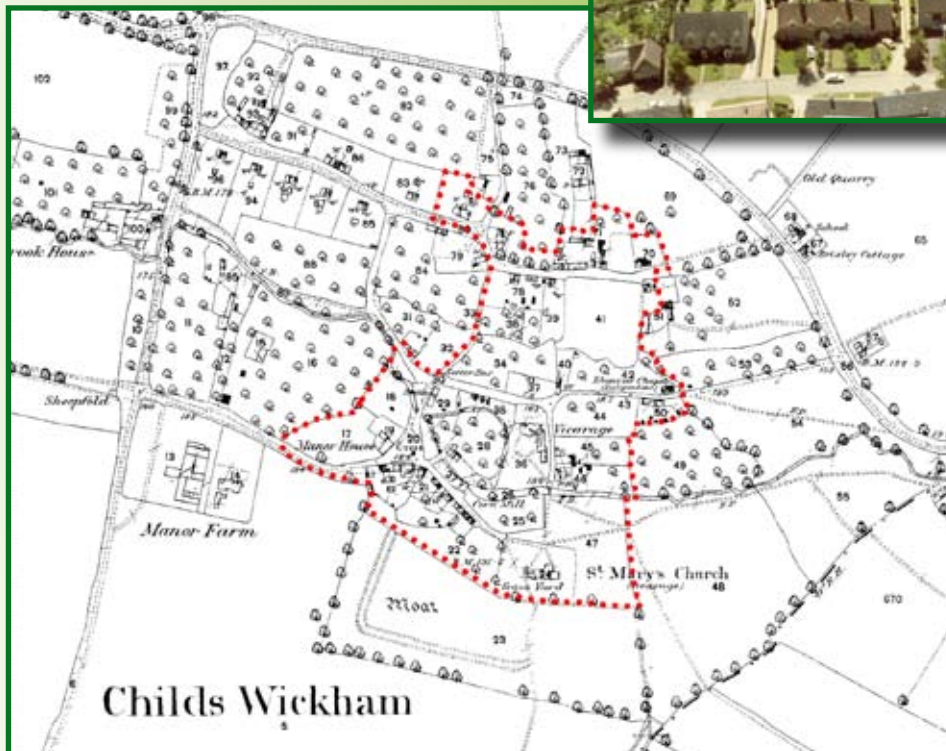


Childswickham

Conservation Area Appraisal



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 Childswickham is a Conservation Area. This Statement identifies the special interest of the Childswickham 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 Childswickham Conservation Area.

We also have to review the boundaries of our Conservation Areas from time to time. The Childswickham Conservation Area was first designated in November 1969. The boundary was reviewed in 2005 during the preparation of this Statement. The current Conservation Area boundary is shown on the attached appraisal map.



Childswickham: A small rural village, set within an historic framework of loosley laid out roads and traditional village buildings

CHILDSWICKHAM 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 Childswickham is:

- **Its long history, still evident in the layout of the village, in its buildings and other visible surviving features;**
- **The survival of a clear demonstration of historic social hierarchy within the village, evident in the size, design and siting of building;**
- **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

Childswickham is situated within the flat open landscape of the Vale of Evesham, close to the foot of the Cotswold plateau. It is an area predominantly of market gardening, arable and pasture land, with surrounding fields defined by hedgerows. From the westerly Hinton Road approach the village lies low on the plain and is distinguishable from the surrounding fields by properties which line the road, but otherwise it remains hidden. Descending to the village from the Cotswold plateau in the east the Conservation Area is defined by dense tree cover and views of the church spire. The north end of

the village has been extended so that adjacent to this part of the Conservation Area modern development forms the immediate setting. It is two kilometres (one mile) north west of Broadway and lies just off the main A44 to Evesham.



Descending from the Cotswold plateau the Conservation Area is defined by dense tree cover



HISTORICAL DEVELOPMENT

Archaeology

The area in and around Childswickham is rich in archaeology. To the north of the Conservation Area evidence of Prehistoric to Romano-British settlement is confirmed by Early Bronze Age to Roman (2350 BC to 409AD) sub surface deposits. Metal finds include 5 Roman coins, all are 4th century and have been identified as Constantine (AD330) and Valens (AD 364-78). Recent excavations during construction

of a water main have revealed Roman stone buildings, wells and hearths.

Medieval earthworks (1066AD to 1539AD) in the form of ridge and furrow have been noted almost surrounding the core of the village. Further medieval earthworks south of the church have been interpreted as the site of a moated medieval manor house and are scheduled as such. In paddocks south of the church, earthworks, including platforms and holloways, suggest a shrunken village. Gullies, pits and post holes have been identified as post medieval to modern.



Medieval ridge and furrow has been noted almost surrounding the core of the village

Origins and Development

The discovery of Early Bronze Age and Roman remains within the Parish do not necessarily indicate continuous settlement from prehistoric times. Villages were not the main type of rural settlement in prehistoric England and even to Roman times there was just a network of towns, hamlets and farmsteads. Larger groups of dwellings which could be described as villages were transient moving after a few generations.

Evidence from Neolithic times indicates that Britons were trading over great distances. The London to Worcester Road passed through the centre of Childswickham for centuries and may have originally been an old British track-way improved by the Romans. Clusters of dwellings were commonly found scattered or linear, along a road or track in association with a villa agricultural estate or to serve passing travellers or the military.

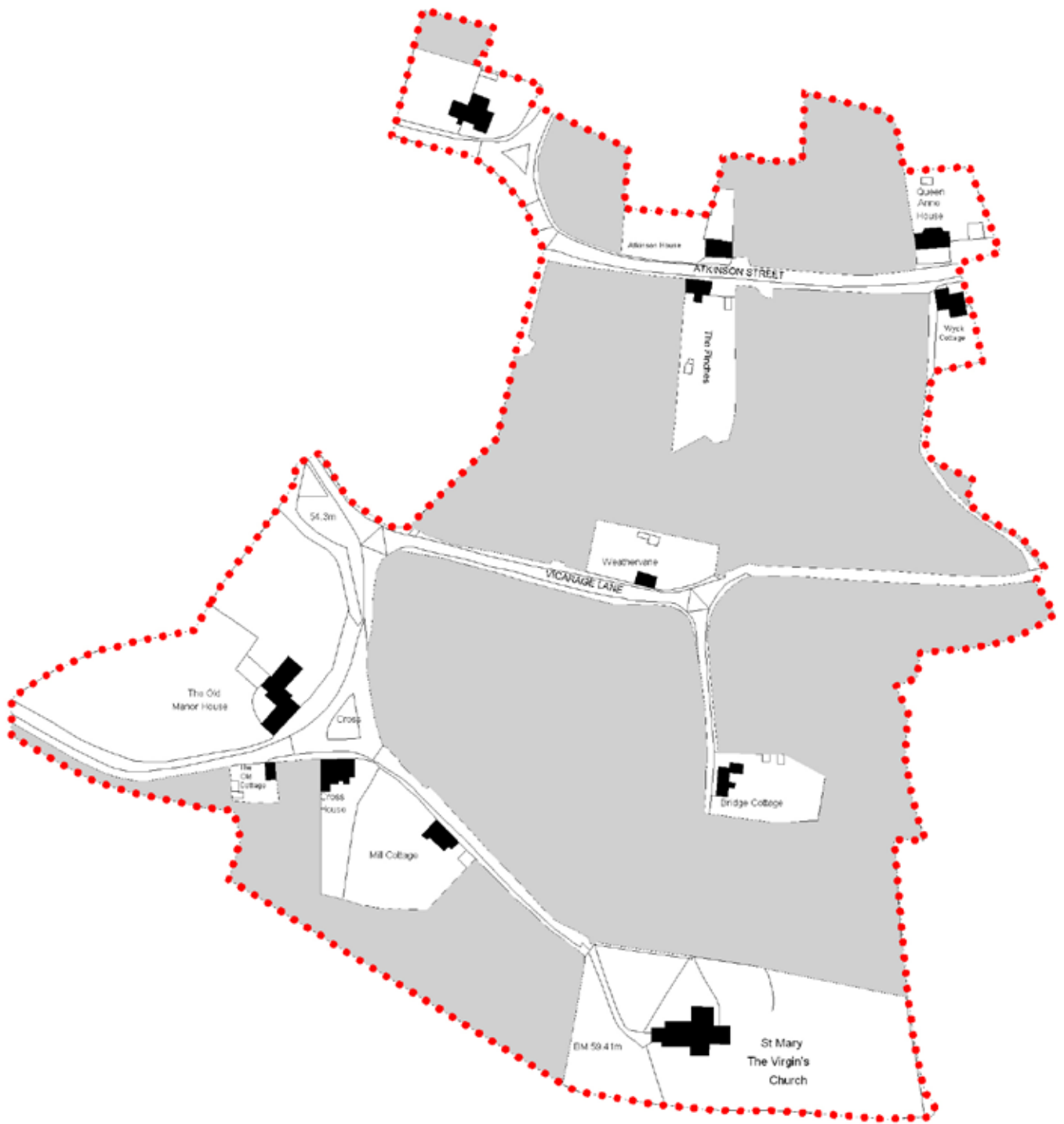
After the collapse of the Roman political system incoming Angles and Saxons did establish settlements but mainly in the east of England. The earliest reference we have to the village of Childswickham is as 'Wicwone' in the Anglo-Saxon Land Charter of 706AD (probably Celtic meaning a clearing in the wood in the vale'). Reference to a village name in these records may refer to an estate or 'caput' (the centre of the estate, which might be a hall or palace) from which the later settlement was descended. Caputs were established on old Roman villas where produce and manpower were collected from subsidiary settlements around it. During the 9th century large numbers of these estates were broken up by Anglo Saxon kings and Viking leaders granting parts of their estates to loyal subjects.


English lords had gained great holdings of land by 1066, the Normans completely reorganised these holdings as William the Conqueror granted estates to victorious barons. Domesday Book refers to 'Wicquene' as being in the possession of Robert d'Abitot, a Norman Knight in 1085. Subsequently the De Beauchamps, Earls of Warwick held it until it passed to the Crown in 1487. New baronies were comprised of manors or vills, while castles and monasteries often replaced old caputs as estate centres. Moated earthwork remains near the church date to this period.

The establishment of open field systems gives another clue to the date when the village of Childswickham was formed. Fields were gradually converted from enclosed networks of fields farmed mainly by family units, to an open field system worked by the community. Remains of these open field systems known as 'ridge and furrow' are found extensively around the core of the village and are dated between 1066 and 1539AD.

The earliest surviving building from the medieval period of the development of the village is the much altered and restored Church of St Mary the Virgin dated to the 13th century with 12th century remains and 14th century additions. Atkinson House and 23 New Street are 14th century. The Cross and The Old Cottage are 16th century.

The layout of the village was already well established by the end of the 17th century, illustrated by the locations of early surviving buildings



 Surviving buildings from the 12th, 15th, 16th & 17th Century

 Conservation Area boundary



The Church of St Mary the Virgin is the earliest surviving building in the Conservation Area

An important building within the medieval village was the mill. There has been a mill at Childswickham since Norman times, it is mentioned in the Domesday Book. These mills were always powered by water wheels and though most of the original building has gone a weir created to turn the wheel remains.



There has been a mill at Childswickham since Norman times

By the 17th century Childswickham manor was an area of hedge-less great open space, owned by the Sheldon family. The whole parish would have cultivated the open field strips which are still visible in many locations around the village. Planting and harvesting times were decided communally and corn was taken to the village mill. Bridge Cottage, Wyck Cottage, Weathervane, Katies House, The Old Post Office and Childswickham House have been dated to the 17th century.

Parliamentary Enclosure of 1763 brought an end to traditional open field farming in Childswickham when the manor was in the hands of the Fermore family. A cluster of buildings around The Cross date from the early 18th century, including The Old Manor House, Cross House, Mill Cottage and in Atkinson Street, Queen Anne House and The Finches.



The cluster of buildings around the cross are early 18th century

During the 19th century Childswickham continued to develop with considerable building works and dispersal of land. The manor was in the hands of the Phillips family from 1779 to 1872, after which it came into the ownership of William Atkinson.

A new Non Conformist Congregational Chapel was built in 1843 where meetings were held twice a month. Later the church of St Mary the Virgin was restored, half timbered cottages were replaced with brick built houses in New Street, and several farm houses were built for tenant farmers.

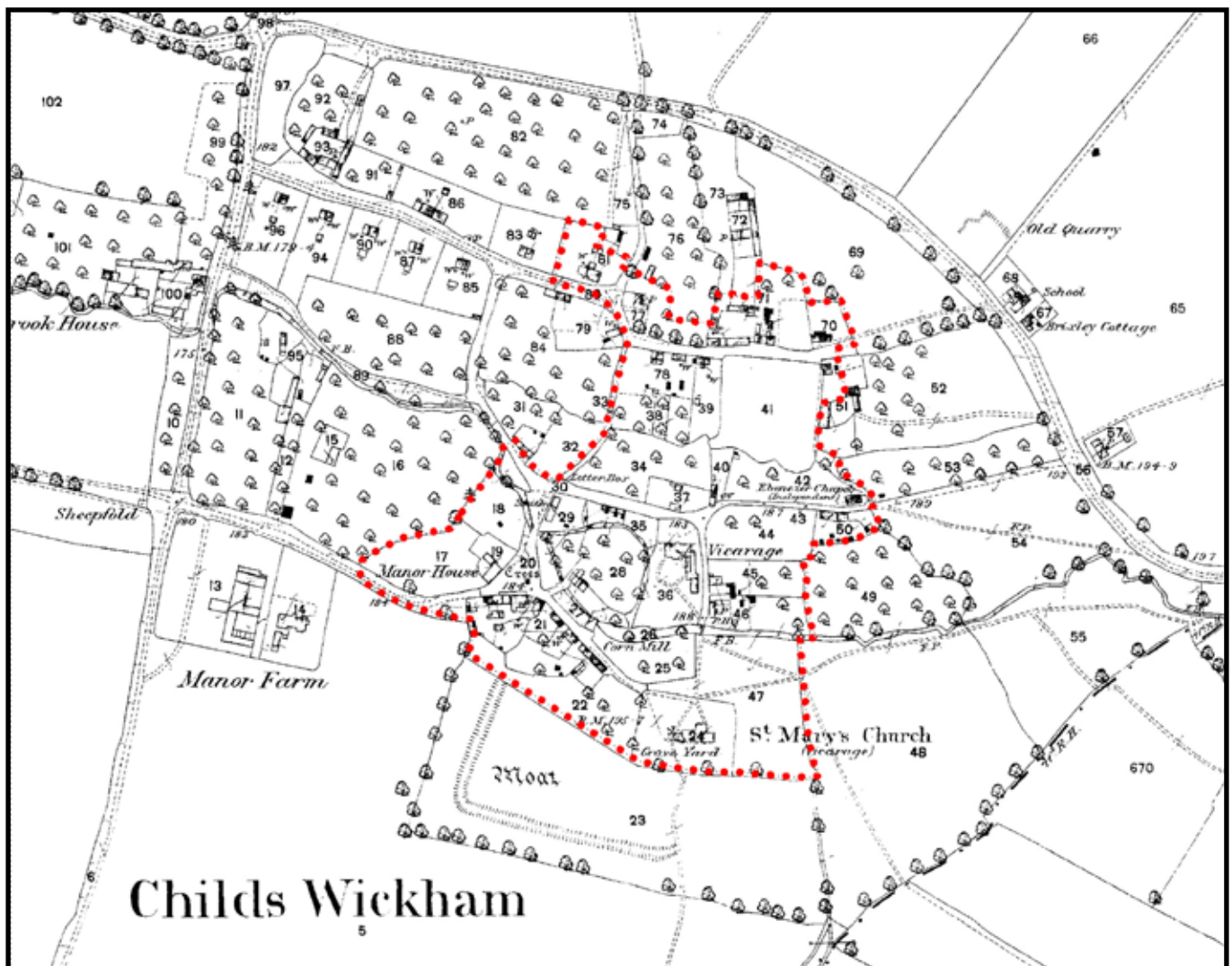
Land became available as Glebe was 'let out' in quarter acre allotments and turned over to market gardening. More land became available when, according to the terms of Atkinson's will, the estate was to be sold. It was auctioned in 1913. This further division of land increased the number of smallholders.

Change and development has continued in recent years, though the basic layout of meandering lanes and buildings within the Conservation Area have changed little. Twentieth century dwellings are interspersed amongst

earlier surviving buildings, which are distributed in fragmentary fashion throughout the village.

Several buildings in the vicinity of The Cross have been converted into dwellings; Crumps Cottage was a barn and the Smithy is now a dwelling house known as The Old Forge. Bridge Cottage situated on the brook, which runs through the centre of the village, was once an inn. The Corn Mill has been converted to holiday cottages, The Old Post Office along New Street, once a shop, is now a home. Ebenezer Chapel, off Chapel Lane, was demolished and replaced with a small grassy communal area and seat.

Much of the land within the Conservation Area was orchard and remains well planted with fruit trees and native species. Considerable loss of this tree cover, however, is noticeable along both sides of Twitchams Lane where 20th century dwellings dominate. This is also true in the north



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

of the Conservation Area to Broadway Road where tree cover has been lost to 20th century housing, resulting in considerable change to the former countryside setting of this part of the Conservation Area. Similarly modern infill development along Vicarage Lane and Atkinson Street have taken the place of leafy green open spaces.



20th century modern infill development



The character of the conservation area is that of a small rural village.



CHARACTER AND APPEARANCE

The character of the Childswickham Conservation Area is that of a small, rural village, mainly residential, set within an historic framework of loosely laid out roads and traditional village buildings. Open field communal farming, smallholding and market gardening has historically played an important role in the development of the village. Whilst there is still much evidence of this the village is now essentially of a residential nature.

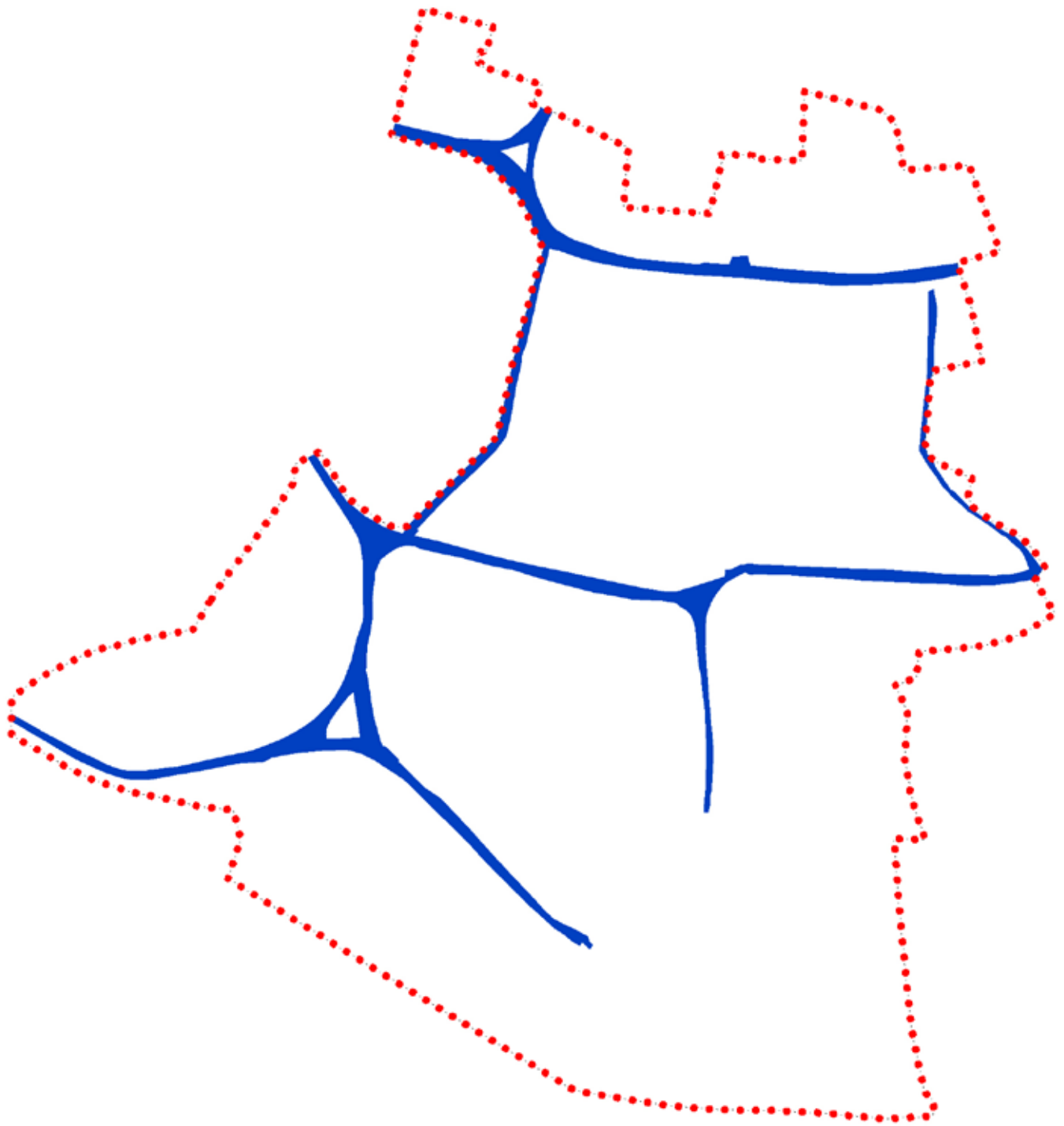




Within the Conservation Area there are two distinct character areas: that part of the village around the brook, the corn mill and the Church, and Atkinson Street.



The area around the brook, the corn-mill and the church is a loosely knit mixture of 17th and 18th century dwellings set in large gardens

On an east-west axis, roads, lanes and tracks link the village either side of the brook



-  Conservation Area boundary
-  Roads, lanes and tracks

That part around the brook, the mill and the church is a loosely knit mixture of mainly 17th and 18th century detached cottages and houses set in large gardens defined by hedgerows and stone walls randomly scattered along narrow, lightly trafficked lanes. Buildings front the lanes generally behind green verges of varying widths, sometimes defined by flag and kerbstone pavement raised above the road. To the perimeter of this part of the Conservation Area south of the church, earthwork remains, possibly of a moated manor house with deserted village, have been recorded along with the earliest remains of the church. Between The Cross and the church on this side of the brook The Old Mill occupies a substantial plot. Between the loose scattering of buildings, trees and gardens, open spaces and the surrounding countryside are frequently visible, and make a significant contribution to the rural character of the Conservation Area.



Between the loose scattering of buildings, trees and gardens, open spaces and the surrounding countryside are frequently visible

Atkinson Street in contrast, comprises a mix of 17th, 18th, 19th and 20th century properties, which line the street in smaller evenly spaced plots fronting the road behind green verges and defined by foot-ways. The mixture of detached houses and smaller terraced cottages are set in generally smaller gardens defined by hedgerows and walls, some have an open aspect. Tree cover is noticeably less in this part of the conservation area allowing uninterrupted views to the Cotswold plateau.



A mix of 17th to 20th century properties line Atkinson Street in smaller more evenly spaced plots



Several footpaths cross the 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. Several footpaths converge on, and cross the area, so that many buildings, gardens and open spaces are visible from numerous and various angles within the village. The brook divides the area from south to north and is lined with mature willow. Natural features like this are an important contributor to the rural character and appearance of the area.

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.



The brook divides the conservation area. It is an important contributor to the rural character and appearance of the area

DETAILED ASSESSMENT

Layout

The village is laid out on an east-west axis around a loose network of lanes, which meet at the focal point of the church.

To the south of the Conservation Area, loosely knit, individual houses and cottages, are scattered along the narrow lanes roughly following the lines of the lanes. There is little or no uniformity in spacing between buildings, which generally front the road, with the ridges carried in approximate alignment. Views from the lanes and pathways between the buildings provide a green setting to the buildings and contribute to the rural character of the Conservation Area. The church stands in a generous extended churchyard setting as a focal point at the end of Cross lane.

Individual houses backing onto the brook from The Cross, and Vicarage Lane sit in generous plots of lawn and trees which are not always apparent from the road. They become apparent, however, when deciduous leaf cover is lost during the autumn.

To the north of the conservation area Atkinson Street has the appearance of a planned development of dwellings facing each other in small, generally, equally sized plots. This is emphasised by infill development between the historic buildings, some of which are smaller terraced houses.

Larger historic houses and smaller cottages are located in an apparently fairly random manner throughout the Conservation Area.

Modern development has introduced a 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 and adjacent field, the large gardens backing onto the brook, and the paddocks around Bridge Cottage and along Chapel Lane.

Architecture

The majority of buildings in the Conservation Area range from modest to larger buildings, built from local materials, of the form and type which are typical of the local Worcestershire tradition.

- **Cottages**

These vernacular buildings dating from medieval, 17th, 18th 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.



Cottages have simple rectangular plan forms, modest in size and scale.



Windows typical of the vernacular of their period



They are very modest in size and scale, usually one and a half to two storeys in height. Verges are shallow with no barge-boards. Eaves are occasionally detailed with dentilled coursing. There are occasional dormers, mostly eaves mounted; some break through the eaves, but only a few are wholly contained within the slope of the roof. All have pitched gabled roofs. Roof-lights are noticeably absent. Chimneys, with corbelled cappings, are a feature of all buildings.

Windows tend to be typical of the vernacular of their period. Whilst there are timber mullion windows at Atkinson House, generally earliest cottages have 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. Later cottages have casement windows, or vertically proportioned sash windows, which are more carefully arranged on principal elevations in a symmetrical composition, typically with cambered brick and stone arched heads.

Doors are mainly solid and vertically planked, some with modest but well detailed open timber porches and enclosed stone porches.



Some cottages have modest but well detailed open timber porches



Doors are mainly solid and vertically planked

- Houses

Larger houses such as Cross House, The Old Vicarage, The Old Manor House and in Atkinson Street, Queen Anne House, have architectural style which is typical of the style and features of larger houses of their respective periods.

These buildings are two and a half storey, with rectangular or more complex plans, with steep pitched roofs, some with coped gables. Fenestration is generally more ordered, with stone mullion windows, larger wrought iron casements, or painted timber sash windows arranged in a symmetrical composition on principal elevations. Doors are timber panelled, some have hoods on brackets. Chimneys are present in all buildings. Dormers are occasional and there is a notable absence of roof-lights, barge or fascia boards.



Larger houses typically have architectural style and features of their respective periods



Doors are timber panelled, some have hoods on brackets



Occasional surviving earlier windows in timber, stone and wrought iron

- **Farm Buildings**

Barns and farm buildings are absent from the Conservation Area or have been more recently converted for other uses. Crumps Cottage was a barn and Memorial Hall with associated building to the rear was originally a barn forming part of a farm complex. All have simple rectangular plan forms and are single storey with pitched gabled roofs.



Recently converted barn

• Other Building Types

A pig sty, of a type dateable to the early 18th century, is located in the garden at Weathervane. More rarely, the building has a separate boiling house adjoining with original copper and chimney. It is of coursed rubble construction in local Cotswold stone with a stone tile roof. There are no windows in either sty or boiling house.



An unusual surviving early 18th pig sty with adjoining brew-house

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

There are also a number of new buildings 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 the other buildings and are larger in size, and more complex in plan frequently of artificial stone.

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 wattle and daub or later brick infill panels and Cotswold limestone, with examples of these materials being used in combination. The

majority of buildings are constructed from dressed Cotswold stone. The use of the same stone walling material throughout the Conservation Area is a unifying thread amongst buildings of various ages and styles. Fine dressed coursed Cotswold stone is used for larger houses such as Queen Anne House, Cross House and the Old Manor House and occasionally in walls of smaller cottages such as Weathervane and The Finches.



Building materials used in the conservation area reflect what would have been locally available at the time. Earliest buildings are timber framed with wattle and daub and Cotswold limestone.



Throughout the Conservation Area local stone is used for dressings around window openings and quoins on corners of buildings and for walls. Many boundary walls are of dry stone type but high quality dressed coursed limestone is occasionally used, as at Queen Anne House and in the more substantial wall at The Old Vicarage.



There are only a few examples of brick

Exceptionally, The Cross Cottage and Westview, which date from the mid to late 19th century, are of brick, in the rich red/orange of the area and patterned with dipped headers.

There are examples of rough cast render within the Conservation Area at The Old Vicarage, Chapel Lane Cottages, and on part of No. 23 New Street but this material is the exception in the Conservation Area which is dominated by stone.

Brick or stone is the prevalent material for chimney construction in all periods of buildings.

An example of a building refaced in new materials to update it in accordance with changing design fashions is Bridge Cottage, which is timber framed later re-fronted in dressed stone and then lime washed. Reflecting the relative wealth and fashion consciousness of earlier occupants.



There are occasional survivals of thatch

The prevalent roofing materials in equal proportions are Cotswold stone tile and plain local rich red/orange clay tile on all periods of buildings. Blue slate is also present on 19th century and re-roofed buildings and on some outbuildings. There are occasional survivals of thatch on timber framed buildings at Mill Cottage, Weathervane and Finches.

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

Cast iron gutters and down-pipes are present on numerous buildings throughout the area.

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

There are a number of cottages 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 joinery design, detail and finishes of the Conservation Area.

Ground surface materials are a mixture of smooth black top to public roads, gravelled and textured hard surfaces to private drives and the churchyard paths. Notably there are occasional survivals of historic ground surface material of grey smooth local stone. Cobbling at Bridge Cottage, pavement and kerb stones at Weathervane and kerbs alongside The Old Mill have survived modern replacement. The retention of these historic surfaces is important to the character of the conservation area.

Local Details

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

There are examples of 19th century original wrought and cast iron Kissing gates either side of the perimeter of the churchyard. Wrought iron fencing can be found around the churchyard, Orchard Cottage and Nos. 22 and 23 New Street. There are two bridges over the brook, one of stone between the Old Forge and The Cross,

and a timber foot bridge at Bridge Cottage.

These features together with the surviving ground surfaces are historic details of the Childswickham Conservation Area which contribute to its special interest and character.



Surviving local features contribute to the special interest, character and appearance of the conservation area



Boundary Treatments

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



There are a variety of boundary treatments contributing to the rural character



Boundaries are a mix of hedges, wrought and cast iron fences, and walls of local stone and brick. With a few exceptions where they relate

to higher status buildings or more modern development, they are low, permitting views of buildings, into gardens and beyond. The material and height of boundaries tends to be commensurate with the relative status of the buildings, hedges being prevalent in association with modest cottages, and higher stone walls, prevalent in association with larger houses.

Rear and side boundaries are commonly hedged, and these, particularly in views to the Conservation Area from outside, 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 are the thick hedges forming boundaries to Twitchams Lane and Chapel Lane. Wrought iron kissing gates with cast iron posts form an interesting boundary feature to the north and south boundaries of the churchyard.

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. There are a number of particularly significant individual and groups of trees within the village. Particularly in the gardens at The Old Mill and The Old Vicarage, land either side of the bridge near the Old Forge and in the churchyard. Opposite The Cross. Tree Preservation Orders protect a number of trees near Brook Cottage.

Of equal importance to the character and appearance of the village are its open spaces. Most apparent are the churchyard and adjacent field, the paddock adjoining Bridge Cottage garden and the green communal space at The Cross. These make a significant contribution to the character and appearance of the Conservation Area.



Trees and orchards are present throughout the conservation area providing a soft green background

Private gardens remain largely undeveloped and continue in use as gardens. The Old Vicarage, The Old Forge, Brook Cottage, Brook House, The Old Mill and The Old Manor House have generally the largest gardens, backing onto and concealing the path of the brook. The gardens behind Mill and Crumps Cottages provide uninterrupted views beyond the boundaries of the Conservation Area.

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. While private gardens such as these may not be entirely 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.

Green grass verges are present throughout the Conservation Area, particularly at The Cross, Atkinson Street and up to the church from The Cross, these contribute to its rural character and appearance.

Views

Short and medium distance views within the Conservation Area are frequently obscured by trees in leaf. When deciduous trees lose their leaves in the autumn and winter months, views are permitted throughout the Conservation Area. There are numerous medium distant views in which the buildings and open spaces in the area can be seen from several directions. The

Church from The Cross, from Bridge Cottage to the Church, from The Old Forge to The Cross. Short distance views from The Cross east toward St Mary the Virgin are punctuated by individual cottages, so that each cottage is prominent and makes a significant contribution to the character and appearance of the area.



Short, medium and long distance views into and out of the conservation area



There are longer views into the surrounding countryside from the foot-path which runs from St Mary the Virgin to Bridge Cottage, from where the countryside setting of the village can be more fully appreciated.

There are long distance views towards the Conservation Area from the Hinton Road on the westerly approach and from Broadway Road in the east.



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. These are:

- The bright yellow burglar alarms on The Cottage, Bluebell Cottage and Jeapers Cottage, in Atkinson Street.

- A number of properties 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



Timber panelled fences can jar with the character and appearance of the conservation area

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

There is some new development within the Childswickham Conservation Area. These new buildings exhibit design characteristics which are quite different to the established characteristics of the area. The purpose of highlighting these buildings is not to aim at their re-development, but to guard against them becoming too dominant through future additions. These buildings will not be regarded by the Council as a guide or precedent for future development proposals.

Neutral Areas

There are some parts of the Conservation Area which in their present form neither enhance or detract from its character or appearance. Langdale, The Bungalow, Kirkside, Orchard

End, Canowindra, House Martins, Penray, Hebridean, Jeapers Cottage, Bumble Cottage and The Cottage 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. It 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 Childswickham 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 12 buildings within the Childswickham 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 Childswickham 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 that 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.





Some buildings within the conservation area are not listed but make a significant contribution to the special character



Those properties affected are:
 Atkinson Street, Nos 2, 4, 8,10,12,14
 Brook Cottage
 Brook House
 Chapel Lane, Nos 1,2,3
 Longacre
 Old Mill
 Old Forge
 Old Vicarage
 Spring Cottage
 Summer Hayes
 The Cross
 Westview

The works for which Planning Permission will be required are:

Removal, new or replacement of existing windows and doors at
 Atkinson Street, Nos 2,4,8,10,12,14
 Brook Cottage

Brook House
 Chapel Lane, Nos 1,2,3
 Longacre
 Old Mill
 Old Forge
 Old Vicarage
 Spring Cottage
 Summer Hayes
 The Cross
 Westview

Removal or alteration of boundary walls, fences, railings and gates which front a road or public footpath

at
 Atkinson Street, No. 2
 Longacre
 Old Mill
 Old Vicarage

The laying of hard standing at

Atkinson Street, 2,10,12
 Summer Hayes

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

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.

Scheduled Ancient Monuments

These are protected by law. Consent is needed from the Secretary of State for any works affecting a monument.

Enhancement Opportunities

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

- Removal or repainting of burglar alarms at The Cottage, Bluebell and Jeapers Cottages, Atkinson Street.
- The reinstatement of more appropriately detailed and finished windows and/or doors at The Old Mill, No 2 Atkinson Street, Crumps Cottage, The Old Forge, Spring Cottage and Summer Hayes.
- 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 Childswickham 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

Victoria County History: Worcestershire Volumes

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
Persnore
Worcs. WR10 1PT

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

CHILDSWICKHAM 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 Childswickham Conservation Area Character Appraisal, Supplementary Planning Document (SPD) was adopted by Wychavon District Council on 12th July 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
Persnore
Worcestershire
WR10 1PT

July 2005

CHILDSWICKHAM CONSERVATION AREA APPRAISAL SUPPLEMENTARY PLANNING DOCUMENT

STATEMENT OF CONSULTATION

1. Introduction

- 1.1 This statement is a summary of consultation to be undertaken by Wychavon District Council in respect of the draft Supplementary Planning Document, Childswickham 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 At the end of the consultation period, a report will be taken to the Council's Development Control Committee to provide details of representations received and proposed changes to the drafted Childswickham Conservation Area Appraisal as a result of the consultation exercise.
- 1.4 The Council will then 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 17 March 2005 explains the reasons for preparing a Conservation Area Appraisal for the Childswickham 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 18th April 2005 and ended on 31st May 2005. The following documents were available for public consultation between these dates:-
 - Draft Supplementary Planning Document, Childswickham Conservation Area Appraisal;
 - Appendix I Statement of Consultation;
 - Appendix 2 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 three 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 Childswickham village hall.

5. Consultees

5.1 This Draft Supplementary Planning Document was forwarded to the following:

- Members of the District Council representing the Childswickham Ward;
- Worcestershire County Archaeological Service;
- Worcestershire County Council;
- Childswickham Parish Council.

Residents of the Childswickham 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 will be given by way of:

- local advertisement in the Worcester News and Evesham Journal on 20 April 2005
- local advertisement in the Childswickham parish newsletter
- local advertisement on the Childswickham village notice boards
- information forwarded to other consultees 18 April 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,
Persnore, Worcs. WR10 1PT

Tel - 01386 565323

Fax - 01386 561092

Email – elaine.artherton@wychavon.gov.uk

Website address - [http// www.wychavon.gov.uk](http://www.wychavon.gov.uk)

CHILDSWICKHAM 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 “Childswickham 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 17th March 2005 explains the reasons for preparing a Conservation Area Appraisal for the Childswickham 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 Childswickham 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

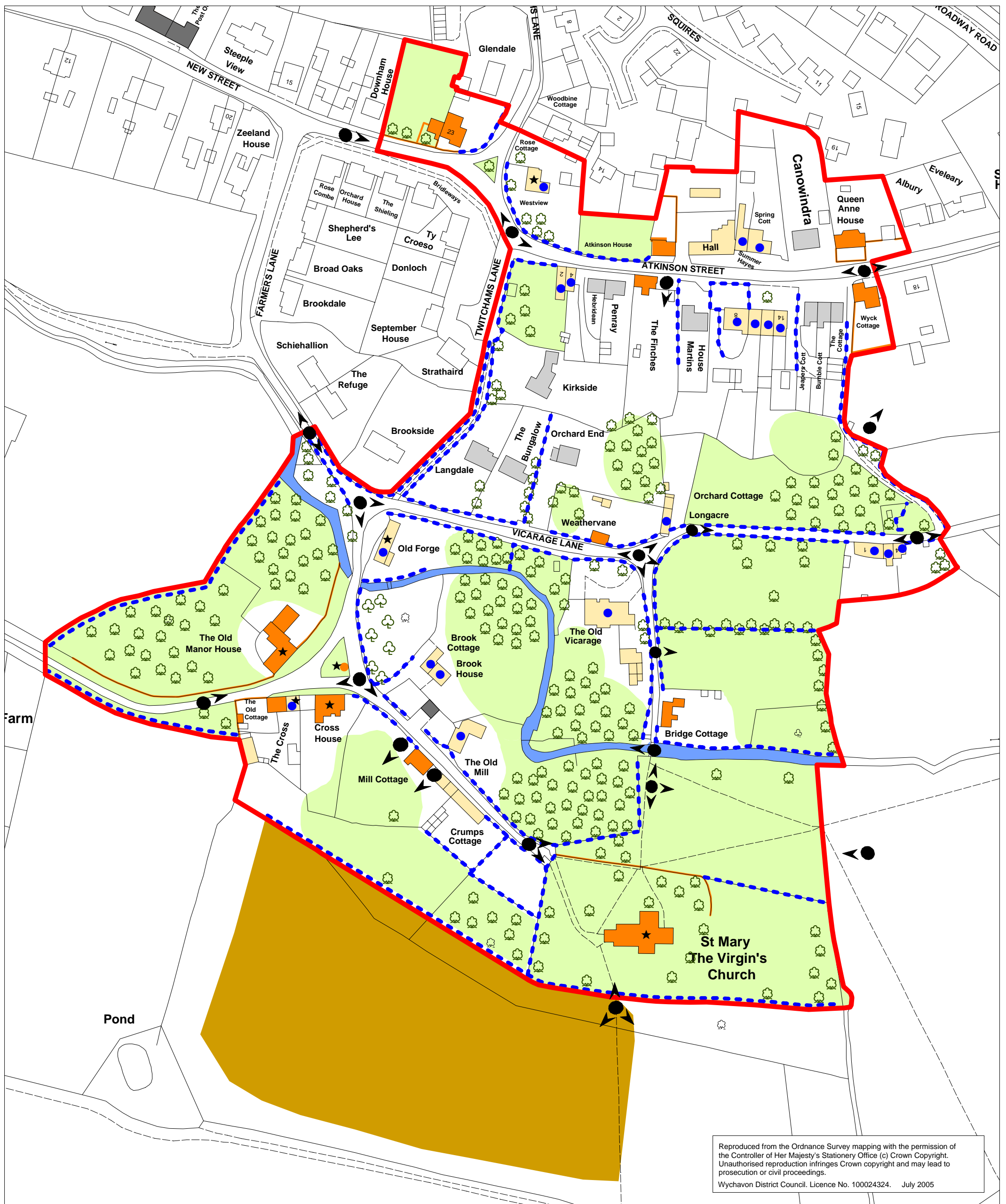
4.1 A copy of Wychavon District Local Plan Review Supporting Document Sustainability Appraisal, July 2003 is available to view at Wychavon Planning Services.

Tel - 01386 565323

Fax - 01386 561092

Email – elaine.artherton@wychavon.gov.uk

Website address - [http:// www.wychavon.gov.uk](http://www.wychavon.gov.uk)



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Childswickham Conservation Area Appraisal

- | | | | | | |
|--|---|--|---|--|--|
| | Conservation Area boundary | | Properties affected by Article 4(2) Direction | | Significant water feature |
| | Important boundary feature | | Negative features | | Prominent open spaces |
| | Listed Buildings | | Neutral features | | Trees protected by a Tree Preservation Order |
| | Unlisted buildings of local distinction | | Significant views | | Significant trees & tree groups |
| | Scheduled Ancient Monument | | Focal features | | |

WYCHAVON
DISTRICT COUNCIL
good services, good value

(Diagrammatic only)

▲ Not to Scale

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