

WYCHAVON

conservation area appraisal

Inkberrow



Inkberrow

The Inkberrow Area Appraisal and Management Proposals were adopted by Wychavon District Council as a document for planning purposes. Minute 54 of the Executive Board meeting of 25 November 2015 refers.

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Inkberrow

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Part 1. Inkberrow 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 Inkberrow 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 Inkberrow 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 Inkberrow Conservation Area was designated in November 1969. The boundary was reviewed in 2014 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 Development Plan, which comprises the saved policies of the Wychavon District Local Plan (June 2006) and national planning policy as set out in the National Planning Policy Framework (March 2012) specifically Wychavon District Local Plan Policy Env 12 which is intended to ensure that development preserves or enhances the character or appearance of conservation areas.

- National Planning Policy Framework 126 – 141 sets out the Government's planning policy on conserving and enhancing the historic environment. Chapter 7 'Requiring good design' is also relevant. The protection and enhancement of the historic environment plays an important role in the delivery of sustainable development.

1.5

Wychavon, along with Malvern Hills District Council and Worcester City Council, have prepared a revised Local Plan (the South Worcestershire Development Plan). This Plan has been submitted to the Secretary of State for examination which commenced in October 2013. The Plan contains Historic Environment Policies which when adopted will replace those in the Wychavon Local Plan.

1.6

In accordance with the National Planning Policy Framework, the draft South Worcestershire Development Plan sets out a positive strategy for the conservation and enjoyment of the historic environment.

- Draft policy SWDP6 concerns the contribution of the historic environment to the area's character and identity and its crucial role in supporting sustainable development.

Inkberrow

Development proposals should conserve and enhance those aspects of the historic environment that are recognized as being of significance for their historic, archaeological, architectural or artistic interest and their contribution to the character of the landscape or townscape.

- Draft policy SWDP24 contains more details on the management of the historic environment. It includes the provision that proposals likely to affect the significance of a heritage asset, including the contribution made by its setting should demonstrate an understanding of such significance in sufficient detail to allow the potential impacts to be adequately addressed.

1.7

This appraisal supplements Local Plan Policy ENV12 and is intended to help form an understanding of the significance of Inkberrow conservation area in accordance with draft policy SWDP24.

1.8

Wychavon's Residential Design Guide Supplementary Planning Document was adopted by the Council on 7 September 2010 and is relevant in the assessment of development proposals within conservation areas. The Council is also preparing an Historic Environment Supplementary Planning Document which will expand on the policies in the draft South Worcestershire Development Plan.

2 Summary of Special Interest

2.1

Inkberrow has more than a thousand years of settlement history. These early origins are still readily identifiable in its settlement form, archaeological evidence and its surviving historic buildings. The significance of agriculture to Inkberrow's development is

clear in the buildings that are still present in the village, farms and farm buildings.

2.2

Each of these phases of development has left a wealth of historic buildings overlaying an historic settlement form with much evidence of its early origin and roles in history.

2.3

Despite more recent modern developments the historic core of the village retains much of its historic plan and building fabric, clear archaeological remains, much open space well as numerous mature trees, and stone walls, giving it a strong historic character and local identity.

2.4

The conservation area is focussed on the historic core of the village around the church, High Street and Pepper Street.

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

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

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

The number and quality of historic buildings

The survival of historic fabric and detailing

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

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

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

3 Assessing Special Interest

Location & Setting

Location

3.1

Inkberrow is located 13kms east of Worcester and 7kms west of Alcester, on the old turnpike road between Worcester, Alcester and Stratford on Avon at the fringe of the former Forest of Feckenham.

Landscape Setting

3.2

The village sits in a gentle open landscape of large fields of arable and pasture. Landscape character is that of settled farmlands with pastoral land use. The dispersed settlement pattern of farmsteads and rural dwellings of moderate to high density is associated with the development of open fields from former Royal Forests, following contraction of the Royal Forest boundaries, and withdrawal of restrictive Forest Laws. Characteristically; small fields with irregular boundaries of hedgerow, typical of early enclosure from areas of extensive open fields.

3.3

The west, south and part of the north fringes of its historic core have been extended by 20th century expansion so that the immediate relationship of the old village to its rural hinterland has been lost in part.

Historical Development & Archaeology

The Origins & Development of Inkberrow

3.4

Evidence of Pre-historic, Roman and Medieval settlement in and around the present day village suggests a long history of settlement activity in the area. A mild

climate, water supply from the brook and a fertile soil were likely reasons for early settlement.

3.5

The first documentary evidence of Inkberrow is in the Saxon period. In AD 693 Oshere, ruler of the Anglo-Saxon kingdom of Hwicce, granted land at Inkberrow to found a minster. A manuscript from the 7th century refers to Cuthswith, Abbess of Inkberrow, suggesting the establishment of a religious site. Inkberrow is referred to again in a charter of AD.789 settling a dispute over the ownership of the manor. The name of Inkberrow is derived from the Saxon name "Intanbeorgan", meaning "Inta's Hills". Pepper Street, on the southern fringe of the conservation area, is thought to date from the Saxon period.

3.6

By the time of the Domesday survey in 1086 Inkberrow's lands are recorded in the ownership of the Bishop of Hereford and tenanted by 15 villagers, 12 small holders and 3 slaves, together with a priest, indicating an established settlement of some 140 to 200 by the Norman period. Settlement at this date probably comprised a cluster of houses and buildings within the present day area of the village, around the green, the church and Pepper Street, with the rest possibly comprising a number of scattered farmsteads.

3.7

The church is the earliest surviving building in the village today. It contains remains dating from the 12th century and was probably built by Hereford Cathedral at the heart of the early medieval village, possibly on the site of an earlier Saxon church or the minster. Although there are no other surviving buildings in the village from such an early date, there are earthwork remains of a medieval moated settlement site, thought to date from the 13th to 14th centuries, with associated fishponds and ridge and furrow cultivation, 150m north-

Inkberrow

east of the church, indicating settlement and farming activity during this period.

3.8

Inkberrow's Enclosure Plan of 1818 shows a sizeable village clustered around a large central green with roads radiating from it and a straight street (Pepper Street) lined with rectangular plots. The layout apparent at this date suggests a settlement clustered around the principal through roads, with Pepper Street possibly forming a planned element. The pre-existing Saxon settlement was likely consolidated in the medieval period as a farming community worked by tenants of the Bishop's estate to contribute to support of the cathedral. The land would have been cultivated in strips in large open areas of arable crops, probably with communal grazing and hay meadows next to the brook. Evidence of this medieval farming system is still obvious in the landscape around the village in the very distinctive patterns of "ridge and furrow" that have survived to the present day to the north-east of the church.

3.9

The majority of early buildings in the village today are timber framed cottages and houses, dating to the 17th century. There are a number of these distributed throughout High Street and Pepper Street indicating that the layout of its historic core was well established by this time. Roads, lanes and paths branching to the north, south, east and west would have given access to the surrounding fields. Some of these old routes are still present. Parochial records from 1657 indicate that agriculture was the only industry in the village at the time, with most inhabitants being of labouring class employed by yeomen and farmers.

3.10

There are several 18th and early 19th century buildings in the village, mainly substantial houses and an Inn along High Street, and Village Green. The presence of substantial buildings from this period suggests a new

prosperity in the village, probably fuelled by the naturally favourable growing conditions of the area, coupled with land and agricultural improvements and enclosure of the old open field system in 1818. In addition, Inkberrow was on one of the two turnpike routes between Worcester, Alcester and Stratford upon Avon which would have significantly improved the condition of High Street and road travel between the neighbouring towns, making dispersal of produce to market easier. The enhanced status of High Street would have made it more attractive to wealthy and fashion conscious residents. Census returns from 1851 to 1871, and directories of 1876 and 1896 show that the majority of Inkberrow's men were still employed in agriculture while women worked on gloving at home as out workers for the Worcester glove factories. A comparison of the First Edition Ordnance Survey Plan of the mid-1880's for Inkberrow with its 1818 Enclosure Plan, show little change to the form or extent of the village in the 19th century.

3.11

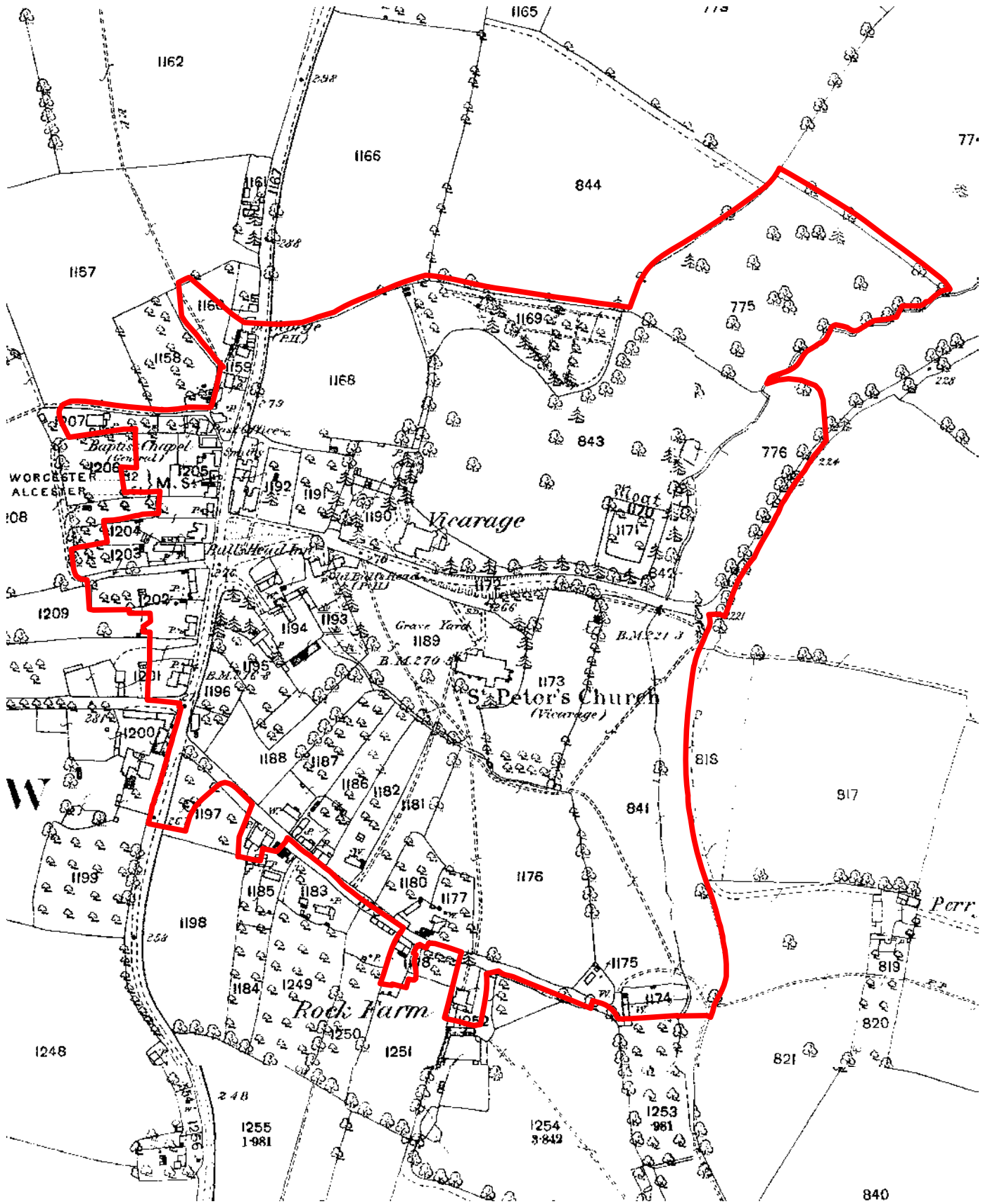
The 20th century has seen much change to the village, with new infill development in former gardens, orchards and fields and expansion to its north, south and west. Nevertheless the core of the village still retains its historic layout, many of its historic buildings and much open space in its gardens, remnant orchards, fields and around its church, together with obvious archaeological evidence of past settlement, so that its early origins as a rural village is still readily apparent.

Archaeology

3.12

Finds of flints from the Mesolithic period, arrowheads, scrapers and other tools from the Neolithic period and Bronze Age arrowheads to the south and south-west of the present day settlement of Inkberrow suggest a long period of settlement activity in the vicinity.

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Extract from 1st Edition
Ordnance Survey map c1886

 Conservation Area boundary



Scale : Not to Scale

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3.14

A Roman coin and a temporary Roman camp recorded to the north and north-east suggests Roman activity in the area, possibly associated with the Roman Road, Icknield Street, which runs through Alcester to the east.

3.15

Moated sites, a castle and a deerpark from the medieval period in and around the village suggests wealth and status of residents during this period.

Plan Form

3.16

Inkberrow has a main straight north-south axis with secondary lanes joining it from the west and east, with a focal green roughly mid-way along its length. This framework of roads and lanes is likely to be medieval, or earlier, in origin and indicates Inkberrow to have been an established settlement from early days.

3.17

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

Spaces

3.18

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

3.19

There are several substantial gardens remaining in the conservation area, for example those at The Old Vicarage/Canons Cedar, The Tythe Barn, The Rock. While the full extent of gardens in Inkberrow may not be entirely publicly visible, the lack of interruption by buildings and presence of planting contributes to an impression of space within the built up street frontage, appreciated from glimpses over boundaries and between buildings. These gardens also provide the setting of some of Inkberrow's historic buildings.

Key Views & Vistas


3.20

There are views of the conservation area in its landscape setting from St Peter's church and along the footpath from Pepper Street to the church.




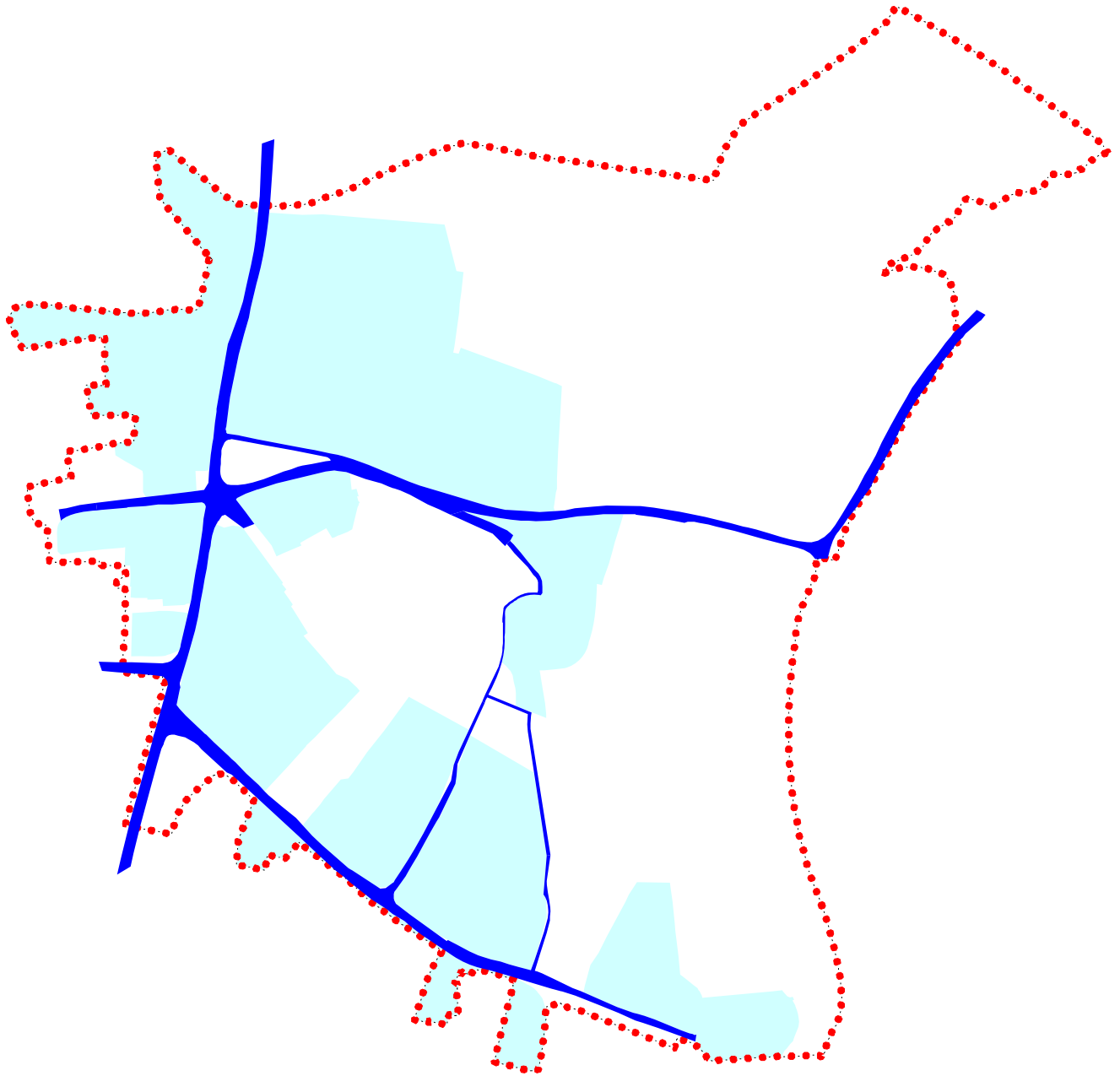
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Plan Form

 Conservation Area boundary

 Settlement Area

 Road, lanes and footpaths











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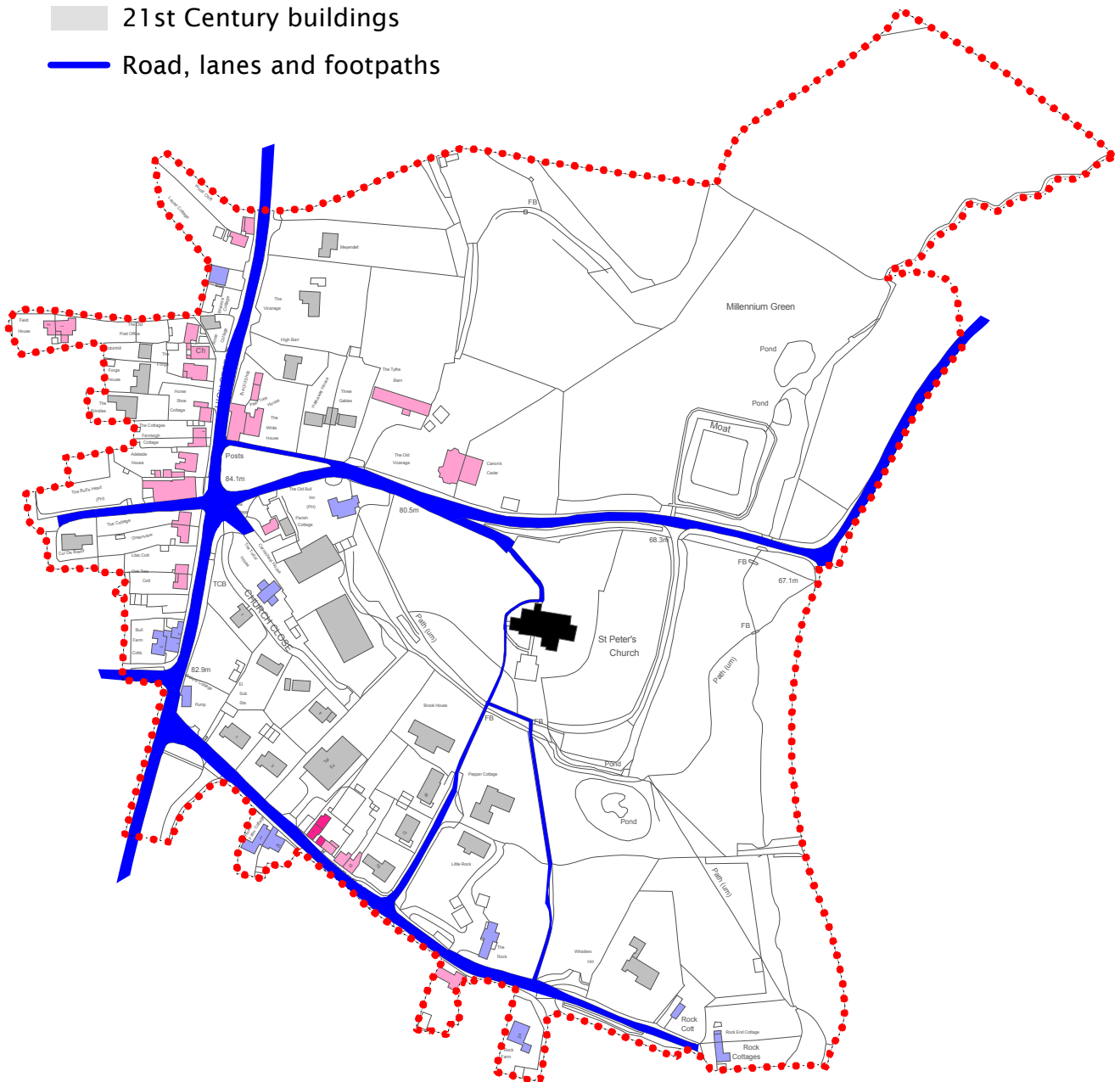
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Settlement Development

-  Conservation Area boundary
-  12th Century buildings
-  17th Century buildings
-  18th Century buildings
-  19th Century buildings
-  20th Century buildings
-  21st Century buildings
-  Road, lanes and footpaths



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Other notable views within the conservation area are the views into the conservation area along High Street and Village Green.



4 CHARACTER ANALYSIS

General

4.1

The character of the Inkberrow Conservation Area is that of an historic village comprising a series of houses, cottages and ancillary buildings set within an earlier framework of plots and roads. The prominence of older buildings and the presence of farm buildings, village pubs, open space, gardens, the village green, church yard, large mature trees, narrow

lanes and grass verges, give it the feel of an historic rural village despite encroachment by modern development.

Buildings

4.2

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

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

4.3

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

4.4

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

Houses

4.5

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

4.6

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

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4.7

These houses are largely two storey, a simple rectangular plan with a rear range, steeply pitched roofs, substantial ridge and wall chimneys and outside chimney stacks. Dormers are an exception and are modest in size and number. Fenestration is a mix of largely careful arrangements of sash and casement windows, typical of the vernacular of the period. Doors are panelled or boarded, only occasionally embellished with simple later timber canopy or open porch. There are no barge boards.



4.8

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



4.9

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

Cottages

4.10

Cottages date from the 17th, 18th and 19th centuries. These are detached and 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, barge and fascia boards are generally absent.

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Farm Buildings

4.11

There is a range of farm buildings at Inkberrow though these not always apparent.. Some are grouped around yards close to their respective houses and are typical of the Worcestershire vernacular at the date of their construction, with simple rectangular plans, simple plain gabled roofs, and walls with minimal openings.



4.12

Some farm buildings have been converted to residential use. Not always retaining their earlier simple plan and appearance, so that their former identity and role in the village is not always apparent.

4.13

The presence of farm buildings tells some of the history of the village and they are an essential element of its special interest and character.

Other Building Types



4.14

The church shows significant phases of construction and alterations; probably 12th century foundations with 15th to 18th century alterations and 19th century restoration. The Old Bull Inn is part of the 17th century phase of village development. In the 20th century the Home Guard Patrol had its Headquarters there. These buildings are all part of the history of Inkberrow and are important to the special interest, character and appearance of the conservation area.



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Listed Buildings

4.15

Many buildings in the Inkberrow 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.

4.16

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

4.17

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.

4.18

That many of these properties retain much of their original character and appearance is to the credit of those owners who have carefully preserved them. There is, however, no guarantee as to their future and these properties are vulnerable to future change. The Management Proposals at Part 2 includes a proposal for consideration of Article 4(2) Directions to provide long-term protection against unsympathetic alterations. The effect of the Direction would be that certain alterations which formerly did not require planning permission

would need permission in future, but only where the change affects those parts of a property fronting a highway or public open space.

Materials

4.19

Much of the character of Inkberrow comes from the materials used in its buildings and boundaries. The earliest buildings are timber frame and occasional thatch, incorporating walls and plinths of local stone, typical of the Worcestershire vernacular. From the 18th and 19th centuries onwards brick, tile and slate is more common, reflecting the increasing availability of materials from further afield and changing architectural fashions.

4.20

Walls

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

4.21

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

4.22

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

4.23

Roofs

Most buildings are roofed in plain clay tile, of the red/brown hue characteristic of the area. In most cases these are 19th and 20th century replacement coverings, probably for thatch or handmade clay tile. There is still thatch and handmade clay tile. These remaining roofs of early materials are rare and valuable survivors. There are a few examples of Welsh slate on 19th century buildings, reflecting the architectural fashion

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of the period and the increasing availability of Welsh slate on arrival of the railway.

4.24

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

4.26

Windows

Casement and sash windows are characteristic of the conservation area. Casement windows painted timber, with plain glazing and occasional leaded lights. Sash windows are painted timber. The materials used in windows is characteristic of their respective periods of buildings. The retention of these traditional materials is important to the character and appearance of the conservation area.

4.27

Some of Inkberrow'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.

4.28

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

4.29

Doors are mainly painted timber.

4.30

There is a good survival of cast iron gutters and downpipes

4.31

Natural granite stone kerbs survive at the green. These stone kerbs have a patina and quality which is more appropriate to the historic environment than concrete replacements. Their retention is important

to the character and appearance of the conservation area.

4.32

Some private drives and yards are surfaced in loose gravel. These surface materials give a soft textured surface finish appropriate to a rural village conservation area. Others are surfaced in tarmac which is less appropriate to the character of the conservation area and the setting of its historic buildings.

4.33

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

Local Details

4.34

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

- dentilled eaves detailing in brick buildings
- local stone kerbs and cobbles
- Examples of porches with half canopies above



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Boundaries

4.35

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

4.36

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

Natural Environment

4.37

The natural environment makes a major contribution to the character and appearance of the Inkberrow Conservation Area. A large part of the conservation area is green space and links Inkberrow to its archeological past: Mellennium Green, the church and surrounds are accessible by public footpaths.

4.38

The most obvious features are grass verges, gardens and numerous large mature trees. The historic core of Inkberrow has seen much of its immediate rural hinterland developed and many of its gardens and orchards infilled with new housing. The verges, trees and remaining gardens are prominent features in the old village core, and retention of these features is essential to the preservation of the character and appearance of the conservation area.

4.39

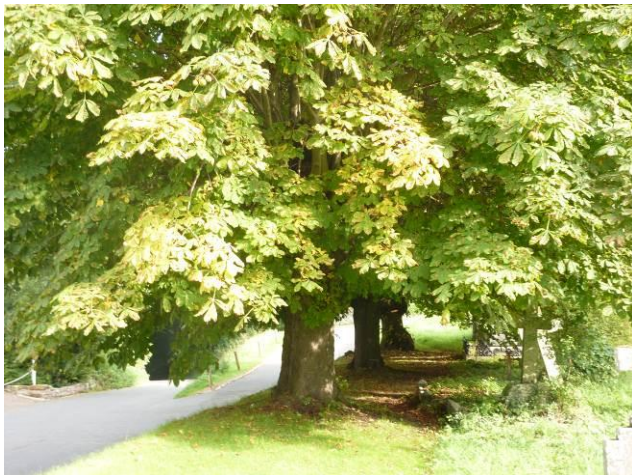
Less apparent, but just as important, are private gardens behind the street frontages. These remain largely undeveloped and continue in use as gardens. While their full extent may not always be entirely publicly visible, the lack of interruption by buildings and presence of planting contributes to an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

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also important to the setting of historic buildings.

4.40

Trees of particular note are the series of yews and horse chestnuts bordering Millennium Green, mature Scots pine at The Old Vicarage, the cedar at Canon's Cedar, yew at the Old Bull and pollard chestnuts bordering the churchyard.



4.41

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

4.42

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

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

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character of the conservation area and the setting of its historic buildings.

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

Neutral Areas

4.43

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

4.44

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

Threats

4.45

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

- **Development.** Part 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 Inkberrow as a Category 1 Village in the Draft South Worcestershire Development Plan could bring new development pressure.
- **Loss of gardens and boundaries to car parking.** Gardens are vulnerable to replacement with hard surfacing for car parking, with associated loss of boundary walls, fences and hedges
- **Loss of architectural features,** such as doors and windows and other local building details. The retention of historic

and appropriate details is important to the character and appearance of the conservation area, but these remain vulnerable to change as windows and doors are replaced, materials are changed and buildings are altered.

5 ISSUES

5.1

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

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

5.2

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

NOTE

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

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1974

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1978

More about Inkberrow; Hunt and Jackson

Further Information

For further guidance and information please
contact:

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

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

**The following websites contain
information relating to conservation
areas:**

Wychavon District Council at
www.wychavon.gov.uk

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

Inkberrow Conservation Area Appraisal



- Conservation Area boundary
- Important boundary feature
- Listed Buildings
- Site of Scheduled Ancient Monument
- Unlisted buildings of local interest
- Enhancement Opportunities
- Neutral features
- Significant viewpoint
- \$ Focal features
- Gardens & Prominent open spaces
- | Trees protected by a Tree Preservation Order
- K Significant trees & tree groups
- Significant water feature
- Sites of Regional or Local Wildlife Importance

(Diagrammatic only)

% Scale : Not to Scale

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November 2015

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 Inkberrow Conservation Area, addressing the issues arising from the appraisal.

1.2

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

2. Management Proposals

1. Design quality of new buildings

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

Action

We will

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

2. Intrusion of new development

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

Action

We will

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

3. Loss of gardens and boundaries to car parking

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

Action

We will

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

4. Loss of architectural features and materials

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

Action

We will

- consider the need for Article 4(2) Directions to bring such works under

planning control, to ensure that the special qualities of unlisted buildings of local significance are protected

- advise owners/occupiers of buildings of appropriate use of materials and detailing where opportunities arise, and the need for prior consent for works, where relevant
- seek retention of historic fabric where opportunities arise through development proposals
- address unauthorised alterations to buildings through enforcement action where appropriate, in accordance with our Enforcement Policy

5. Introduction of modern paving materials and timber panelled fences

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

Action

We will

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

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 Inkberrow?

3.2

The conservation area at Inkberrow 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 Inkberrow Conservation Area which, although not listed, have qualities of age, style and materials which are locally distinct and which make a positive contribution to the character and appearance of the Conservation Area. That many of these properties retain much of their original character and appearance is to the credit of those owners who have carefully preserved them. There is, however, no guarantee as

to their future and these properties are vulnerable to future change.

3.5

The Management Proposals for the Inkberrow 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 Inkberrow Conservation Area Appraisal and Management Plan and proposed changes to the Inkberrow Conservation Area boundary.

Background

1.2

A report to the Council's Development Control (Policy) Committee on 6th November 2014 explains the reasons for preparing a character appraisal and management plan for the Inkberrow Conservation Area. Specifically, the character appraisal and plan is drafted in accordance with the requirements on Wychavon District Council

imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990, to:

- keep its conservation areas under review;
- prepare policies and proposals for the preservation and enhancement of the character or appearance of its conservation areas; and
- pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area in exercising its planning functions.

1.3

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

Community Involvement

1.4

Community involvement has taken the form of:

- a briefing session with the Parish Council
- a public meeting at Church Hall on the evening of 30th June 2015
- Leaflet to residents affected by the review of the Inkberrow Conservation Area

Consultation

1.5

The consultation period began on 30th June 2015 and ended on 4th August 2015

Consultation was by:

- A public meeting held at Church Hall on the evening of 30th June 2015
- Publication of the draft appraisal, management proposals & proposed conservation area boundary changes on the Wychavon District Council website, accompanied by an electronic feedback form

Inkberrow

- Placing of the same documents for public inspection during the consultation period at:
 - Planning Reception, Wychavon District Council, Civic Centre, Pershore
 - Evesham public library
- Leaflets to Inkberrow residents affected by the review of the conservation area, Parish Council, Worcestershire Archaeological Unit, Historic England, Worcestershire County Council, Worcestershire County Highways

Consultees

1.6

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

- Parish Council
- Inkberrow residents affected by the conservation area review
- Worcestershire County Archaeological Service
- Worcestershire County Council
- Worcestershire County Highways
- Historic England

Publicity

1.7

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

- Posters placed in Inkberrow village
- Leaflets to residents affected by the conservation area review
- A public meeting held at Church Hall on 30th June 2015
- "News Focus" on Wychavon Council website during the consultation period
- Notice placed with the documents at the Civic Centre, Evesham public library, and on the Council's website
- Information forwarded to consultees
- Press release to Local Newspapers