

Hartlebury

Conservation Area



Hartlebury

The Hartlebury Conservation Area Appraisal and Management Plan was adopted by Wychavon District Council as a document for planning purposes on 11th January 2011. Minute 100 of the Executive Board meeting of 11th January 2011 refers.

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Hartlebury

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Part 1. Hartlebury Conservation Area Appraisal

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 Hartlebury 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 Hartlebury 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 Hartlebury Conservation Area was designated in November 1969. The boundary was reviewed in 2010 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 Statement 5 - Planning for the Historic Environment (PPS5) and Planning for the Historic Environment Practice Guide which sets out Government policy on the protection of conservation areas and other elements of the historic environment;
- 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

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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.

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 2012.

1.7

This appraisal supplements Structure Plan and Local Plan Policies CTC19, CTC20 and ENV12 and was adopted by the Council on

2 Summary of Special Interest

2.1

Hartlebury is a large and ancient parish consisting of a large number of hamlets. It is especially known for the castle, a palace of the Bishops of Worcester. There was, however, also a rural farming community though little evidence of this remains within the conservation area.

2.

The conservation area is centered around the church where the churchyard, park 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

Generally the core of Hartlebury conservation area appears unaffected by 20th century development, retaining elements of its historic plan, open spaces, numerous substantial trees and historic building fabric and identity.

2.4

The conservation area is focused around Hillditch Lane, Quarrybank, Rectory Lane, the castle and the church.

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

Its long history, still evident in its buildings.

The survival of the historic identity evident in its buildings in particular Hartlebury Castle

The number and quality of historic buildings

The survival of historic fabric and detailing

The use of locally quarried stone in buildings and boundary walls

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 & Landscape Setting

Location

3.1

Hartlebury is located near to Kidderminster off the Worcester to Kidderminster Road (A449). It is the northern most parish within Wychavon District. The village is in two parts, that part around the Church and that

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around the Talbot pub. The Hartlebury Conservation Area is situated around the church.

Landscape Setting



3.2

Hartlebury is situated in the former Forest of Ombersley in an area which was disafforested in 1229. From low lying banks of the Stour and Severn in the west the parish rises 200 ft in the east and 300 ft above sea level on the southern boundary at Bishop's Wood. Hartlebury Castle and park is located west of the village. North and south west of the park are the former commons. One of these is the protected heathland known as Hartlebury Common. The spreading of the village has seen the hamlets of Charlton and Waresley become merged into Hartlebury.

3.3

The conservation area, which includes the park, is situated at the junction of the former Worcester to Kidderminster road and the Stourport Road. At the junction of these roads the conservation area is dominated by the church which sits high on the eastern slope. The historic core has been relatively untouched by 20th century expansion so that the immediate relationship of the conservation area to its rural hinterland remains intact.

HISTORICAL DEVELOPMENT & ARCHAEOLOGY

The origins & Development of Hartlebury

3.4

Hartlebury is said to have been given to Aelhun Bishop of Worcester by Burgred King of West Mercia in about 850. The Bishop held 9 manors in Worcestershire the estates were large, rich and compact, they were populous and highly organised. Hartlebury is mentioned as being among these lands belonging to the Bishop in the Domesday Survey of 1086. The parish was large having least 17 hamlets including Stourport and meadows on the 'Welsh side of the Severn', a mother church and two daughter churches. At that time there were two mills one of which was a fulling mill. The large manor brought in a significant income for the Bishop who was lord of the manor. Hartlebury was disafforested in 1229, this gave the Bishop more control of his lands and revenues of the See could be increased by bringing fresh land into use and in stock breeding and rearing sheep for wool.

3.5

We do not know when Hartlebury became a village but it is likely that it grew around the church initially. The castle is the earliest surviving building in the Conservation Area, it was originally a fortified manor house of the 13th century though it is thought there was probably an earlier manor house on the site. The castle is surrounded by a park which dates from about 1379, it is now much reduced from the earlier one.

3.6

Wage labour was employed to cultivate the arable lands, but sheep farming commonly marked the movement from arable to pasture in the late middle ages. By the 14th century the Bishop was fully concentrating on the more profitable and less labour intensive farming.

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3.7

The manor has remained in the hands of the Bishop for the most part of more than a thousand years. There were, however, two periods when this was not the case. For a period during the 16th century the manor was in the hands of the monarch, but was back in possession of the Bishop by 1573. The other time was in the 17th century when Hartlebury was garrisoned during the Civil War. It was back in the hands of the See in 1675 but much of the castle had been demolished and a programme of rebuilding and remodelling was begun. Probably during this period the park was halved in size.

3.8

Earliest buildings in the conservation area besides the castle and the church are Park Cottage which was erected within the park in the 17th century and the Gables set within the church yard, said to have been a school, is dated C1600s. Church Cottage, a converted farm building can be dated to around 1600. Early OS maps show that the farm buildings were in the curtilage of Church House, adjacent to the church.

3.9

One of the finest buildings in the conservation area is The Rectory which was built in the early 18th century.

3.10

Hartlebury grammar school was made a royal foundation by Elizabeth 1 but it is thought that there was a school in the 14th century. Land on the Glebe Orchard (within the earlier park boundary) was used for a Dame school and masters house in 1843.

3.11

The majority of houses within the conservation area can be dated to late 18th and 19th to early 20th centuries with one or two later 20th century examples.

3.12

Land was enclosed by an Act of Parliament in 1855 and between 1850 and 1896 the

population rose from 1,782 to 2,362. Local trades included timber merchant, wheelwright, framer, beer retailer, baker, grocer, farmer, builder, miller and blacksmith. Hartlebury had a post office capable of sending telegraphs from 1883. There was a railway station and a spur of the Severn Valley Railway stopped in Hartlebury. There is still a pub in the conservation area and a flourishing school.

The area around the church and the castle has changed little but there is a good deal of modern housing on the periphery of the conservation area.

Archaeology

3.13

Evidence of pre-historic to Roman activity in Hartlebury is confirmed by the sites and monuments record. Neolithic flint implements and roman coins have been found. The heath at Hartlebury Common is evidence that it was probably settled by Neolithic people who cleared the wood to graze their animals. This grazing must have continued almost uninterrupted for heath returns to forest if it is not grazed. The common is an important heathland habitat and SSSI (Site of Special Scientific Interest).

3.14

Evidence of extensive World War II fortifications and defensive installations can be found in Hartlebury. The parish was one of the centres of Maintenance Unit 25 which housed RAF parts and was the arsenal storage.




Plan Form

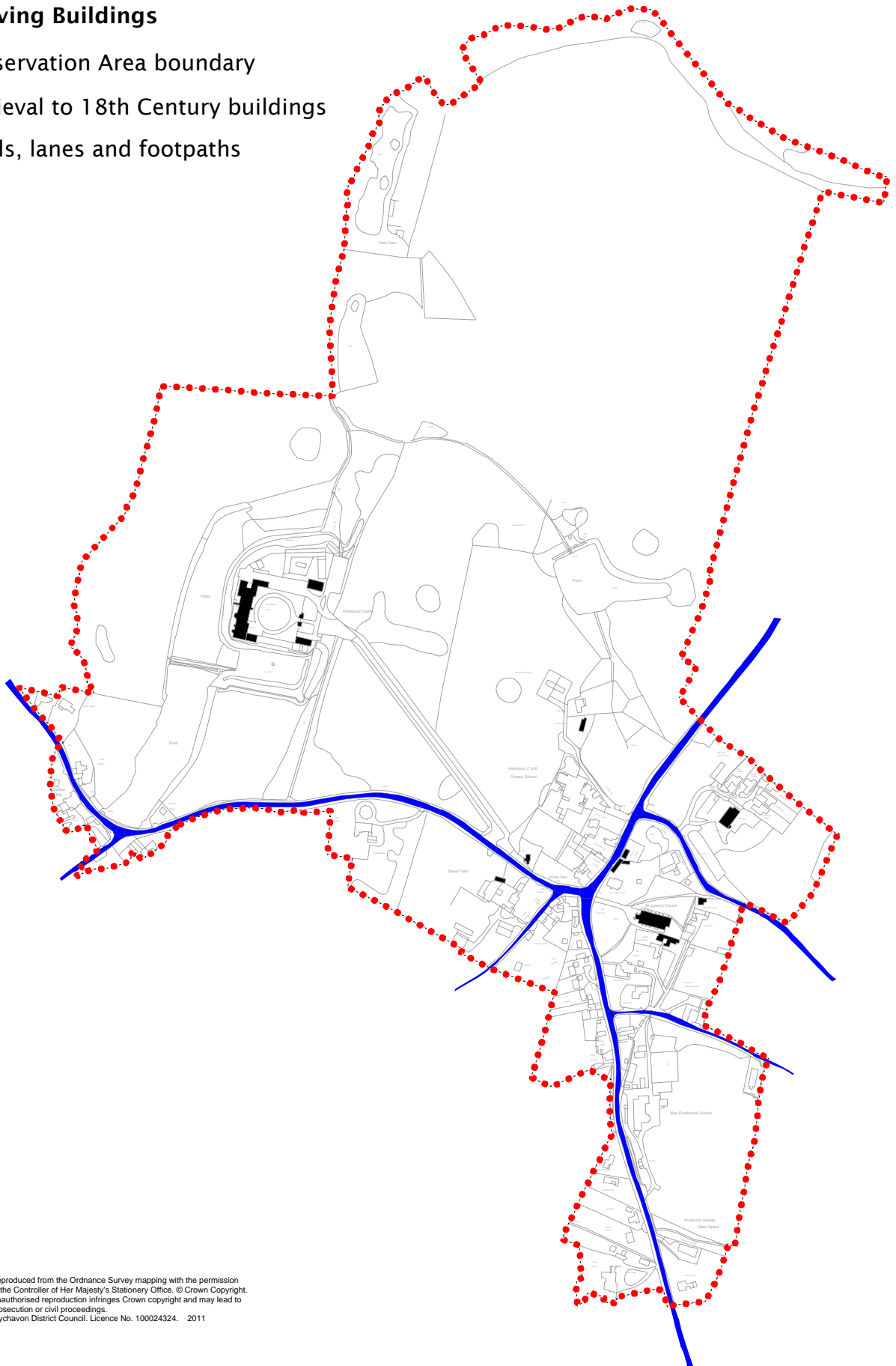
3.16

Hartlebury conservation area has a simple linear form. The Church and church yard is visually dominant. Cottages and houses line both sides of the roads, with little uniformity in spacing between buildings or in their relationship to the road. Most of the smaller buildings sit in small plots and are sited close to the roadside with gardens

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Early Surviving Buildings

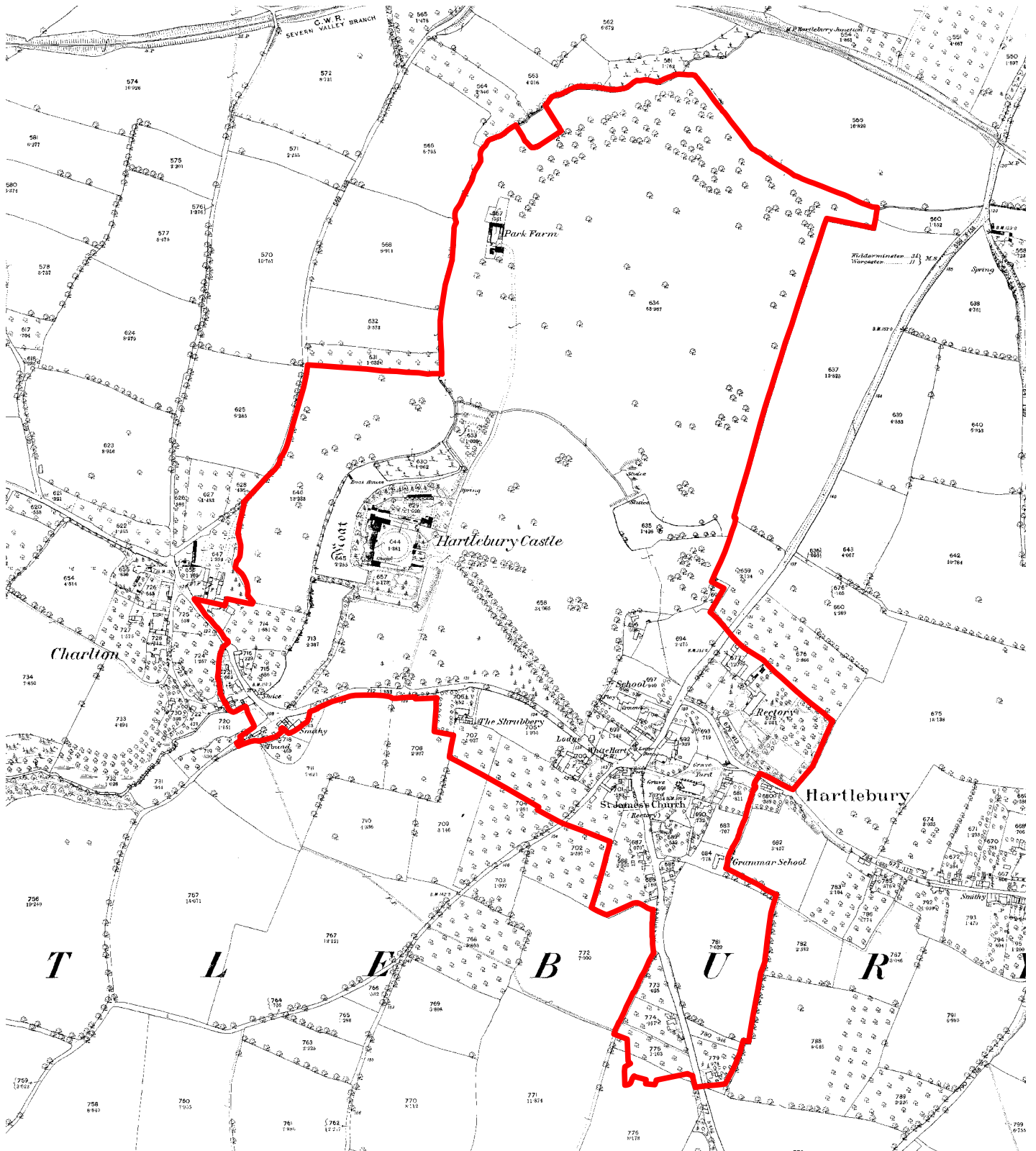
-  Conservation Area boundary
-  Medieval to 18th Century buildings
-  Roads, lanes and footpaths




Scale : Not to Scale

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Extract from 1st Edition
Ordnance Survey map c1886




 Conservation Area boundary

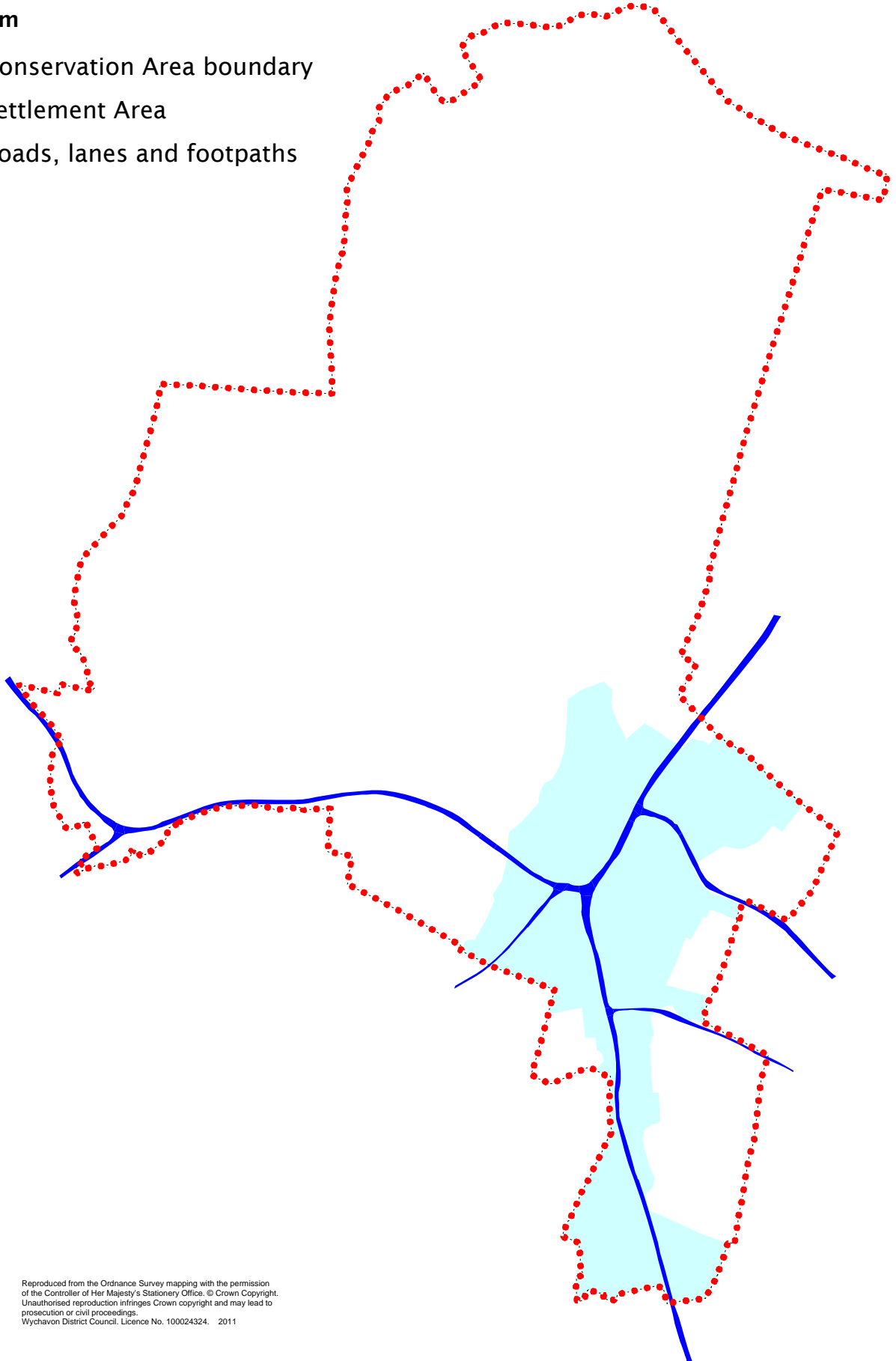

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Plan Form

-  Conservation Area boundary
-  Settlement Area
-  Roads, lanes and footpaths



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extending to the side and rear. Larger buildings are set back in larger plots with gardens extending to the front, sides and rear. Most of the smaller buildings present gables to the road, while larger houses present principal elevations with their ridges in approximate alignment to the road. The church is set well back from the road in the church yard and provides a substantial break in an otherwise continuous street scene of buildings and gardens.

Spaces

3.17

Hartlebury conservation area has retained its earlier layout, though there is some modern encroachment into former gardens of larger houses. The preservation of the spaces that remain is essential to preserving the character and appearance of the remnant of its historic core.

3.18

There are several substantial gardens remaining in the conservation area, the park and gardens around the castle and the gardens at The Rectory. The substantial churchyard is a large open space at the heart of the conservation area that, with its several mature trees, makes a significant contribution to the character and appearance of the conservation area. The lack of interruption by buildings and presence of planting contributes to an impression of space within the core of the conservation area. These spaces also provide the setting of many of Hartlebury's significant historic buildings.

Key Views & Vistas

3.19

There are a number of views into and out of the conservation area. Of particular note are views into the conservation area looking from Rectory Lane and from Quarrybank. Views within the conservation area of particular note are from Hillditch Lane and

from the White Hart toward the church and up Quarrybank.



4 CHARACTER ANALYSIS

General

4.1

The character of the Hartlebury Conservation Area is that of an historic village comprising houses and other

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buildings which are peripheral to the castle and the church. The local red sandstone is frequently found in buildings and walls and in the deep cuttings. The many ornamental wrought railings and gates and the Castle are a reminder of the past importance of Hartlebury as a Palace of the Bishops of Worcester.

Character Areas

4.2

There are distinct character areas within the conservation area:

- The castle and park
- East side Rectory Lane/Quarry Bank
- West side Rectory Lane/Quarry Bank

4.3

Castle and Park

Situated a little to the north west of the conservation area on a plateau of red sandstone in an extensive park are the medieval castle, moat, walled court, stables, coach house, walled kitchen garden and lodges. A wildlife corridor runs north-south across the park. Whilst the castle is not always visible from the road it is nevertheless a considerable presence in the conservation area. The open spaces of the park are complemented by mature trees and provide the setting for the listed buildings.



East side Rectory Lane/Quarry Bank

4.4

This part of the conservation area is dominated on the high east slope by the landmark Church of St James the

churtyard and surrounding listed buildings. These buildings are set well back beyond the church and are not always visible from the road. They are mainly 17th and 18th century. The early 18th century Rectory stands apart in large gardens. The New Elizabethan school and playing field is high up on Quarry Bank standing in substantial playing fields. Rectory Lane is a very busy traffic route through to Stourport.



West side Rectory Lane/Quarry Bank

4.5

In contrast along the west side of Rectory Lane and Quarry Bank, individual houses and cottages mainly of the 19th and early 20th century line Rectory Lane and Quarry Bank. Quarry bank rises up from the junction at the White Hart cutting into the bedrock as it rises. There are glimpses of the countryside beyond through gaps between the buildings.



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Buildings

4.6

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

4.7

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 Hartlebury. The result is a predominance of historic buildings and a commonality of building characteristics despite the range of building periods.

4.8

There is a mixture of building types. 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

4.9

There are few examples of early houses from the 17th century, they are detached buildings, mainly of substantial size, reflecting the wealth and status of some village residents in this period of its history.



4.10

These houses are one and a half to 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 common and usually modest in size and number. Fenestration is a mix of largely careful arrangements of cross casements, sash and casement windows, typical of the vernacular of the period. Panelled doors are occasionally embellished with a pilastered doorcase or simple canopy..

4.11

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, two to two and a half storey with a rectangular plan, occasionally with a rear wing. Roofs are a mix of steep and shallower pitches. Dormers are common and are wholly contained within the roof. 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.

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4.12

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.

Cottages

4.13

Cottages date from the 19th century. These are attached and are modest in scale, size and design with a simple rectangular plan, pitched plain gabled roofs and simple fenestration with casement windows and planked doors. Porches are generally absent. There are no barge or fascia boards.



Farm Buildings

4.14

Some farm buildings at Hartlebury are 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.



Other Building Types

4.15

Hartlebury Castle is a medieval hall with later additions. The church shows significant phases of construction and alterations dating from the 13th to 19th centuries. The village pub reflects the design of its period in its simple rectangular plan, fenestration and mix of roof pitches. Other buildings include former stables, coach houses and lodges.



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4.16

These buildings are all part of the history of Hartlebury and are important to the character and appearance of the conservation area.

Listed Buildings

4.17

Some of the buildings in the Hartlebury 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.

4.18

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

4.19

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



4.20

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 proposals for consideration of Article 4(2) Directions to provide long-term protection against unsympathetic alterations. The effect of a 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

4.21

Much of the character of Hartlebury comes from the materials used in its buildings and boundaries. The earliest buildings are a mix of local red sandstone and timber frame, typical of the north Worcestershire vernacular. From the 18th and 19th centuries onwards brick and stucco is more common, reflecting the increasing availability of materials from further afield and changing architectural fashions.

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Walls

4.22

Early buildings are of local red sandstone and timber frame. The same stone is used for boundary walls throughout the conservation area.

4.23

Later 18th, 19th and early 20th century buildings are brick, of the rich red characteristic of the locality, some are painted.

4.24

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

Roofs

4.25

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 handmade clay tile or thatch coverings. There are many examples of Welsh slate on 18th and 19th century buildings, reflecting the architectural fashion of the period and the increasing availability of Welsh slate. This pattern of roofing is typical of the Worcestershire vernacular.

4.26

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.

Windows

4.27

Casement windows are a mix of wrought iron and painted timber, with plain glazing and occasional leaded lights. Sash windows are painted timber. There are examples of stone mullioned windows. 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.

4.28

Some of Hartlebury'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.

4.29

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.

Doors

4.30

Doors are mainly painted timber.

Other

4.31

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

4.32

Natural granite setts and brick kerbs survive for most of the length of Quarry Bank. These 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.

4.33

Some private drives and yards are surfaced in loose gravel. These 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.

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4.34

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

Local Details

4.35

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

- dentilled eaves detailing in brick buildings
- fire brick kerb and granite setts
- wrought iron gates and gate piers
- wrought iron railings
- red sandstone walls



Boundaries

4.36

Boundaries are predominantly dressed red sandstone walls and a mix of hedges, brick

walls and ornate wrought and cast iron railings. Most are low, permitting views of the buildings and gardens.

4.37

The type of boundary often relates to the date of buildings. Older buildings tend to have stone walls, while later buildings have brick, with 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.



Natural Environment

4.38

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

4.39

The most obvious features are the park around the castle, the substantial swathe of green space around the church, gardens and numerous large mature trees. The churchyard, park, trees and remaining gardens are prominent features in the village core, and retention of these features is essential to the preservation of the character and appearance of the conservation area.

4.40

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

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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.

4.41

Trees of particular note are the several mature yew trees in the church yard and the large cedars and avenues in the park.

4.42

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

4.43

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

- **New buildings.** Some developments integrate better into the historic environment than others. Most exhibit design characteristics that are quite 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
- **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.** Occasionally properties have modern timber panel or boarded fences

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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.
- **Satellite dish and alarm box.** These are occasional occurrences which are visually intrusive on the character of the conservation area

4.44

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

4.45

There are other 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.

4.46

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

Threats

4.47

Hartlebury has been affected by some 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 Hartlebury as a Category 1 Village in the South Worcestershire Joint Core

Strategy could bring new development pressure. The sale of Hartlebury Castle and its uncertain future could similarly be a potential threat within the conservation area.

- **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.
- **Poor pointing on sandstone walls** this leads to degradation of the stone

5 ISSUES

5.1

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

- Intrusion of new development
- Design quality of new buildings
- Building and boundary wall maintenance & repair
- Loss of architectural features and materials
- Introduction of modern paving materials and timber panelled fences
- Satellite dishes

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.

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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.

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Volume II

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Assessment, Worcestershire County
Council, 1999

Post Office Directory of Worcestershire,
1876

Kelly's Directory of Worcestershire, 1892
Ordnance Survey mapping 1880's to
present day

A History of Worcestershire, D. Lloyd.

Further Information

For further guidance and information please
contact:

The Heritage Section
Planning Services
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

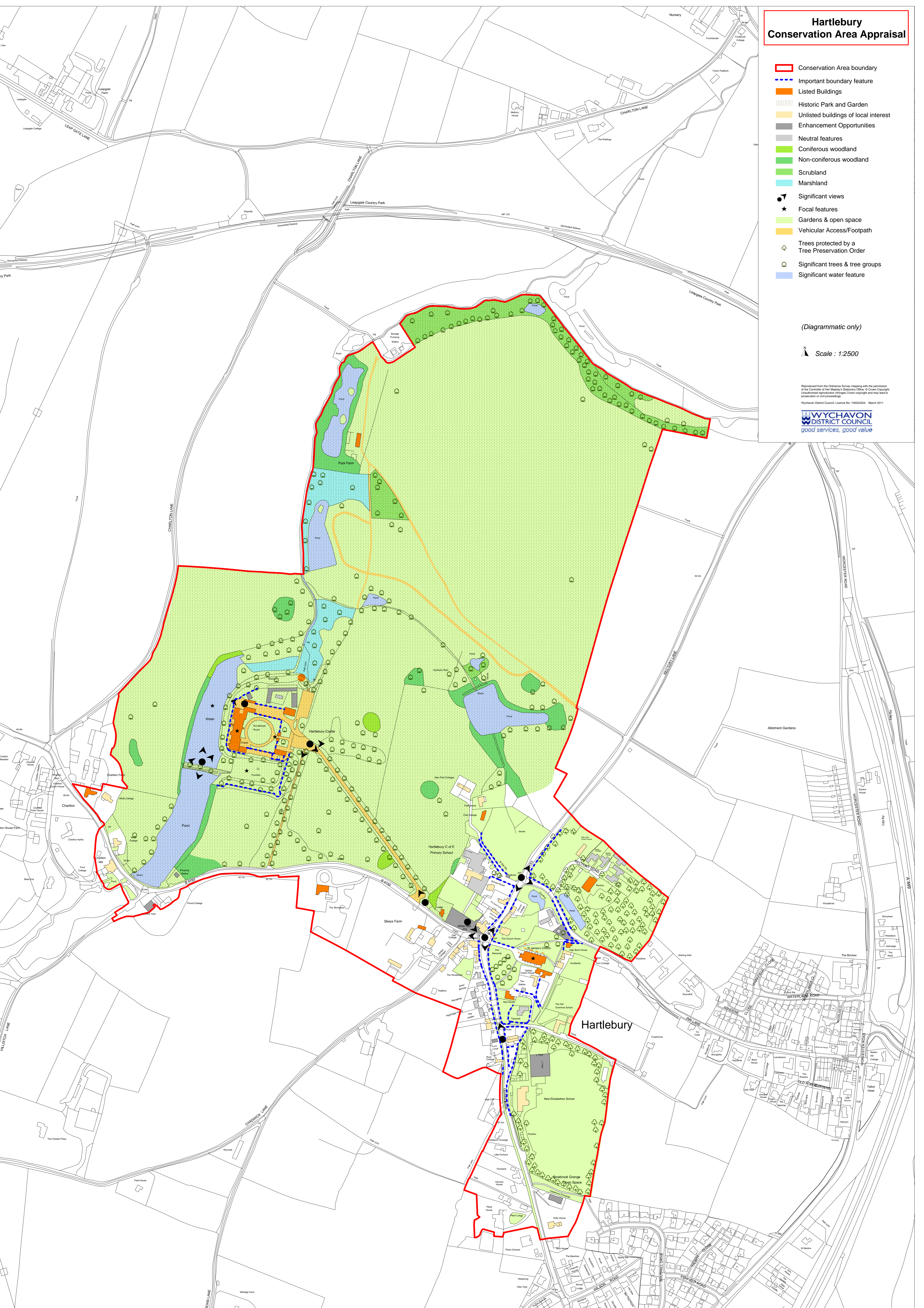
Hartlebury Conservation Area Appraisal

- Conservation Area boundary
- Important boundary feature
- Listed Buildings
- Historic Park and Garden
- Unlisted buildings of local interest
- Enhancement Opportunities
- Neutral features
- Coniferous woodland
- Non-coniferous woodland
- Scrubland
- Marshland
- Significant views
- Focal features
- Gardens & open space
- Vehicular Access/Footpath
- Trees protected by a Tree Preservation Order
- Significant trees & tree groups
- Significant water feature

(Diagrammatic only)

Scale : 1:2500

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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 Hartlebury 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. 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 Hartlebury Conservation Character Appraisal in addition to PPS5 and our Local Plan Policies on conservation areas.

2. 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 and our forthcoming supplementary planning guidance on design

3. Building and boundary wall maintenance & repair

The loss of historic roofing materials and replacement with artificial substitutes, and re-pointing in hard cement mortars, undermines the quality of individual buildings and the area.

Action We will

- consider the need for Article 4 Directions to bring under planning control works which constitute development
- advise owners/occupiers of buildings of appropriate pointing where opportunities arise, and the need for prior consent for works, where relevant
- seek retention of historic fabric where opportunities arise through development proposals
- address unauthorised works to buildings through enforcement action where appropriate, in accordance with our Enforcement Policy

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 Directions to bring such works under planning control, to ensure that the special qualities of unlisted buildings of local significance are protected.
- 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 and our forthcoming supplementary planning guidance on design

6. Satellite dishes

There are occasional examples of satellite dishes on road frontage elevations, where they undermine the character and appearance of the area.

Action

We will

- address unauthorised alterations to buildings through enforcement action where appropriate, in accordance with our Enforcement Policy

3 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 Hartlebury?

3.2

The conservation area at Hartlebury 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 Hartlebury 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

Hartlebury

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 Hartlebury 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

Introduction

1.1

This statement is a summary of community involvement and public consultation undertaken by Wychavon District Council in respect of the Hartlebury Conservation Area Appraisal and Management Proposals.

Background

1.2

A report to the Council's Development Control (Policy) Committee on explains the reasons for preparing a character appraisal and management proposals for

the Hartlebury Conservation Area. Specifically, the character appraisal and proposals are 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

1.4

Community involvement has taken the form of:

- a briefing session with the Hartlebury Parish Council
- a public meeting on the evening of 27th May 2010 at Hartlebury Village Hall
- Letters to Hartlebury residents on 7th May 2010

Consultation

1.5

The consultation period began on 27th May and ended on 8th July 2010

Consultation was by:

Hartlebury

- public meeting held at Hartlebury Village Hall on 27th May 2010
- publication of the draft appraisal, management proposals and proposed conservation area boundary changes on the Wychavon District Council website, accompanied by an electronic feedback form
- placing of the same documents for public inspection during the consultation period at:
 - Planning Reception, Wychavon District Council, Civic Centre, Pershore
 - Droitwich Community Contact Centre
 - Droitwich public library
 - Village Hall Hartlebury
- Letters to Hartlebury residents, Hartlebury Parish Council, Worcestershire Archaeological Unit, English Heritage, Worcestershire County Council, Worcestershire County Highways,
- Posters placed in Hartlebury village and at Pershore Civic Centre
- Letters to residents on 7th May 2009
- A public meeting held at Hartlebury Village Hall
- "Latest News" feature on Wychavon Council website
- "News Focus" on Wychavon Council website
- Notice placed with the documents at the Civic Centre, Droitwich Community Contact Centre, Droitwich public library, Village Hall Hartlebury and on the Council's website
- Information forwarded to consultees

Consultees

1.6

The following were consulted on the draft

appraisal and management plan:

- Hartlebury Parish Council
- Hartlebury Castle Trust
- Hartlebury residents
- Worcestershire County Archaeological Service
- Worcestershire County Highways
- Worcestershire County Council
- English Heritage

Publicity

1.7

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

January 2011

