



# Adoption statement

The Wick Conservation Area Appraisal and Management Proposals were adopted by Wychavon District Council as a document for planning purposes. Minute 89 of the Executive Board meeting of November 2007 refers.

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# CONTENTS

## Part 1. CONSERVATION AREA APPRAISAL

**1 INTRODUCTION** paragraph  
What is this Appraisal for?  
Planning Policy Framework

### 2 SUMMARY OF SPECIAL INTEREST

**3 ASSESSING SPECIAL INTEREST**  
Location & Landscape Setting  
Historical Development & Archaeology  
Plan Form  
Spaces  
Key Views & Vistas

### 4 CHARACTER ANALYSIS

General  
Character Areas

- Main Street
- Owletts Lane

Buildings  
Materials  
Local Details  
Boundaries  
Natural Environment  
Negative Features & Neutral Areas

### 5 ISSUES

### NOTE

## Part 2. MANAGEMENT PLAN

**1 INTRODUCTION** paragraph  
What is this Management Plan for?

### 2 MANAGEMENT PROPOSALS

## APPENDICES

**APPENDIX 1** page  
Article 4(2) Direction

**APPENDIX 2**  
Community Involvement

**APPENDIX 3**  
Adoption Statement

**APPENDIX 4**  
Sources & Further Information

## Part 1. WICK 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 Wick 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 Wick 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 Wick Conservation Area was designated in 1975. The boundary was reviewed in 2007 during the preparation of

this appraisal. The current conservation area boundary is shown in the appraisal.

## **Planning Policy Framework**

### **1.4**

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

- Planning Policy Guidance Note 15 - Planning and the Historic Environment (PPG15) which sets out Government policy on the protection of conservation areas and other elements of the historic environment;
- Policy QE5 of The West Midlands Regional Spatial Strategy and Policies CTC19 and policy CTC20 of the adopted Worcestershire County Structure Plan 1996-2011, which seek to protect and enhance conservation areas; and
- Policy ENV12 of the Wychavon District Local Plan (June 2006) which is intended to ensure that development preserves or enhances the character or appearance of conservation areas.

### **1.5**

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

Refusing permission for:

- the demolition of any building or structure if its loss would damage its character or appearance
- the extension or alteration of a building where the change would damage its character or appearance
- development which would be harmful to its setting or character or appearance
- development which would adversely affect or result in the loss of historic plots, layouts and street pattern,

important views, open spaces, tree cover or boundary features within the conservation area

- signage which would be harmful to the character or appearance of the conservation area, and

and requiring new development to:

- respect its context in design, including scale, form, proportion and detailing
- Use materials in accordance with those traditionally used in that particular part of the conservation area, and maintain a similar mix
- be located on their sites in a similar way to the general pattern of building in that part of the conservation area
- Boundary walls, railings and hedges should be incorporated in the development in a similar way to those already in existence in that part of the conservation area, and these should use similar materials and detailing, or species, and
  - Shop 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 2009.

### **1.7**

This appraisal supplements Structure Plan and Local Plan Policies CTC19, CTC20 and ENV12 and was adopted by the Council on 27<sup>th</sup> November 2007.

## **2 SUMMARY OF SPECIAL INTEREST**

### **2.1**

Wick is a small, quiet rural village with a long history of settlement stretching back to the 8<sup>th</sup> century. Built along a formerly important traffic route between Pershore and Evesham, the village's linear plan form, historic plot layouts and buildings are still very much evident.

## **2.2**

The importance of agriculture in Wick's history is reinforced by the constant connection between the settlement and surrounding countryside. Views over parkland and fields around the conservation area are particularly important to its character, and the natural environment permeates the village in the form of gardens, verges, trees and hedges.

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

**Its long history, still evident in the layout of the village, its buildings and in visible archaeological remains**

**The survival of a clear demonstration of historic social hierarchy within the village, evident in the size, design and siting of buildings**

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

**The contribution of traditional farm buildings and local architectural detailing**

**The number and quality of historic buildings**

**The significant contribution of the natural environment in trees, hedges, gardens, parkland, orchards and fields**

## **The strong relationship between the village and its surrounding rural landscape**

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

## **3 ASSESSING SPECIAL INTEREST**

### **Location & Setting**

#### **Location**

##### **3.1**

Wick is situated 2km south east of Pershore within the fertile Vale of Evesham. The village is bounded by a large, sweeping meander of the River Avon, which flows to its west, north and east, with ancient crossing points at Pershore Bridge to the west and Wyre Piddle to the north.

#### **Landscape Setting**

##### **3.2**

The flat, open floodplain of the River Avon forms Wick's immediate setting to the north, east and west. This area is characterised by large arable fields, punctuated by native hedges, footpaths and tracks. Land to the south of Wick rises steeply towards Lower Hill from where the village is visible below, and rises steeply again to the wooded and grazed slopes of Bredon Hill which forms the backdrop in views to the south.

##### **3.3**

Wick's immediate agricultural setting is well preserved. The plentiful views out of the village over fields and former orchards provide constant visual reminders of its farming history. Two areas of parkland registered on the Wychavon's List of Locally Important Parks and Gardens surround the western and southern boundaries of Wick. These former parks with their avenues of mature trees and conifer stands further enhance the

landscape setting and views out of the village.

### **3.4**

Historically, most plots within Wick directly adjoined the agricultural landscape. While many still do, there are areas where modern development has interrupted this important relationship between built environment and its rural landscape setting. Development to the western edge of the village has overlaid historic parkland, and development on the north west boundary has replaced former fields and orchards. The preservation of Wick's remaining agricultural setting is essential to the character of the village.

## **Historical Development & Archaeology**

### **The Origins & Development of Wick**

**3.5**  
The existence of Neolithic and Roman settlement around the present day village of Wick is evidence of a long history of settlement in the area. The unusually high fertility of the soil, the proximity to river crossings at Pershore and Wyre and the natural defence provided by the hook of the River Avon may have been reasons for this early settlement.

### **3.6**

Wick is known to have been an established settlement during the Saxon period. In 709 Offa, King of Mercia and Coenred, King of the East Saxons granted 'Wikewane', comprising seven farms, to Bishop Egwin for his newly created monastery at Evesham.

### **3.7**

Documentary evidence from 972 reveals that ten farms at Wick were transferred by King Edgar to the Abbot of Pershore. At this time 18 salt pans in the immediate vicinity of Wick were recorded and this has led to the theory that the village name

derives from the Saxon word 'Wich', meaning salt pans. An alternative theory is that the name derives from the Saxon word 'Wic' meaning a peninsular of land enclosed by a bend in the river.

### **3.8**

Domesday records tell us that land at Wick had been included in that portion of Pershore Abbey's estates confiscated by Edward the Confessor and granted to Westminster Abbey during the 11<sup>th</sup> century. Following the conquest, two small parcels of land at Wick were granted to the Norman Lords Gilbert and Urso d'Abitot, High Sheriff of Worcester, splitting the settlement into two manors: Wike Burnell and Wyke Waryn.

### **3.9**

The manor of Wike Burnell comprised the west end of the village, with its manor house on the site of Wick House Close. Wick House was a substantial country house, known to have been in existence at 1500 with extensive parkland. The historic importance of Wike Burnell is suggested by eminent owners including Lord Latimer, involved in the Pilgrimage of Grace in 1538, Katherine Parr, Sir Thomas Anthony Babbington, executed in 1588 for plotting to assassinate Queen Elizabeth, and Sir Walter Raleigh.

### **3.10**

The manor of Wyke Waryn was centred to the west of Wike Burnell. 'Upper Wick House' was Wike Burnell's three-storeyed manor house known to be in existence in 1708 on the site of the current Wyke Manor. Ponds on land north of Wyke Manor may have been former manorial stew ponds, indicating the existence of a medieval manor house on this site. An alternative, unsubstantiated theory is that the ponds related to an Augustine priory founded in 1140 and located on the site of Wyke Manor. Records from 1315 provide evidence of a medieval chantry chapel

south of the village on Lower Hill, within the manor of Wick Warren.

### **3.11**

The two manors at Wick co-existed in separate ownership until united as one estate by the Hazlewood family in the late 16<sup>th</sup> century. By the end of the 18<sup>th</sup> century it was owned by the Hudson family and subsequently split three ways at the start of the 19<sup>th</sup> century.

### **3.12**

St Mary's Church is the earliest surviving building in Wick. The church dates from the mid 12<sup>th</sup> century and was built as a Chapel of Ease to St Andrew's at Pershore. Although much altered over the centuries the foundations and columns of this early church survive. The only other medieval structure known to survive in the village is the churchyard cross north west of the church.

### **3.13**

Whilst part of School Cottages have survived from the 16<sup>th</sup> century, the majority of the earliest surviving buildings in the village date from the 17<sup>th</sup> century. These early buildings are cottages, farmhouses and agricultural buildings, reflecting Wick's origins as a rural farming settlement. These early buildings line Main Street, indicating that the layout of the village was well established by this time. Main Street would have been a main thoroughfare busy with traffic between the nearby market towns of Pershore and Evesham.

### **3.14**

The 18<sup>th</sup> century seems to have been a period of stability for Wick with little new development. The most significant change was the construction of the turnpike 'High Road' in 1730. This new road bisected the parkland and fields to the south of the village, likely diverting traffic away from the centre of the village leaving Wick as a quiet backwater.

### **3.15**

The Wick Inclosure Award in 1807 would have heralded the first major changes to the agricultural landscape of the village since Saxon times, replacing the strip farming system with its meadows and commons, and creating the fields with which we are familiar today. Many of the farm buildings, cottages and houses in Wick date from the 19<sup>th</sup> century.

Enclosure, land drainage and new farming techniques, together with the expansion of farmland into former forests around the village, were likely contributory factors to this new prosperity and upsurge of development.

### **3.16**

The First Edition Ordnance Survey map of circa 1883 suggests a thriving farming community by this date with several farmsteads arranged around central yards, houses, cottages, a school, post office and smithy. At the eastern end of Wick new development at Wick Grange Farm included kilns for drying hops. The 19<sup>th</sup> century was a time of consolidation of Wick into something resembling the built form we would recognise today.

### **3.17**

Photographs of Wick at the start of the 20<sup>th</sup> century still depict a rural farming village. The latter part of the 20<sup>th</sup> century has, however, seen much new development. The smithy, school, post office and many of the farm buildings have been converted to residential use. New houses and bungalows have filled some of the former gaps between buildings, particularly in Owletts Lane. Wick House has been replaced by a cul-de-sac of houses and a new cul-de-sac of houses has extended the settlement into open land at Timber Down.

### **3.18**

Despite these more recent changes Wick retains much open space, a farm, and many of its historic buildings, and most of

the surrounding land remains in agricultural use, and its early origin as a small rural farming community is still readily apparent in its layout, setting and surviving buildings.

## **Archaeology**

### **3.19**

Numerous sites of archaeological interest around the village provide evidence for Neolithic and Roman settlement in the vicinity. A clustering of these sites around Cooks Hill, leading to Wyre Lane, may indicate the historic importance of this route leading north to the river crossing at Wyre Piddle and south to Elmley Castle. Sites are apparent as cropmarks of cursus enclosures, trackways and ring ditches.

### **3.20**

While much of the physical evidence for the medieval farming system at Wick has disappeared an area of possible medieval or post-medieval ridge and furrow is still visible as earthworks in the field near the village to the east of Yock Lane.

## **Plan Form**

### **3.21**

The village is laid out along a principal east-west axis formed by Main Street and Owlett's Lane. Footpaths, lanes and tracks branch off the main street to the surrounding fields to the north, east and west and to the historic river bridge at Pershore and the ferry at Wyre Piddle. This framework of roads, lanes, tracks and footpaths is medieval in origin and is likely little changed. Cooks Hill and Timber Lane connect each end of Main Street to the old turnpike road to the south. There is no obvious evidence of a planned settlement at Wick.

### **3.22**

Individual houses, cottages and farm buildings are loosely scattered along Main Street and Owletts Lane in a linear pattern,

roughly following their line, with no uniformity in spacing between buildings or in their relationship to the road. Many of the older buildings sit immediately on to the road, while modern buildings are frequently set back behind front gardens. Most have generous plots with gardens extending to the sides and rear, so that there is no hard delineation of a consistent building line. Plots frequently back onto the surrounding countryside. Notably, the central portion of Main Street is developed on the north side only, with St Mary's church on the south, set back from the road and surrounded by a swathe of open space. There is no obvious evidence of a planned settlement at Wick. It is more likely to have in its linear form as a result of its topography and location alongside the floodplain and an important traffic route.

### **3.23**

The majority of buildings along Main Street and Owletts Lane front the road with their ridges carried parallel to the road. The main exceptions to this characteristic pattern of linear frontage development are the farms, where historic farmsteads remain arranged around central yards, and occasional older buildings, such as Gardener's Cottage and Ruyhall's Place.

### **3.24**

While development over the centuries has infilled the spaces between the original farmsteads, and in some cases replaced older buildings, the historic plan form of Wick is still evident as a series of loosely scattered farms and cottages running along a formerly important thoroughfare.

## **Spaces**

### **3.25**

Throughout the village, gardens and fields surround and permeate the built environment, and are a significant element of its character. Notable examples include the fields along the south side of the

village which are obvious in the streetscene and give views out of Main Street towards Bredon Hill, the space around the church and gardens at Old School Cottages, The Old Vicarage and Old Barns.

### **3.26**

Less apparent, but just as important, are private gardens. While the full extent of these gardens may not 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, between buildings and from roads and footpaths to the rear. Gardens behind buildings also play an important role in the visual relationship between the built up frontage of the street and the natural environment of the open countryside behind. They are the interface between the buildings of the street frontages and the natural environment of the open countryside beyond, and provide the setting of buildings as seen from the rear and are a significant element of the rural character of the village.

## **Key Views & Vistas**

### **3.27**

A notable feature of the conservation area is the views to, from and within the area.

### **3.28**

Tracks to the north of the village provide long distance views across the fields to the conservation area, and show the village in its rural setting against the backdrop of Bredon Hill. From Pershore to Evesham Road to the south there are glimpsed views of the village over fields through gateways and gaps in the trees, with the eastern end of the village around Owlett's Lane particularly visible.

### **3.29**

There are frequent views from within the village between buildings and over

boundaries into the surrounding countryside. Examples include the view towards Pershore from opposite Wick House Farm, the views to open farmland through the driveway of Wyke Manor and to either side of Vandyke Court and the panoramic views over former parkland and fields to the south from the areas of Wyke Manor, Hudson Memorial Houses and Glenmore. In some cases views are limited to narrow glimpses, but nevertheless are part of the cumulative appreciation of the way in which the village remains linked to its countryside setting and they make a significant contribution to its rural character.

### **3.30**

Short and medium distance views along the gently curving Main Street naturally focus on prominent buildings such as St Mary's Church and Wyke Manor. Other focal points include Glenmore House, Wick House Farm, Vandyke Court and the School House and the high roofs of the hop kilns in Owletts Lane.

### **3.31**

Notably views within the conservation area naturally highlight the presence of Wick's many older buildings, since these are often sited prominently at the roadside and are dominant in street vistas

## **4 CHARACTER ANALYSIS**

### **General**

#### **4.1**

The character of the Wick Conservation Area is that of a quiet and spacious rural village, set within an historic framework of roads, lanes, farm buildings, cottages and houses. This rural character is reinforced by the frequent presence of open space surrounding and permeating the village and frequent views to the surrounding countryside, together with the presence

throughout of hedges, old walls, gardens, trees and grass verges.

#### **4.2**

Farming has historically played an important role in the development of the settlement and the continued presence of farm buildings, cottages and farmhouses within the village contributes to its rural character.

#### **4.3**

The retention of this rural landscape setting, spaces, views, historic form and buildings, boundary features, trees and grass verges within the village is essential to the preservation of its character.

#### **4.4**

Notably, modern intrusion in the form of obtrusive street lighting, road markings, roadside kerbing and signage is largely absent from the conservation area, and the sense of a quiet rural village is enhanced by Wick's distance from principal roads and lack of through traffic.

### **Character Areas**

#### **4.5**

Wick is divided into two distinct character areas: Main Street, to the west of Cooks Hill, and Owletts Lane to the east of Cooks Hill.

#### **Main Street**

#### **4.6**

This is the principal road through the village. This area is characterised by an historic framework of 16<sup>th</sup>, 17<sup>th</sup> and 19<sup>th</sup> century buildings, many set in spacious plots and often built close to the road, and a sense of openness, enhanced by the presence of gardens, numerous mature trees and its connection to surrounding countryside and parkland. While some of the land between these earlier buildings has been infilled with 20<sup>th</sup> century residential development, much open space and many trees remain, and the newer

houses are often set back from the road so that the historic buildings at the roadside are still dominant in the streetscene.

#### **Owletts Lane**

#### **4.7**

This is the area of development to the east of Main Street. Once a farm and cottages at the fringe of the village much of this area was developed during the 19<sup>th</sup> and 20<sup>th</sup> centuries so that it now forms a continuation of Main Street. Here a concentration of more recent residential developments restrict views out to surrounding countryside with open spaces provided by well defined front gardens, so that this area has a tighter knit and more enclosed character. The farm at Wick Grange retains its farmyard and buildings. While some of these buildings are now converted to residential use, the presence of the farmhouse, the farm buildings and the space around them are evidence of their former use, and the retention of these buildings and spaces is important to the character of the conservation area.

### **Buildings**

#### **4.8**

Several of the buildings in the Wick conservation area are listed for their special architectural or historic interest. Many of these are clearly of early origin. There are many other historic buildings which, while not listed, are still of local interest and still stand much as originally designed. The more recent houses are representative in design of their respective periods of construction. The result is a succession of buildings of architectural variety.

#### **4.9**

The most prevalent building types in Wick are cottages, houses and farm buildings, reflecting Wick's agricultural origins and its history. Older buildings of all types are constructed in the form and style typical of the local Worcestershire tradition of their

respective periods and, although often extended and updated, many remain fundamentally as originally designed. Most of these historic buildings, whatever their period, share common design characteristics of:

- limited spans/plan depths dictated by historic building construction methods
- a simple main rectangular plan form, occasionally with one or more rear wings

The result is a commonality of form in older buildings throughout much of the conservation area despite the variety of periods and architectural styles.

## **Cottages**

### **4.10**

Cottages are detached, semi-detached or terraced and simple in form with rectangular plans and limited spans dictated by historic building construction methods. These buildings are modest in scale, size and design with pitched roofs and chimneys.

### **4.11**

**Early cottages.** These are detached or terraced and are single storey and attic under a steeply pitched roof and single ridge, usually with deep verges and eaves and occasionally with half hips, reflecting their thatched or former thatched roof coverings. While ridge mounted chimneys are most common, they may be within the roof slope, centrally placed or, in some cases, are external end stacks. Dormer windows are common, always rising off the wall plate.

### **4.12**

Casement windows are modest in size and irregularly placed. Doors are mainly solid and vertically planked or part glazed. Simple open porches are a common feature.

### **4.13**

**Later cottages** dating from the 19<sup>th</sup> century are equally simple in plan form and modest in size and scale. These are detached or semi-detached and are a modest two storeys with shallower pitched roofs. Fenestration reflects the Classical influence of the period with a balanced arrangements of centre placed door and carefully arrangement of modest sized casement windows. Doors are part-glazed under a modest hood or small porch. Dormers are absent. Ridge mounted chimneys are centre placed or a matching pair of end stacks.

## **Houses**

### **4.14**

Houses in Wick date through the centuries from the 16<sup>th</sup> century to modern, each reflecting in size and architectural style their purpose and period of construction. The result is a rich variety of houses in the village.

### **4.15**

**Early houses** dating from the 16<sup>th</sup> and 17<sup>th</sup> centuries share characteristics with cottages of the period. They are detached, rectangular in plan, some with later additions forming an "L"-plan and larger in size although still modest in scale at single storey and attic or two storeys. Roofs are steeply pitched with large prominent chimneys, often externally mounted stacks against the gable or side walls or chimneys piercing the roof slope. Dormers are common to some buildings and mounted off the wall plate. Fenestration is a mix of irregularly placed small casement windows and more careful arrangements of casement windows and centre door on some principal elevations. Doors are solid boarded or panelled, often under a modest hood.

### **4.16**

**Later houses** dating from the 18<sup>th</sup> and 19<sup>th</sup> centuries are typical in plan and variety of

style of their periods. These are detached and semi-detached, rectangular in plan, larger in size and scale, two storeys, some with one or more rear wings and often with prominent gables onto the road. While many of these houses present a principal elevation or large element of 18<sup>th</sup> or 19<sup>th</sup> century build they have earlier cores, discernible in their roof form or rear elevations. Roofs are moderately or steeply pitched with generous eaves and verges, often with exposed rafter feet or pierced bargeboards. Chimneys are largely ridge mounted and centre or matching pairs at gable end. Fenestration is usually carefully placed with symmetry in elevation of matching casement or sash windows and centre placed door. Doors are usually panelled.

#### **4.17**

Exceptionally, Wyke Manor is built in Elizabethan style around a central courtyard with multiple gables and large prominent chimneys, probably remodelling an earlier building.

### **Modern Houses**

#### **4.18**

20<sup>th</sup> and 21<sup>st</sup> century development is varied in size, form and design, with no predominant style. Often larger in footprint and scale than the older buildings in the village, they are often at variance with the established building form and design characteristics, with shallower roof pitches, repetitive designs, large windows with a horizontal emphasis, doors set within enclosed porches, insignificant or no chimneys and attached garages. More recent houses have adopted some architectural features of the local vernacular, although sometimes their scale is excessive.

### **Farm Buildings**

#### **4.19**

There is a range of farm buildings at Wick. Barns, cowsheds, stables, hayloft, granary, cartshed and hop kilns are all present. These 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 or half-hipped roofs, and walls with minimal openings. Decoration and detailing are a notable feature of 19<sup>th</sup> century buildings.

#### **4.20**

Larger modern farm buildings are also present, with similar characteristics of simple plans and plain elevations.

#### **4.21**

Many of the farm buildings have been converted to residential use. Most retain their simple plan and appearance with minimal external change, so that their former identity and role in the village is still apparent. A few have had their former identity obscured by the infilling of old openings and insertion of new ones.

### **Other Building Types**

#### **4.22**

St Mary's Church displays architectural features from its several periods of development from the 12<sup>th</sup> century to the 19<sup>th</sup> century, indicative of a long period of settlement at Wick. The building has a Norman arcade, 17<sup>th</sup> century communion rails and a Victorian bellcote. Within the surrounds of the church is a restored medieval cross and a gabled oak lychgate by the Victorian architect Bodley.

#### **4.23**

The clubhouse and old school are 19<sup>th</sup> century and present architectural features typical of their with embellishments including a cupola and weathervane.

#### **4.24**

A number of ancillary buildings to houses and cottages survive in Wick, including stables, coach houses and outhouses. These are typical of their original function, modest in size and simple in plan and elevation. These ancillary buildings are part of the history of Wick and part of the character and appearance of the conservation area.

## **Listed Buildings**

### **4.25**

Several buildings in the Wick Conservation Area are "listed" for their architectural or historic interest. Other buildings and structures attached to, or pre-dating 1<sup>st</sup> 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.

### **4.26**

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 before any works are carried out to potentially listed buildings or structures.

## **Unlisted Buildings**

### **4.27**

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

### **4.28**

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 Plan 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**

### **4.29**

Historically, the use of building materials in Wick reflects what was locally available at the time, with materials only being transported long distances for expensive, high status buildings. More recent development exhibits a more varied palette.

### **4.30**

20<sup>th</sup> century development exhibits a more varied palette of materials; while brick and tile are still predominant in these houses they are not locally sourced.

## **Walls**

### **4.31**

The majority of the earliest buildings are timber framed, regardless of status or use and typical of the local vernacular. These buildings are usually box frame but with surviving rarer examples of cruck framing and close studding present. Infill panels are commonly painted brick in whites or creams, likely replacing original panels of wattle and daub.

### **4.32**

18<sup>th</sup> and 19<sup>th</sup> century buildings are mostly local brick in a rich orange/red colour,

often patterned with yellow and blue headers and stretchers. Occasional buildings incorporate roughcast panels or have a later facing of smooth render.

#### **4.33**

Modern buildings are mainly faced with brick of various colours, while some are rendered and painted, mostly in whites and creams.

#### **4.34**

The use of stone in the village is rare. Uniquely, St Mary's church is built from Cotswold limestone. Elsewhere the use of limestone is limited to the plinths of timber framed buildings, occasionally for door and window surrounds, and for some boundary walls.

#### **4.35**

Barns and cartsheds are typically clad in weatherboarding or corrugated iron sheeting.

#### **4.36**

Recent development exhibits a more varied palette of materials, with various bricks, render and weatherboarding used.

### **Roofs**

#### **4.37**

There are several surviving examples of thatch on timber framed buildings. The predominant roofing material, however, is plain tile clay tile, mostly machine made but with rare examples of earlier handmade tiles. The presence of half hips, steep roof pitches, deep eaves and verges and exposed rafter feet on many of the older buildings is indicative of earlier thatched coverings, suggesting that thatch was the predominant roofing material at Wick up to and including the 17<sup>th</sup> century. The retention of these details is important to the special interest and character of the conservation area.

#### **4.38**

Roofs coverings from the 19<sup>th</sup> and early 20<sup>th</sup> centuries are mainly plain red/brown machine-made clay tiles.

#### **4.39**

Less common roofing materials include Stonesfield slate, grey Welsh slate, and corrugated iron sheeting. Stone slates are found on the lychgate. The slate at Vandyke Court, on the 19<sup>th</sup> century cottages and the hop kilns at Grange Farm is characteristic of the architecture and period of these buildings. Similarly the iron sheeting on some of the farm buildings is a typical of their date and type.

#### **4.40**

The roofs of modern houses are covered with machine made tiles in clay and concrete, consistent with their dates of construction.

### **Windows and Doors**

#### **4.41**

Casement windows are painted wrought iron or timber. Leaded lights on older buildings have either rectangular panes or diagonal panes. Sash windows are painted timber.

#### **4.42**

Doors are painted, stained or oiled timber.

#### **4.43**

There are occasional examples of uPVC top hung hinged opening lights instead of sash windows, and uPVC doors. Some replacement casement windows are stained rather than painted, and some have imitation lead comes. These replacement windows and doors are inconsistent with the traditional window design, detailing and finishes and are damaging to the character and appearance of the conservation area.

### **Ground Surfaces**

#### **4.44**

Roads and pavements are tarmac. Most footpaths are associated with a grassed verge on one side or the other, sometimes both sides. These verges have soft edges at the west end of Main Street, adding to the rural character of the conservation area. At the east end of Main Street, stone kerbstones bound the footpath.

#### **4.45**

Private driveways are a mix of tarmac, Cotswold gravel and setts, paviors or flags. The softer gravel finish is more fitting to the character of the conservation area.

### **Local Details**

#### **4.46**

There are many small details of Wick's built environment that contribute to the character and special interest of the conservation area. These include:

- patterned brickwork in yellow headers and blue bricks in 19<sup>th</sup> century buildings
- Flemish bond in brickwork
- eaves detailing, including cornices, dogstooth courses and dentil bands evident in 19<sup>th</sup> century construction of cottages, houses and farm buildings;
- decorative ridge tiles, shaped clay roof tiles and colour banding of clay roof tiles on some 19<sup>th</sup> century roofs;
- cupolas and weathervanes at Old School House and The Barn;
- ornate pierced bargeboards on 19<sup>th</sup> century houses and cottages;
- carved wooden gate piers at Wick House Farm, Ruyhall's Place and The Grange;
- the red telephone box in Main Street, in front of Orchard Cottage;

- red Post Office letter boxes on finger post on Main Street and at the front of Orchard and Dorinda Cottages;
- the village cross;
- the lychgate;
- castellated and decorated brick archway at Wick Grange
- staddle stones at Wick Grange;
- millstone at Wick Grange;
- wooden balustraded balcony at Woodbine Cottages.

### **Boundaries**

#### **4.47**

Boundaries make a significant contribution to the character and appearance of the Wick conservation area. Many of them are historic in their position, and some in their materials. A variety of materials is utilised for front boundaries, most of which are low enough to permit views into gardens and sometimes beyond. This visibility over front boundaries is an characteristic feature of the conservation area which should be preserved.

#### **4.48**

Older cottages and houses often have no formal boundary to the road frontage; simply a small grassed or planted verge or open garden. Some have a very low dry stone wall such as at Glenmore Cottage and Old Oak Cottage.

#### **4.49**

Hedges, wooden fences, iron park fencing and brick walls bound houses dating from the 19<sup>th</sup> century onwards. High brick walls are least common and tend to bound the higher status buildings, such as Wyke Manor, the garden to Wick House Farm, and Woodwards Farm.

#### **4.50**

The boundaries between plots and open space are predominantly hedged, contributing significantly to the rural character of the village, especially in views into the conservation area.

#### **4.51**

Interesting boundary points include the lychgate at St Mary's and the brick wall fronting Wyke Manor, punctuated by a brick, arched pedestrian gate and moulded, capped gate piers. Simple iron gates at The Old Forge, the field adjacent to Taylor's Cottage and the track adjacent to Wick House Farm, leading to Old Stables contribute to the rural character of Wick.

### **Natural Environment**

#### **4.52**

The natural environment is essential to the rural character of Wick and is an essential element in views into and out of the conservation area. Open spaces in the form of parkland, fields and gardens, and an abundance of trees, contribute to the green ambience of the village. Of specific note in Wick is its grass verges. These largely unkerbed verges stretch for much of the length of Main Street and Owletts Lane and are essential elements of its rural character and appearance.

#### **4.53**

The fields surrounding Wick on all sides are particularly important to the rural setting of the village. The large open space surrounding the church provides a green swathe in the foreground of views to Bredon Hill, and is the setting for the church and Wyke Manor opposite. The parkland formerly associated with Wick House to the south west of the village makes a significant contribution to Wick's rural setting.

#### **4.54**

Many private gardens play an important role in the character and appearance of the conservation area. Of particular note are the gardens at Wyke Manor which are visible from the churchyard and contain a number of clipped yews and yew hedges. The gardens at The Old Vicarage and the churchyard both contain a number of mature trees of note. The many small, open front gardens and grassed verges equally make an important contribution to the character and appearance of the conservation area.

#### **4.55**

Less apparent, but just as important, are those gardens obscured from view. While the full extent of these gardens may not 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. Gardens behind buildings also play an important role in the visual relationship between the built up frontage of the street and the natural environment of the open countryside behind. They are the interface between the buildings of the road frontages and the natural environment of the open countryside beyond, and provide the setting of buildings as seen from the rear.

#### **4.56**

Trees and hedges are essential elements of Wick's character and appearance, featuring in views within, into and out of the conservation area and creating a green and leafy atmosphere. There are numerous prominent trees and tree groups including the planting opposite Wyke Manor and the trees in the churchyard, and distinctive groups of trees that are set against the skyline create a striking backdrop to parts of the village that is an essential element of its character. Many of these trees are reaching maturity and are vulnerable to potential loss through the natural ageing process.

#### **4.57**

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.

### **Negative Features & Neutral Areas**

#### **Negative Features**

##### **4.58**

Parts of the conservation area and its setting have been adversely affected by modern development. In Wick's recent history, many gardens and orchards have been lost to residential development, often interrupting the close relationship between built and natural environments which is a key characteristic of the Wick conservation area. This erosion of the historic settlement pattern is particularly damaging to the rural character of the conservation area. That some of these houses are built to repetitive designs and of materials at odds with the local vernacular further undermines the historic interest of the conservation area.

##### **4.59**

Other parts of the conservation area remain relatively unspoilt with only occasional features that detract from its character and appearance. These features include:

- the numerous poles and overhead service cables which are visible from most areas;
- inappropriate replacement windows and doors, including windows and doors of uPVC or stained timber, and imitation leaded lights. 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;
- rooflights and occasional solar panels sited on roof slopes visible from the highway;
- inappropriate additions to or alterations of former farm buildings, including chimneys, rooflights, dormer windows, and grey plastic rainwater goods, obscuring of original design features such as large doors and ventilation patterning;

##### **4.60**

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

#### **Neutral Areas**

##### **4.61**

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

##### **4.62**

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

## 5 ISSUES

### 5.1

The appraisal has highlighted the following issues in the Wick Conservation Area.

- Design quality of new buildings and conversions
- Erosion of the historic plan form and loss of open spaces to infill development
- Loss of architectural features on historic buildings
- incremental alterations to buildings
- the visual impact of poles and overhead cables
- the potential impact of the loss of mature trees

### 5.2

The Management Plan at Section 2 considers 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.

## PART 2. WICK CONSERVATION AREA MANAGEMENT PLAN

### 1 INTRODUCTION

#### What is this Management Plan for?

##### 1.1

This management plan is a mid- to long-term strategy for preserving and enhancing the Wick conservation area, addressing the issues arising from the appraisal.

##### 1.2

This plan is 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 and conversions

Some new buildings and conversions 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; and
- assess new proposals against our Local Plan Policies on Design, Conversion of Buildings, Preserving and Enhancing the Conservation Area, Preserving the Setting of Listed

Buildings and our forthcoming supplementary planning documents on design and conversion of agricultural buildings.

## **2. Erosion of the village's historic plan form and loss of open spaces**

New development at the rear of historic plots has eroded in part the historic plan form of the conservation area and intrudes on the visual and historic relationship between built heritage and open space. In other parts gardens and spaces have been lost to infill development.

### **Action**

We will

- assess new proposals against our Local Plan Policies on Development Control, Preserving the Setting of Listed Buildings and on Preserving and Enhancing the Conservation Area and against the Wick Conservation Area appraisal.

## **3. Loss of architectural features on historic buildings and incremental changes**

Several buildings in the conservation area have been adversely affected by the use of inappropriate modern materials or details such as the replacement of original timber sash windows with double glazed uPVC or stained hardwood windows, and the loss of original timber front doors.

### **Action**

We will

- consider the need for Article 4(2) Directions to those properties listed at Appendix 1, to bring such works under planning control, to ensure that the special qualities of unlisted buildings of local significance are protected; and

- address unauthorised alterations to buildings through enforcement action where appropriate, in accordance with our Enforcement Policy.
- seek improvements to buildings where opportunities arise through development proposals; and
- assess new proposals against our Local Plan Policies on Development Control, Preserving the Setting of Listed Buildings and on Preserving and Enhancing the Conservation Area and against the Wick Conservation Area appraisal.

## **4. The visual impact of poles and overhead cables**

The numerous poles and overhead service cables which are intrusive in the conservation area

### **Action**

We will

- consider approach to the statutory undertakers to look at means of lessening the visual impact of overhead services

## **5. Trees**

Many of the trees that are important to the character and special interest of Wick are reaching maturity and are vulnerable to potential loss through the natural ageing process. The maintenance and replacement of these trees is essential to preserving the character of the conservation area

### **Action**

We will

- encourage the maintenance and re-planting of orchards, avenues and trees

# APPENDIX 1

## ARTICLE 4(2) DIRECTIONS

### What is an Article 4(2) Direction?

#### 1.1

An Article 4(2) Direction is an Order that the District Council can make to provide long-term protection against unsympathetic alterations to unlisted dwelling houses 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 Wick?

#### 1.2

The conservation area at Wick has been designated in recognition of its special architectural and historic interest and a desire to preserve its character and appearance. 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 ordinarily require planning permission.

#### 1.3

There are many buildings in the Wick 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.

#### 1.4

Article 4(2) directions are proposed for some properties in the conservation area. Those affected would be:

#### COOKS HILL

Old Red Barn  
Woodward Cottage  
Woodwards House

#### MAIN STREET

Nos. 1 & 2 Dorinda Cottages  
Nos. 1 & 2 Woodbine Cottages  
2 Manor Coach House  
Catherine Cottage  
Glenmore House  
Old School House  
Parr Barn  
St. Mary's, The Old Vicarage  
The Barn  
The Old Forge  
Vandyke Court  
Wyke Manor

#### OWLETTS LANE

Nos. 1, 2, 3 & 4 Grange Cottages

#### 1.5

The "permitted development" being considered for additional control by the Direction are:

- The following development comprising of Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 which would normally be permitted under Article 3 of that Order
  - a) the formation of any new, or material alteration to any existing window, door,

or other openings of a dwellinghouse where these front a public road, right of way or open space;

b) the removal or replacement of existing windows and doors of a dwellinghouse where these front a public road, right of way or open space;

conservation area in exercising its planning functions.

### **1.3**

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

## **APPENDIX 2 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 Wick Conservation Area Appraisal and Management Plan.

### **Background**

#### **1.2**

A report to the Council's Development Control Committee on 28<sup>th</sup> June 2007 explains the reasons for preparing a character appraisal and management plan for the Wick 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

### **Community Involvement**

#### **1.4**

Community involvement has taken the form of:

- a briefing session with the Council Member representing the Fladbury Ward
- a briefing session with the Wick Parish Council
- a public meeting at The Club, Wick, on the evening of 7<sup>th</sup> August 2007
- letters to Wick residents on 1<sup>st</sup> August & 20<sup>th</sup> September 2007

### **Consultation**

#### **1.5**

The consultation period began on 7<sup>th</sup> August 2007 and ended on 7<sup>th</sup> September 2007

#### **1.6**

Consultation was by:

- A public meeting held at The Club, Wick on the evening of 7<sup>th</sup> August 2007
- Publication of the draft appraisal, management plan & 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, Queen Elizabeth Drive, Pershore
  - Pershore public library

- The Club, Wick
- Letters to Wick residents, Wick Parish Council, Vale of Evesham Civic Society, Worcestershire Archaeological Unit, English Heritage, Worcestershire County Council

## Consultees

### 1.7

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

- Wick Parish Council
- Vale of Evesham Civic Society
- Wick residents
- Worcestershire County Archaeological Service
- Worcestershire County Council
- English Heritage

## Publicity

### 1.8

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

- Posters placed in Wick village and at Pershore Civic Centre
- Letters to residents on 1<sup>st</sup> August & 20<sup>th</sup> September 2007
- A public meeting held at The Club, Wick, 7<sup>th</sup> August 2007
- News item in the Evesham Journal on 26<sup>th</sup> July 2007
- "Latest News" feature on Wychavon Council website 2<sup>nd</sup> - 9<sup>th</sup> August 2007
- "News Focus" on Wychavon Council website 2<sup>nd</sup> - 9<sup>th</sup> August 2007
- Notice placed with the documents at the Civic Centre, The Club in Wick, Pershore public library and on the Council's website
- Information forwarded to consultees

## APPENDIX 3 ADOPTION STATEMENT

The Wick Conservation Area Appraisal and Management Plan was adopted by Wychavon District Council as a document for planning purposes on 27<sup>th</sup> November 2007. Minute 89 of the Executive Board meeting of 27<sup>th</sup> November 2007 refers.

Wychavon District Council  
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## APPENDIX 4

### SOURCES & FURTHER INFORMATION

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Victoria County History: Worcestershire Volumes

## **FURTHER INFORMATION**

For further guidance and information please contact:

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

Tel. 01386 565565  
e.mail: [planning@wychavon.gov.uk](mailto:planning@wychavon.gov.uk)  
web: [www.wychavon.gov.uk](http://www.wychavon.gov.uk)

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

Wychavon District Council at  
[www.wychavon.gov.uk](http://www.wychavon.gov.uk)

English Heritage at

# Wick Conservation Area Appraisal

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

(Diagrammatic only)

Scale : Not to Scale

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