm Buildings

4.11

Farm buildings at Badsey are mostly converted to houses. These buildings are typical of the Worcestershire vernacular at the date of their construction, with simple rectangular plans, simple plain gabled or half-hipped roofs, and walls with minimal openings. The presence of these buildings tells some of the history of the village and they are an essential element of its special interest and character.

18th/19th Century cottages, Badsey Lane



Cottages

4.10

Cottages date from the 18th or 19th centuries. These are attached and are modest in scale, size and design with a simple rectangular plan, pitched plain gabled roofs and simple fenestration with

Farm buildings off High Street



The smithy, Chapel Street



Badsey Conservation Area

Other Building Types

4.12

The church shows significant phases of construction and alterations dating from the 12th to 15th centuries. The village pub reflects the design of houses of its period in its simple rectangular plan, modest scale, fenestration and mix of roof pitches. The smithy is a small simple building with minimal openings and large main entrance doors characteristic of its function. Other buildings include former stables and coach houses, as well as former storage and packing buildings from Badsey's market gardening era. All of these buildings are simple in form with minimal openings and reflect their former functions in design.

4.13

These buildings are all part of the history of Badsey and are important to the special interest, character and appearance of the conservation area.

Listed Buildings

4.14

Some of the buildings in the Badsey Conservation Area are "listed" for their 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.

4.15

Buildings and structures that 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 ("curtilage listed") before any works are carried out to potentially listed buildings or structures.

Unlisted Buildings

4.16

There are many other buildings, which, while not "listed", have qualities of age, style and materials that are locally important and which make a positive contribution to the character and appearance of the conservation area



Unlisted building, High Street

4.17

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. The Management Proposals at Part 2 includes a proposal for consideration of Article 4(2) Directions to provide long-term protection against unsympathetic alterations. The effect of the Direction would be that certain alterations which formerly did not require planning permission would need permission in future, but only where the change affects those parts of a property fronting a highway or public open space.

Materials

4.18

Much of the character of Badsey comes from the materials used in its buildings and boundaries. The earliest buildings are a mix of Cotswold stone, local lias stone and timber frame, typical of the South Worcestershire vernacular in this fringe area of the Cotswolds. From the 18th and 19th centuries onwards brick and stucco is more

Badsey Conservation Area

common, reflecting the increasing availability of materials from further afield and changing architectural fashions.

4.19

Walls

Early buildings are of coursed Cotswold limestone rubble, Cotswold ashlar, local lias rubble, and timber frame. The use of stone, particularly Cotswold stone, reflects the wealth of former owners and status of buildings. The same stone is used for boundary walls.



Stone & brick walling with clay tile and stone roofs, High Street

4.20

Later 18th, 19th and early 20th century buildings are brick, of the rich orange/red characteristic of the locality, or finished with stucco in the architectural fashion of the day.

4.21

More recent buildings are constructed in stone or brick. Some of the brick colours are at variance with the characteristic mellow orange/red brick typically found in the conservation area.

4.22

Roofs

Most buildings are roofed in plain clay tile, of the red/brown hue characteristic of the area. In most cases these are 19th and 20th century replacement coverings, probably for original stone slate, handmade clay tile or thatch coverings. There are still surviving examples of Cotswold stone slate roofs at the Wheatsheaf Inn, Badsey

Hall, Malvern House and the church. These remaining roofs of stone slate are rare and valuable survivors. There are a few examples of Welsh slate on 19th century buildings, reflecting the architectural fashion of the period and the increasing availability of Welsh slate.

4.23

This pattern of roofing is typical of the South Worcestershire vernacular.

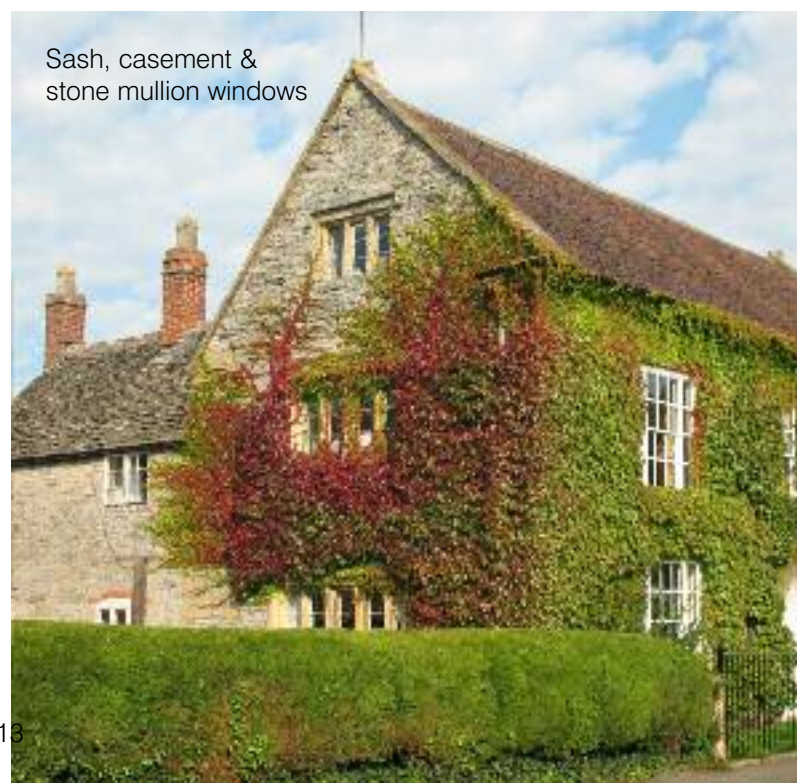
4.24

Many of the more recent buildings, or buildings re-roofed in recent years, are roofed with plain or interlocking concrete tiles. The use of this material is at variance with the use of traditional materials in the conservation area.

4.25

Windows

Most windows in stone buildings are simple single plain or leaded lights glazed direct into stone mullions and surrounds, with opening lights of wrought iron. Casement windows are wrought iron and painted timber, with plain glazing and occasional leaded lights. Sash windows are painted timber. The materials used in windows is characteristic of their respective periods of buildings. The retention of these traditional materials is important to the character and appearance of the conservation area.



Sash, casement & stone mullion windows

Badsey Conservation Area



Leaded light windows

Street, in School Lane at its junction with High Street and outside No.3 School Lane. These stone kerbs have a patina and quality which is more appropriate to the historic environment than concrete replacements. Their retention is important to the character and appearance of the conservation area.

4.31

Some private drives and yards are surfaced in loose gravel. Others, at Badsey Manor and Seward House, are surfaced with local lias stone cobbles. These surface materials give a soft textured surface finish appropriate to a rural village conservation area. Others are surfaced in tarmac and concrete pavements, which are less appropriate to the character of the conservation area and the setting of its historic buildings.

4.26

Some of Badsey's historic windows have been lost to modern replacements. There are several examples of replacement windows in uPVC. The design of replacement windows often incorporates top-hung hinged opening lights in lieu of side hung casements and sliding sashes.

4.27

The materials, finishes and much of the detailing of these replacement windows, are inconsistent with traditional window design, detail and finish prevalent in the conservation area, and are harmful to its character and appearance.

4.28

Doors are mainly painted timber.

4.29

There is a good survival of cast iron gutters and downpipes.

4.30

Natural granite and local lias stone kerbs survive for most of the length of the east side of Main Street between Brewer's Lane and School Lane, in pavement crossings on the west side of High



Local lias stone cobbles

Badsey Conservation Area

4.32

The retention of historic fabric in buildings and surfaces is important to the character and appearance of the conservation area.

Local Details

4.33

There are local building details and other features in the Badsey Conservation Area which contribute to its character and special interest and which are important to retain. These include

- stone slates laid to diminishing courses
- carved stone finials on the apex of stone roofs
- stone ridge tiles
- dentilled eaves detailing in brick buildings
- local stone kerbs
- local lias stone cobbled surfaces
- windows glazed direct into stone mullions and surrounds
- memorial to King George V in High Street
- Norman carved stonework in churchyard gate pier to Chapel Street
- Red telephone box in High Street



King George V memorial



Diminishing stone slate roofs



Wrought iron railings

Boundaries

4.34

Boundaries are a mix of hedges, dressed Cotswold and local lias stone walls, brick walls and ornate wrought and cast iron railings. Most are low, permitting views of the buildings and gardens.

4.35

The type of boundary often relates to the date of buildings. Older stone buildings are bounded by stone walls, while later buildings have brick, with ornate iron railings used in combination with both. This differentiation of boundary features is an important element of the character and appearance of the conservation area. Walls and railings are frequently supplemented with hedges.

Badsey Conservation Area

At the corner of High Street with Brewer's Lane decorative wrought iron fencing has been retained around modern infill development, retaining an historic feature in the conservation area and helping to integrate the new development into its historic context.

Natural Environment

4.36

The natural environment makes a significant contribution to the character and appearance of the Badsey Conservation Area.

4.37

The most obvious features are grass verges in the High Street, the substantial swathe of green space around the church, gardens and numerous large mature trees. The historic core of Badsey has seen all of its immediate rural hinterland developed and many of its gardens and orchards infilled with new housing. The verges, churchyard,

trees and remaining gardens are prominent features in the old village core, and retention of these features is essential to the preservation of the character and appearance of the conservation area.

4.38

Less apparent, but just as important, are private gardens behind the street frontages. These remain largely undeveloped and continue in use as gardens. While their full extent may not always be entirely publicly visible, the lack of interruption by buildings and presence of planting contributes to an impression of openness appreciated from glimpses over boundaries and between buildings. Many of these green spaces are also important to the setting of historic buildings.

4.39

Trees of particular note are the several mature trees in the church yard, the large cedar at Seward House, the Horse Chestnut at the Wheatsheaf Inn and the Sycamore at the corner of School Lane with High Street.

4.40

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

4.41

There are features that compromise or detract from the character and appearance of the Badsey Conservation Area. These include:

- **New buildings.** Some developments integrate better into the historic environment than others. Most exhibit design characteristics that are quite

Grass verges in High Street



Numerous trees in the churchyard



Badsey Conservation Area

different to the established characteristics of the area. The purpose of highlighting these buildings is not necessarily to aim at their re-development, but to guard against them becoming too dominant through future additions or alterations. These buildings will not be regarded by the Council as a guide or precedent for future development proposals

- **Encroachment of new development.** New development at the fringes of the conservation area has diminished its setting and is intrusive in places
- **Loss of gardens to car parking.** Some gardens have been lost to car parking, to the detriment of the quality of the streetscene and the setting of individual buildings.
- **Replacement doors and windows.** Some properties have had uPVC replacement windows and/or doors of a different design, detail, materials or finish. These erode local building detail, which is an essential part of the distinctive character and appearance of the conservation area
- **Replacement roof coverings** in concrete tiles, which are a poor substitute for natural materials
- **Fences.** Occasional properties have modern timber panelled or boarded fences which jar with the prevailing character and appearance of the conservation area
- **Surfaces.** Tarmac and concrete pavements are not always appropriate to the character of the conservation area and the setting of its historic buildings. The large area of tarmac surface at the Wheatsheaf Inn car park detracts in the conservation area

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

Neutral Areas

4.42

There are some parts of the conservation area which, in their present form, neither enhance nor detract from its character or appearance. Some of the new houses are set in good sized plots with gardens, walls and planting which softens their appearance and helps to integrate them into the historic environment.

4.43

We will be careful, however, to guard against these properties and areas becoming too dominant through future additions or alterations.

Threats

4.44

Badsey has been much affected by 20th century development and is sensitive to further change. In particular:

- **Development.** Much of the conservation area coincides with the defined Local Plan development boundary (Policy GD1), which may bring pressure for further infill development or re-development. The identification of Badsey as a Category 1 Village in the South Worcestershire Joint Core Strategy could bring new development pressure.
- **Loss of gardens and boundaries to car parking.** Gardens are vulnerable to replacement with hard surfacing for car parking, with associated loss of boundary walls, fences and hedges
- **Loss of architectural features,** such as doors and windows and other local building details. The retention of historic and appropriate details is important to the character and appearance of the conservation area, but these remain vulnerable to change as windows and doors are replaced, materials are changed and buildings are altered.

Badsey Conservation Area

5 Issues

5.1

The appraisal has highlighted the following problems and pressures in the Badsey Conservation Area.

- **Design quality of new buildings**
- **Intrusion of new development**
- **Loss of gardens to car parking**
- **Loss of architectural features and materials**
- **Introduction of modern paving materials and timber panelled fences**

5.2

The Management Proposals at Section 2 consider how these might be addressed to ensure the continuing preservation and enhancement of the character and appearance of the conservation area.

NOTE

Although it is intended that this appraisal 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.

Sources

Victoria County History: Worcestershire Volume II

Worcestershire Landscape Character Assessment, Worcestershire County Council, 1999

Post Office Directory of Worcestershire, 1876

Kelly's Directory of Worcestershire, 1892

A Brief History of Badsey & Aldington. T C Sparrow, 2002

Inclosure Map 1812

Ordnance Survey mapping 1880's to present day

English Heritage "Pastscape"

Further Information

For further guidance and information please contact:

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

Tel. 01386 565565

e.mail: planning@wychavon.gov.uk

web: www.wychavon.gov.uk

The following websites contain information relating to conservation areas:

Wychavon District Council at
www.wychavon.gov.uk

English Heritage at
www.english-heritage.org.uk

Badsey Conservation Area Management

Part 2. Management Proposals

1. What are these Management Proposals for?

1.1

These management proposals are a mid- to long-term strategy for preserving and enhancing the Badsey Conservation Area, addressing the issues arising from the appraisal.

1.2

These proposals are prepared in accordance with our duty under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals for the preservation and enhancement of our conservation areas.

2. Management Proposals

1. Design quality of new buildings

Some new buildings exhibit design characteristics that are quite different to the established characteristics of the area and which fail to preserve or enhance the conservation area. Others are let down by poor attention to detail and materials.

Action

We will

- seek improvements to buildings where opportunities arise through development proposals
- assess new proposals against our Local Plan Policies on design, conservation areas, listed buildings, our forthcoming supplementary planning guidance on design and the Badsey Conservation Area Character Appraisal

2. Intrusion of new development

The character of the conservation area is vulnerable to continued encroachment of new development.

Action

We will

- Assess new development proposals against the Badsey Conservation Area Character Appraisal in addition to our Local Plan Policies on conservation areas

3. Loss of gardens to car parking

Gardens are vulnerable to replacement with hard surfacing for car parking, with associated loss of boundary walls, fences and hedges, to the detriment of the character of the conservation area

Action

We will

- Seek improvements to existing sites where opportunity arises through discussion with site owners
- consider the need for Article 4(2) Directions to bring hardstandings under planning control
- address unauthorised development through enforcement action where appropriate, in accordance with our Enforcement Policy
- assess new proposals against our Local Plan Policies on preserving and enhancing the conservation area and the Badsey Conservation Area Character Appraisal

4. Loss of architectural features and materials

Several buildings have been adversely affected by the use of inappropriate modern materials, detailing or replacement of original doors and windows with poor quality substitutes, such as uPVC or stained timber

Action

We will

- consider the need for Article 4(2) Directions to bring such works under planning control, to ensure that the special qualities of unlisted buildings of local significance are protected
- advise owners/occupiers of buildings of appropriate use of materials and detailing where opportunities arise, and the need for prior

Badsey Conservation Area Management

consent for works, where relevant

- seek retention of historic fabric where opportunities arise through development proposals
- address unauthorised alterations to buildings through enforcement action where appropriate, in accordance with our Enforcement Policy

5. Introduction of modern paving materials and timber panelled fences

These materials and features undermine the quality of the historic environment.

Action We will

- seek improvements to sites where opportunities arise through development proposals
- consider the need for Article 4(2) Directions to bring such works under planning control, to ensure that the special character of the area is protected.
- assess new proposals against our Local Plan Policies on design and on preserving and enhancing the conservation area, preserving the setting of listed buildings, our forthcoming supplementary planning guidance on design and the Badsey Conservation Area Character Appraisal

Badsey Conservation Area Appraisal

- Conservation Area boundary
- Important boundary feature
- Listed Buildings
- Unlisted buildings of local interest
- Enhancement Opportunities
- Neutral features
- ▼ Significant views
- ★ Focal features
- Significant open space
- 🌳 Trees protected by a Tree Preservation Order
- 🌳 Significant trees & tree groups



(Diagrammatic only)

Scale : 1:1250 @ A3

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Article 4(2) Directions

What is an Article 4(2) Direction?

3.1

An Article 4(2) Direction is an Order that the District Council can make to provide long-term protection against unsympathetic alterations to unlisted dwellinghouses in conservation areas by restricting certain "permitted development" rights. This means that alterations that formerly did not require planning permission would need permission in the future. This would only apply to elevations or parts of a property which front public roads, rights of way or public open spaces. It would not normally affect the rear of a property or the rear garden, and does not affect interior alterations.

Why consider them for Badsey?

3.2

The conservation area at Badsey has been designated in recognition of its special architectural and historic interest and a desire to preserve its character and appearance.

3.3

Although many alterations to all types of buildings can be controlled in a conservation area by planning permission, changes can still take place to unlisted dwellings and their sites that can damage the character and appearance of the conservation area, but which are "permitted development", i.e. they do not require planning permission.

3.4

There are many buildings in the Badsey 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.

3.5

The Management Proposals for the Badsey Conservation Area include Article 4(2) Directions. This does not mean that the works included would not be allowed. It means that planning permission would be required to carry out these particular changes in future. We would check to see if what was proposed would harm the character or appearance of the Conservation Area. If not, permission would usually be granted. There would be no planning fee for any planning application required as a result of a Direction.

3.6

Those properties potentially affected would be separately consulted and all views expressed would be taken into account in making the decision on whether to proceed with the direction.

Statement of Community Involvement

Statement of Community Involvement

Introduction

1.1

This statement is a summary of community involvement and public consultation undertaken by Wychavon District Council in respect of the Badsey Conservation Area Appraisal and Management Plan and proposed changes to the Badsey Conservation Area boundary.

Background

1.2

A report to the Council's Development Control (Policy) Committee on 9th October 2008 explains the reasons for preparing a character appraisal and management plan for the Badsey Conservation Area. Specifically, the character appraisal and plan 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.

1.3

The preparation and publication of conservation area character appraisals and management proposals is a key step in the Council fulfilling these duties.

Community Involvement

Community involvement has taken the form of:

- a briefing session with the Badsey and Aldington Parish Council on 13 March 2009.

- a public meeting at Badsey Village Hall on 19 March 2009
- letter to residents affected by the review of the Badsey Conservation Area on 3 March 2009
- letter to Badsey & Aldington Parish Council 27th February 2009 and Badsey Society on 2nd March 2009

Consultation

1.5

The consultation period began on 3rd March and ended on 9 April 2009

Consultation was by:

- A public meeting held at the Remembrance Hall, Badsey on the evening of 19th March 2009
- Publication of the draft appraisal, management proposals & proposed conservation area boundary changes on the Wychavon District Council website, accompanied by an electronic feedback form, and on the Badsey village website
- Placing of the same documents for public inspection during the consultation period at:
 - The Civic Centre, Pershore
 - Evesham Community Contact Centre
 - Evesham public library
 - The Remembrance Hall, Badsey
- Letters to Badsey residents affected by the review of the conservation area, Badsey and Aldington Parish Council, The Badsey Society, Worcestershire Archaeological Unit, English Heritage, Worcestershire County Council, Worcestershire County Highways

Statement of Community Involvement

Consultees

1.6

The following were consulted on the draft appraisal and management plan:

- Badsey and Aldington Parish Council
- The Badsey Society
- Badsey residents affected by the conservation area review
- Worcestershire County Archaeological Service
- Worcestershire County Council
- Worcestershire County Highways
- English Heritage

Publicity

1.7

Notice of the public meeting and consultation was given by way of:

- Posters placed in Badsey and Aldington villages and at Pershore Civic Centre
- Letter to the Badsey Society, Badsey & Aldington Parish Council and residents affected by the conservation area review
- A public meeting on 19th March 2009 at the Remembrance Hall, Badsey
- Information item on the Badsey Village website
- "Latest Focus" on Wychavon Council website from 3rd March 2009
- Notice placed with the documents at the Civic Centre, Evesham public library, Evesham Community Contact Centre, the Remembrance Hall, Badsey and on the Council's website
- Information forwarded to consultees

May 2009

