

Bevere Conservation Area



November 2011

BEVERE CONSERVATION AREA APPRAISAL

Adoption Statement

The Bevere Conservation Area Appraisal was adopted by Wychavon District Council as a document for planning purposes on the 29th November 2011. Minute 82 of the Executive Board meeting of the 29th November 2011 refers.

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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 Bever 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 Bever 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 Bever Conservation Area was designated in September 1975. The boundary was reviewed in 2011 during the preparation of this appraisal. The current conservation area boundary is shown in the appraisal within section 3.

Planning Policy Framework

1.4

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

- Planning Policy Statement 5 - Planning for the Historic Environment (PPS 5) and Planning for the Historic Environment Practice Guide which set out Government policy and guidance on the

protection of conservation areas and other elements of the historic environment;

- Policies CTC19 and policy CTC20 of the adopted Worcestershire County Structure Plan 1996-2011, which seek to protect and enhance conservation areas; and
- Policy ENV12 of the Wychavon District Local Plan (June 2006) which is intended to ensure that development preserves or enhances the character or appearance of conservation areas.

1.5

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

Refusing permission for:

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

and requiring new development to:

- respect its context in design, including scale, form, proportion and detailing
- Use materials in accordance with those traditionally used in that particular part of 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.

Additionally

- 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
- Signs should respect the character of the buildings and quality of the historic environment in their siting, size, materials and design.

1.6

In accordance with the new planning system introduced in 2004 we are preparing a Local Development Framework. This will contain conservation area policies that will supersede the Structure and Local Plan from 2012.

1.7

This appraisal supplements Structure Plan Policies CTC19 and CTC20 and Local Plan

2 Summary of Special Interest

2.1

In terms of settlement type and character, Bever is considered very unusual in that it comprises a loose grouping of large gentlemen's houses from the 18th and 19th centuries together with parklands and designed carriage

approaches, all set at a discrete distance from Worcester. Unlike other evolved settlement types the other buildings more generally associated with an historic settlement, such as church, farms and cottages, are absent. This type of settlement form and structure is without direct comparison within Worcestershire, and other national examples are rare.

As often happened in the 18th century, old buildings that made up the former hamlet of Bever Green were removed and the area re-planned and re-developed with houses set in a designed landscape befitting their status.

Although there is archaeological and map evidence of earlier settlement, the special interest of the Bever Conservation Area is its 18th and 19th century development and landscape setting.

The conservation area is focussed on these historic houses, parkland and the central green.

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

The concentration of 18th and 19th century gentlemen's residences

Associated landscape features including the Green, parkland and pleasure grounds

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

The survival of historic fabric and detailing

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

3 Assessing Special Interest

Location & Setting

Location

3.1

Bever is located some 4 kms North West of the centre of Worcester. It is one of 3 conservation areas in close proximity to one another. The area borders the River Severn to the west and offers views from the higher ground on Bever Lane towards the church at Claines and across what would have been the pleasure grounds and parkland of Bever House, the Hawford conservation area can be glimpsed.

3.2

The conservation area centres on Bever Green which is accessed via two narrow lanes which were the former carriage drives to the various gentlemen's houses congregated around it.

Landscape Setting

3.3

Bever sits just above the River Severn and its flood meadows in a low lying gently undulating landscape of small fields of arable, pasture and horticulture. While elevated above the flood meadows much of the settlement lies low in the surrounding landscape so that it remains largely hidden from view. The area is identified as Settled Farmland on River Terraces in the Worcestershire Landscape Character Assessment, characterised by a medium scale open agricultural landscape in gently rolling topography where horticulture and cropping are the dominant land use.

3.4

Bever is unusual in that it hasn't seen any peripheral growth since its

development in the 18th and 19th centuries so that it remains immediately connected to its rural landscape setting and separate to the built up extent of Worcester much as it was when first laid out and developed. Despite the proximity of the northern fringe of Worcester City and distant noise of traffic from the nearby Ombersley and Kidderminster Roads, these are distant intrusions and its setting is still one of a predominantly rural landscape of fields, river and meadows.



Historical Development & Archaeology

The Origins & Development of Bever

3.5

Evidence of pre-historic, Bronze Age and Roman finds in and around Bever Green suggest a long history of settlement activity in the area. Proximity to the River Severn and fertile soil were likely reasons for early settlement.

3.6

The first documentary evidence of Bever is in the 11th Century when Bishop Wulfstan gave a fishery and land there to the Priory and convent of Worcester. Bever is recorded again in the 12th century when a fishery and Bever Island were given

to the Priory and convent by Bishop Theulf.

3.7

It was granted as the Manor of Bevere in 1542 to the Dean and Chapter of Worcester and then sold in 1650 to William Dineley of Hanley castle. The estate at that time was apparently only a farm. Remnants of ridge and furrow in fields to the south-west of the green and to the north of Hill Lodge are evidence of farming in the medieval period and may be related to this period in Bevere's history. The fishponds that run through the centre of the hamlet are thought to be medieval in date and may be further evidence for settlement in this period.

3.8

John Doharty's Map of the Manor of Claines of 1775 shows a settlement at Bevere in much the same areas where there are buildings today, on the sites of Bevere Manor, Bevere House, Beechwood House, Bevere Knoll and White Lodge. It also shows the approach lanes and the green. The First Edition Ordnance Survey map of the 1880's shows Bevere laid out much as it is today. Many of the buildings shown in the Doharty map have been replaced or re-modelled with large houses dating from the 18th and 19th centuries together with parkland. Bevere Green and the approach lanes are shown planted with avenues of trees, most of which are still present today.

3.9

18th and 19th century development mainly comprises a series of large gentlemen's country houses. The largest of these are set in parkland. The avenues of trees laid out on the approach lanes and the green are likely to have been a deliberate design feature associated with the development of these large houses and parklands, to

enhance the natural beauty of the approach lanes to the houses in the fashion of the day.

Development since the 19th century has been very limited. Just a handful of houses built in the 20th century are scattered through the hamlet. Bevere remains much as developed in the 18th and 19th centuries with little modern intrusion.

Archaeology

3.10

Finds within and around the conservation area indicate occupation during the Mesolithic period onwards, including the Neolithic, Bronze and Romano-British periods. The conservation area is bounded on three sides by crop-marks that either suggest Romano-British occupation or which have been confirmed by excavation to be such.

3.11

An early bronze age axe, finds of Roman ceramics from 150-250AD, Medieval pottery from the 1300's and a Romano British enclosure have all been found on Bevere Island. A Romano British farmstead enclosure has been found to the south of Bevere Manor.

3.12

Documentary evidence indicates occupation through the medieval period, including a possible fish weir constructed near Bevere Island. There exist also some examples in nearby extant field systems of the diagnostic ridge and furrow formations left by the practice of Medieval agriculture, and fishponds possibly dating from the Medieval period in the centre of the near Bevere Lodge.



Plan Form

3.13

Bever comprises a very loose scattering of individual houses set in large grounds, accessed by two narrow winding lanes that converge on a central green. While the lanes and green were enhanced by tree planting in the 18th century to form a key feature of the sylvan approach to the houses, they pre-date the 18th century, and are probably medieval or earlier in origin.

Spaces

3.14

Bever's character and special interest comes just as much from its spaces as from its buildings.

3.15

The substantial green at the centre of the settlement is a focal point where the access lanes converge. It also provides an open green setting to buildings fringing it, most notably Beechwood House and The Grange.

3.16

The historic parklands have interest in their own right as examples of 18th century parkland, as well as providing fitting settings to substantial houses and contributing much to the character of the conservation area. Although the parklands no longer survive to their original full extent, there is sufficient area of them remaining together with

specimen tree species to give a good impression of the design intent of these spaces and they still make a significant contribution to the conservation area and setting of some of its key historic buildings.

3.17

The meadow land adjacent to the River Severn is a swathe of open meadow linking parkland at Bever Manor to the river over which there are long views to Bever Manor, the river, Bever Island and the wider landscape setting of the conservation area. A series of pools and ponds which formed part of the former pleasure grounds are linked by awatercourse which eventually discharges into the River Severn near the island.

3.18

Elsewhere the large garden plots to all the houses in the conservation area contribute much to its green, tree'd and spacious character.

Key Views & Vistas

3.19

Bever is seen in its wider landscape and essentially rural setting from several key views.

3.20

Vistas and views from the river side and footpaths in the vicinity show houses and parkland set against the river meadows and in the context of the wider gently undulating landscape across the river. There are long views of the wider agricultural landscape from the footpath skirting the northern boundary of the conservation area. From the approach lanes and footpaths across the fields to the east the countryside setting is seen in far

reaching views towards and from Claines church. There are other views from private land that show the conservation area in its rural setting, eg. from the approach drive to Bever House, from the parkland at Bever Manor, and from Bever Knoll and White Lodge.

3.21

Key views within the conservation area are those across the large open green, particularly through the avenues of trees and to the focal points of Beechwood House and The Grange; the surprise opening out of views across the green from the narrow approach lanes; riverside views across the meadows to Bever Manor in its parkland setting; and views across parkland from Bever Lane.

3.22

The landscape in and around Bever was designed and enhanced provide a fitting setting to its houses. The retention of these key views is essential to the preservation of the character and special interest of the conservation area.

Boundary Review

3.33

The Bever Conservation Area was first designated in 1975. As part of the review and Character Appraisal, the boundary of the conservation area has been examined to see if it is still fit for purpose in defining the area of special architectural or historic interest, is consistent in term of following current property boundaries and boundaries that follow definable features on the ground. A number of changes have been made to the boundary which are listed below:

- Inclusion of an area of parkland between Bever House and Bever Knoll. This area of land

forms part of the locally important historic park and garden designation. It's character as parkland landscape formerly attached to Bever House remains evident through the presence of several specimen tree groups and it is now considered to properly form part of the historic interest of the area.

- Land between Bever Green Cottage and Beechwood Cottage. This area of pasture land sits directly adjacent to and can be readily appreciated from Bever Green. The rising topography and open character of the land provide a view from the enclosed Green to the open countryside beyond. A fence line continuing along the rear boundary line to Beechwood Cottage and Bever Green Cottage defines the conservation area in this location.
- Bever Cottage, Hill Top and Badgers End. The conservation area has been extended to include these properties at the entrance to the Green. The boundary has been drawn to reflect their curtilages. Although the properties themselves are not listed they are considered to possess sufficient local interest and quality to justify their inclusion. Extending the boundary in this location also enables the inclusion of the historic dry laid , clay brick retaining walls which are considered to be of historic interest in their own right.

- Land to the rear of The Grange. The conservation area boundary has been drawn to reflect the extent of the property boundary to The Grange.
- Pond to the west of The Grange. The pond forms part of the linear watercourse which in turn formed part of the original pleasure gardens and as such is part of the historic interest of the area.
- Land to the west of Bevere Green and Highland House. This land forms part of the locally important historic park and garden designation and is bounded on the western side by the continuation of the historic watercourse connecting the ponds adjacent to Bevere Green with those to the west of Bevere Manor. The original 1975 boundary no longer followed a definable boundary feature and therefore to ensure consistency and to reflect the historic interest of the area the boundary has been drawn to follow the hedge line and watercourse.
- Bevere Lock. The conservation area boundary has been redrawn to more accurately reflect the administrative boundary with Malvern Hills District and Worcester City Councils.
- Nursery land and structures to the north Bevere house. The 1975 boundary included some of the land at the nursery with the boundary subdividing the area and not appearing to follow a clear definable boundary. In order to ensure a consistent approach the conservation area boundary has been re-drawn in this location to include the full extent of

nursery land and buildings which properly form part of the historic interest of the area.

4 CHARACTER ANALYSIS

General

4.1

The essential character of the Bever Conservation Area is that of a number of substantial Georgian houses in a sylvan setting and separate to the built up area.

4.2

Despite the presence of the occasional more modern house, the predominance of these substantial houses set in their large gardens and parkland, viewed in association with the wider rural setting, together with the presence of narrow winding approach lanes, grass verges, the green and mature groups and avenues of trees, has preserved the design intent of this exclusive 18th and 19th century development.

4.3

Notably, modern intrusion in the form of street lighting and obtrusive road signage is largely absent from the Conservation area.

Buildings

4.4

As a whole settlement Bever contains relatively few buildings. The principal historic houses share a common design characteristic of

- carefully arranged fenestration on principal elevations, mainly in Classical style

Ancillary buildings share basic common design characteristics in a local vernacular style, including

- limited spans/plan depths dictated by historic building construction methods

- a simple main rectangular plan form

4.5

A number of the buildings are listed for their special architectural or historic interest.

There are other historic buildings which, whilst not listed, are still built from local materials in the local style and are of architectural and historic interest to Bever. The result is a wealth of historic buildings and a commonality of building characteristics.

Houses

4.6

Houses in Bever date from the 18th, 19th and 20th centuries, each reflecting in size and architectural style their status and period of construction.

Houses from the 18th and 19th centuries

4.7

These are primarily large detached houses, reflecting the wealth and status of their former owners. Those from the 18th century are classical in architectural style with three storeys and cellar, hipped roofs behind parapets, and carefully arranged fenestration of sash windows around a centrally placed panelled door, fanlight and entrance features such as pediment, steps, railings, portico or canopy on columns and ornamentation such as cornices, banding, architraves and keyblocks. Those from the 19th century are more modest but are still built in the Classical style with hipped roofs and carefully arranged fenestration with centre placed door, fanlight, porch and ornamentation in sill bands, pilasters and moulded architraves. Lodges associated with

the main 18th century houses are small detached 19th century buildings.

Later houses from the 20th century

4.8

These are typical of their era, predominantly detached with a mixture of steep and shallower roof pitches, usually plain double pitched with some detailing to barge and fascia boards.

Farm Buildings

4.9

Those farm buildings in the conservation area include barns and cowsheds and are characteristic of their 17th, 18th and 19th century dates and Worcestershire vernacular with simple rectangular plans, simple plain gabled roofs and walls with minimal openings. Unusually the 17th century barn near Bever Manor has crow stepped gable end parapets.

Other Building Types

4.10

Other buildings include former stables and coach houses. These are simple in form with minimal openings reflecting their former uses.

While not as rich in architectural style as the principal houses, the presence of these farm and other ancillary buildings tells some of the history of Bever and they are important to the special interest and character of the conservation area.

Listed Buildings

4.11

A number of the buildings in the Bever 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.

These are:

Beechwood House and the railings and flanking walls to the front - Grade II
 Bever House – Grade II*
 Bever Lodge – Grade II
 Bever Manor – Grade II
 Barn to the NE of The Cottage – Grade II
 Bever Knoll – Grade II
 White Lodge- Grade II
 Common Hill House – Grade II
 Bever Bridge – Grade II

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.

4.12

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

4.13

There are 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.

4.14

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) Direction 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

4.15

Part of the character of Bevere comes from the materials used in its buildings and boundaries. The majority of houses are built from materials that were fashionable in the 18th century rather than from local materials, reflecting the wealth and status of their former owners. Barns and ancillary buildings are in local materials of brick and tile

Walls

4.16

18th and 19th century houses are in largely in stucco, reflecting the architectural fashion of the period, with some use of brick. 20th century houses are brick, as are barns and ancillary buildings.

Roofs

4.17

Roofs of 18th and 19th century buildings are slate, in the fashion of the period. Later buildings, barns and ancillary buildings are in local plain clay tile.

Windows

4.18

Painted timber sash windows are characteristic of all 18th and 19th century buildings, elsewhere windows are predominantly side hung

casements in painted timber or metal frame.

4.19

Some of Bevere's historic windows have been lost to modern replacements, in stained timber. The design of replacement windows often incorporates top-hung hinged opening lights in lieu of side opening casements and sliding sashes.

Doors

4.20

Notably are painted timber.

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

Many private drives and yards are surfaced in loose gravel, which gives a soft textured surface finish appropriate to a rural village conservation area. Some are surfaced in tarmac and other hard surface treatments, which are less appropriate to the character of the conservation area and the setting of its historic buildings.

4.21

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

Local Details

4.22

There are local building details and other features in the Bevere Conservation Area which contribute to its character and special interest and which are important to retain. These include dry laid, clay brick retaining walls lining both Bevere Lane and Northwick Road at the principal entrances to the Green. These mark the change in levels and serve to reinforce the sense of arrival.

Boundaries

4.23

Boundaries are mainly high brick walls and hedges and occasional iron railings and parkland fencing, together with the retaining walls referred to above.

The walls in particular serve to define the highway space clearly separating, both physically and visually, the public and private realm.

Natural Environment

4.24

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

4.25

The most obvious features are the wealth of mature, specimen trees in and around Bevere Green which stand both as formal avenues defining the road pattern around the Green or as distinct groupings and serve to reinforce the designed 'sylvan glen'. Also the individual and groups of mature and specimen trees associated with the historic parkland and the tightly clipped hedgerows with individual holly trees on the approach along Bevere Lane. Collectively, the wealth of trees are visible from many key vantage points, forming a key element in the landscape and serving to help define the location, extent and nature of the heritage assets when viewed from further afield. The principal tree species evident within and making a significant contribution to the conservation area can be summarised as :

Hollies on the approach along Bevere Lane

Chestnut and Oak as hedgerow trees

Specimen trees associated with the 18th/19th C properties and including

Yew, Scots Pine, Wellingtonia

Cedar and Beech in the parkland areas
Lime forming the avenues through the Green.

Oak stands within the area of Bevere Green

Willow and other mixed deciduous as a backdrop along the watercourse.

4.21

Less apparent, but just as important, are the private gardens, orchards and fields behind the road frontages. These remain largely undeveloped and continue in use as gardens. While their full extent 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. Many of these green spaces are also important to the setting of historic buildings.

4.22

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 Wychavon District Council before any works to them are carried out.

4.23

The Heritage 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.

Neutral Areas

4.24

There are some parts of the conservation area which, in their present form, neither enhance or 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.

4.25

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

Threats

4.26

Bever has not been significantly affected by 20th century development and notwithstanding some limited extensions and other minor works to existing buildings, remains sensitive to change. In particular development which would diminish the interest and value of the green spaces and trees between the historic buildings would be resisted. Furthermore the rural and landscape setting of the conservation area and individual listed buildings are vulnerable to development pressures and should be safeguarded against.

5 ISSUES

5.1

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

- **Design quality of new buildings**
- **Loss of architectural features and materials**
- **Retention of open spaces and tree cover**

- **Retention of rural landscape setting**

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.

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

Sources & Further Information

Ordnance Survey mapping 1880's to present day

English Heritage "Pastscape"

Worcestershire Landscape Character Assessment, Worcestershire County Council, 1999

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
 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

Bever, North Claines Conservation Area Appraisal

- Conservation Area boundary
- Important boundary feature
- Listed Buildings
- Locally Important Historic Parks and Gardens
- Unlisted buildings of local interest
- Enhancement Opportunities
- 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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October 2011



Part 2 Bever Conservation Area Management Proposals

1 Introduction

What are these Management Proposals for?

1.1

These management proposals are a mid- to long-term strategy for preserving and enhancing the Bever 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.

We will assess new proposals against PPS5, our Local Plan policies, our supplementary planning document on Design and the Bever Conservation Area Appraisal

2. Loss of historic and architectural features and materials

Some buildings have been adversely affected by the use of inappropriate modern materials, detailing or replacement of traditional doors and windows with poorer quality substitutes such as stained timber.

Some historic features are at risk of being lost due to lack of maintenance and repair. The dry laid, clay brick retaining walls are one such example where sensitive restoration would assist in the walls continuing to perform their functional retaining role as well as reinforcing the special character of the conservation area.

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.

We will advise owners/ occupiers of buildings of appropriate use of materials and detailing where opportunities arise and the need for prior consent for works where necessary.

We will seek the retention of historic fabric where opportunities arise through development proposals

We will address unauthorised alterations to buildings through enforcement action where appropriate and in accordance with our Enforcement Policy.

We will explore opportunities for working with the local community in restoration and other projects which seek to protect and enhance the character and appearance of the conservation area.

3. Retention of open spaces and tree cover

The character and appearance of the conservation area is vulnerable to the loss of the green spaces between the buildings and the loss of mature trees

Action

We will assess new development proposals against the Bever Conservation Area Appraisal in addition to PPS5 and our Local Plan policies.

We will assess applications and notifications for works to trees against the Bever Conservation Area Appraisal and seek replacements wherever practical and possible.

Retention of rural landscape setting

The rural landscape setting of the Bever conservation area and the listed buildings is considered critical to the overall character of the area, particularly in reinforcing the sense of separation from the built up extent of Worcester and the reinforcing the significance of the heritage designations.

Action

We will assess proposals in the setting of the conservation area against the Bever Conservation Area Appraisal, PPS5 and our Local Plan Policies.

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 Bever?

3.2

The conservation area at Bever 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 some buildings in the Bever 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 Bever 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 Bevere Conservation Area Appraisal and Management Plan.

Background

1.2

A report to the Council's Planning Committee on 26 May 2011 explains the reasons for preparing a character appraisal and management plan for the Bevere 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:

- Working with local residents in the preparation of the draft Appraisal and boundary review
- a briefing session with North Claines Parish Council Parish Council
- letters to residents affected by the review of the Bevere Conservation Area on 23rd June 2011
- a public meeting at Kings Hawford School on the evening of 11 July 2011

Consultation

1.5

The consultation period began on 27th June and ended on 8th August 2011

Consultation was by:

- A public meeting held at Kings Hawford School on the evening of 11th July 2011
- Publication of the draft appraisal, management proposals & proposed conservation area boundary changes on the Wychavon District Council accompanied by an electronic feedback form
- Placing of the same documents for public inspection during the consultation period at:
- Planning Reception, Wychavon District Council, Civic Centre, Pershore
- North Claines Parish Office
- Letters to Bevere residents affected by the review of the conservation area, Parish Council, English Heritage, Worcestershire County Council.

Consultees

1.6

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

- North Claines Parish Council
- Bevere residents affected by the conservation area review
- Worcestershire County Council
- English Heritage

Publicity

1.7

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

- Posters placed in Parish Council noticeboards in the locality
- Letters to residents affected by the conservation area review on 23rd June 2011
- A public meeting held at Kings Hawford School on 11th July 2011
Information item on Wychavon Council website during the consultation period
- Notice placed with the documents at the Civic Centre, Pershore public library, North Claines Parish Office and on the Council's website
- Information forwarded to consultees and other interested persons

Community input

1.8

Public consultation brought 18 responses. These were reported to the Council's Planning Committee on 13th October 2011 with Officer comment and recommendation for suggested changes to the appraisal in response. The appraisal has been amended to take into account suggested changes.