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BROMSGROVE DISTRICT COUNCIL

MEETING OF THE OVERVIEW AND SCRUTINY BOARD

MONDAY 9TH DECEMBER 2024, AT 6.00 P.M.

PARKSIDE SUITE - PARKSIDE

SUPPLEMENTARY PAPERS 1

The attached papers were specified as "to follow" on the Agenda previously distributed relating to the above mentioned meeting.

3. **Bromsgrove Play Audit and Investment Strategy - Pre-Scrutiny** (Pages 3 - 114)

The attached papers were specified as "to follow" on the Agenda previously distributed relating to the above mentioned meeting.

4. **Bromsgrove Local Heritage List - Pre-Scrutiny** (Pages 115 - 208)

The attached papers were specified as "to follow" on the Agenda previously distributed relating to the above mentioned meeting.

6. **Cabinet Work Programme** (Pages 209 - 214)

S. Hanley
Chief Executive

Parkside
Market Street
BROMSGROVE
Worcestershire

B61 8DA

3rd December 2024

Report title : Bromsgrove District Play Audit and Investment Strategy

Relevant Portfolio Holder		Councillor B. McEldowney
Portfolio Holder Consulted		Yes
Relevant Head of Service		Ruth Bamford
Report Author	Job Title: Ishrat Karimi Fini Contact email: ishrat.karimifini@bromsgroveandredditch.gov.uk Contact Tel: 01527 881204	
Wards Affected		All
Ward Councillor(s) consulted		
Relevant Strategic Purpose(s)		Communities which are safe, well maintained and green Living Independent, Active and Healthy Lives The Green Thread
Key Decision / Non-Key Decision.		Non-Key Decision
If you have any questions about this report, please contact the report author in advance of the meeting.		

1. RECOMMENDATIONS

The Cabinet RESOLVE that:-

- 1) The approach to improve the accessibility of equipped children’s play as presented in the Bromsgrove Play Assessment (Appendix1) is adopted**
- 2) That the approach to capital investment as presented in, The Bromsgrove Play Audit and Investment Strategy (Appendix 2) is accepted and that officers are requested to prepare bids for capital funding, as applicable, to be considered in due course and in the context of other funding bids**

2. BACKGROUND

2.1 Responding to the recommendations in the Leisure and Culture Strategy for Bromsgrove, a detailed Play Audit and Investment Strategy now been completed. This is presented as Appendix 1, The recommendations from Appendix 1 have been costed as part of the development of a Play audit and Investment Strategy and this is presented as Appendix 2.

Cabinet 2024

Date: 10th December

- 2.4 An accessibility assessment of existing play found that currently 81.7% of households in the district have access to some form of equipped children's play within a walking time of up to 10 to 15 minutes.
- 2.5 Whilst this headline figure is positive, gaps in accessibility were noted in some wards, particularly the south-east of Lowes Hill Ward, the south of Norton Ward and the south of Rock Hill Ward within Bromsgrove Town. Of the 'larger settlements', there are gaps present in Lickey Hills ward and in Wythall East and Wythall West Wards. In addition, there are further gaps in the 'smaller settlements' where there are small villages or 'isolated' residential properties, namely Alvechurch South, Perryfields, Tardebigge and Belbroughton & Romsley Wards.
- 2.6 Play areas and associated provision needs to comply with British Standards (including Playground Equipment & Surfacing – BS EN 1176 & 1177). Play areas within the district are inspected regularly by the inhouse team providing up to date information about compliance and condition. This is supplemented by an annual external inspection of all play spaces by an accredited play inspector.
- 2.7 There are currently 85 play areas across the district. A total of 40 of these are owned and managed by Bromsgrove District Council, the other 45 are owned / managed by other organisations including parish councils, community associations, and private management companies. The Bromsgrove Play Audit which considers the accessibility of play provision takes into account the contribution of all 85 play spaces. The Bromsgrove Play Investment Strategy is focused on those 40 play spaces for which Bromsgrove District Council has responsibility. Council Officers provide advice and support to parish councils and community organisations about play area maintenance, suppliers and procurement. Planning gain through section 106 funding can be made available to these organisations where there is need for investment in play spaces related to new development.
- 2.8 Of the 40 play spaces owned and managed by Bromsgrove District Council, five require urgent investment (in the next 12 months), six have an expected lifespan of up to three years, a further five of up to 5 years, and 21 up to 10 years (assuming regular maintenance is carried out).
- 2.9 A further six play areas are in deteriorating condition and will need to be reviewed as they start to approach 'end of life' . Ward Members have been consulted about the future of play provision at Boleyn Road and the proposal to remove the equipment is supported. At Foxglove Way residents and Ward Members have been consulted over the future of the play spaces and there is consensus that play provision

should be retained at this site. Four options have been considered and the preferred option now needs to be agreed.

2.10 The Strategy recommends that the remaining four play spaces are reviewed and further feasibility work including local consultation with residents is carried out at these open spaces to identify the optimal solution for each space, based on the year of improvements are scheduled. Options to be considered could include informal and / or naturalistic play, equipped play and landscape and environmental improvements. An assessment has been carried out which shows that if these open spaces were to include only informal play provision there would be little impact on the overall accessibility of equipped play spaces within a 10 to 15 minute walking time. This approach to localised feasibility work is one that Members have requested through informal consultation on the strategy.

2.11 This process has already commenced

2.12 The play audit has laid a foundation for enhancing accessible, high-quality play provision across wards, with a strategic focus on inclusivity, safety, and sustainability. This audit considers national standards while prioritising effective resource allocation. Key aspects include:

Improved Accessibility: Ensuring that all wards, where feasible, have high-access play spaces, enhancing community-wide reach.

Quality-Driven Prioritisation: Assessing sites for play value, location suitability, maintenance feasibility, and vulnerability to vandalism or anti-social behaviour. Sites with lower play value or higher maintenance challenges are scheduled for review as part of the prioritisation framework.

Flexible Solutions: Developing diverse options for sites needing upgrades or reconfiguration, aligning with strategic objectives to optimise play spaces in line with community needs and financial sustainability.

2.13 The Play Audit and Investment Strategy sets out an approach that will improve the accessibility of play provision so that 82.5% of households (baseline 81.7%) in the district have access to a play space within a walking time of up to 10 to 15 minutes.

2.14 The Play Audit and Investment Strategy proposes achieving this by:

- Agreeing the preferred option for Foxgrove Way (2024-25) since the play area is in poor condition and approaching 'end of life';
 - Urgent investment in Charford Recreation Ground (Neighbourhood) and Kinver Drive Play Area (Local) and Upland Grove Play Area (Local) (2025-26)
 - Urgent removal of one local play spaces (Boleyn Road) that is near 'end of life' (2025-26);
 - Upgrading 1 play space in Wythall East ward from Local to Neighbourhood level provision (2026/27) allowing 398 households to have improved access to play;
 - Urgent upgrade to one Neighbourhood play space (Swan's Length in 2026/27);
 - Upgrading 4 Neighbourhood play spaces and significant repairs and maintenance to one Local play space (2027/28);
 - Local consultation to explore the options for 4 existing play spaces that are expected to be 'end of life' (2028/29). Open spaces to be retained but consideration given to the options to for play provision and whether this is informal, natural or equipped play alongside landscape improvements;
 - Upgrading a further 3 Neighbourhood play spaces (2029/30);
 - Investing in a further 21 play spaces, that are currently in good condition but will need upgrading in the future (2030/31 onwards).
- 2.15 The play audit and Investment strategy includes a prioritised list of enhancements based on a set of principles that improves the overall accessibility of play spaces, followed by investment to address deteriorating condition and quality.
- 2.16 The investment proposals have been costed using recent cost data from play area improvements and ongoing repairs and maintenance in the district.
- 2.17 The table below summarises the estimated costs over a ten-year period. There may be scope to bring investment forward for those spaces that are proposed to receive investment in years 7 to 10, subject to finances being available.

	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31 - 2034/35	Total
No. of play spaces	1	4	2	5	4	3	21	39
Cost	£15,000	£161,400	£150,666	£207,242	£60,000	£134,351	£1,135,000	£1,848,659
Inflation @ 3%	£0	£4,842	£9,176	£19,217	£7,531	£21,399	£260,907	£156,828
Total	£15,000	£166,242	£159,841	£226,459	£67,531	£155,749	£1,395,907	£2,005,487

2.18 In addition there could be further costs related to four small play areas where there will be local consultation about replacing equipment or possible repurposing to create a community garden/orchard or deliver other landscape improvements.

3. OPERATIONAL ISSUES

- 3.1 There is inequality in the access to play provision across the district and this has now been assessed in detail through analysis using computer-based mapping (GIS).
- 3.2 Play areas and associated provision needs to comply with National Standards in order to satisfy risk management procedures and to comply with the requirements of the Council's insurers.
- 3.3 Outdoor equipped play provision typically has a lifespan of 10 to 20 years. Within the next five years, eighteen play spaces require partial or full replacement to achieve national standards.
- 3.4 There is significant pressure on existing revenue budgets for ongoing inspections and repairs and maintenance. The recent Play Audit has identified the opportunity to rationalise play provision, with the potential to reduce the overall Bromsgrove District Council play stock from 40 equipped play spaces to 34 (reduction of six) whilst improving accessibility levels. This would be subject to feasibility and local consultation to identify the preferred option for these open spaces.
- 3.5 Discussion with Parish Councils has confirmed that all will continue to provide their play spaces for the foreseeable future. Council Officers will continue to work with parish councils and provide advice about maintenance, procurement and external funding opportunities. It is recognised that Parish Councils may need to be able to bid for capital funds to sustain and enhance their existing play spaces.

4. FINANCIAL IMPLICATIONS

4.1 The Play Investment Strategy sets out costs for the proposed approaches over a ten-year period. This will be subject to review and to budget bids for council consideration.

The proposed capital programme, if no other funding were available and assuming a life of 20 years, would see additional revenue costs of Circa £1k in year one, rising at roughly £20k. In year 10 this would result in an ongoing £215k a year cost to finance the work. These costs are rounded as programmes and interest rates will change over time. A 5.50% interest rate is used for initial modelling.

	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35
	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
Investment	15	166	159	226	67	156	279	279	279	279	279
Interest @ 5.50%	1	10	19	31	35	43	59	74	89	105	120
MRP (20 yrs)	0	1	9	17	28	32	39	53	67	81	95
Total debt charges	1	11	28	48	63	75	98	127	157	186	215

These sites will require maintenance. This will be met within the existing maintenance budget. The 2024/5 MTFP set out estimated debt charges for the first 3 years of £10k, £20k and £50k.

5. LEGAL IMPLICATIONS

5.1 Play provision is required to achieve national safety standards for the Council to meet its risk management and insurance liabilities.

6. OTHER - IMPLICATIONS

Relevant Strategic Purpose

6.1 The Council has recently adopted the Leisure and Culture Strategy for Bromsgrove. This strategy recognises the value of equipped children’s play in providing spaces where children can play, be active and spend time outdoors. Play provision is also an important part of safe, well maintained and green neighbourhoods.

6.2 The Parks and Open Spaces Strategy, forming part of the Leisure and Culture Strategy recommended that the authority carry out an audit of the value, quality and accessibility of equipped children’s play across the district.

Climate Change Implications

- 6.2 The play audit and Investment strategy seeks to address deficiencies in play provision across the district. Allowing all households, where reasonably practicable, to have access to good quality play spaces within walking times of up to 10 to 15 minutes. This supports the development of neighbourhoods where local facilities can be accessed on foot or through active travel.

Equalities and Diversity Implications

- 6.3 The play audit and Investment strategy proposes addressing deficiencies in the accessibility of play provision across the district, providing children and young people, and their families, with access to play provision within walking distance of home.
- 6.4 Investment and upgrading of play spaces will allow inclusive design principles to be followed and there would be consultation locally around the opportunities to improve the play provision at each site.

7. RISK MANAGEMENT

- 7.1 Ongoing investment is required to keep play spaces in a condition that meets national standards and reduces the frequency and scale of insurance claims.
- 7.2 Not investing in play spaces will mean that some play areas will be decommissioned once they reach the end of their working life or become uneconomic to repair. If this is not managed in a strategic manner this will adversely affect the equality of access to play provision across the district.
- 7.3 It should be noted that a significant number of the supply of play areas within the district are not under the direct control of the district council. This reliance on external bodies or organisations to manage certain parks presents a potential vulnerability, as changes in their management arrangements, priorities, or resources could impact the availability and quality of these spaces.

8. APPENDICES and BACKGROUND PAPERS

Appendix 1 - Bromsgrove Play Assessment (November 2024)
Appendix 2 – Bromsgrove Play Investment Strategy (December 2024)

9. REPORT SIGN OFF

Department	Name and Job Title	Date
Portfolio Holder	Councillor B. McEldowney	13.09.24
Lead Director / Head of Service	Ruth Bamford	13.09.24
Financial Services	Peter Carpenter.	24.10.24
Legal Services	Nicola Cummings Claire Felton	13.09.24

Cabinet
2024

Date: 10th December

Policy Team (if equalities implications apply)	Commitment to working with Equalities moving forward including Equality Impact Assessments	13.09.24
Climate Change Team (if climate change implications apply)	Matthew Eccles	13.09.24

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people spaces places

Bromsgrove Play Assessment

for Bromsgrove District Council

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11-09-23

Updated 16-05-24

Updated 28-08-24

Updated 29-11-24



Agenda Item 3

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 - ↳ Accessibility & Population aged 12 & Under
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 - ↳ Accessibility & Population of Overweight 10-11 year olds
 - ↳ Play Condition Rating
 - ↳ Retained vs Lost Provision
 - ↳ Residents Perception of Quantity

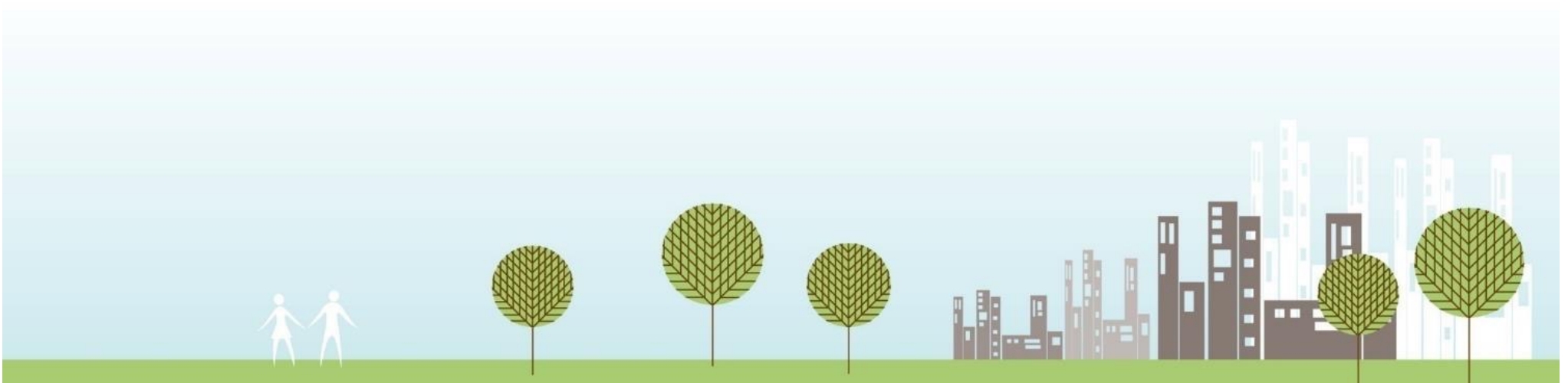


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people spaces places

- Opportunities to Address Deficiencies
 - ↳ Enhancing from Local to Neighbourhood Provision
 - ↳ Sites Allocated for Housing Developments
- Summary



Introduction



people spaces places

CFP was commissioned to carry out an assessment of the accessibility of equipped children's play provision in Bromsgrove District.

This was based on earlier work as part of the Leisure and Culture Strategy and Open Space Study.

The scope of the study includes equipped children's play for infants, juniors and teenagers and to look at rationalisation and the potential options for informal play and landscape enhancements.



Methodology



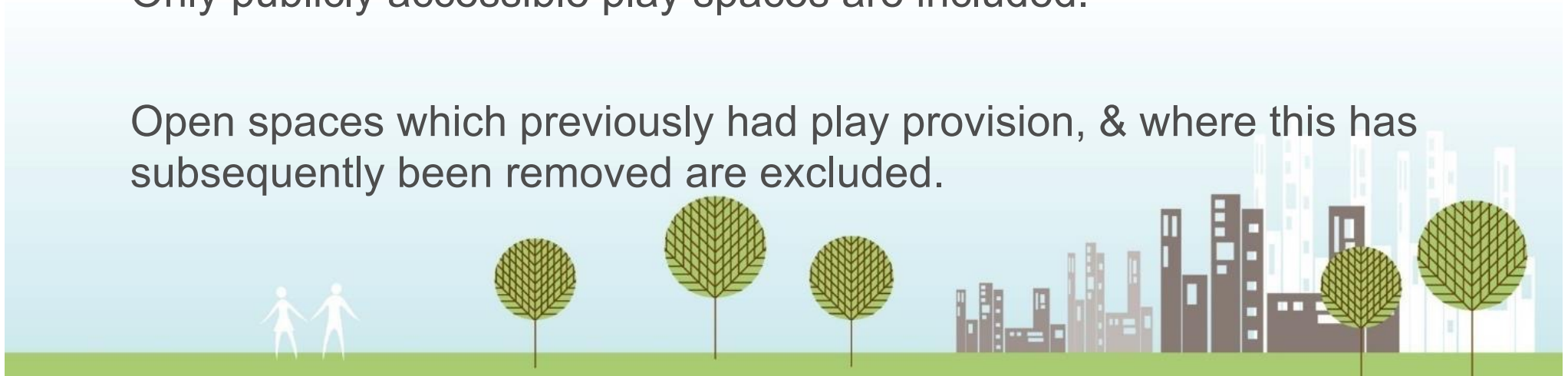
people spaces places

The first step was establishing a full GIS dataset of Bromsgrove District play sites based on updating the work carried out as part of the Leisure and Culture Strategy.

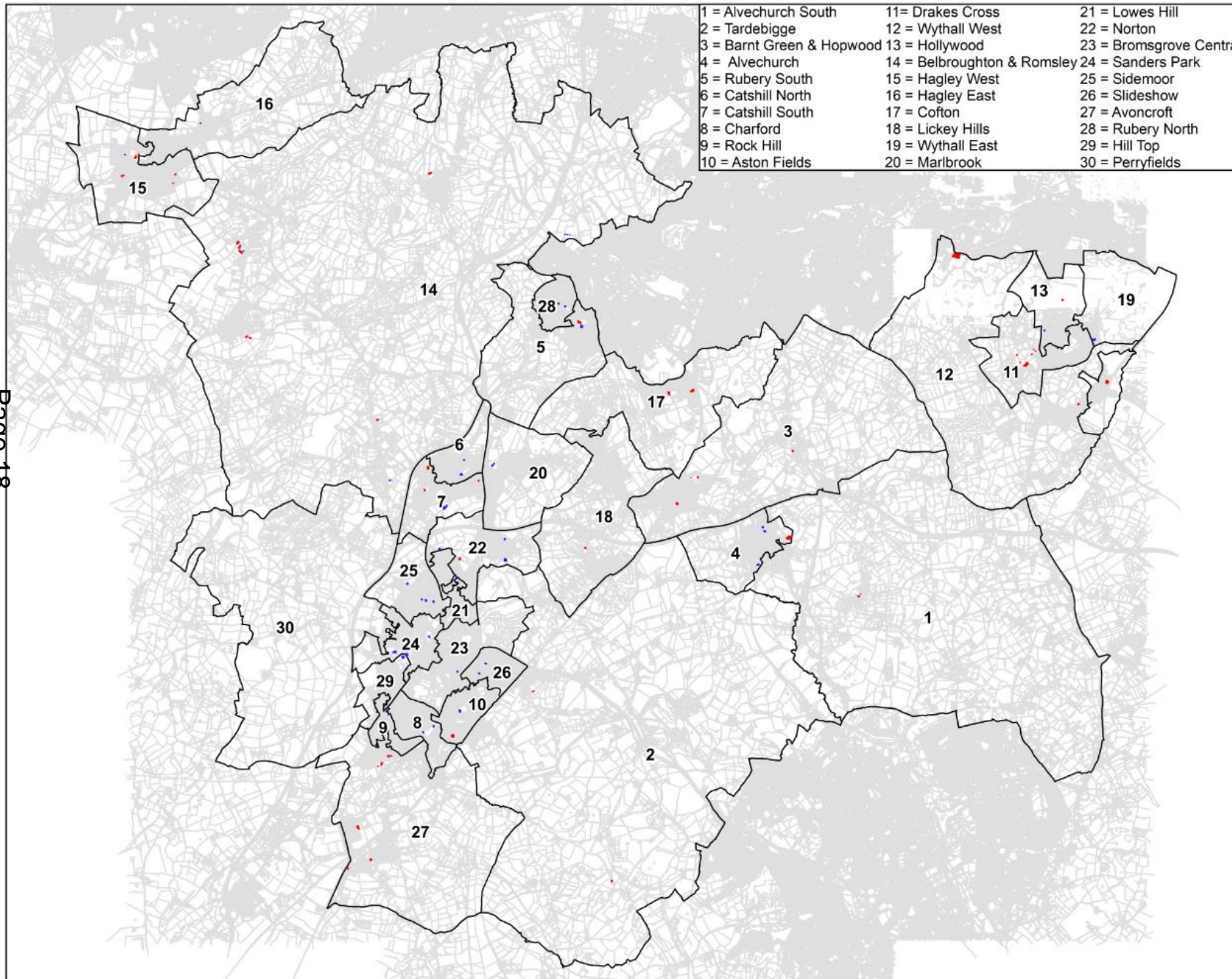
Play spaces have been plotted as polygons in GIS. Each polygon reflects a play site & has been cross referenced with BDC management and maintenance data. Parish Council provision is included.

Only publicly accessible play spaces are included.

Open spaces which previously had play provision, & where this has subsequently been removed are excluded.



All Play Provision



Redditch and Bromsgrove Play

Figure 1
All Play Provision in
Bromsgrove

Legend

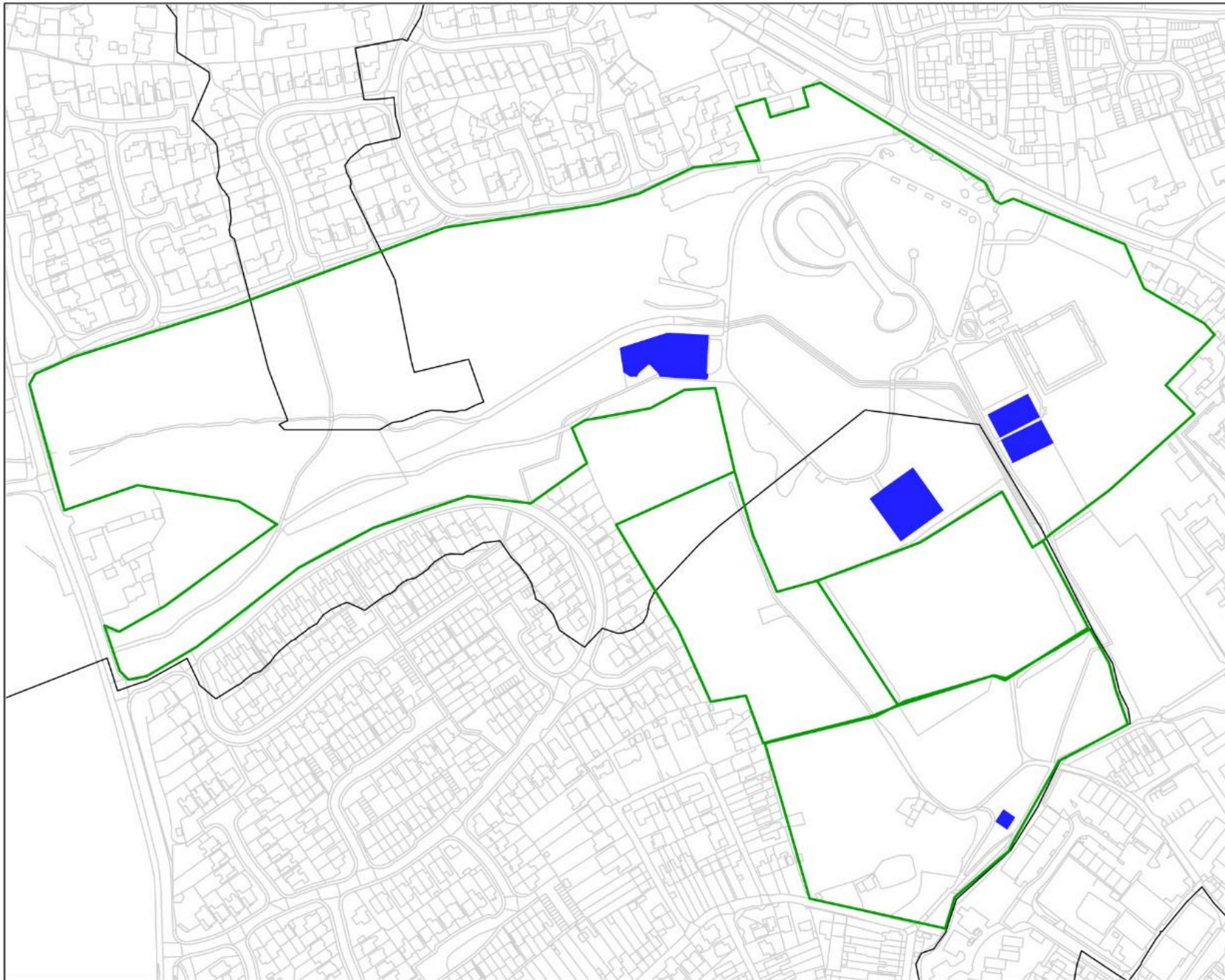
- BDC owned play provision
- Not BDC owned play provision
- Bromsgrove ward & district boundaries
- OS Base

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Drawn by:	Checked by:	Date:
GA	AS	23/08/23







Sanders Park Play Provision



Redditch and Bromsgrove Play

Figure 1a
Sanders Park Example

Legend

-  Play Provision
-  Sanders Park Boundary
-  Bromsgrove ward & district boundaries
-  OS Base

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GA	AS	23/08/23



Residential Mapping



people spaces places

- Accessibility mapping is focused on access by residential properties across Bromsgrove (excluding industrial, commercial & other uses)
- The data was extracted as residential point data from BLPD Classification dataset.
- The data has been used to better understand how many residential properties have access to play provision
- Accessibility has been cross referenced with demographic health data including: IMD; Health Deprivation & Disability; Population aged 12 & Under and Child Obesity.



All Play Provision by Ward

Ward	Play Site ID	Play Site Name	Provision	Hierarchy	Ownership	
1	Alvechurch South	32	Rowney Green Recreation Ground Play Area	Toddler, Junior	Local	Alvechurch PC
		1	Rowney Green Recreation Ground Basketball Hoop	Teenager	Local	Alvechurch PC
2	Alvechurch Village	661	George Road Playing Field	Junior	Local	BDC
		35	Wiggin Memorial Playing Fields Play Area	Toddler, Junior, Teenager	Neighbourhood	Alvechurch PC
		4	Swans Length MUGA	Teenager	Neighbourhood	BDC
		576	Wiggins Memorial Playing Fields Outdoor Fitness	Teenager	Neighbourhood	Alvechurch PC
		33	Swans Length Play Area	Toddler, Junior, Teenager	Neighbourhood	BDC
3	Aston Fields	37	Aston Fields Recreation Ground Play Area	Toddler, Junior	Neighbourhood	BDC
		144	Compass Way Play Area	Toddler, Junior	Local	3rd Party
		5	Aston Fields Recreation Ground Basketball Court	Teenager	Neighbourhood	BDC
4	Avoncroft	151	Heath Close Play Area	Toddler	Local	Stoke PC
		39	Stoke Parish Playing Field Play Area	Toddler, Junior, Teenager	Local	Stoke PC
		40	Stoke Prior Parish Play Area	Toddler, Junior	Local	Stoke PC
		419	Shaw Lane Play Area	Toddler, Junior	Local	Stoke PC
		572	Henbrook Gardens Play Area	Toddler, Junior	Local	Stoke PC
		6	Stoke Parish Playing Field Basketball Court	Teenager	Local	Stoke PC
		7	Stoke Prior Parish Basketball Court	Teenager	Local	Stoke PC
		583	Stoke Prior Parish Outdoor Fitness	Teenager	Local	Stoke PC
5	Barnt Green & Hopwood	41	Barnt Green Parish Council Childrens Play Area Millennium Park	Toddler, Junior, Adult Fitness	Neighbourhood	Barnt Green PC
		588	Barnt Green Sports Ground Childrens Play Area Bittell Road Playing Fields	Teenager	Neighbourhood	Barnt Green PC
		655	Hopwood Community Centre Playing fields	Toddler, Junior, Teenager	Local	Alvechurch PC

All Play Provision by Ward

Ward	Play Site ID	Play Site Name	Provision	Hierarchy	Ownership	
6	Belbroughton & Romsley	49	St Kenelms Recreation Ground Play Area	Toddler, Junior, Teenager, Adult Fitness	Neighbourhood	Romsley PC
		48	Belbroughton Recreation Ground Play Area	Toddler, Junior	Local	Belbroughton PC
		43	Bourneheath Village Hall Recreation Ground Play Area	Toddler, Junior	Neighbourhood	BDC
		44	Fairfield Villa FC Play Area	Toddler, Junior	Local	Belbroughton PC
		42	Pool Furlong Playing Field Assault Course	Teenager, Adult Fitness	Neighbourhood	Clent PC
		10	Pool Furlong Playing Field Skatepark	Teenager	Neighbourhood	Clent PC
		8	Pool Furlong Playing Field Basketball Hoop	Teenager	Neighbourhood	Clent PC
		9	St Kenelms Recreation Ground Skatepark	Teenager	Neighbourhood	Romsley PC
		11	Belbroughton Recreation Ground Skatepark	Teenager	Local	Belbroughton PC
		46	Pool Furlong Playing Field Play Area	Teenager	Neighbourhood	BDC
		595	Pool Furlong Outdoor Fitness	Teenager	Local	BDC
		650	Boleyn Road	Junior, Adult	Local	BDC
656	Holy Cross Play Area	Todder, Junior	Local	Clent PC		
7	Bromsgrove Central	50	Fordhouse Road Play Area	Toddler, Junior	Local	BDC
8	Catshill North	51	Lingfield Walk	Toddler, Junior	Neighbourhood	BDC
		52	Goodwood Road Play Area (Same as Lingfield Walk)	Toddler, Junior	Neighbourhood	BDC
9	Catshill South	65	Shelley Close	Junior, Teenager	Neighbourhood	BDC
		54	Catshill Village Meadow Play Area	Toddler, Junior	Local	Catshill Village Trust
		364	Acorn Road Play Area	Toddler, Junior	Local	BDHT
		453	Kingcup Close Play Area	Toddler, Junior	Local	3rd Party
10	Charford	55	Charford Recreation Ground Play Area	Toddler, Junior, Teenager	Neighbourhood	BDC
		13	Charford Recreation Ground MUGA	Teenager	Neighbourhood	BDC
11	Cofton	368	Cofton Hackett Community Park Playground	Toddler, Junior	Local	Cofton Hackett PC
		373	Aero Way Play Area	Toddler, Junior	Local	3rd Party
12	Drakes Cross	654	Wythall Park	Toddler, Junior, Teenager	Neighbourhood	Wythall Community Association

All Play Provision by Ward

Ward	Play Site ID	Play Site Name	Provision	Hierarchy	Ownership	
13	Hagley East	57	Kinver Drive Play Area	Toddler, Junior	Local	BDC
14	Hagley West	58	The Coppice Play Area	Toddler, Junior	Local	BDC
		60	Chestnut Drive Play Area	Toddler, Junior	Local	3rd Party
		61	The Greenway Play Area	Toddler, Junior	Local	3rd Party
		499	Amphlett Close Play Area	Toddler	Local	3rd Party
		501	Todd Gardens Play Area	Toddler Junior	Local	3rd Party
		597	Hagley Community Centre Playing Fields Skatepark	Teenager	Neighbourhood	Hagley PC
		596	Hagley Community Centre Playing Fields Outdoor Fitness	Teenager	Local	Hagley PC
15	Hill Top	74	Sanders Park MUGAs	Teenager	Neighbourhood	BDC
		20	Sanders Park Basketball Court 2	Teenager	Neighbourhood	BDC
16	Hollywood	63	Hollywood Drive Play Area	Toddler, Junior	Local	3rd Party
		62	May Farm Close Play Area	Toddler	Local	BDC
17	Lickey Hills	513	Blackwell Park	Toddler, Junior	Neighbourhood	Lickey and Blackwell PC
18	Marlbrook	64	Braces Lane Recreation Ground Play Area	Toddler, Junior	Neighbourhood	BDC
		21	Braces Lane Recreation Ground Basketball Court	Teenager	Neighbourhood	BDC
19	Norton	657	Upland Grove Play Area	Toddler, Junior	Local	BDC
		529	Norton Farm	Toddler, Junior	Local	3rd Party
		31	Upland Grove Basketball Court	Teenager	Local	BDC
		113	Lickey End Recreation Ground MUGA	Teenager	Neighbourhood	BDC
		609	Foxglove Way Play Area	Junior	Local	BDC
		652	Barnsley Hall Play Area	Todder, Junior	Neighbourhood	BDC
20	Rock Hill	69	Villiers Road Play Area	Toddler	Local	BDC
21	Rubery North	70	Callowbrook Lane Play Area	Toddler, Junior, Teenager	Neighbourhood	BDC
		24	Callowbrook Lane MUGA	Teenager	Neighbourhood	BDC
22	Rubery South	71	St Chads Rubery Recreation Ground Play Area	Toddler, Junior, Teenager	Neighbourhood	BDC
		25	St Chads Park Rubery Recreation Ground MUGA & Skatepark	Teenager	Local	BDC

All Play Provision by Ward

Ward	Play Site ID	Play Site Name	Provision	Hierarchy	Ownership
23 Sanders Park	72	Market Street Recreation Ground Play Area	Toddler, Junior	Neighbourhood	BDC
	73	Sanders Park Play Area	Toddler, Junior	Neighbourhood	BDC
24 Sidemoor	30	King George V Playing Field MUGA	Teenager	Neighbourhood	BDC
	651	Silverdale Play Area	Toddler	Local	BDC
	653	Laurel Grove/Beech Grove	Todder, Junior	Neighbourhood	BDC
25 Slideslow	78	Arundel Road Play Area	Toddler, Junior	Local	BDC
	77	The Oakalls	Toddler, Junior	Neighbourhood	BDC
26 Tardebigge	79	Penmanor Playing Field Play Area	Toddler, Junior	Local	Fininstall PC
	560	Bentley Village Hall Play Area	Toddler, Junior	Local	Bentley Pauncefoot PC
27 Wythall East	80	Hollywood Lane Play Area	Toddler, Junior	Local	BDC
	568	Selsdon Close	Toddler, Junior	Local	3rd Party
28 Wythall West	81	Walkers Heath Park Play Area	Toddler, Junior, Teenager	Local	Birmingham CC
	405	Burnham Road Childrens Play Area	Junior	Local	3rd Party

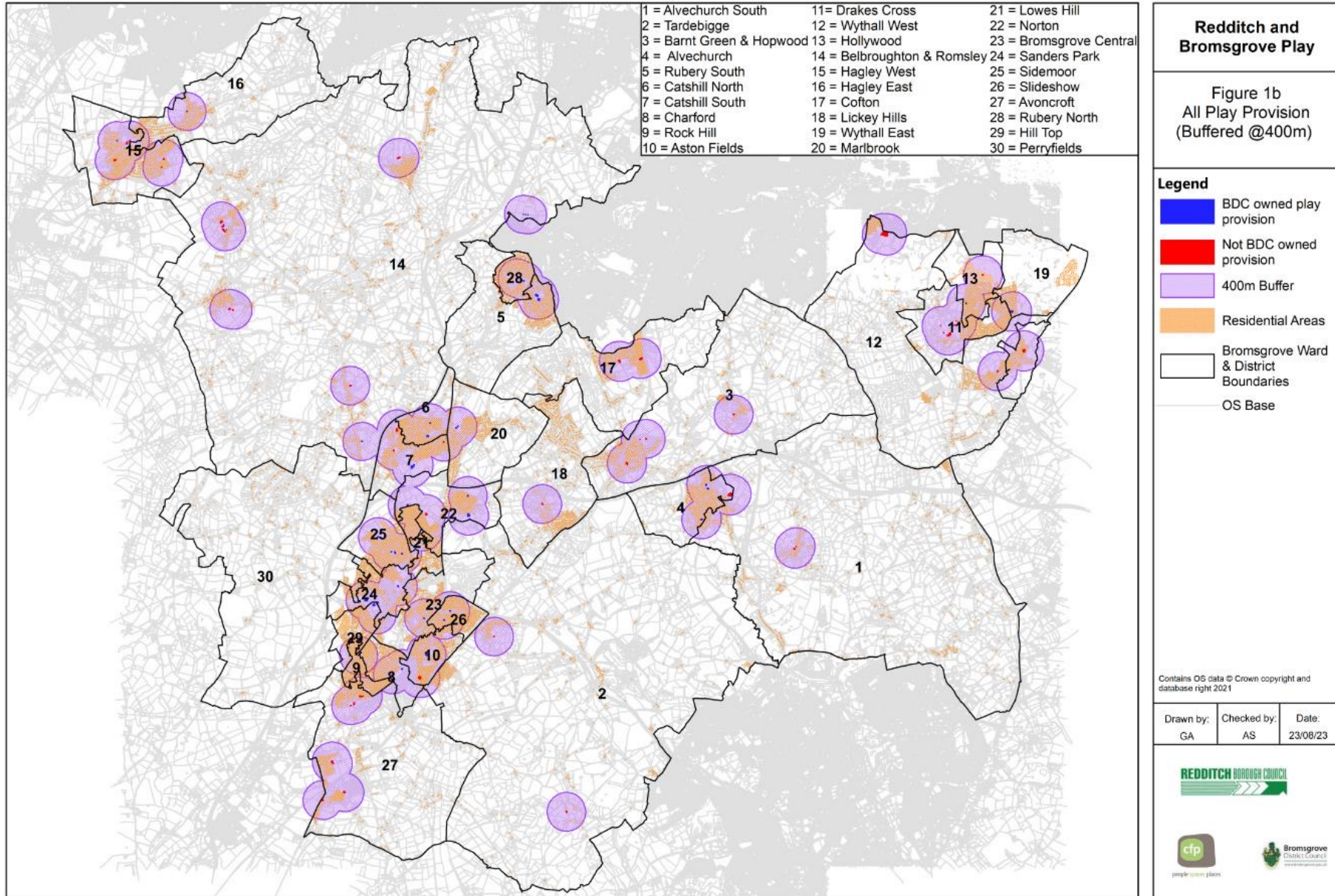
It should be noted that a significant number of the supply of play areas within the District are not under the direct control of the District Council. This reliance on external bodies or organisations to manage certain parks presents a potential vulnerability, as changes in their management arrangements, priorities, or resources could impact the availability and quality of these spaces.

Settlement Hierarchy

Hierarchy Name	Wards
Main Town	Aston Fields
	Bromsgrove Central
	Charford
	Hill Top
	Lowes Hill
	Norton
	Rock Hill
	Sanders Park
	Sidemoor
	Slideslow
Large Settlements	Alvechurch
	Barnt Green & Hopwood
	Catshill North
	Catshill South
	Drakes Cross
	Hagley East
	Hagley West
	Hollywood
	Lickey Hills
	Marlbrook
	Rubery North
	Rubery South
	Wythall East
	Wythall West
Small Settlements	Alvechurch South
	Avoncroft
	Belbroughton & Romsley
	Cofton
	Perryfields
	Tardebigge

All Play Buffered at 400m

35.6% of households don't have access within 400m



Analysis – All Play Provision

Households without play provision within 400m by ward.

Ward	No	%
Lickey Hills	1138	92.5%
Perryfields	554	86.7%
Tardebigge	1097	74.8%
Alvechurch South	928	65.5%
Belbroughton & Romsley	1881	61.3%
Wythall West	784	59.4%
Marlbrook	700	56.0%
Wythall East	600	47.1%
Hill Top	586	46.9%
Drakes Cross	626	44.3%
Hagley East	464	42.1%
Loves Hill	620	39.6%
Cofton	523	36.3%
Sanders Park	698	35.8%
Rubery South	477	35.5%
Bromsgrove Central	549	33.7%
Barnt Green & Hopwood	429	33.0%
Slideslow	358	28.1%
Rubery North	416	27.9%
Avoncroft	467	26.6%
Charford	372	23.8%
Hagley West	294	15.4%
Hollywood	192	14.0%
Norton	192	13.3%
Aston Fields	201	12.8%
Alvechurch Village	146	11.2%
Rock Hill	130	11.0%
Sidemoor	222	10.9%
Catshill South	77	5.4%
Catshill North	30	2.4%

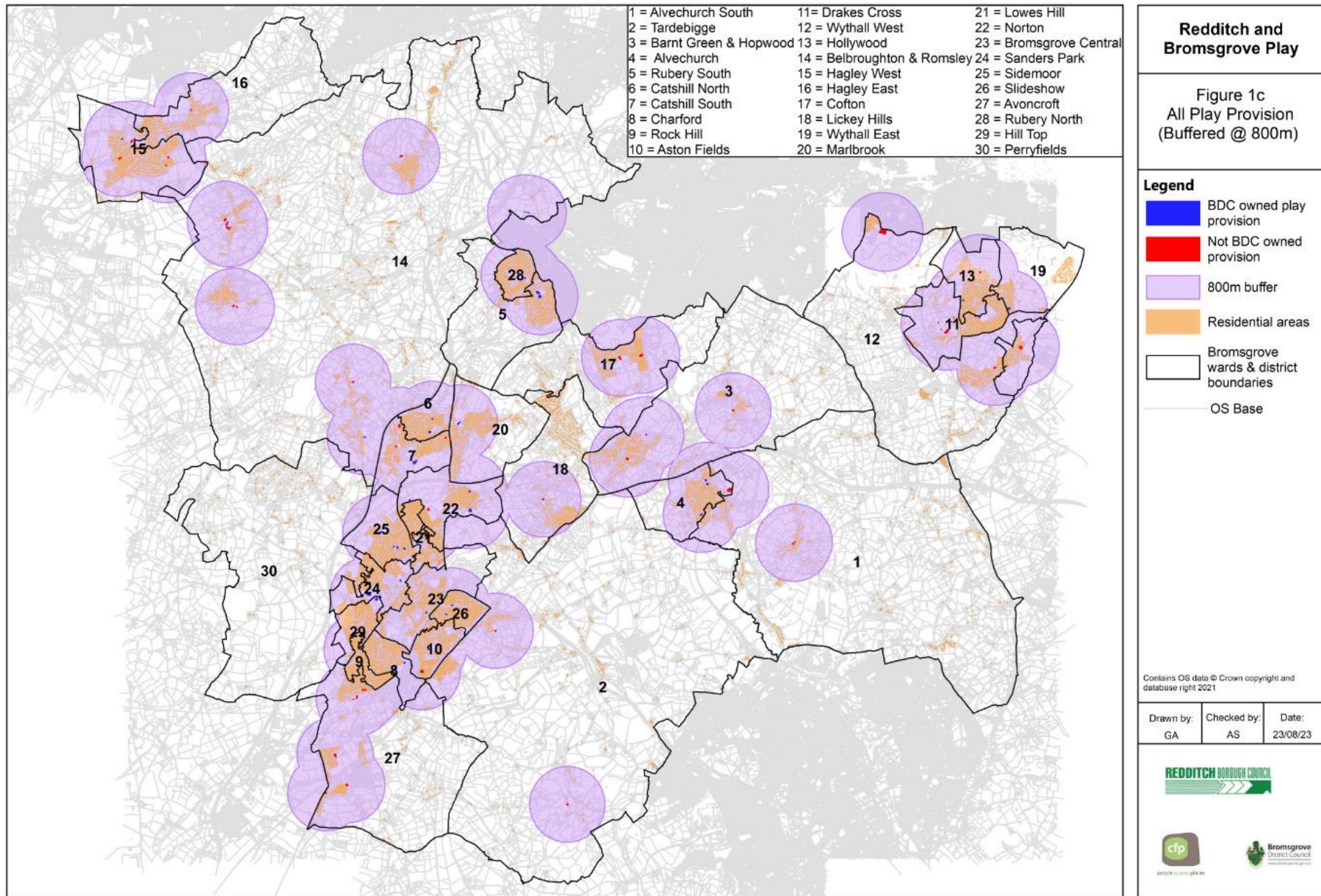
Analysis – All Play Provision

Households without play provision within 400m by Settlement Hierarchy.

Hierarchy Name	Wards	No	%
Main Town	Hill Top	586	46.9%
	Lowes Hill	620	39.6%
	Sanders Park	698	35.8%
	Bromsgrove Central	549	33.7%
	Slideslow	358	28.1%
	Charford	372	23.8%
	Norton	192	13.3%
	Aston Fields	201	12.8%
	Rock Hill	130	11.0%
	Sidemoor	222	10.9%
Large Settlements	Lickey Hills	1138	92.5%
	Wythall West	784	59.4%
	Marlbrook	700	56.0%
	Wythall East	600	47.1%
	Drakes Cross	626	44.3%
	Hagley East	464	42.1%
	Rubery South	477	35.5%
	Barnt Green & Hopwood	429	33.0%
	Rubery North	416	27.9%
	Hagley West	294	15.4%
	Alvechurch	146	11.2%
	Hollywood	192	14.0%
	Catshill South	77	5.4%
	Catshill North	30	2.4%
Small Settlements	Perryfields	554	86.7%
	Tardebigge	1097	74.8%
	Alvechurch South	928	65.5%
	Belbroughton & Romsley	1881	61.3%
	Cofton	523	36.3%
	Avoncroft	467	26.6%

All Play Buffered at 800m

12.3% of households don't have access within 800m



Analysis – All Play Provision

Households without play provision within 800m by ward.

Ward	No	%
Alvechurch South	795	56.1%
Lickey Hills	661	53.7%
Perryfields	340	53.2%
Tardebigge	693	47.3%
Belbroughton & Romsley	1220	39.8%
Wythall West	445	33.7%
Wythall East	396	31.1%
Cofton	210	14.6%
Barnt Green & Hopwood	171	13.2%
Marlbrook	134	10.7%
Avoncroft	158	9.0%
Rubery South	63	4.7%
Hagley East	37	3.4%
Lowes Hill	45	2.9%
Alvechurch Village	22	1.7%
Hagley West	30	1.6%
Catshill North	18	1.5%
Drakes Cross	3	0.2%
Bromsgrove Central	3	0.2%
Aston Fields	0	0.0%
Catshill South	0	0.0%
Charford	0	0.0%
Hill Top	0	0.0%
Hollywood	0	0.0%
Norton	0	0.0%
Rock Hill	0	0.0%
Rubery North	0	0.0%
Sanders Park	0	0.0%
Sidemoor	0	0.0%
Slideslow	0	0.0%

Analysis – All Play Provision

Households without play provision within 800m by Settlement Hierarchy.

Hierarchy Name	Wards	No	%
Main Town	Lowes Hill	45	2.9%
	Bromsgrove Central	3	0.2%
	Hill Top	0	0.0%
	Sanders Park	0	0.0%
	Slideslow	0	0.0%
	Charford	0	0.0%
	Norton	0	0.0%
	Aston Fields	0	0.0%
	Rock Hill	0	0.0%
	Sidemoor	0	0.0%
Large Settlements	Lickey Hills	661	53.7%
	Wythall West	445	33.7%
	Wythall East	396	31.1%
	Barnt Green & Hopwood	171	13.2%
	Marlbrook	134	10.7%
	Rubery South	63	4.7%
	Hagley East	37	3.4%
	Catshill North	30	2.4%
	Alvechurch	22	1.7%
	Hagley West	30	1.6%
	Drakes Cross	3	0.2%
	Rubery North	0	0.0%
	Hollywood	0	0.0%
	Catshill South	0	0.0%
Small Settlements	Alvechurch South	795	56.1%
	Perryfields	340	53.2%
	Tardebigge	693	47.3%
	Belbroughton & Romsley	1220	39.8%
	Cofton	210	14.6%
	Avoncroft	158	9.0%

Hierarchy



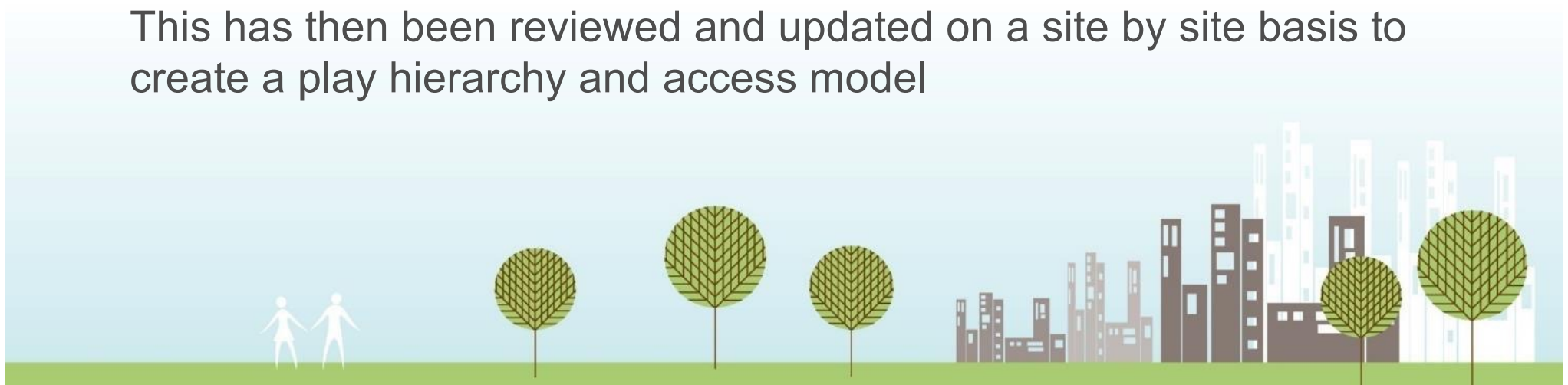
people spaces places

BDC uses a 'P' rating as a way of categorising play facilities based on size, use and type. This is used to determine inspection frequency.

Each site has been assigned a play hierarchy based on their 'p rating'.

- P3/P4 – Smaller sites and standalone ballcourts - Local
- P1/P2 – 'Main' / larger sites – Neighbourhood

This has then been reviewed and updated on a site by site basis to create a play hierarchy and access model



Hierarchy



people spaces places

- The play hierarchy has been reviewed against the Fields in Trust guidelines for outdoor space.
- 400m = 5-minute walk (Local)
- 800m = 10-minute walk (Neighbourhood)
- Locally Equipped Area for Play (LEAP) aimed at children who can go out to play independently should be within 400m.
- Neighbourhood Equipped Area for Play (NEAP) aimed at older children should be within 1000m



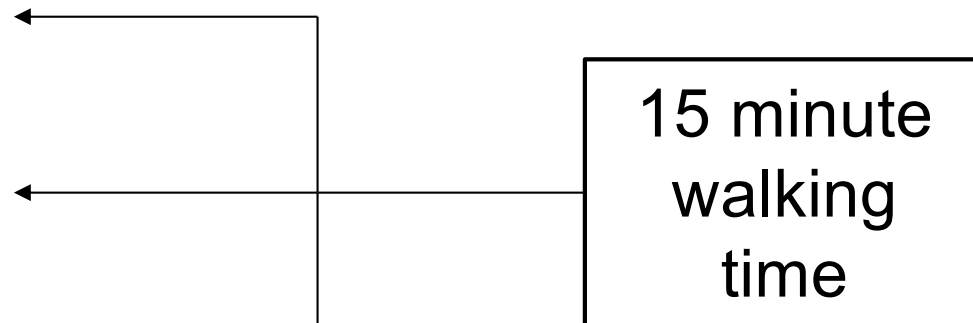
GI Standards



people spaces places

National Access to Natural Greenspace Standard

- Doorstep = 200m
- Local = 300m
- Neighbourhood = 1km
- District = 5km
- Sub-Regional = 10km



Bromsgrove Accessibility Model

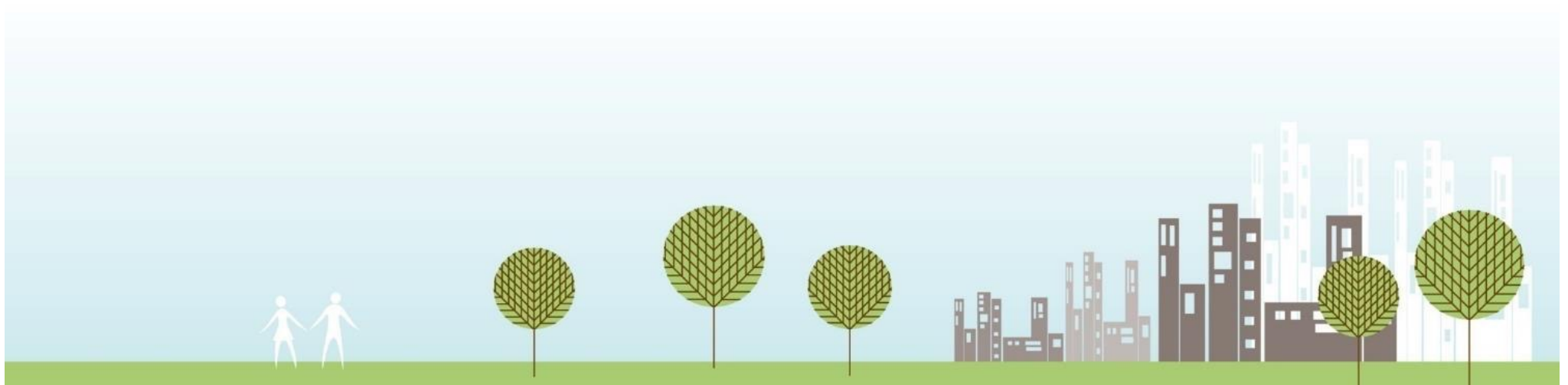


people spaces places

In the assessment that follows we have used an accessibility model for Bromsgrove that is broadly comparable with national guidelines:

- Local Play Spaces – 400m (5 mins walking time)
- Neighbourhood Play Spaces – 800m (10 mins walking time)

This has been applied to the subsequent accessibility analysis



Local Play Buffered at 400m

60.2% of households don't have access to local play provision within 400m

1 = Alvechurch South	11 = Drakes Cross	21 = Lowes Hill
2 = Tardebigge	12 = Wythall West	22 = Norton
3 = Barnt Green & Hopwood	13 = Hollywood	23 = Bromsgrove Central
4 = Alvechurch	14 = Belbroughton & Romsley	24 = Sanders Park
5 = Rubery South	15 = Hagley West	25 = Sidemoor
6 = Catshill North	16 = Hagley East	26 = Slideshow
7 = Catshill South	17 = Cofton	27 = Avoncroft
8 = Charford	18 = Lickey Hills	28 = Rubery North
9 = Rock Hill	19 = Wythall East	29 = Hill Top
10 = Aston Fields	20 = Marlbrook	30 = Perryfields

Redditch and Bromsgrove Play

Figure 2
Local Play Provision
(Buffered @ 400m)

Legend

- BDC owned local play provision
- Not BDC owned local provision
- 400m buffer
- Residential areas
- Bromsgrove ward & district boundaries
- OS Base

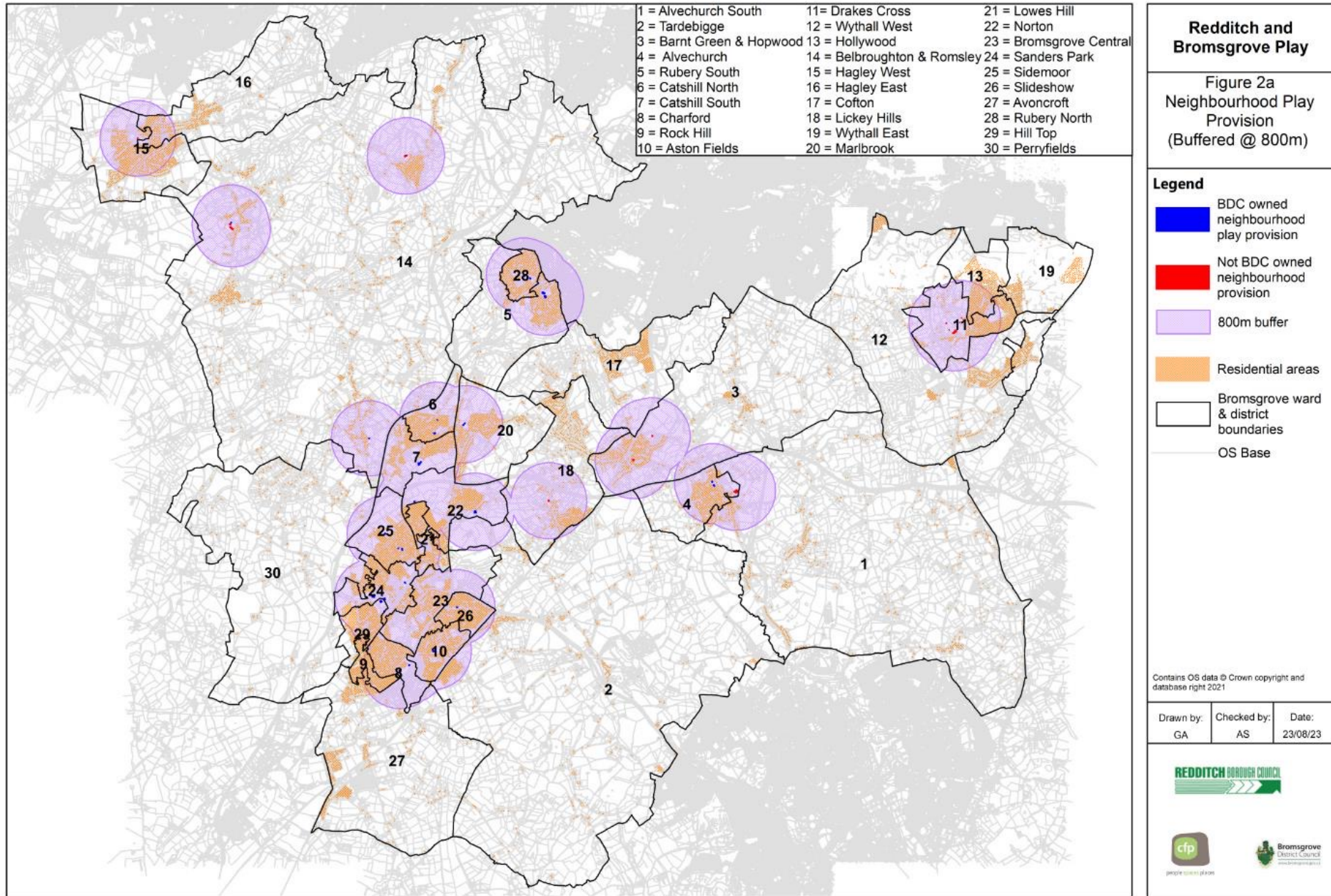
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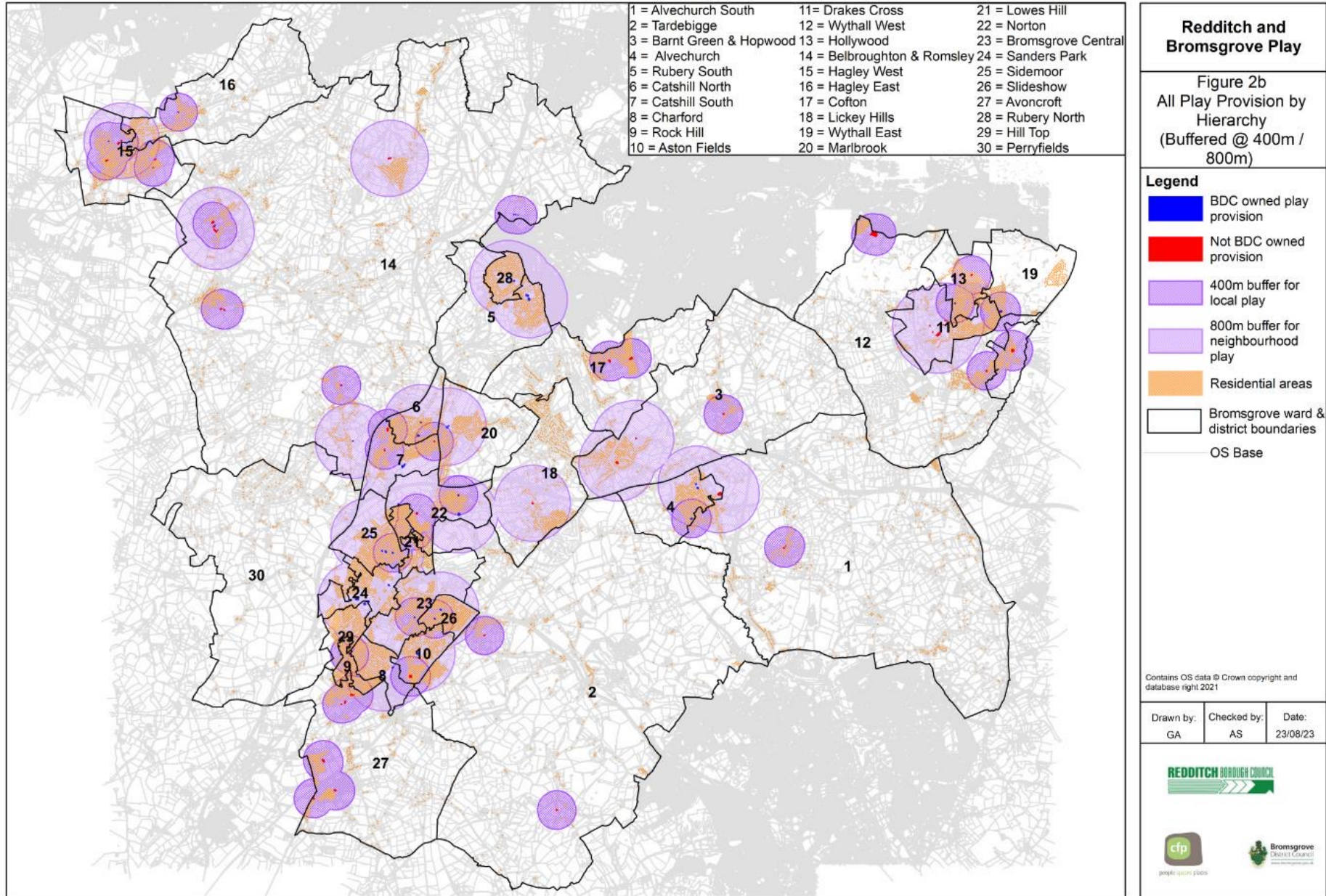
Neighbourhood Play Buffered at 800m

32.5% of households don't have access to neighbourhood play provision within 800m.



Accessibility Model

18.3% of households don't have access play provision using the access model.



Accessibility Model Analysis

Households without access to play provision within using access model by ward:

Ward	No	%
Alvechurch South	860	60.7%
Wythall West	734	55.6%
Lickey Hills	662	53.8%
Perryfields	340	53.2%
Tardebigge	773	52.7%
Belbroughton & Romsley	1457	47.5%
Wythall East	600	47.1%
Cofton	501	34.8%
Avoncroft	450	25.6%
Barnt Green & Hopwood	260	20.0%
Lowes Hill	279	17.8%
Marlbrook	215	17.2%
Hagley East	146	13.2%
Hollywood	165	12.0%
Hagley West	170	8.9%
Drakes Cross	122	8.6%
Rock Hill	93	7.9%
Norton	85	5.9%
Hill Top	59	4.7%
Rubery South	63	4.7%
Alvechurch Village	51	3.9%
Catshill North	18	1.5%
Bromsgrove Central	5	0.3%
Aston Fields	0	0.0%
Catshill South	0	0.0%
Charford	0	0.0%
Rubery North	0	0.0%
Sanders Park	0	0.0%
Sidemoor	0	0.0%
Slideslow	0	0.0%

Analysis – All Play Provision

Households without access to play provision within using access model by Settlement Hierarchy.

Hierarchy Name	Wards	No	%
Main Town	Lowes Hill	279	17.8%
	Rock Hill	93	7.9%
	Norton	85	5.9%
	Hill Top	59	4.7%
	Bromsgrove Central	5	0.3%
	Sanders Park	0	0.0%
	Slideslow	0	0.0%
	Charford	0	0.0%
	Aston Fields	0	0.0%
	Sidemoor	0	0.0%
Large Settlements	Wythall West	734	55.6%
	Lickey Hills	662	53.8%
	Wythall East	600	47.1%
	Barnt Green & Hopwood	260	20.0%
	Marlbrook	215	17.2%
	Hagley East	146	13.2%
	Hollywood	165	12.0%
	Hagley West	170	8.9%
	Drakes Cross	122	8.6%
	Rubery South	63	4.7%
	Alvechurch	51	3.9%
	Catshill North	18	1.5%
	Rubery North	0	0.0%
	Catshill South	0	0.0%
Small Settlements	Alvechurch South	860	60.7%
	Perryfields	340	53.2%
	Tardebigge	773	52.7%
	Belbroughton & Romsley	1457	47.5%
	Cofton	501	34.8%
	Avoncroft	450	25.6%

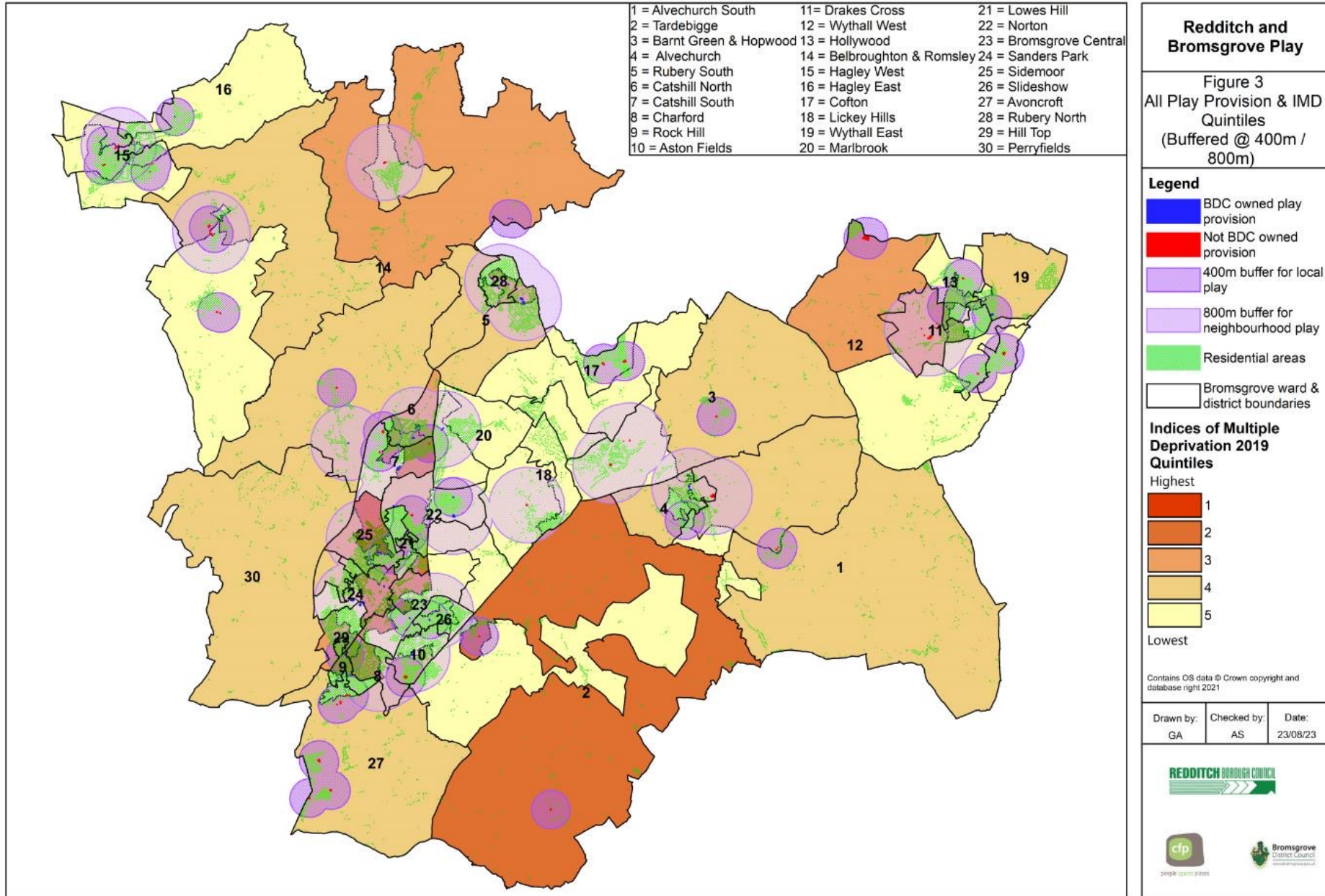
Analysis – All Play Provision

Average number of households without access to play provision within using access model by Settlement Hierarchy.

Hierarchy Name	No. of Households Without Access	Total No. of Households	Total % of Households without Access	Average No.	Average %
Main Town	521	15,456	3.4%	52	3.7%
Large Settlements	3206	18,957	16.9%	229	17.6%
Small Settlements	4381	9783	44.8%	730	45.8%
Total	8108	44,196	18.3%	270	18.6%

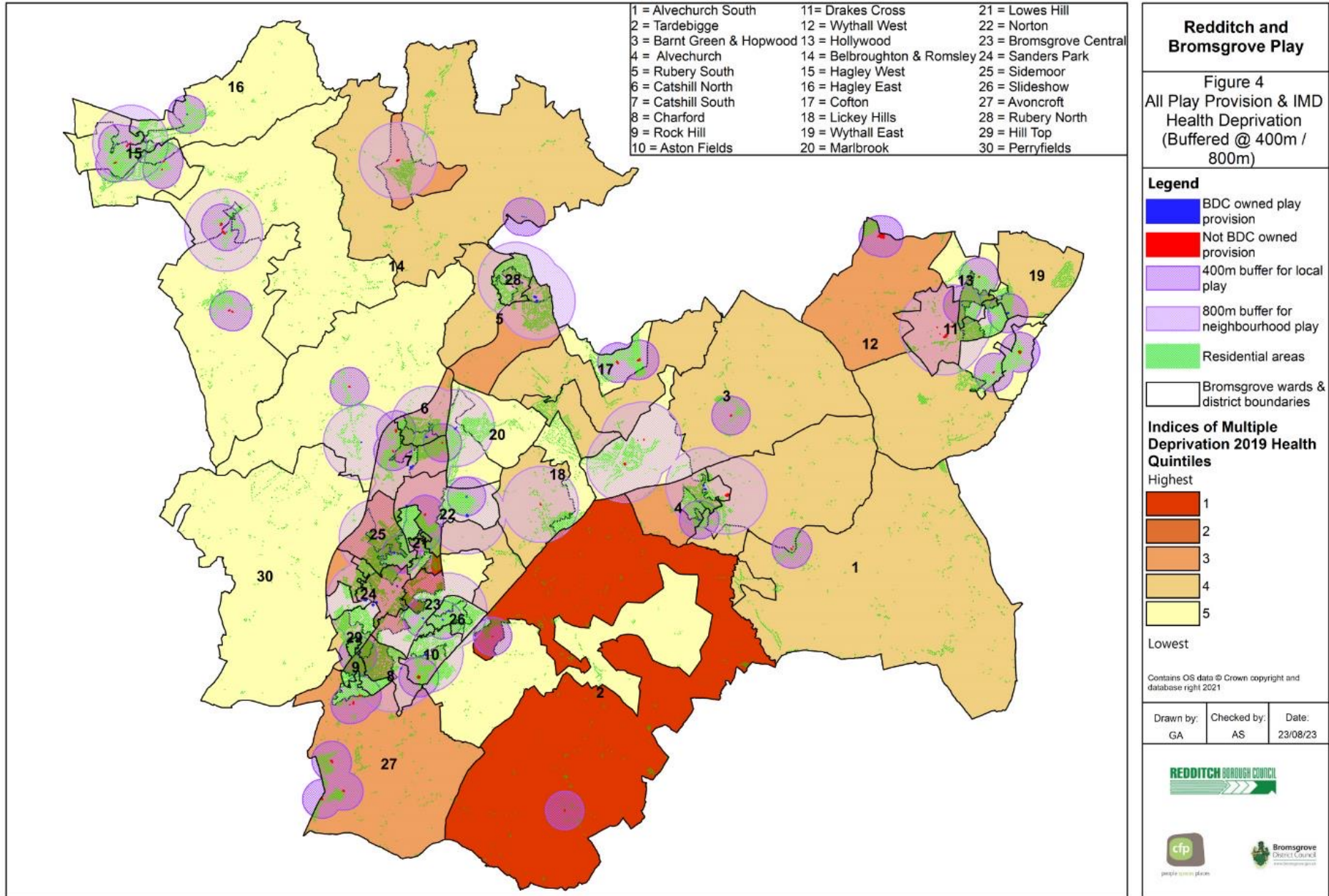
Accessibility Model & IMD

All households in the top 20% most deprived LSOAs have access



Accessibility Model & Health Deprivation

9.3% of households in the top 20% most health deprived don't have access.



Analysis

Households in top 20% most health deprived without access to play provision using access model by ward:

Ward	No	%
Tardebigge	471	32.1%
Lowes Hill	279	17.8%
Bromsgrove Central	3	0.2%
Sanders Park	0	0.0%
Alvechurch South	0	0.0%
Alvechurch Village	0	0.0%
Aston Fields	0	0.0%
Avoncroft	0	0.0%
Barnt Green & Hopwood	0	0.0%
Belbroughton & Romsley	0	0.0%
Catshill North	0	0.0%
Catshill South	0	0.0%
Charford	0	0.0%
Cofton	0	0.0%
Drakes Cross	0	0.0%
Hagley East	0	0.0%
Hagley West	0	0.0%
Hill Top	0	0.0%
Hollywood	0	0.0%
Lickey Hills	0	0.0%
Marlbrook	0	0.0%
Norton	0	0.0%
Perryfields	0	0.0%
Rock Hill	0	0.0%
Rubery North	0	0.0%
Rubery South	0	0.0%
Sidemoor	0	0.0%
Slideslow	0	0.0%
Wythall East	0	0.0%
Wythall West	0	0.0%

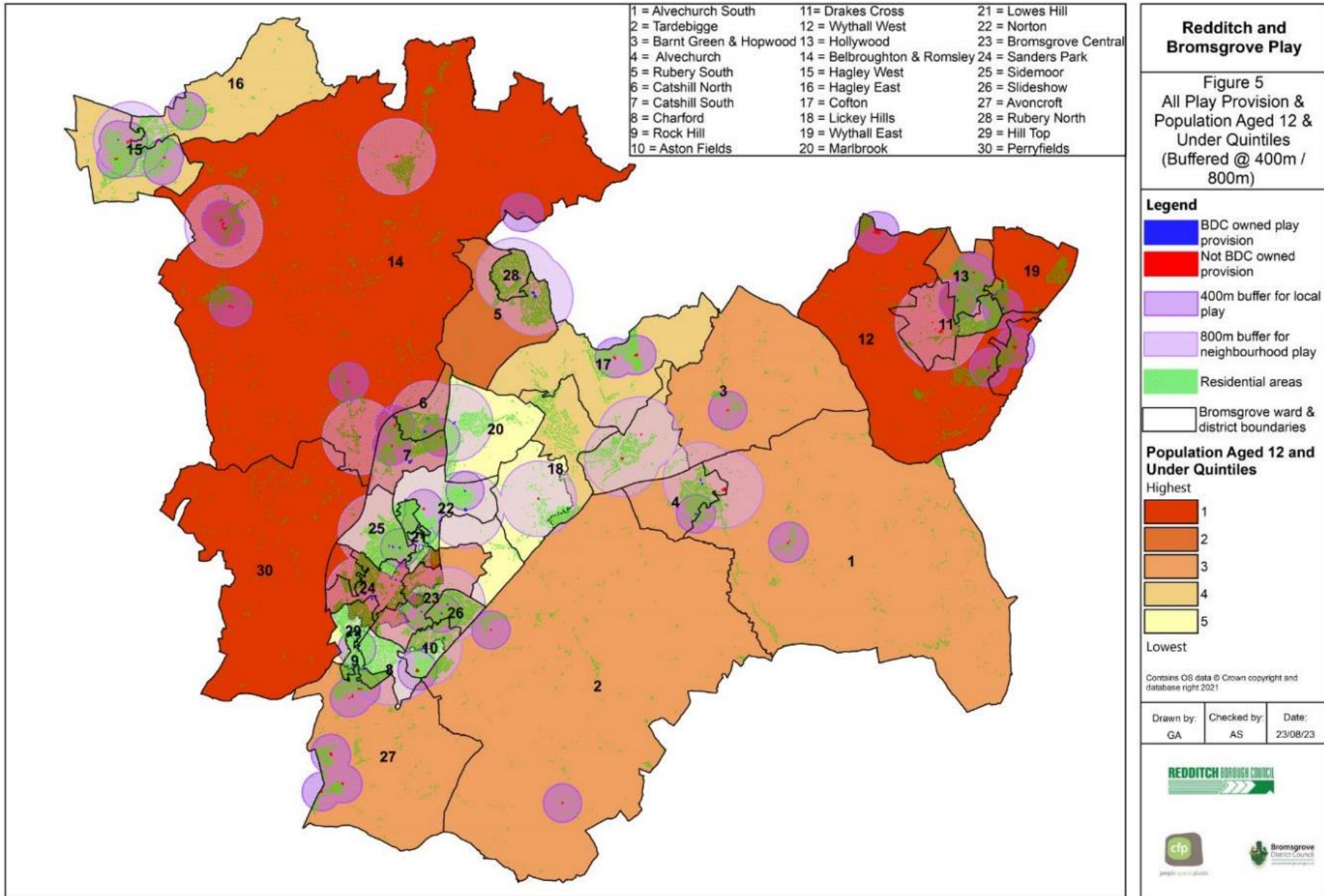
Analysis – All Play Provision

Households in top 20% most health deprived without access to play provision using access model by Settlement Hierarchy.

Hierarchy Name	Wards	No	%
Main Town	Lowes Hill	279	17.8%
	Bromsgrove Central	3	0.2%
	Sanders Park	0	0.0%
	Aston Fields	0	0.0%
	Charford	0	0.0%
	Hill Top	0	0.0%
	Norton	0	0.0%
	Rock Hill	0	0.0%
	Sidemoor	0	0.0%
	Slideslow	0	0.0%
	Large Settlements	Alvechurch	0
Barnt Green & Hopwood		0	0.0%
Catshill North		0	0.0%
Catshill South		0	0.0%
Drakes Cross		0	0.0%
Hagley East		0	0.0%
Hagley West		0	0.0%
Hollywood		0	0.0%
Lickey Hills		0	0.0%
Marlbrook		0	0.0%
Rubery North		0	0.0%
Rubery South		0	0.0%
Wythall East		0	0.0%
Wythall West		0	0.0%
Small Settlements		Tardebigge	471
	Alvechurch South	0	0.0%
	Avoncroft	0	0.0%
	Belbroughton & Romsley	0	0.0%
	Cofton	0	0.0%
	Perryfields	0	0.0%

Accessibility Model & Children Under 12

40.6% of households in the top 20% MSOA's with highest proportions of children aged 12 & under don't have access.



Analysis

Households in top 20% most children aged 12 & under without access to play provision using access model by ward:

Ward	No	%
Wythall West	734	55.6%
Perryfields	340	53.2%
Belbroughton & Romsley	1457	47.5%
Wythall East	474	37.2%
Lowes Hill	279	17.8%
Drakes Cross	3	0.2%
Bromsgrove Central	3	0.2%
Hill Top	0	0.0%
Sanders Park	0	0.0%
Rock Hill	0	0.0%
Alvechurch South	0	0.0%
Alvechurch Village	0	0.0%
Aston Fields	0	0.0%
Avoncroft	0	0.0%
Barnt Green & Hopwood	0	0.0%
Catshill North	0	0.0%
Catshill South	0	0.0%
Charford	0	0.0%
Cofton	0	0.0%
Hagley East	0	0.0%
Hagley West	0	0.0%
Hollywood	0	0.0%
Lickey Hills	0	0.0%
Marlbrook	0	0.0%
Norton	0	0.0%
Rubery North	0	0.0%
Rubery South	0	0.0%
Sidemoor	0	0.0%
Slideslow	0	0.0%
Tardebigge	0	0.0%

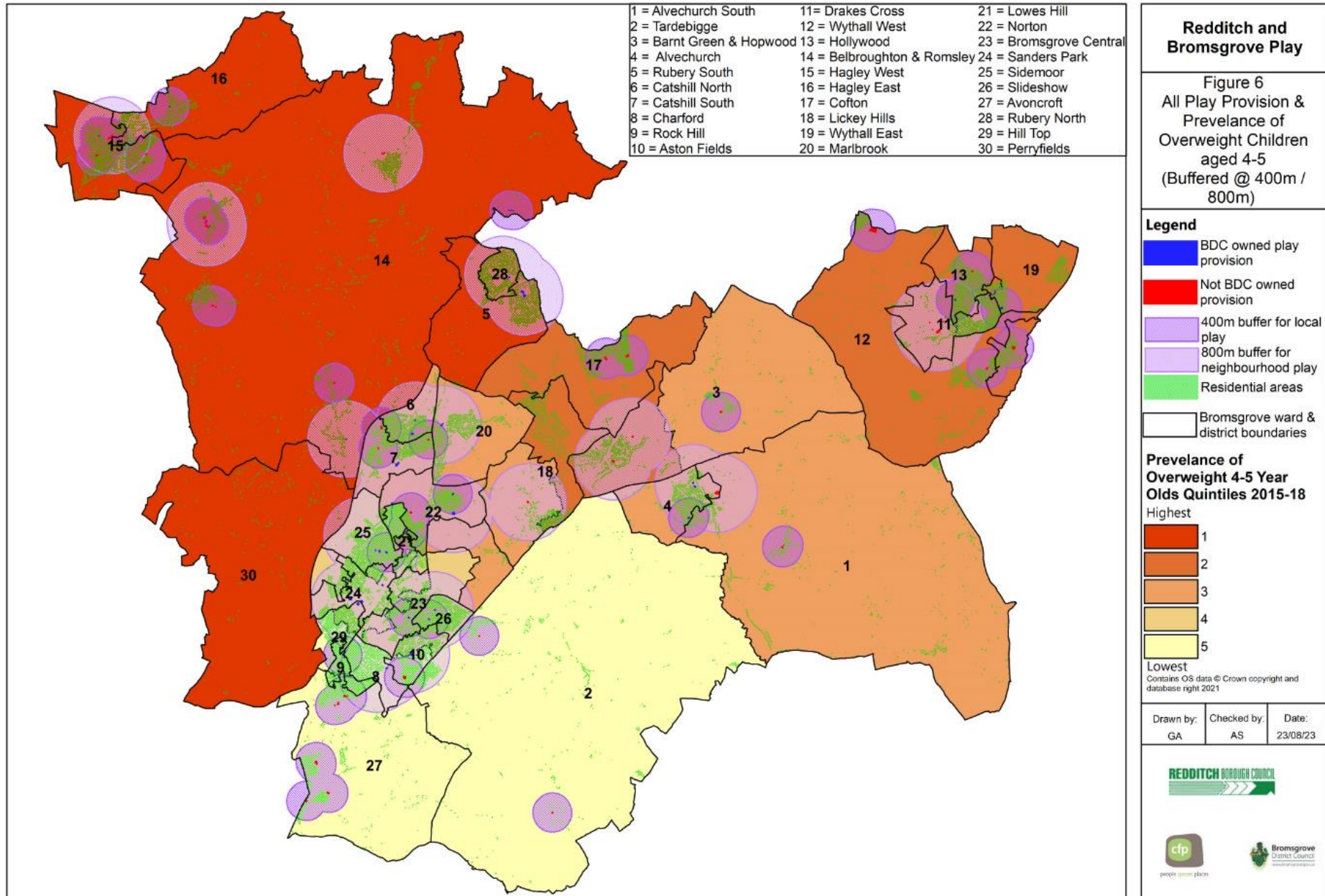
Analysis – All Play Provision

Households in top 20% most children aged 12 & under without access to play provision using access model by Settlement Hierarchy.

Hierarchy Name	Wards	No	%
Main Town	Lowes Hill	279	17.8%
	Bromsgrove Central	3	0.2%
	Sanders Park	0	0.0%
	Hill Top	0	0.0%
	Aston Fields	0	0.0%
	Charford	0	0.0%
	Norton	0	0.0%
	Rock Hill	0	0.0%
	Sidemoor	0	0.0%
	Slideslow	0	0.0%
Large Settlements	Wythall West	734	55.6%
	Wythall East	474	37.2%
	Drakes Cross	3	0.2%
	Alvechurch	0	0.0%
	Barnt Green & Hopwood	0	0.0%
	Catshill North	0	0.0%
	Catshill South	0	0.0%
	Hagley East	0	0.0%
	Hagley West	0	0.0%
	Hollywood	0	0.0%
	Lickey Hills	0	0.0%
	Marlbrook	0	0.0%
	Rubery North	0	0.0%
	Rubery South	0	0.0%
Small Settlements	Perryfields	340	53.2%
	Belbroughton & Romsley	1457	47.5%
	Alvechurch South	0	0.0%
	Avoncroft	0	0.0%
	Cofton	0	0.0%
	Tardebigge	0	0.0%

Accessibility Model & Overweight Children

26.8% of households in the top 20% most overweight 4-5 year olds don't have access.



Analysis

Households in top 20% most overweight children aged 4-5 without access to play provision using access model by ward:

Ward	No	%
Perryfields	340	53.2%
Belbroughton & Romsley	1457	47.5%
Hagley East	146	13.2%
Hagley West	170	8.9%
Rubery South	63	4.7%
Rubery North	0	0.0%
Alvechurch South	0	0.0%
Alvechurch Village	0	0.0%
Aston Fields	0	0.0%
Avoncroft	0	0.0%
Barnt Green & Hopwood	0	0.0%
Bromsgrove Central	0	0.0%
Catshill North	0	0.0%
Catshill South	0	0.0%
Charford	0	0.0%
Cofton	0	0.0%
Drakes Cross	0	0.0%
Hill Top	0	0.0%
Hollywood	0	0.0%
Lickey Hills	0	0.0%
Loves Hill	0	0.0%
Marlbrook	0	0.0%
Norton	0	0.0%
Rock Hill	0	0.0%
Sanders Park	0	0.0%
Sidemoor	0	0.0%
Slideslow	0	0.0%
Tardebigge	0	0.0%
Wythall East	0	0.0%
Wythall West	0	0.0%

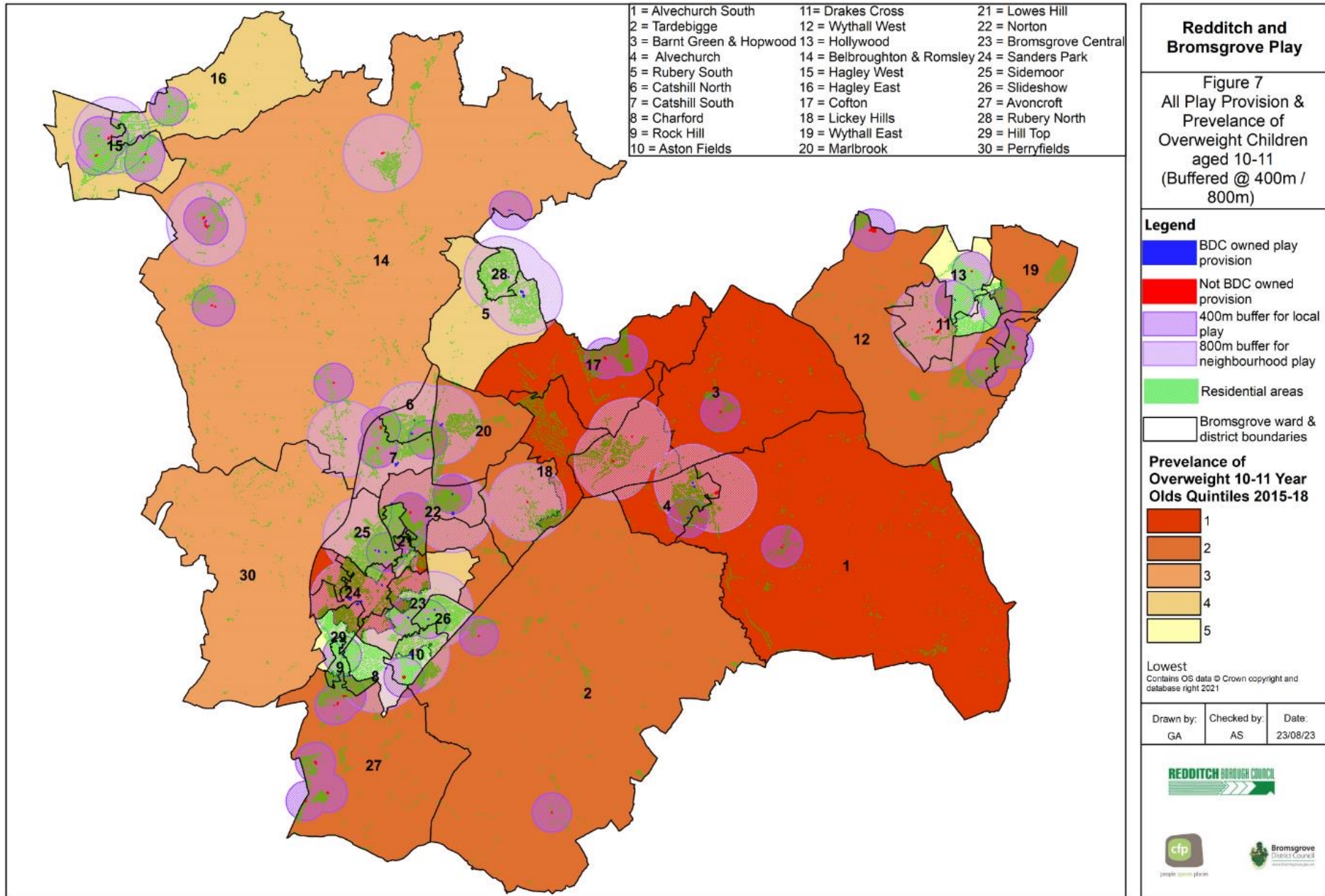
Analysis – All Play Provision

Households in top 20% most overweight children aged 4-5 without access to play provision using access model by Settlement Hierarchy.

Hierarchy Name	Wards	No	%
Main Town	Aston Fields	0	0.0%
	Bromsgrove Central	0	0.0%
	Charford	0	0.0%
	Hill Top	0	0.0%
	Loves Hill	0	0.0%
	Norton	0	0.0%
	Rock Hill	0	0.0%
	Sanders Park	0	0.0%
	Sidemoor	0	0.0%
	Slideslow	0	0.0%
Large Settlements	Hagley East	146	13.2%
	Hagley West	170	8.9%
	Rubery South	63	4.7%
	Rubery North	0	0.0%
	Alvechurch	0	0.0%
	Barnt Green & Hopwood	0	0.0%
	Catshill North	0	0.0%
	Catshill South	0	0.0%
	Drakes Cross	0	0.0%
	Hollywood	0	0.0%
	Lickey Hills	0	0.0%
	Marlbrook	0	0.0%
	Wythall West	0	0.0%
Wythall East	0	0.0%	
Small Settlements	Perryfields	340	53.2%
	Belbroughton & Romsley	1457	47.5%
	Alvechurch South	0	0.0%
	Avoncroft	0	0.0%
	Cofton	0	0.0%
	Tardebigge	0	0.0%

Accessibility Model & Overweight Children

31.5% of households in the top 20% most overweight 10–11-year-olds don't have access.



Analysis

Households in top 20% most overweight 10-11 year olds without access to play provision using access model by ward:

Ward	No	%
Alvechurch South	860	60.7%
Lickey Hills	598	48.6%
Cofton	501	34.8%
Barnt Green & Hopwood	260	20.0%
Lowes Hill	279	17.8%
Alvechurch Village	51	3.9%
Bromsgrove Central	3	0.2%
Hill Top	0	0.0%
Sanders Park	0	0.0%
Aston Fields	0	0.0%
Avoncroft	0	0.0%
Belbroughton & Romsley	0	0.0%
Catshill North	0	0.0%
Catshill South	0	0.0%
Charford	0	0.0%
Drakes Cross	0	0.0%
Hagley East	0	0.0%
Hagley West	0	0.0%
Hollywood	0	0.0%
Marlbrook	0	0.0%
Norton	0	0.0%
Perryfields	0	0.0%
Rock Hill	0	0.0%
Rubery North	0	0.0%
Rubery South	0	0.0%
Sidemoor	0	0.0%
Slideslow	0	0.0%
Tardebigge	0	0.0%
Wythall East	0	0.0%
Wythall West	0	0.0%

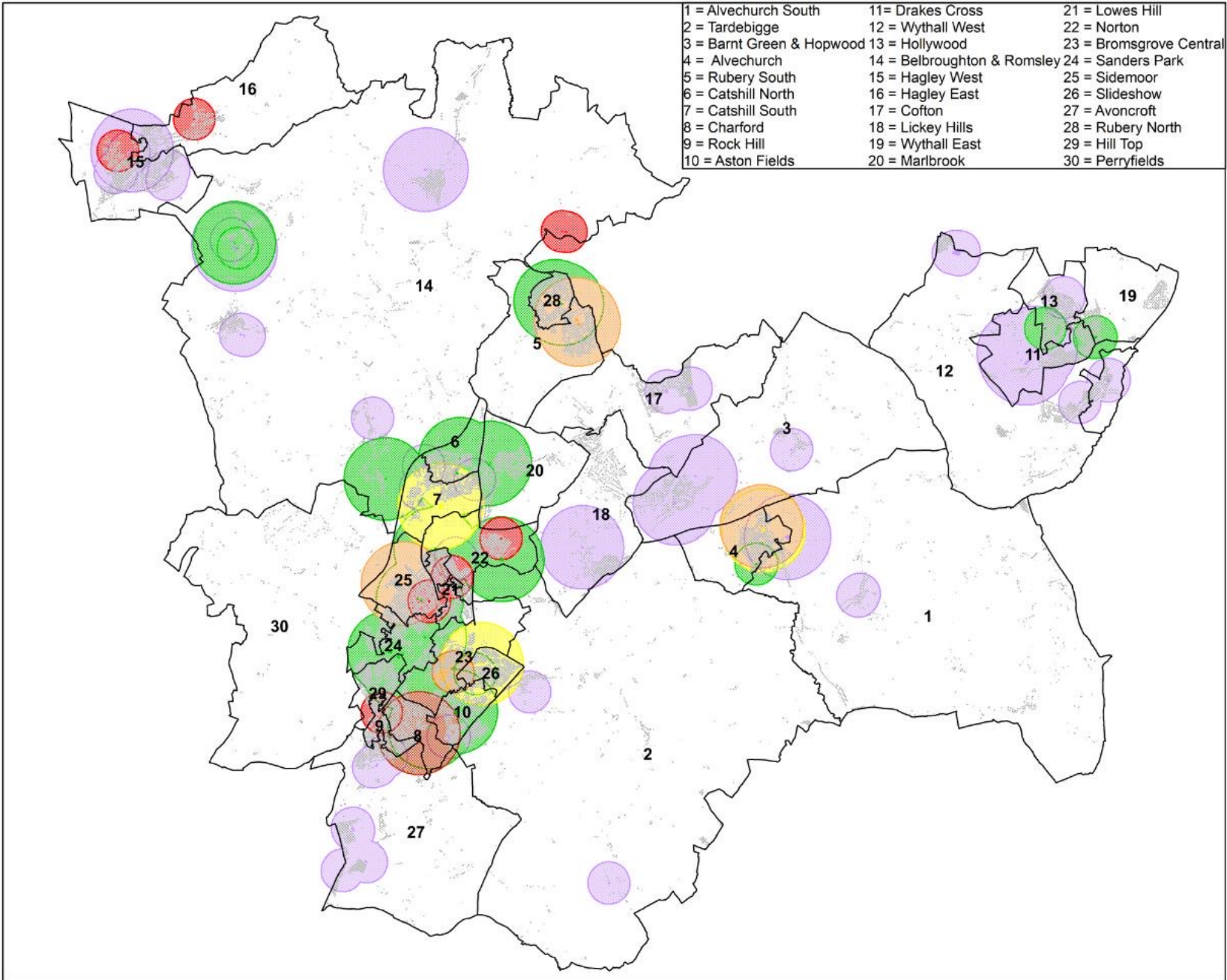
Analysis – All Play Provision

Households in top 20% most overweight children aged 10-11 without access to play provision using access model by Settlement Hierarchy.

Hierarchy Name	Wards	No	%
Main Town	Lowes Hill	279	17.8%
	Bromsgrove Central	3	0.2%
	Hill Top	0	0.0%
	Sanders Park	0	0.0%
	Aston Fields	0	0.0%
	Charford	0	0.0%
	Norton	0	0.0%
	Rock Hill	0	0.0%
	Sidemoor	0	0.0%
	Slideslow	0	0.0%
Large Settlements	Lickey Hills	598	48.6%
	Barnt Green & Hopwood	260	20.0%
	Alvechurch Village	51	3.9%
	Hagley East	0	0.0%
	Hagley West	0	0.0%
	Rubery South	0	0.0%
	Rubery North	0	0.0%
	Catshill North	0	0.0%
	Catshill South	0	0.0%
	Drakes Cross	0	0.0%
	Hollywood	0	0.0%
	Marlbrook	0	0.0%
	Wythall West	0	0.0%
	Wythall East	0	0.0%
Small Settlements	Alvechurch South	860	60.7%
	Cofton	501	34.8%
	Belbroughton & Romsley	0	0.0%
	Avoncroft	0	0.0%
	Perryfields	0	0.0%
	Tardebigge	0	0.0%

Play Condition

1 = Alvechurch South	11 = Drakes Cross	21 = Lowes Hill
2 = Tardebigge	12 = Wythall West	22 = Norton
3 = Barnt Green & Hopwood	13 = Hollywood	23 = Bromsgrove Central
4 = Alvechurch	14 = Belbroughton & Romsley	24 = Sanders Park
5 = Rubery South	15 = Hagley West	25 = Sidemoor
6 = Catshill North	16 = Hagley East	26 = Slideshow
7 = Catshill South	17 = Cofton	27 = Avoncroft
8 = Charford	18 = Lickey Hills	28 = Rubery North
9 = Rock Hill	19 = Wythall East	29 = Hill Top
10 = Aston Fields	20 = Marlbrook	30 = Perryfields



Redditch and Bromsgrove Play

Figure 8
All Play Provision & with
BDC Rating
(Buffered @ 400m /
800m)

Legend

- Good for 5 years buffer
- Good for 3-5 years buffer
- Good for 1-3 years buffer
- Considered for removal buffer
- Limited life buffer
- Not BDC owned buffer
- Residential areas
- Bromsgrove ward & district boundaries

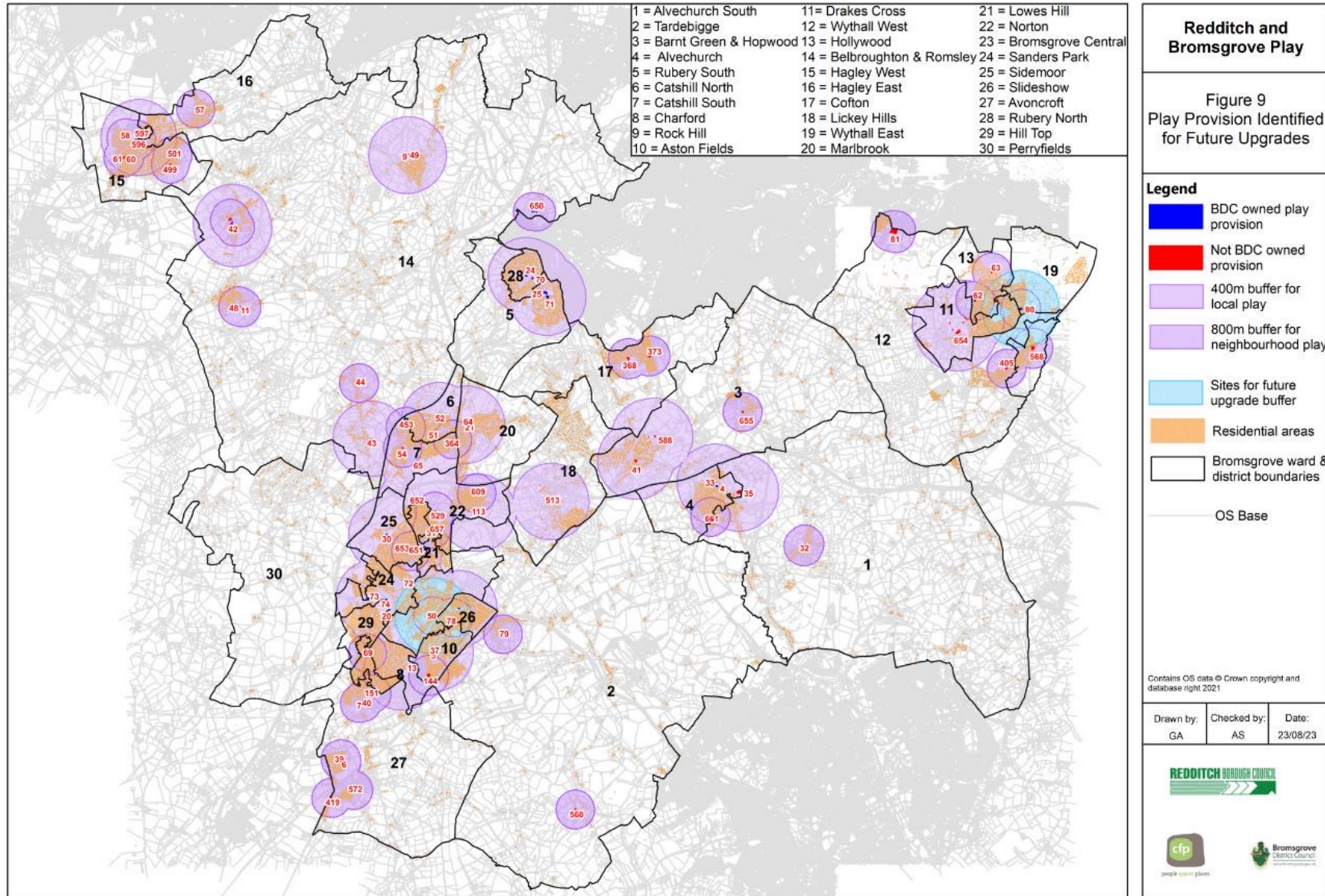
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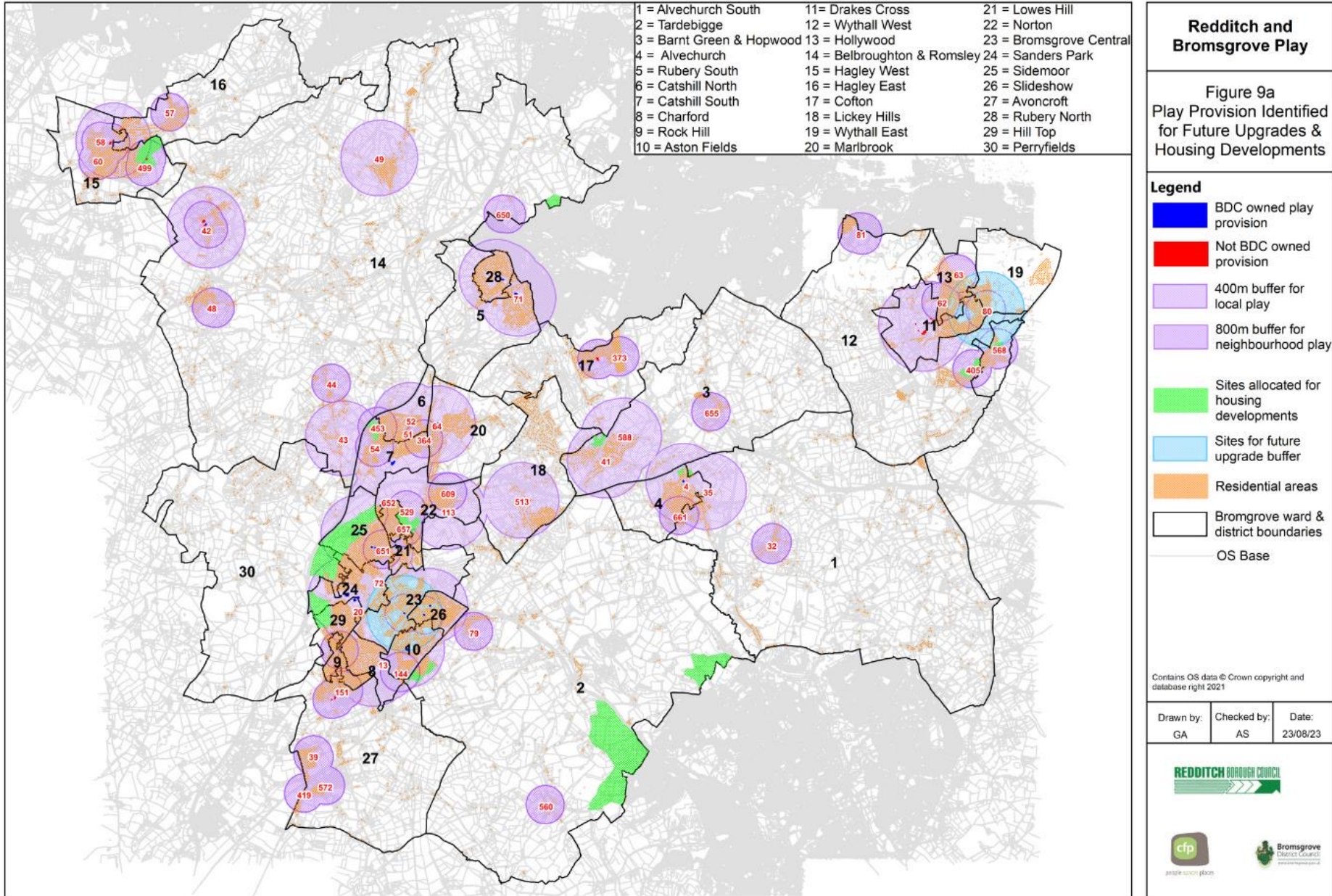


Future upgrades – enhancement of selected local sites to neighbourhood level

Reducing the number of households who don't have access to 17.4%



Opportunities for addressing deficiencies linked to housing developments



Sites Allocated for Housing Developments



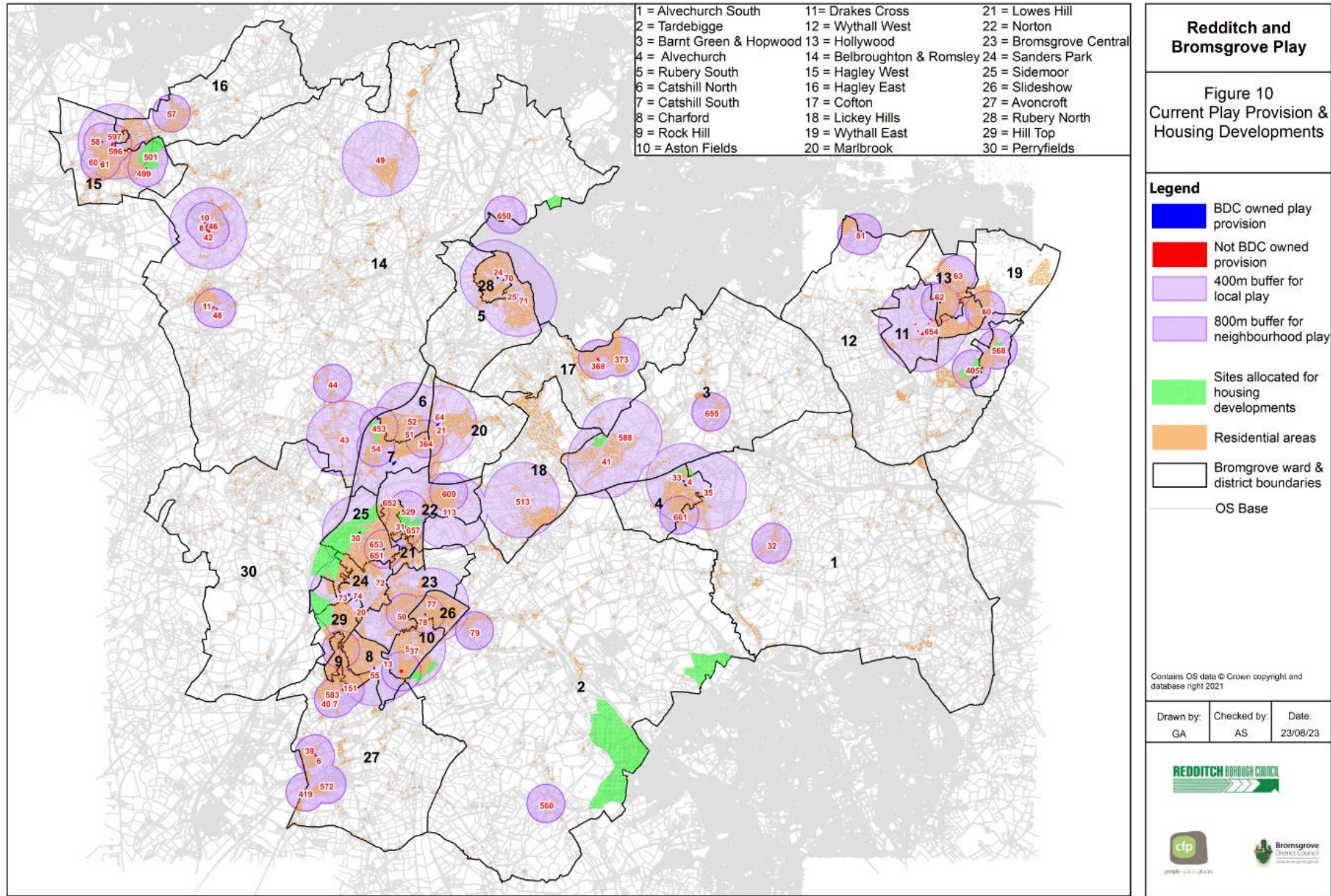
people spaces places

Housing development sites – where no onsite provision of play would be required. The table shows where offsite developer contributions should be directed.

Site ref	Site Name	Play Area ID	Play Area Name	Ownership
BROM1	Norton Farm, Birmingham Road	652 / 113	Barnsley Hall Play Area / Lickey End Recreation Ground	BDC
BROM2	Perryfields Road	30	King George V Playing Field	BDC
BROM3	Whitford Road	74	Sanders Park	BDC
N/A	Birmingham Road and Old Rectory Lane - Alvechurch	33 / 35	Swans Length Play Area / Wiggin Memorial Playing Fields Play Area	BDC
N/A	Alvechurch Land Adjoining Crown Meadow	33 / 35	Swans Length Play Area / Wiggin Memorial Playing Fields Play Area	BDC
N/A	Barnt Green	41/ 588	Barnt Green Parish Council Childrens Play Area Millennium Park / Barnt Green Sports Ground Childrens Play Area Bittell Road Playing Fields	Barnt Green Parish Council
N/A	Catshill	453	Kingcup Close Play Area	3 rd Party
N/A	Hagley	499 / 501	Amphlett Close Play Area / Todd Gardens Play Area*	3 rd Party
N/A	Wagon works/St Godwalds Road	37	Aston Fields Recreation Ground Play Area	BDC
N/A	Wythall, Selsdon Close	568	Selsdon Close*	3 rd Party
N/A	Bleakhouse Farm, Wythall	405	Burnham Road Childrens Play Area*	3 rd Party

* - play sites which will reduce deficiency if enhanced from local to neighbourhood. Hence offsite developer contributions should be directed.

Opportunities for addressing deficiencies linked to housing developments



Sites Allocated for Housing Developments



people spaces places

These housing development sites are entirely within or in close proximity to areas of deficiency to play provision. Consideration should be given to onsite provision if feasible, subject to the play facility meeting minimum standards for either local or neighbourhood provision.

Site ref	Site Name
N/A	Frankley
N/A	Foxlydiate (Redditch Cross Boundary)
N/A	Brockhill (Redditch Cross Boundary)

Summary – Current Accessibility



people spaces places

- The development of the accessibility model has helped to identify areas of deficiency to play provision.
- The most significant gaps are by settlement hierarchy are:
 - Main town – Lowes Hill wards.
 - Large settlements – Lickey Hills, Wythall West and Wythall East wards.
 - Small settlements – the majority of small settlements have significant gaps due to their vast size and sparsely populated residential areas.
- The accessibility model overlayed on deprivation and demographic data has helped to identify where there are areas of deficiency to play, as well as:
 - High levels of deprivation and health deprivation.
 - Large populations of children 12 & under.
 - Large populations of overweight children.
- Where there are high levels of deprivation, 100.0% of households have access to play provision using the access model.

Summary – Current Accessibility



people spaces places

Main Town & Demographic Analysis

- Lowes Hill ward is highlighted as having slight deficiencies in areas of higher levels of health deprivation and a larger population of overweight 10-11 year olds.

Large Settlements & Demographic Analysis

- Lickey Hills ward is highlighted as having significant deficiencies in an area with a larger population of overweight 10-11 year olds.
- Wythall West & Wythall East are highlighted as having slight deficiencies in an area with a larger population of children aged 12 & under.
- Hagley East & Hagley West wards are highlighted as having very slight deficiencies in an area with a larger population of overweight 4-5 year olds.

Small Settlements & Demographic Analysis

- Tardebigge Ward is highlighted as having significant deficiencies in areas with higher levels of health deprivation.

Summary – Current Accessibility



people spaces places

- Perryfields and Belbroughton & Romsley wards are highlighted as having significant deficiencies in areas with a larger population of children aged 12 & under and overweight children aged between 4-5.
- Alvechurch South ward is highlighted as having significant deficiencies in an area with a larger population of overweight 10-11 year olds.

Summary – Opportunities to Address Deficiencies



people spaces places

Opportunities to upgrade from local to neighbourhood provision

The access model is based around the hierarchy of each play space. Play sites that have a greater range or higher quality provision have been classified as neighbourhood level provision and serve a wider area than local level provision. By upgrading the range of play equipment and the quality of provision the gaps in play accessibility can be reduced.

The following play sites have been identified by BDC as sites which have the potential to be upgraded from local to neighbourhood provision in the future.

- 80 - Hollywood Lane Play Area – Good for 5+ years
- 50 - Fordhouse Road Play Area – Good for 1-3 years
- Investment Hollywood Lane should be considered if feasible, and doing so would decrease deficiencies for Wythall East and Hollywood ward. However, this site is still good for 5+ years.

Summary – Opportunities to Address Deficiencies



people spaces places

Opportunities through Housing Development

- Opportunities to decrease deficiencies through sites allocated for housing developments have also been considered, where funding could be used to enhance existing play or create new play provision within the development.
- Housing developments which lie within or in close proximity to areas of deficiency have been identified, namely for Tardebigge, Belbroughton & Romsley and Perryfields wards.
- Future play provision linked to the housing developments identified should be considered if feasible, and as long as it meets the minimum requirements for local or neighbourhood provision.

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**LANDSCAPE
& HERITAGE**

Bromsgrove Play Investment Strategy

December 2024

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Prepared by: GA / AS

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Bromsgrove Play Investment Strategy

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Appendix A – Detailed Costs by Site

Appendix B – Detailed Assessment of Sites for Further Review

1 Introduction

CFP was commissioned by Bromsgrove District Council to carry out a Play Investment Strategy in September 2023. The Strategy considers the expenditure required over the next ten years to maintain the District's outdoor equipped play areas to a high standard and of maintaining and enhancing the accessibility of these play spaces.

The study is based on the earlier play assessment which considered the distribution and accessibility of outdoor equipped play across Bromsgrove District. In order to sustain and enhance the current level of play provision across the District significant investment is required over the next ten years to replace ageing play equipment and associated infrastructure. Existing maintenance budgets are minimal and are used to ensure that play spaces are kept safe and comply with national and European standards. Specialist staff resources to achieve this are limited, shared across Bromsgrove and Redditch, and are applied reactively to prioritise the most urgent issues.

A capital investment programme for the Council's equipped play spaces would ensure the existing provision can be sustained and enhanced over the next ten years, providing greater play value and quality, more inclusive play and greater accessibility across the District. This would contribute directly to the Council Plan priorities around living independent, active and healthy lives and communities which are safe, well-maintained and green.

The study recognises the contribution of outdoor equipped play spaces provided by other organisations such as Parish Councils, private landowners and associated management companies in terms of the supply and accessibility. However, the investment strategy focuses on Bromsgrove District Council assets only.

Council Officers and Members work closely with many of these local organisations providing advice and support about maintenance and procurement. Planning gain is also used, where appropriate, to support investment in Parish Council and community managed play spaces. A capital investment programme would also allow more time for

officers to adopt more strategic approaches to supporting Parish Councils and community based organisations to sustain and enhance their play provision.

2 The Benefits of Play

The value of play is well understood in terms of its role in children's development.

"From an early age, play is important to a child's development and learning. It isn't just physical. It can involve cognitive, imaginative, creative, emotional and social aspects. It is the main way most children express their impulse to explore, experiment and understand. Children of all ages play. Some may need support to get the best out of play. While few teenagers would describe what they do as play, they need time, space and freedom associated with play for younger age groups."

DCMS, 2004 Getting Serious About Play, A Review of Children's Play

The UN Convention on the Rights of the Child (UNCRC) – Article 31 Every child has the right to relax, play and take part in a wide range of cultural and artistic activities.

Outdoor equipped play is an important component of play provision and can contribute to:

- Physical Development - encouraging active play, physical activity, and gross motor skill development;
- Cognitive development - Stimulating problem-solving skills through navigating play equipment;
- Promoting imaginative and creative play;
- Social and Emotional Development - facilitating social interaction, cooperation, and communication among children;
- Health and Wellbeing - Contributing to overall physical and mental health by reducing sedentary behaviour which can help address childhood obesity;

- Social Cohesion - as a gathering place for families and the local community which encourages social interaction;
- Environmental Awareness - encouraging exploration and connection with the outdoor environment;
- Inclusive and Accessible Design - integrating and supporting the participation of children with disabilities or special needs.

3 Policy Context

3.1 Bromsgrove Council Plan

Good quality outdoor play provision contributes to achieving the Council’s strategic purposes. In particular there are strong links to :

- Living independent, active and healthy lives;
- Communities which are safe, well-maintained and green.



Play provision also contributes to the green thread priorities: Improving health and wellbeing and provision for young people can help provide diversionary activities contributing to reductions in crime and disorder.

3.2 Bromsgrove District Plan (2011 - 2030)

The Bromsgrove District Plan recognises the value of outdoor equipped play as part of wider open space provision:

“Ensuring the District’s communities have good health and well-being is a major priority for Bromsgrove. Key factors. . . . access to healthy housing, open space, an active lifestyle, cultural and community facilities”.

The District Plan also sets out accessibility standards for provision for children (10 mins) & young people (15 minutes) which are used as fundamental principles for the Play Accessibility Audit and Investment Strategy.

3.3 Leisure & Culture Strategy (2022 - 2032)

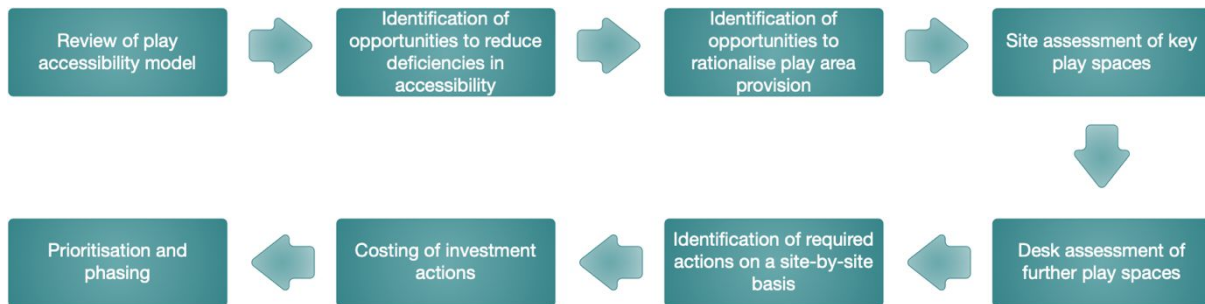
The Leisure and Culture Strategy highlights the need for a more strategic approach to increasing the quality of parks and play provision (& infrastructure). The Play Accessibility Audit and Investment Strategy have been developed to respond to the recommendations set out in the Leisure and Culture Strategy.

3.4 Bromsgrove Community Survey (2023)

Consultation with residents through the Bromsgrove Community Surveys highlights the importance of the maintenance of the landscape and environment (ranked 3rd) and providing well maintained parks and open spaces (ranked 4th).

4 Approach and Methodology

The Play Investment Strategy is based on the following approach:



Play Accessibility Model

The Bromsgrove Play Accessibility Model classifies outdoor equipped play spaces as local or neighbourhood level provision, depending on the range of equipment and age ranges catered for. The model is based on:

- Local Play Spaces - aimed at children who can go out to play independently, accessible within 400m (5-10 mins walking time);
- Neighbourhood Play Spaces - aimed at older children within 800m (10-15 mins walking time)

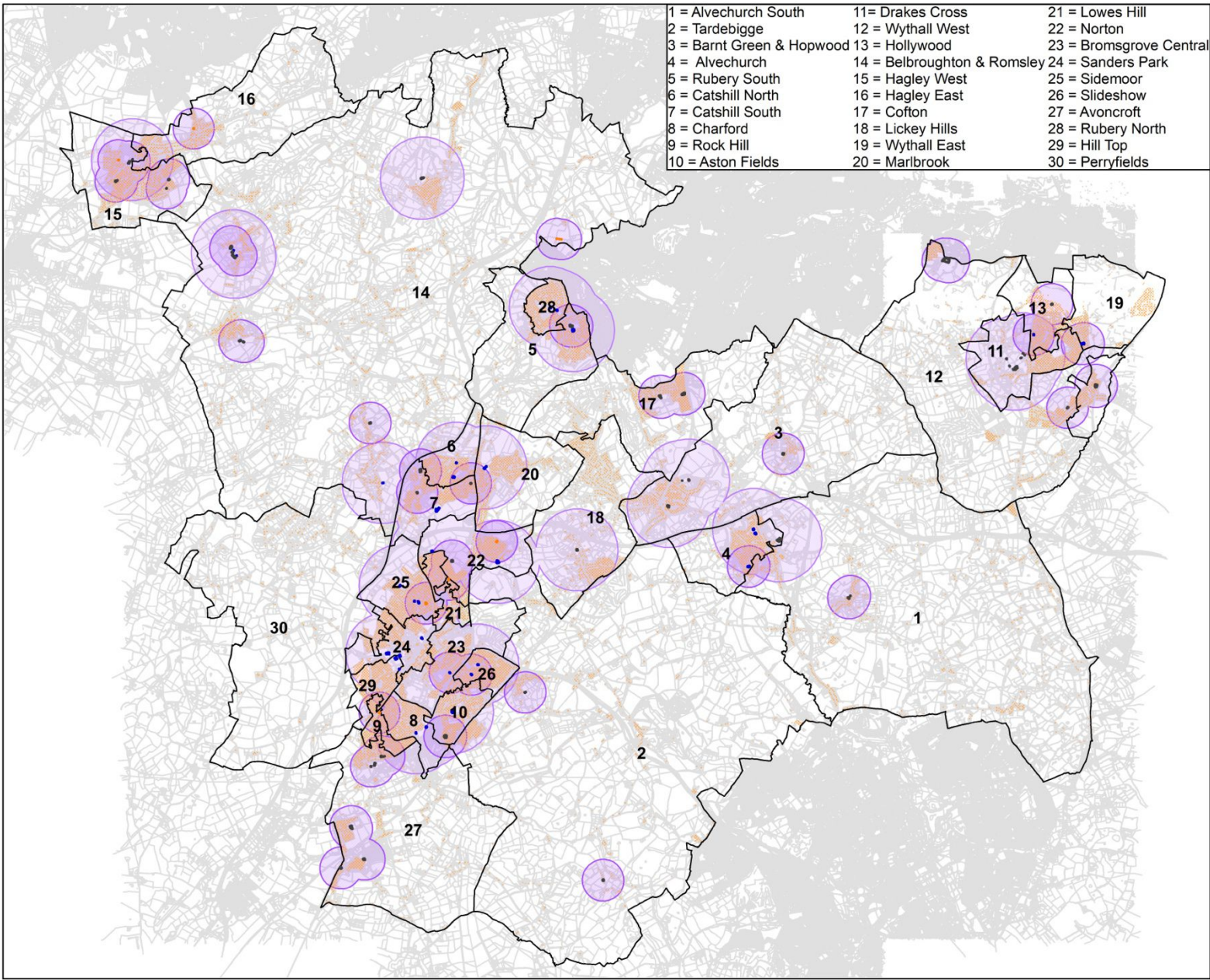
The walking time is based on a walking speed of 2.0 – 2.5 mph (using a straight-line buffer with allowance for street pattern). This is broadly consistent with national guidance published by the Fields in Trust (and the Chartered Institution for Highways and Transportation guidance)..

Based on this accessibility model approximately 81.7% of all households in Bromsgrove currently have access to a play space within a walk time of up to 10-15 minutes. This is shown in Figure 2 below.

It should be noted that a significant number of the supply of play areas within the District are not under the direct control of the District council. This reliance on external bodies or organisations to manage certain parks presents a potential vulnerability, as

changes in their management arrangements, priorities, or resources could impact the availability and quality of these spaces.

1 = Alvechurch South	11 = Drakes Cross	21 = Lowes Hill
2 = Tardebigge	12 = Wythall West	22 = Norton
3 = Barnet Green & Hopwood	13 = Hollywood	23 = Bromsgrove Central
4 = Alvechurch	14 = Belbroughton & Romsley	24 = Sanders Park
5 = Rubery South	15 = Hagley West	25 = Sidemoor
6 = Catshill North	16 = Hagley East	26 = Slideshow
7 = Catshill South	17 = Cofton	27 = Avoncroft
8 = Charford	18 = Lickey Hills	28 = Rubery North
9 = Rock Hill	19 = Wythall East	29 = Hill Top
10 = Aston Fields	20 = Marlbrook	30 = Perryfields



Redditch and Bromsgrove Play

Figure 1
All Play Provision
Buffered @ 400m /
800m

Legend

- Play Space (BDC)
- Play Space (Not BDC)
- Access to local level play @ 400m
- Access to neighbourhood play @ 800m
- Residential Areas
- Bromsgrove district and ward boundaries
- OS Base

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Drawn by: GA	Checked by: AS	Date: 08/04/24
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Reducing Deficiencies in Access

Whilst the current level of play provision in Bromsgrove is good, approximately 18.3% of households in the District do not have access to a suitable outdoor play spaces within a walk of up to ten to fifteen minutes. This deficiency in access is not uniform and some wards have lower levels of access to play space than others. The areas of Bromsgrove Town with the highest levels of deficiency, as identified through the Play Accessibility Study, are the south-east of Lowes Hill ward, the south of Norton ward and the south of Rock Hill Ward. Out of the 'large settlements', a significant gap is present in Lickey Hills ward and in Wythall East and Wythall West wards. In addition, there are significant gaps in the 'small settlements' where there are small villages or 'isolated' residential properties, namely Alvechurch South, Perryfields, Tardebigge and Belbroughton & Romsley wards.

The play investment strategy has considered whether it is feasible and practicable to upgrade local level play spaces to neighbourhood level play spaces where this would reduce the deficiencies in accessibility.

Rationalising Play Area Provision

The play investment strategy has also considered where selected play areas that offer poor play value or are in poor condition could be removed without adversely affecting (or with minor impact) on the overall level of accessibility could be removed (when they reach the end of their serviceable lifespan, fail to meet European / National Standards, or risk becoming unsafe).

Annual maintenance costs for play spaces within Bromsgrove are approximately £57,500 (split approx. 65% staff time for inspections & maintenance and 35% equipment & materials). This equates to approximately £1,450 on average per play space per annum to maintain to a safe standard. Capital investment is then required on a 10 to 15 year cycle for replacement of play equipment along with safety surfacing, fencing, signage and furniture.

Rationalising play provision will help ensure that staff time and maintenance budgets can be used more effectively to maintain those play spaces that provide greater play value. Resources can also be directed towards those play spaces that are better used with greater footfall and which experience greater wear and tear, rather than those that are subjected to repeated vandalism and anti-social behaviour.

Open Spaces would continue to be retained as open space offering opportunities for informal play and recreation. It is recommended that local consultation is carried out to explore the options for these open spaces and consideration given to the most suitable facilities and features that could be provided in the future. This could include some form of natural, informal or quipped play and/or landscape improvements.

Site Assessment and Desk Assessment of Play Spaces

Where potential play spaces have been identified as candidates for upgrading from Local provision to Neighbourhood provision, these were visited by the consultants' team and BDC officers. Other play spaces were assessed through a desktop exercise and through online meetings between the consultants' team and BDC officers.

Identification of Actions

The site and desk assessment process identified a series of agree actions on a site-by-site basis. This has been a detailed assessment process looking at individual items of equipment, surfacing, fencing and entrances, signage and site furniture for each play space.

The identified actions have focused on:

- Play spaces that can feasibility be upgraded from Local to Neighbourhood level provision with the provision of additional items of play equipment or replacing outdated equipment with new;
- Play spaces that require investment in the first 12 months (from adoption of this strategy);
- Play spaces that are in reasonable condition but will require some investment in the next three years;

- Play spaces that are in reasonable condition but will require some investment in the next five to six years;
- Play spaces that are currently in reasonable condition but will require some investment in the next 7-10 years.

Costing of Actions

Detailed quotations and cost estimates from a range of play companies for work in Bromsgrove and Redditch over the last three years have been collated, reviewed and analysed to create a database of costs and a set of standard rates. These rates have been applied to the identified and recommended actions for each site to produce play space enhancement specifications and cost sheets.

A contingency allowance of 10% has been applied to each site cost estimate.

An inflationary allowance of 3% per annum has been applied to the site-based costings based on the anticipated year of delivery. The cost summary in spreadsheet form allows different inflationary allowances to be applied and modelled and to accommodate future changes. It is currently anticipated that the inflation rate will remain between 3% and 5.5% during the period covered by the Investment Strategy.

Prioritisation and Phasing

The table below sets out the principles that have been used to determine the priority rating and proposed timescales for investment. The overarching principle is to provide equality of access across the District addressing identified deficiencies, and then continue to invest in play spaces to ensure they are safe, comply with standards and offer good play value. The investment programme will also allow improvements in inclusive play to be delivered as well as introducing new play options and enhancing play value.

Five open spaces that currently have equipped play, particularly those that are small, or where the equipment is poorly located have been identified as needing further review. It is recommended that local consultation is carried out with residents and children and young people is carried out to explore options for these open spaces and consider what

form of play provision is most appropriate. This could include informal; play, natural play or other equipped play alongside landscape improvements.

These play spaces will continue to be monitored to ensure their safety and compliance with standards both now and as they approach ‘end of life’. It may be that actions at these play spaces needs to be taken sooner than anticipated should their condition deteriorate faster than expected. One further play space (Boleyn Road) has been identified as a candidate for potential removal when it reaches ‘end of life’ since the provision is currently limited in scale and play value, it serves very few Bromsgrove residents and there is better alternative provision nearby.

Investment Principles	Priority Rating	Year
Immediate Investment <12 months	1	1
Those play spaces that require urgent action and where the condition rating is less than 1 year	2	2
Address deficiencies by increasing hierarchy : Local -> Neighbourhood and where action is required to maintain safe spaces.	3	3
Investment in 1- 3 year life span (Local & Neighbourhood)	4	4
Review, consult and consider options for the play space	5	5
Invest in 3-5 year life span or where upgrades have been identified	6	6
Retain and maintain (typically good for 5 years +). Deliver other investment where funding through planning gain	7	7 to 10

Where play spaces are in good condition and investment is proposed for years 7 to 10, consideration should be given to prioritising those wards with the poorest health outcomes. Lowes Hill, Cofton, Alvechurch South, Alvechurch Village, Barnt Green & Hopwood and Lickey Hills Wards were identified in the Play Accessibility Assessment as having the highest levels of childhood obesity (among 10 – 11 years olds).

5 Recommendations and Analysis

The play investment strategy is based on the following recommendations:

- Following consultation agreeing the preferred option for Foxgrove Way (2024-25) since the play area is in poor condition and approaching 'end of life';
- Urgent investment in Charford Recreation Ground (Neighbourhood) and Kinver Drive Play Area (Local) and Upland Grove Play Area (Local) (2025-26)
- Urgent removal of one local play spaces (Boleyn Road) that is near 'end of life' (2025-26);
- Upgrading 1 play space in Wythall East ward from Local to Neighbourhood level provision (2026/27) allowing 398 households to have improved access to play;
- Urgent upgrade to one Neighbourhood play space (Swan's Length in 2026/27);
- Upgrading 4 Neighbourhood play spaces and significant repairs and maintenance to one Local play space (2027/28);
- Local consultation to explore the options for 4 existing play spaces that are expected to be 'end of life' (2028/29). Open spaces to be retained but consideration given to the options to for play provision and whether this is informal, natural or equipped play alongside landscape improvements;
- Upgrading a further 3 Neighbourhood play spaces (2029/30);

And provisional costs for:

- Investing in a further 21 play spaces, that are currently in good condition but will need upgrading in the future (2030/31 onwards).

NB : Where play spaces are identified as being near 'end of life' and this is planned for Year 5, there may be instances where actions many need to be taken sooner at specific sites should the condition deteriorate more quickly than expected. This will be determined through the regular play safety inspection process.

The table below summarises the identified costs. The sequencing is based on the investment principles set out on page 12 of this report. This is driven by a combination of 1) upgrading of sites to increase the accessibility of play provision and 2) the current condition of the play facilities and their expected lifespan. There may be scope to bring investment forward for those spaces that are proposed to receive investment in years 7 to 10, subject to finances being available.

	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029/30 - 2033/34	Total
No. of play spaces	1	4	2	5	4	3	21	39
Cost	£15,000	£161,400	£150,666	£207,242	£60,000	£134,351	£1,135,000	£1,848,659
Inflation @ 3%	£0	£4,842	£9,176	£19,217	£7,531	£21,399	£260,907	£156,828
Total	£15,000	£166,242	£159,841	£226,459	£67,531	£155,749	£1,395,907	£2,005,487

A more detailed breakdown by site and year is shown below. Detailed costs on a site by site basis are included in Appendix A.

Implementing these investment proposals will ensure that the quality of play is sustained and enhanced, providing better quality play experiences, more inclusive play and better accessibility.

A further 45 play spaces are provided by Parish Councils and developers / management companies. Discussion with Parish Councils in April and May 2023 (all 19 responded) to identify current and future provision indicated that there were no planned changes to the existing levels of provision. BDC will continue to work with Parish Councils, community associations and other providers to support ongoing play provision, subject to available resources.

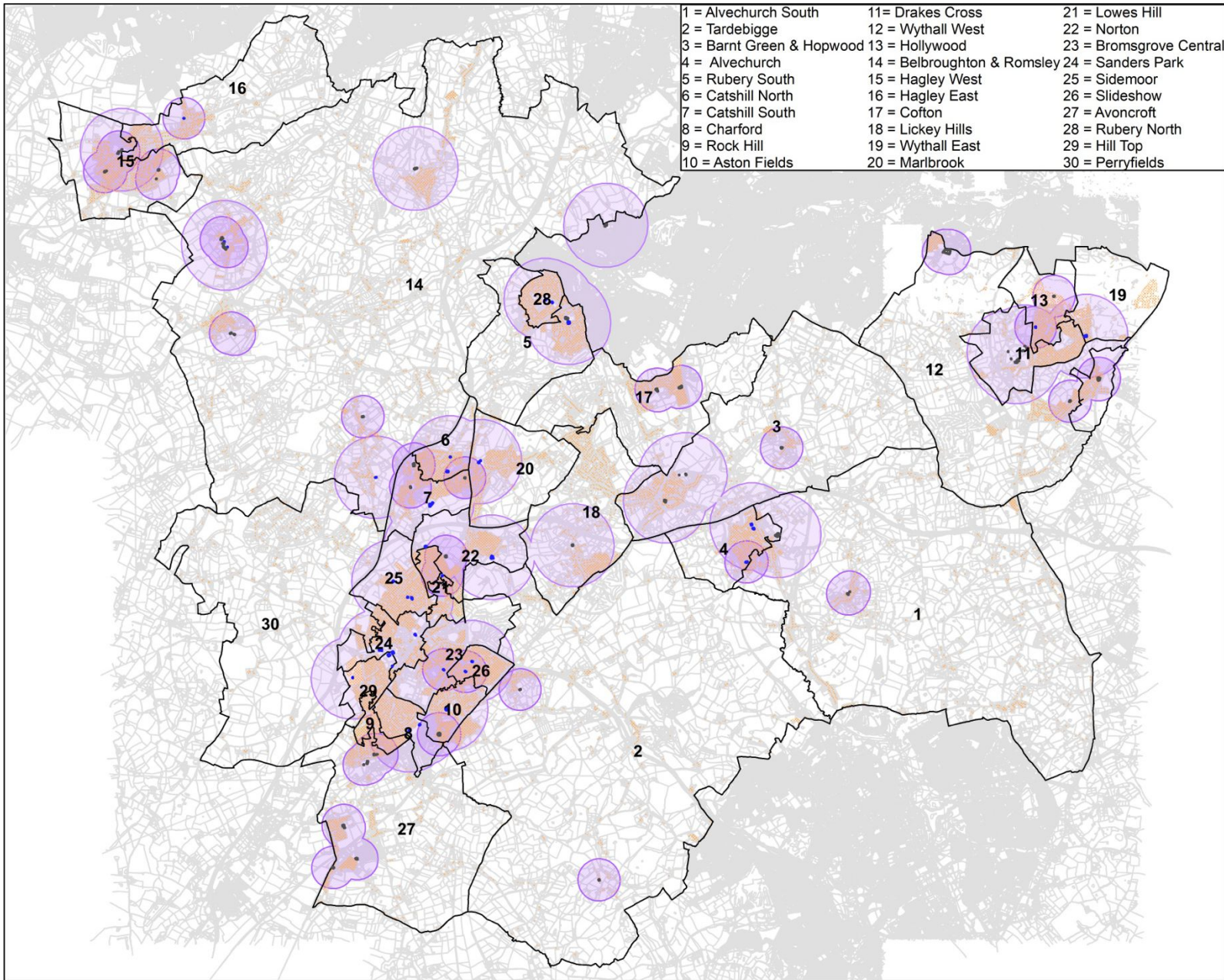
On this basis the accessibility model indicates that 82.5% of households would have access to a play space within a walking time of up to 10-15 minutes. This is increase in the current level where 81.7% of households have access.

Figure 2 below shows the impact of the play investment proposals in terms of overall accessibility.

Play Investment Costs Based on Current Estimates

URN	Site Name	BDC Condition Rating	Play Hierarchy	Play Investment Action	Play Investment Cost (£)	Play Hierarchy Future	Priority Rating	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030/31 - 2034/35	Total
609	Foxglove Way Play Area	Requires Immediate Action	Local	Agree Preferred Option	£15,000	Local	1	£15,000							£0
55	Charford Recreation Ground Play Area	Good <1 Year	Neighbourhood	Upgrade	£59,884	Neighbourhood	2		£59,884						£59,884
57	Kinver Drive Play Area	Good <1 Year	Local	Upgrade	£29,211	Local	2		£29,211						£29,211
657	Upland Grove Play Area	Good <1 Year	Local	Upgrade	£57,306	Local	2		£57,306						£57,306
650	Boleyn Road	Requires Urgent Action	Local	Remove Equipped Play & Enhance Open Space	£15,000	Local	2		£15,000						£15,000
33	Swans Length Play Area	Good 1-3 Years	Neighbourhood	Urgent Upgrade	£78,254	Neighbourhood	3			£78,254					£78,254
80	Hollywood Lane Play Area	Good 5+ years	Local	Upgrade to Neighbourhood	£72,412	Neighbourhood	3			£72,412					£72,412
30	King George V Playing Field Play & MUGA	Good 1-3 Years	Neighbourhood	Upgrade	£35,695	Neighbourhood	4				£35,695				£35,695
25	St Chads Recreation Ground - MUGA & Skatepark	Good 1-3 Years	Neighbourhood	Upgrade	£34,337	Neighbourhood	4				£34,337				£34,337
71	St Chads Recreation Ground Play Area	Good 1-3 Years	Neighbourhood	Upgrade	£53,759	Neighbourhood	4				£53,759				£53,759
74	Sanders Park MUGAs	Good 1-3 Years	Neighbourhood	Retain & maintain	£60,000	Neighbourhood	4				£60,000				£60,000
50	Fordhouse Road Play Area	Good 1-3 Years	Local	Repairs & Maintenance	£23,452	Local	4				£23,452				£23,452
651	Silverdale Play Area	Requires Urgent Action	Local	Consult & Consider Options	£15,000	Local	5					£15,000			£15,000
31	Upland Grove Basketball Court	Requires Urgent Action	Local	Consult & Consider Options	£15,000	Local	5					£15,000			£15,000
69	Villiers Road Play Area	Requires Urgent Action	Local	Consult & Consider Options	£15,000	Local	5					£15,000			£15,000
58	The Coppice Play Area	Good 3-5 Years	Local	Consult & Consider Options	£15,000	Local	5					£15,000			£15,000
65	Shelley Close	Good 3-5 years	Neighbourhood	Upgrade	£81,606	Neighbourhood	6						£81,606		£81,606
4	Swans Length MUGA	Good 3-5 years	Neighbourhood	Repairs & Maintenance	£22,000	Neighbourhood	6						£22,000		£22,000
77	The Oakalis	Good 3-5 years	Neighbourhood	Upgrade	£30,745	Neighbourhood	6						£30,745		£30,745
78	Arundel Road Play Area	Good 5+ years	Local	Retain & maintain	£30,000	Local	7							£30,000	£30,000
Page 84	5	Aston Fields Recreation Ground Basketball Court	Good 5+ years	Neighbourhood	Retain & maintain	£15,000	Neighbourhood	7						£15,000	£15,000
	37	Aston Fields Recreation Ground Play Area	Good 5+ years	Neighbourhood	Retain & maintain	£80,000	Neighbourhood	7						£80,000	£80,000
	652	Barnsley Hall Play Area	Good 5+ years	Neighbourhood	Retain & maintain	£80,000	Neighbourhood	7						£80,000	£80,000
	43	Bourneheath Village Hall Recreation Ground Play Area	Good 5+ years	Neighbourhood	Retain & maintain	£80,000	Neighbourhood	7						£80,000	£80,000
	21	Braces Lane Recreation Ground Basketball Court	Good 5+ years	Neighbourhood	Retain & maintain	£15,000	Neighbourhood	7						£15,000	£15,000
	64	Braces Lane Recreation Ground Play Area	Good 5+ years	Neighbourhood	Retain & maintain	£80,000	Neighbourhood	7						£80,000	£80,000
	24	Callowbrook Lane MUGA	Good 5+ years	Neighbourhood	Retain & maintain	£30,000	Neighbourhood	7						£30,000	£30,000
	70	Callowbrook Lane Play Area	Good 5+ years	Neighbourhood	Retain & maintain	£80,000	Neighbourhood	7						£80,000	£80,000
	13	Charford Recreation Ground MUGA	Good 5+ years	Neighbourhood	Retain & maintain	£30,000	Neighbourhood	7						£30,000	£30,000
	661	George Road Playing Field	Good 5+ years	Local	Retain & maintain	£30,000	Local	7						£30,000	£30,000
	52	Goodwood Road Play Area (Same as Lingfield Walk)	Good 5+ years	Neighbourhood	Retain & maintain	£80,000	Neighbourhood	7						£80,000	£80,000
	653	Laurel Grove/Beech Grove	Good 5+ years	Neighbourhood	Retain & maintain	£80,000	Neighbourhood	7						£80,000	£80,000
	113	Lickey End Recreation Ground MUGA	Good 5+ years	Neighbourhood	Retain & maintain	£30,000	Neighbourhood	7						£30,000	£30,000
	51	Lingfield Walk	Good 5+ years	Neighbourhood	Retain & maintain	£80,000	Neighbourhood	7						£80,000	£80,000
72	Market Street Recreation Ground Play Area	Good 5+ years	Neighbourhood	Retain & maintain	£80,000	Neighbourhood	7						£80,000	£80,000	
62	May Farm Close Play Area	Good 5+ years	Local	Retain & maintain	£30,000	Local	7						£30,000	£30,000	
595	Pool Furlong Outdoor Fitness	Good 5+ years	Local	Retain & maintain	£30,000	Local	7						£30,000	£30,000	
46	Pool Furlong Playing Field Play Area	Good 5+ years	Neighbourhood	Retain & maintain	£80,000	Neighbourhood	7						£80,000	£80,000	
20	Sanders Park Basketball Court 2	Good 5+ years	Neighbourhood	Retain & maintain	£15,000	Neighbourhood	7						£15,000	£15,000	
73	Sanders Park Play Area	Good 5+ years	Neighbourhood	Retain & maintain	£80,000	Neighbourhood	7						£80,000	£80,000	
SUB-TOTAL					£1,863,659			£15,000	£161,400	£150,666	£207,242	£60,000	£134,351	£1,135,000	£1,848,659
INFLATION		SET RATE HERE -->		3.0%	INFLATION INDEX (MULTIPLIER)			1.0000	1.0300	1.0609	1.0927	1.1255	1.1593	1.2299	
TOTALS								£15,000	£166,242	£159,841	£226,459	£67,531	£155,749	£1,395,907	£2,005,487

Play Investment Costs based on current estimates. These are subject to fluctuation and will vary depending on the future condition of play spaces



Redditch and Bromsgrove Play

Figure 2
Impact of Proposed Investment on Accessibility

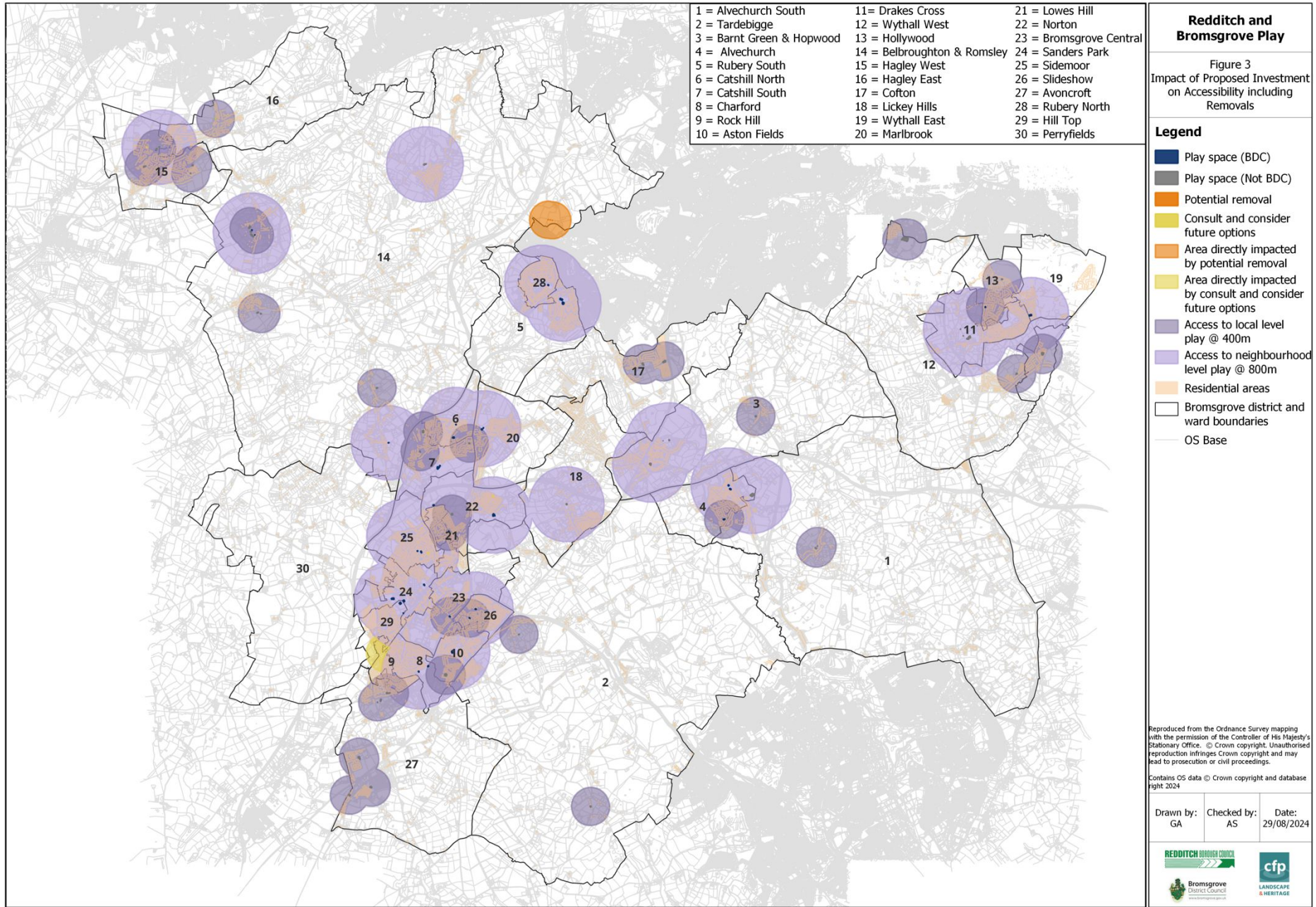
Legend

- Play Space (BDC)
- Play Space (Not BDC)
- Access to local level play @ 400m
- Access to neighbourhood level play @ 800m
- Residential Areas
- Bromsgrove district and ward boundaries
- OS Base

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Drawn by: GA	Checked by: AS	Date: 08/04/24
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Appendix A – Detailed Costs by Site

URN	50
Site Name	Fordhouse Road
Assessment	Upgrade to Nhood – not achievable. Retain as local provision.



Status	Item	No.	Unit	Rates	Cost
Equipment					
Existing	Mixed seat swings	2	Item		
Existing	Climber	1	Item		
Existing	Slide	1	Item		
Existing	Springer	1	Item		
New	Bespoke Tower with Steel Slide and Bannister Bars	1	Item	£7,890.00	£7,890.00
Surfacing					
Existing	Rubber Mulch surfacing - Retain				
Existing	Wet Pour Surfacing - Retain				
Existing	Grass - Retain				
New	Safer surfacing	55	Sqm	£65.00	£3,575.00
New	Tarmac surfacing for new pathways	30	Metres	£70.00	£2,100.00
Fencing / Gates					
Existing	Bow top fencing - Retain				
Existing	Flat top fencing - Retain				
Existing	Maintenance gate - Retain	1	Item		
Existing	Self closing gate - Retain one	2	Item		
New	Supply 1m High Prosafe Self Closing Single Gate Powder Coated Yellow	1	Item	£1,250.00	£1,250.00
Furniture					
Existing	Bench - Retain	1			
Existing	Litter Bin - Retain	1			
New	Play area signage (fence mounted)	2	Item	£300.00	£600.00
Groundworks & removals					
New	Excavate & 100mm MOT sub-base for extension	55	Sqm	£33.00	£1,815.00
New	Excavate & 100mm MOT sub-base for new pathways	30	Metres	£33.00	£990.00
New	Removal and disposal of gate	1	Item	£150.00	£150.00
Site Security (Prelims)					
	Prelims	1	Item	£2,500.00	£2,500.00
	RPII Post Installation Inspection	1	Item	£450.00	£450.00
Sub-total					£21,320.00
Contingency	Contingency @ 10%	1	Item		£2,132.00
Total					£23,452.00

URN	80
Site Name	Hollywood Lane
Assessment	Upgrade to Nhood - achievable



Status	Item	No.	Unit	Rates	Cost
Equipment					
Existing	Climbing wall - Retain	1	Item		
Existing	Toddler swing - Retain	1	Item		
Existing	Junior swing - Retain	1	Item		
Existing	Embankment slide - Retain	1	Item		
New	Bespoke Two Tower Unit with Net and Steel Slide	1	Item	£12,039.81	£12,039.81
New	Talk & Tumble, Classic, Inground	1	Item	£1,839.00	£1,839.00
New	Steel swing frame	1	Item	£625.00	£625.00
New	Junior swing seat	1	Item	£125.00	£125.00
New	Repairs to slide	1	Item	£1,900.00	£1,900.00
Surfacing					
Existing	Grass - Retain				
New	Safer surfacing - rubber mulch	300	Sqm	£95.00	£28,500.00
New	Tarmac surfacing for new pathway	50	Sqm	£70.00	£3,500.00
Fencing / Gates					
Existing	Bow top fencing - Retain				
Existing	Gate - Retain	1	Item		
Furniture					
Existing	Bench - Retain	1	Item		
Existing	Bin - Retain but move next to bench	1	Item	£500.00	£500.00
New	Play area signage (fence mounted)	1	Item	£300.00	£300.00
Groundworks & removals					
New	Excavate & 100mm MOT sub-base for safer surfacing areas	350	Sqm	£35.00	£12,250.00
New	Dig out and removal of play equipment	1	Item	£1,000.00	£1,000.00
New	Cut back vegetation	1	Item	£300.00	£300.00
Site Security (Prelims)					
	Prelims	1	Item	£2,500.00	£2,500.00
	RPII Post Installation Inspection	1	Item	£450.00	£450.00
Sub-total					£65,828.81
Contingency	Contingency @ 10%	1	Item		£6,582.88
Total					£72,411.69

URN	55
Site Name	Charford Recreation Ground Play Area
Assessment	Limited Life



Status	Item	No.	Unit	Rates	Cost
Equipment					
Existing	Infant multi play unit	1	Item		
Existing	Play panel	2	Item		
Existing	Mixed swing	1	Item		
Existing	See saw	1	Item		
Existing	Cone climber	1	Item		
Existing	Boat rocker	1	Item		
Existing	MUGA	1	Item		
Existing	Skateboard ramps	3	Item		
New	Bespoke Two Tower Unit with Net and Steel Slide	1	Item	£12,039.81	£12,039.81
New	Junior swing seat	2	Item	£125.00	£250.00
New	General repairs to skate equipment	1	Item	£5,000.00	£5,000.00
New	General upkeep for MUGA	1	Item	£5,000.00	£5,000.00
Surfacing					
Existing	Wetpour surfacing - Retain				
Existing	Concrete surfacing - Retain				
Existing	Tarmac surfacing - Retain				
New	Wetpour surfacing for extension	100	Sqm	£65.00	£6,500.00
New	Tarmac pad for teen shelter	10	Sqm	£70.00	£700.00
Fencing / Gates					
Existing	Bow top fencing - Retain				
New	Dog grids	2	Item	£1,500.00	£3,000.00
New	Bow top fencing for extension	50	Lin m	£61.00	£3,050.00
Furniture					
Existing	Bench	1	Item		
Existing	Teen shelter	1	Item		
Existing	Litter bin	1	Item		
Existing	Play area signage (fence mounted)	2	Item	£300.00	£600.00
New	Litter bin	1	Item	£500.00	£500.00
Groundworks & removals					
New	Excavate & 100mm MOT sub-base for safer surfacing areas	100	Sqm	£35.00	£3,500.00
New	Excavate & 100mm MOT sub-base for tarmac pad	10	Sqm	£35.00	£350.00
New	Dig out & reposition of swings	1	Item	£1,000.00	£1,000.00
Site Security (Prelims)					
	Prelims	1	Item	£2,500.00	£2,500.00
	RPII Post Installation Inspection	1	Item	£450.00	£450.00
Additional Works					
New	Additional Equipment	1	Item	£10,000.00	£10,000.00
Sub-total					£54,439.81
Contingency	Contingency @ 10%	1	Item		£5,443.98
Total					£59,883.79

URN	65
Site Name	Shelley Close
Assessment	Good for 3-5 years



Status	Item	No.	Unit	Rates	Cost
Equipment					
Existing	Zip wire - Retain	1	Item		
Existing	Standing Carousel - Retain	1	Item		
Existing	MUGA - Retain	1	Item		
New	Junior Spica in Red	1	Item	£820.00	£820.00
New	Circular net climber	1	Item	£4,254.00	£4,254.00
New	Flymobile	1	Item	£1,613.00	£1,613.00
New	Cables for zipwire	1	Item	£400.00	£400.00
Surfacing					
New	Safer surfacing - Rubber mulch	350	Sqm	£95.00	£33,250.00
Fencing / Gates					
New	Partial rebound fencing	65	Lin m	£250.00	£16,250.00
Furniture					
New	Pine Bench with Backrest, Inground	1	Item	£600.00	£600.00
New	Litter bin	1	Item	£500.00	£500.00
New	Play area signage (fence mounted)	1	Item	£300.00	£300.00
Groundworks & removals					
New	Excavate & 100mm MOT sub-base for safer surfacing areas	350	Sqm	£35.00	£12,250.00
New	Dig out & removal of play equipment	1		£1,000.00	£1,000.00
Site Security (Prelims)					
	Prelims	1	Item	£2,500.00	£2,500.00
	RPII Post Installation Inspection	1	Item	£450.00	£450.00
Sub-total					£74,187.00
Contingency	Contingency @ 10%	1	Item		£7,418.70
Total					£81,605.70

URN	71
Site Name	St Chads Rubery Recreation Ground Play Area
Assessment	Good for 1-3 years



Status	Item	No.	Unit	Rates	Cost
Equipment					
Existing	Mixed swings - Retain	2	Item		
Existing	Toddler swing - Retain	1	Item		
Existing	Basket swing - Retain	1	Item		
Existing	Carousel - Retain	1	Item		
Existing	Junior multi play unit - Retain	1	Item		
Existing	Toddler multi play unit - Retain	1	Item		
Existing	See saw - Retain	1	Item		
Existing	Springer - Retain	2	Item		
New	Circular net climber	1	Item	£4,254.00	£4,254.00
New	Combination Street Work Out Pro 2 Powder Coated Orange	1	Item	£4,470.29	£4,470.29
New	BLOQX 1 with Coated Corner in Orange/Grey/Night Sky Blue	1	Item	£5,497.14	£5,497.14
Surfacing					
Existing	Wet Pour Surfacing - Retain				
Existing	Grass Matting - Retain				
Existing	Tarmac surfacing - Retain				
New	Rubber mulch to replace grass matting	110	Sqm	£95.00	£10,450.00
New	Safer surfacing - Wetpour skim over existing for 'blue' area.	200	Sqm	£50.00	£10,000.00
New	General repairs and maintenance until end of life	3	years	£3,000.00	£9,000.00
Fencing / Gates					
Existing	Bow top fencing - Retain				
Existing	Maintenance gate - Retain	1	Item		
Existing	Self closing gate - Retain one	1	Item		
New	Supply 1m High Prosafe Self Closing Single Gate Powder Coated Yellow	1	Item	£1,250.00	£1,250.00
Furniture					
Existing	Snake bench - Retain	1	Item		
Existing	Play area signage (freestanding) - Retain	1	Item		
Existing	Frog litter bins - Retain	2	Item		
Groundworks					
New	Removal of equipment	1	Item	£1,000.00	£1,000.00
Site Security (Prelims)					
	Prelims	1	Item	£2,500.00	£2,500.00
	RPII Post Installation Inspection	1	Item	£450.00	£450.00
Sub-total					£48,871.43
Contingency	Contingency @ 10%	1	Item		£4,887.14
Total					£53,758.57

URN	25
Site Name	St Chads Park Rubery Recreation Ground MUGA & Skatepark
Assessment	Good for 1-3 years



Status	Item	No.	Unit	Rate	Cost
Equipment					
Existing	MUGA - Retain	1	Item		
Existing	Fun box (roller sports) - Retain	1	Item		
Existing	Goal posts - Retain	2	Item		
Existing	Half pipe (roller sports) - Retain	1	Item		
Existing	Pyramid ramp (roller sports) - Retain	1	Item		
Existing	Quarter pipe bank wall (roller sports) - Retain	1	Item		
New	General repairs and maintenance until end of life - Retain	10	Years	£2,500.00	£25,000.00
Surfacing					
Existing	Tarmac surfacing				
New	MUGA Paint & Sports Markings. Paint the playing area in different colours - with line markings for 5-a-side, Mini Tennis and Basketball	1	Item	£3,215.00	£3,215.00
Fencing / Gates					
N/A					
Furniture					
Existing	Bench - Retain	5	Item		
Existing	Perch seat - Retain	1	Item		
Existing	Cycle racks - Retain	2	Item		
Existing	Litter bins - Retain	3	Item		
Existing	Skate bench - Retain	2	Item		
Groundworks					
New	Cut back vegetation - annual basis	10	Years	£300.00	£3,000.00
Site Security (Prelims)					
N/A					
Sub-total					£31,215.00
Contingency	Contingency @ 10%	1	Item		£3,121.50
Total					£34,336.50

URN	77
Site Name	The Oakalls
Assessment	Good for 3-5 years



Status	Item	No.	Unit	Rates	Cost
Equipment					
Existing	Seesaw - Retain	1	Item		
Existing	Junior multi-play unit - Retain	1	Item		
Existing	Toddler multi play unit - Retain	1	Item		
Existing	Jeep - Retain	1	Item		
Existing	Toadstool stepping pods - Retain	1	Item		
Existing	Mixed seat swings - Retain	1	Item		
Existing	Cone climber - Retain	1	Item		
Existing	Spinning dish - Retain	1	Item		
Existing	Inclusive springie - Retain	1	Item		
Existing	Talk tubes - Retain	1	Item		
New	Spring for jeep replacement	1	Item	£5,000.00	£5,000.00
New	General repairs and maintenance until end of life	5	Years	£1,000.00	£5,000.00
Surfacing					
Existing	Wet Pour Surfacing				
New	Safer surfacing - Wetpour skim over existing.	300	Sqm	£50.00	£15,000.00
Fencing / Gates					
Existing	Bow top fencing - Retain				
Existing	Self closing gates - Retain	2	Item		
Furniture					
Existing	Frog litter bin - Retain	1	Item		
Existing	Picnic table - Retain	1	Item		
Existing	Memorial bench with back rest - Retain	1	Item		
Existing	Free standing signage - Retain	1	Item		
Existing	Bench - Retain	2	Item		
Groundworks					
N/A					
Site Security (Prelims)					
	Prelims	1	Item	£2,500.00	£2,500.00
	RPII Post Installation Inspection	1	Item	£450.00	£450.00
Sub-total					£27,950.00
Contingency	Contingency @ 10%	1	Item		£2,795.00
Total					£30,745.00

URN	33
Site Name	Swans Length Play Area
Assessment	Already neighbourhood provision. Upgrades required.



Status	Item	No.	Unit	Rates	Cost
Equipment					
Existing	Spinner Bowl	1	Item		
Existing	Springer	1	Item		
Existing	Mixed swings - Replace frame and seat	1	Item		
Existing	Tunnel	1	Item		
Existing	Boulder trail	1	Item		
New	Bespoke Tower with Steel Slide and Bannister Bars	1	Item	£7,890.00	£7,890.00
New	Swing frame	1	Item	£625.00	£625.00
New	Swing seat	1	Item	£125.00	£125.00
New	Embankment slide	1	Item	£10,000.00	£10,000.00
New	Recycled plastic posts for fort	30	Item	£65.00	£1,950.00
New	Timber posts for tunnel	4	Item	£25.00	£100.00
Surfacing					
Existing	Grass				
New	Safer surfacing - rubber mulch	350	Sqm	£95.00	£33,250.00
Fencing / Gates					
Existing	Bow top fencing - Retain	1	Item		
Existing	Maintenance gate - Retain	1	Item		
Existing	Self closing gates - Retain one	2	Item		
New	Dog grid	1	Item	£1,500.00	£1,500.00
Furniture					
Existing	Bench - Retain	1	Item		
Existing	Litter bin - Remove 1	2	Item		
Existing	Play area signage (freestanding)	1	Item		
New	Litter bin	1	Item	£500.00	£500.00
Groundworks					
New	Excavate & 100mm MOT sub-base for safer surfacing areas	350	Sqm	£35.00	£12,250.00
Site Security (Prelims)					
	Prelims	1	Item	£2,500.00	£2,500.00
	RPII Post Installation Inspection	1	Item	£450.00	£450.00
Sub-total					£71,140.00
Contingency	Contingency @ 10%	1	Item		£7,114.00
Total					£78,254.00

URN	4
Site Name	Swans Length MUGA
Assessment	Already neighbourhood provision. Upgrades required.



Status	Item	No.	Unit	Rates	Cost
Equipment					
Existing	MUGA - Retain	1	Item		
Surfacing					
Existing	Macadam surfacing				
New	Repatch surfacing	100	Sqm	£100.00	£10,000.00
Existing	Rebound wall / fencing upgrade	1	item	£10,000.00	£10,000.00
Fencing / Gates					
N/A					
Furniture					
N/A					
Groundworks					
N/A					
Site Security (Prelims)					
N/A					
Sub-total					£20,000.00
Contingency	Contingency @ 10%	1	Item		£2,000.00
Total					£22,000.00

URN	30
Site Name	King George V Playing Field Play Area & MUGA
Assessment	Good for 1-3 years



Status	Item	No.	Unit	Rates	Cost
Equipment					
Existing	Toddler swing	1	Item		
Existing	Junior swing	1	Item		
Existing	Climbing wall	1	Item		
Existing	Climber	1	Item		
Existing	Junior multi play unit	1	Item		
Existing	Toddler multi play unit	1	Item		
Existing	Spinner	1	Item		
Existing	Spica	1	Item		
Existing	Jumper	1	Item		
Existing	MUGA	1	Item		
New	Basket swing replacement	1	Item	£3,000.00	£3,000.00
New	General repairs and maintenance until end of life	3	Years	£3,000.00	£9,000.00
Surfacing					
Existing	Wetpour surfacing				
Existing	Tarmac surfacing				
New	Safer surfacing - Wetpour skim over shrinkage areas	250	Sqm	£50.00	£12,500.00
Fencing / Gates					
Existing	Bow top fencing - Retain	1	Item		
Existing	Dog grid - Retain	1	Item		
Existing	Maintenance gate - Retain	1	Item		
Existing	Self closing gate - Retain	1	Item		
Furniture					
Existing	Bench - Retain	1	Item		
Existing	Litter bin - Retain	1	Item		
Groundworks & removals					
New	Removal of equipment - Trail	1	Item	£5,000.00	£5,000.00
Site Security (Prelims)					
	Prelims	1	Item	£2,500.00	£2,500.00
	RPII Post Installation Inspection	1	Item	£450.00	£450.00
Sub-total					£32,450.00
Contingency	Contingency @ 10%	1	Item		£3,245.00
Total					£35,695.00

URN	657
Site Name	Upland Grove Play Area
Assessment	Good for <1 year



Status	Item	No.	Unit	Rates	Cost
Equipment					
New	Talk & Tumble, Classic, Inground	1	Item	£1,839.00	£1,839.00
New	Swing Frame -Includes 1 Duo Seat (yellow), 1 Cradle Seat & 1 Flat Se	1	Item	£4,268.00	£4,268.00
New	Ladybird Springer	1	Item	£970.00	£970.00
New	Swan Springer	1	Item	£1,371.00	£1,371.00
New	KOMPAN Spinner Bowl Inground 90cm, colour yellow	1	Item	£1,030.00	£1,030.00
New	Tile Slide Frog Play Panel	1	Item	£418.15	£418.15
Surfacing					
New	Safer surfacing - Wetpour	165	Sqm	£65.00	£10,725.00
Fencing / Gates					
New	Bow top fencing	55	Lin m	£60.00	£3,300.00
New	Supply 1m High Prosafe Self Closing Single Gate Powder Coated Yellow	1	Item	£1,250.00	£1,250.00
New	Dog Grid	1	Item	£1,500.00	£1,500.00
Furniture					
New	Pine Bench with Backrest, Inground	1	Item	£600.00	£600.00
New	Litter bin	1	Item	£500.00	£500.00
New	Play area signage (fence mounted)	2	Item	£300.00	£600.00
Groundworks & removals					
New	Removal of all equipment - Toddler Swing & Infant Multi Unit, fencing and furniture	1	Item	£15,000.00	£15,000.00
New	Excavate & 100mm MOT sub-base for safer surfacing areas	165	Squared metres	£35.00	£5,775.00
Site Security (Prelims)					
	Prelims	1	Item	£2,500.00	£2,500.00
	RPII Post Installation Inspection	1	Item	£450.00	£450.00
Sub-total					£52,096.15
Contingency	Contingency @ 10%	1	Item		£5,209.62
Total					£57,305.77

URN	57
Site Name	Kinver Drive Play Area
Assessment	Good for <1 year

Status	Item	No.	Unit	Rates	Cost
Equipment					
New	Talk & Tumble, Classic, Inground	1	Item	£1,839.00	£1,839.00
New	Toddler Spica	1	Item	£1,156.00	£1,156.00
New	Ladybird Springer	1	Item	£970.00	£970.00
New	Water Lilies 4 way Springer	1	Item	£1,172.00	£1,172.00
New	Tile Slide Frog Play Panel	1	Item	£418.15	£418.15
Surfacing					
Existing	Safer surfacing - Retain	102	Sqm		
New	Wetpour surfacing - skim over existing	102	Sqm	£50.00	£5,100.00
Fencing / Gates					
Existing	Bow top fencing - Retain	40	Lin m		
New	Supply 1m High Prosafe Self Closing Single Gate Powder Coated Yellow	1	Item	£1,250.00	£1,250.00
Furniture					
New	Pine Bench with Backrest, Inground	1	Item	£600.00	£600.00
New	Litter bin	1	Item	£500.00	£500.00
New	Play area signage (fence mounted)	2	Item	£300.00	£600.00
Groundworks & removals					
New	Removal of all equipment - Slide, Spica & Seesaw & Furniture	1	Item	£10,000.00	£10,000.00
Site Security (Prelims)					
	Prelims	1	Item	£2,500.00	£2,500.00
	RPII Post Installation Inspection	1	Item	£450.00	£450.00
Sub-total					£26,555.15
Contingency	Contingency @ 10%	1	Item		£2,655.52
Total					£29,210.67

Appendix B – Detailed Assessment of Sites for Further Review

Site ID	650
Site Name	Boleyn Road Play Area
Street Address	Boleyn Road, Rubery, Birmingham, B45 0NG
Hierarchy	Local
Ward	Belbroughton & Romsley
Proposal	Removal of equipped play area. Open Space will be retained and enhanced for informal play and general recreation.
Justification	Boleyn Road play area is classified as local level provision. It is very limited fitness equipment of poor quality. It would need significant investment to upgrade it to an acceptable standard. Since it is 'end of life' it is proposed that the play area is removed.
Impact	<p>Boleyn Road Play Area only serves a very small area on the Birmingham border. The removal of the play area at Boleyn Road would result in only 10 households having to travel further to access play provision. The area is reasonably well served by 3 neighbourhood play spaces within Bromsgrove at:</p> <p>Callowbrook Lane Play Area & MUGA 1800m away (approx. 22-23 minutes' walk) and has adequate play provision.</p> <p>St Chads Rubery Recreation Ground Play Area, MUGA & Skatepark 2200m away (approx. 25-26 minutes' walk) and has adequate play provision.</p> <p>Hopwood Community Centre Playing Fields 2100m away (approx. 25-26 minutes' walk) and has adequate play provision, although this play space is not managed by BDC.</p> <p>The area is also well served by a neighbourhood space just outside of Bromsgrove district:</p> <p>Holly Hill Road Play Area and MUGA 950m away (approx. 11-12 minutes' walk). This play space is managed by BCC and is much better play provision available than that at Boleyn Road.</p> <p>N.B. The residential area to the south is outside of Bromsgrove district and ward boundaries.</p>
Recommendations	Remove Boleyn Road as it only serves a significantly small area and there is access to much better play provision at Holly Hill Road (BCC).



Boleyn Road Location



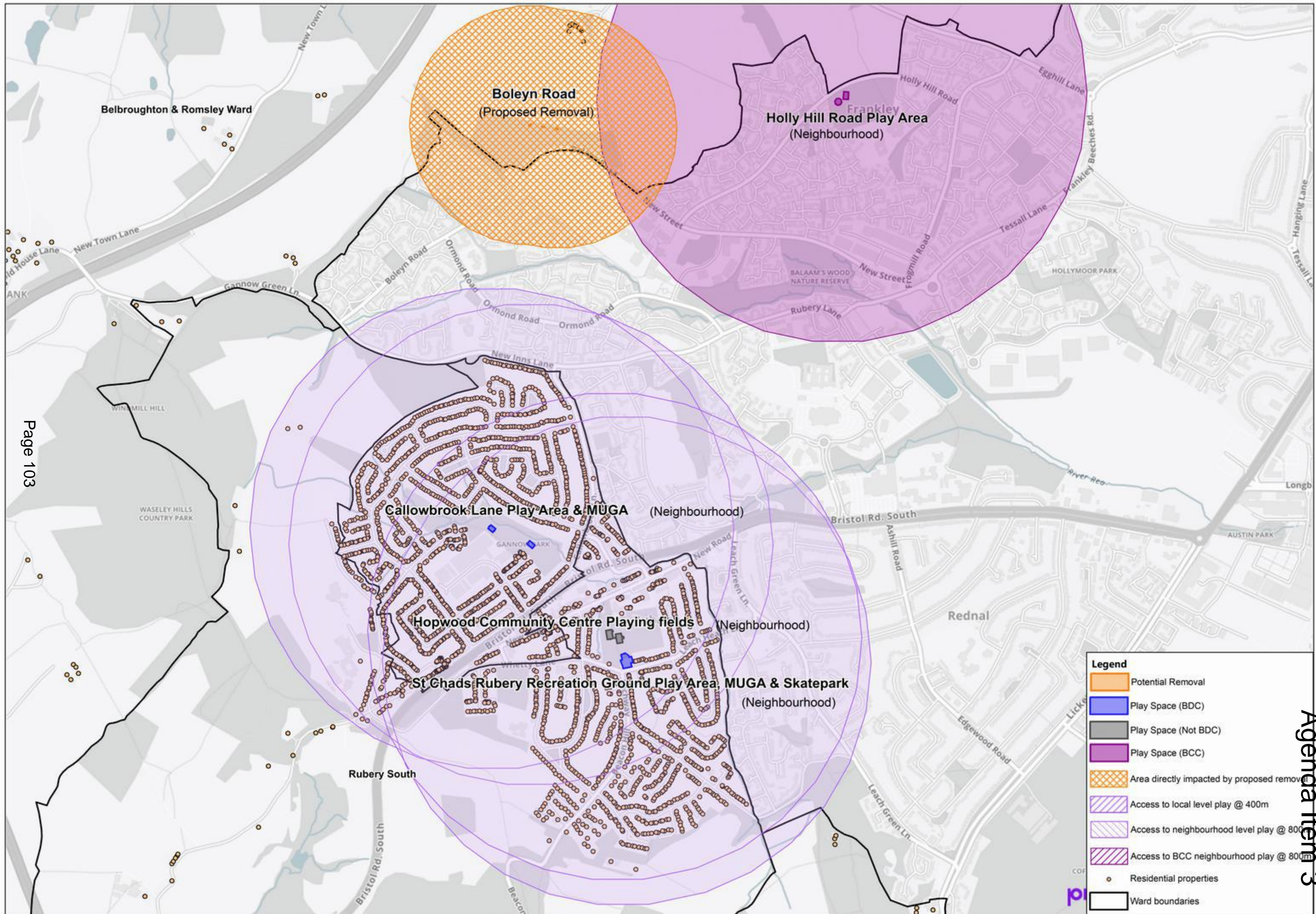
Boleyn Road Equipment



Boleyn Road Equipment



Boleyn Road Equipment



Legend

- Potential Removal
- Play Space (BDC)
- Play Space (Not BDC)
- Play Space (BCC)
- Area directly impacted by proposed removal
- Access to local level play @ 400m
- Access to neighbourhood level play @ 800m
- Access to BCC neighbourhood play @ 800m
- Residential properties
- Ward boundaries

Site ID	609
Site Name	Foxglove Way Play Area
Street Address	Foxglove Way, Lickey End, Bromsgrove, Worcestershire, B60 1GQ.
Hierarchy	Local
Ward	Norton
Proposal	Review the options for enhancing the open space and landscape and the form of play provision.
Justification	Foxglove Way Play Area is classified as local level provision. It is very limited equipment and of poor quality and it is poorly sited very close to neighbouring housing. It would need significant investment to upgrade it to an acceptable standard. Since it is 'end of life' it is proposed that options for the open space are reviewed supported by local consultation.
Impact	<p>Within the local area there is currently a good level of provision, and consideration should be given to exploring the feasibility of enhancing the landscape and open space and considering other forms of informal and natural play provision. There are 3 neighbourhood play spaces at:</p> <p>Lickey End Recreation Ground 800m away (approx. 10 minutes' walk) and has adequate play provision.</p> <p>Barnsley Hall Play Area 1600m away (approx. 20 minutes' walk) and has adequate play provision.</p> <p>Blackwell Park Play Area 2000m away (approx. 24-25 minutes' walk) and has adequate play provision, although this is not managed by BDC.</p> <p>And 1 local play space at:</p> <p>Norton Farm Open Spaces 1200m away (approx. 15 min walk) and has some limited play provision, although this play space is not managed by BDC.</p>
Recommendations	Initial consultation and exploration of options for Foxglove Way commenced in Spring 2022. Further work should be carried out to review these options and to consult locally with residents and children and young people to agree a future vision for the open space.



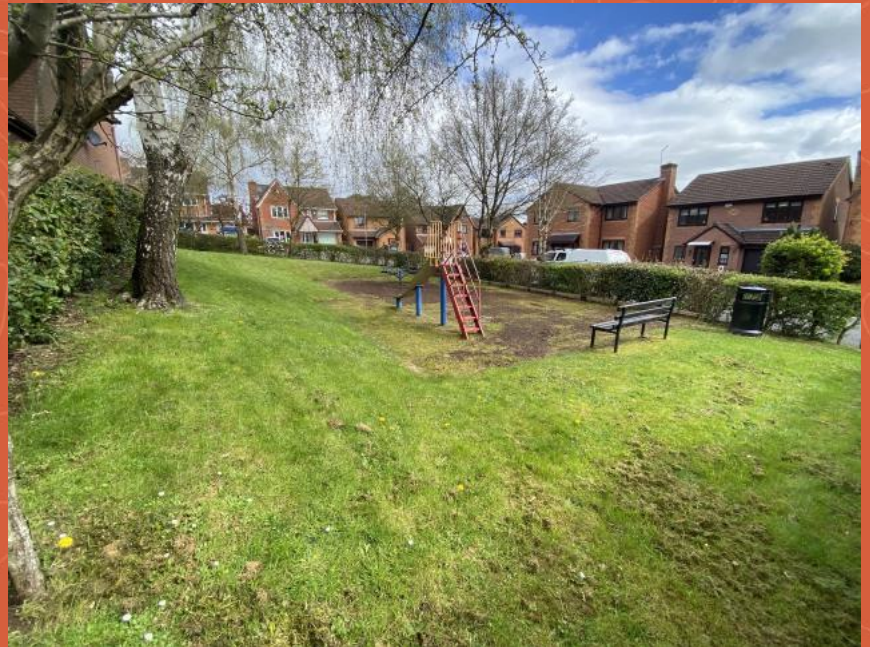
Foxglove Way Location



Foxglove Way Location



Foxglove Way Play Area



Foxglove Way Play Area

Site ID	651
Site Name	Silverdale Play Area
Street Address	Silverdale Close, Sidemoor, Bromsgrove, Worcestershire, B61 8LD
Hierarchy	Local
Ward	Sidemoor
Proposal	Review the options for enhancing the open space and landscape and the form of play provision.
Justification	Silverdale play area is classified as local level provision. It is very limited equipment and the location is poorly sited, wedged in between neighbouring houses with poor access. It would need significant investment to upgrade it to an acceptable standard. Since it is 'end of life' it is proposed that the options for this open space are reviewed.
Impact	<p>The local area is very well served by 4 neighbourhood play spaces at:</p> <p>Laurel Grove / Beech Grove 150m away (approx. 1-2 minutes' walk) and has adequate play provision.</p> <p>King George V Playing Field 650m away (approx. 6-7 minutes' walk) and has adequate play provision.</p> <p>Market Street Recreation Ground 800m away (approx. 10 minutes' walk) and has adequate play provision.</p> <p>Barnsley Hall Play Area 1100m away (approx. 13-14 minutes' walk) and has adequate play provision.</p> <p>And 1 local play space at:</p> <p>Norton Farm Play Area 1000m away (approx. 11-12 minutes' walk) and has some limited play provision, although this play space is not managed by BDC.</p>
Recommendations	Review the options for enhancing the open space based on consultation with local residents and children and young people.



Silverdale Play Area Location



Access to Silverdale Play Area



Silverdale Play Area



Silverdale Play Area

Site ID	58
Site Name	The Coppice Play Area
Street Address	The Coppice, Hagley, Worcestershire, DY8 2XZ
Hierarchy	Local
Ward	Hagley West
Proposal	Review the options for enhancing the open space and landscape and the form of play provision.
Justification	The Coppice Play Area is classified as local level provision. It is very limited equipment and of poor quality and it is poorly sited on a private road and very close to neighbouring housing. It would need significant investment to upgrade it to an acceptable standard. The play area will be retained and options for the open space will be reviewed in 2029-30.
Impact	<p>The local area is generally well served by other provision in Hagley however it is noted that access to other play provision is difficult for young families due to stepped access to the footbridge over the railway line. Nearby provision includes:</p> <p>Neighbourhood Play at Hagley Community Centre Playing Fields & Skate Park 600m away (approx. 6-7 minutes' walk) and has adequate play provision, although this play space is not managed by BDC.</p> <p>And 4 local play space at:</p> <p>Chestnut Drive Play Area 650m away (approx. 6-7 min walk) and has some limited play provision, although this play space is not managed by BDC.</p> <p>The Greenway Play Area 650m away (approx. 6-7 min walk) and has some limited play provision, although this play space is not managed by BDC.</p> <p>Todd Gardens Play Area 1500m away (approx. 19-20 min walk) and has some limited play provision, although this play space is not managed by BDC.</p> <p>Amphlett Close Play Area 1500m away (approx. 19-20 min walk) and has some limited play provision, although this play space is not managed by BDC.</p>
Recommendations	Retain The Coppice play area whilst this meets national standards and then review future options for the open space based on consultation with local residents and children and young people



The Coppice Location



The Coppice Play Area



The Coppice Play Area



The Coppice Play Area

Site ID	31 & 657
Site Name	Upland Grove Play Area & Basketball Court
Street Address	Upland Grove, Bromsgrove, Worcestershire, B61 0EL
Hierarchy	Local
Ward	Norton
Proposal	Upgrade the local level play space and consider the options for the removal of the basketball court.
Justification	Upland Grove Play Area and Basketball Court is classified as local level provision. It is very limited equipment and of poor quality. Since it is 'end of life' the play area and basketball court were considered for removal. The basketball court will be removed but the play area will be retained and invested in to mitigate against deficiency within Norton Ward.
Impact	<p>The area is reasonably well served by 4 neighbourhood play spaces at:</p> <p>Lickey End Recreation Ground 1025m away (approx. 11-12 minutes' walk) and has adequate play provision.</p> <p>Laurel Grove / Beech Grove Play Area 975m away (approx. 11-12 minutes' walk) and has adequate play provision.</p> <p>King George V Playing Field 1300m away (approx. 15-16 minutes' walk) and has adequate play provision.</p> <p>Barnsley Hall Play Area 1050m away (approx. 12-13 minutes' walk) and has adequate play provision.</p> <p>And 1 local play space at:</p> <p>Norton Farm Open Spaces 725m away (approx. 8-9 min walk) and has some limited play provision, although this play space is not managed by BDC.</p> <p>N.B. it is not feasible to upgrade Silverdale Play Area to neighbourhood to address the red deficiency. Silverdale is poorly located in between neighbouring houses with poor access and low use. It would need significant investment to upgrade it to an acceptable standard.</p>
Recommendations	Reinvest to retain as local play provision and review opportunities to enhance to neighbourhood in the future if funding is available. Consult locally to review options for the open space where the basketball court is located.



Upland Grove Location



Upland Grove Play Area



Upland Grove Play Area



Basketball Court

Site ID	69
Site Name	Villiers Road Play Area
Street Address	Enfield Close, Bromsgrove, Worcestershire, B60 3JL
Hierarchy	Local
Ward	Rock Hill
Proposal	Review the options for enhancing the open space and landscape and the form of play provision.
Justification	Villiers Road play area is classified as local level provision. It is very limited equipment of poor quality and the location is poorly sited very close to neighbouring housing. It would need significant investment to upgrade it to an acceptable standard. Since it is nearing 'end of life' the options for play provision at this site should be reviewed.
Impact	<p>If the equipped play were to be removed at Villiers Road this would result in 391 households having to travel further to access play provision. However, the area is reasonably well served by 3 neighbourhood play spaces at:</p> <ul style="list-style-type: none"> • Charford Recreation Ground 1225m away (approx. 15 minutes' walk) and has adequate play provision which is expected to be upgraded over the next 5 years. • Sanders Park 1525m away (approx. 19-20 minutes' walk) and has adequate play provision. • Aston Fields 1825m away (approx. 22-23 minutes' walk) and has adequate play provision. <p>A local space which is expected to be upgraded to neighbourhood level over the next 5 years:</p> <ul style="list-style-type: none"> • Fordhouse Road Play Area 2000m away (approx. 24-25 minutes' walk). <p>And a further 3 local spaces, none of which are maintained by BDC:</p> <ul style="list-style-type: none"> • Heath Close Play Area 1250m away (approx. 15 minutes' walk) and has some play provision. • Stoke Prior Play Area 1350m away (approx. 16 minutes' walk) and has some play provision. • Compass Way Play Area 1750m away (approx. 21-22 minutes walk) and has some play provision. <p>New neighbourhood level provision is planned as part of the Bellway Whitford Heights housing development which is currently under construction to the North. This play area will fall under BDC management and will be located roughly 1200m away (approx. 15 minutes' walk).</p>
Recommendations	Review the options for enhancing the open space based on consultation with local residents and children and young people. Options to be considered in the context of new play provision to be provided at Whitford Heights.



Villiers Road Location



Villiers Road Play Area



Villiers Road Play Area



Villiers Road Play Area

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Bromsgrove Local Heritage List

Relevant Portfolio Holder	Councillor Kit Taylor
Portfolio Holder Consulted	Yes
Relevant Head of Service	Ruth Bamford
Report Author Mary Worsfold	Job Title: Principal Conservation Officer Contact email:m.worsfold@bromsgroveandredditch.gov.uk Contact Tel: 01527 881329
Wards Affected	All wards
Ward Councillor(s) consulted	Yes
Relevant Strategic Purpose(s)	Economic Regeneration and Environment
Non-Key Decision	
If you have any questions about this report, please contact the report author in advance of the meeting.	

1. RECOMMENDATIONS

The Cabinet RECOMMEND that: -

- 1.1 The Local Heritage List at Appendix 1 for the following parishes is adopted.
 Alvechurch
 Beoley
 Belbroughton and Fairfield
 Dodford with Grafton
- 1.2 The wording of the Officer Scheme of Delegations for the Local Heritage List be updated as set out in Appendix 2.
- 1.3 The amended Local Heritage List Strategy set out at Appendix 3 be approved.

2. BACKGROUND

- 2.1 This report updates Members on the task being undertaken by the Conservation Team to prepare the Bromsgrove Local Heritage List (LHL). Work on the lists for the Parishes of Alvechurch, Beoley, Belbroughton and Fairfield and Dodford with Grafton has been completed and Members are being asked to recommend to Council that the final version of the list which covers these areas be approved. The report also gives an update on progress for other areas of the District.

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2.2 In preparing this report the governance and decision making background for approval of the LHL has been re-visited. This has resulted in the need for some adjustments as set out in paragraphs 3.16 to 3.20. The changes are around ensuring the final list is approved by the correct decision making arm of the Council, and do not affect the consultation process itself or the day to day work being carried out by the Conservation Team.

3. OPERATIONAL ISSUES

3.1 Cabinet approved a revised Local Heritage List Strategy in March 2024. The Strategy can be summarised as follows;

- Local lists identify heritage assets which are valued by local communities and contribute to the character and local distinctiveness of an area.
- The use of local lists is promoted by the National Planning Policy Framework (NPPF)
- The Bromsgrove District Plan (2017) acknowledges the importance of adopting a local list to formerly identify the locally important heritage assets within the district.
- Heritage assets on the Local Heritage List will not have the same protection as those on the Statutory List, although the Historic Environment policies in the District Plan support the retention of heritage assets on the list. Assets identified on a local list will merit consideration in the planning process.
- The more robust the process for adding a heritage asset to the local list, particularly in terms of the selection criteria, the greater the weight for protecting the asset.
- Inclusion of a heritage asset on the list will provide clarity to owners, developers and the local planning authority allowing all parties to consider the significance of the asset at an early stage.
- Criteria for inclusion on the Local Heritage List have been identified, and include Age, Authenticity and Rarity, Architectural Interest, Historic Interest and Townscape/Villagescape/Landscape interest. Candidates need to satisfy the first criteria and at least one other.
- The LHL will be prepared on a parish by parish basis. The conservation team will consider all nominations and will also survey the area to identify further properties which meet the criteria. They will then prepare a draft list.
- Following a period of public consultation, including with the owners of these properties, a final report will be prepared for Cabinet with the proposal that the Parish LHL is adopted and becomes a material consideration in the planning process.

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- 3.2 Heritage assets on a local list do not attract additional consent requirements, unlike statutory listed buildings where listed building consent is required for all alterations, over and above those required for planning permission.

- 3.3 Heritage assets identified on a local list, are recognised by the local authority as having heritage significance, and therefore will merit consideration in planning matters. When considering planning applications which impact on heritage assets on the local list, the LPA is required to take a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset, in determining the application.

- 3.4 There is no appeal procedure if an owner believes their property should not be included on the list. The statutory listing process similarly has no appeal process.

- 3.5 The revised Strategy incorporated an amended consultation process to improve public engagement.

- 3.6 Draft lists for Alvechurch, Beoley, Belbroughton and Fairfield, and Dodford with Grafton Parishes, were compiled earlier this year, ready for consultation. These lists add 140 properties to the draft LHL, and cover a diverse range of properties including houses, schools, village halls, places of worship and canal infrastructure.

- 3.7 A six-week consultation period commenced on Monday 27th May. Letters were sent to all owners/occupiers providing information about the consultation, including the listing for their property. This included a description and information on how the building met the LHL criteria. It also detailed the consultation event to be held in each parish as well as other ways of contacting the Conservation Team to discuss. Comments were invited. Parish councils and ward members were also notified. The LHL page on the Conservation Section of the BDC website also provided details of the consultation, links to all relevant documents as well as the draft lists by parish. The BDC Comms Team also promoted the consultation using social media.

- 3.8 Conservation officers held conservation events in the village hall in each parish. Information on the LHL was available and conservation officers answered questions. Attendance was as follows;

Alvechurch	12
Beoley	14
Belbroughton and Fairfield	6
Dodford with Grafton	20

Approximately 5 telephone calls were also received, as well as written comments.

- 3.9 The majority of people who contacted officers were happy for their properties to be included on the LHL. Most were seeking clarification on the implications of their property being on the list. Some provided additional information or queried information in the descriptions, which allowed descriptions to be amended.
- 3.10 Seven objections were received. The Conservation Team considered the objections and reconsidered the properties. In all cases it was considered that the properties met the criteria and should be included on the list, although descriptions and reasons for inclusion were amended in light of the comments and the re-examination.
- 3.11 Five further nominations were submitted. Of these, two are supported by the Conservation Team, one had already been considered and rejected, one is listed so cannot be included, and the Wiggins Memorial Park in Alvechurch will be considered when we consider parks and gardens as a separate category within the LHL. The owners of the two supported nominations have been consulted
- 3.12 Following completion of the Consultation process and having considered all the comments received, the LHL for each parish has now been finalised, and can be found at Appendix 1. We are asking Cabinet to recommend that Council approve the LHL list for these parishes which will then become a material consideration in the planning process.

Further Local List update

- 3.13. As requested by the Overview and Scrutiny Board officers are also in a position to update on overall progress with the LHL as follows. Work continues on the lists for Bromsgrove Town, and the parishes of Lickey and Blackwell and Wythall. In relation to Bromsgrove Town a meeting was held with the History Group of the Bromsgrove Society and copies of our working spreadsheet made available to them in June. We understand that we will receive feedback from them shortly, but they have only had the resources to look in detail at a few areas. All interest and information is gratefully received.
- 3.14. Since the previous Cabinet Report one member of the Conservation Team left in May, this was reported to the Overview and Scrutiny Board

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in our July report to them. A replacement has been recruited and started work in late September. The vacancy has impacted on the progress to date. In addition, the admin processes required to set up and carry out the consultation process took longer than expected. We have already begun to redesign this part of the process; we have brought in extra resource from within the team to manage the project leaving the conservation officers to focus on the technical assessment work. Additionally, we have also looked at better use of the GIS and databases to digitise as much of the process as possible again to help not only speed things up but also to pre-empt changes likely to flow from the corporate GIS strategy. We are currently in the process of rationalising the way data from the Historic Environment Record is moved over onto our database to avoid the duplication of backroom processes.

- 3.15 The new conservation officer has made a start on Bournheath Parish. The work on Wythall and Bromsgrove, subject to the input from the Bromsgrove Society is nearer completion. Work on Lickey and Blackwell has been delayed due to the Principal Conservation Officer responding to the consultation on the first four parishes. We should be in a position to go out to consultation on the next four parishes in the early part of next year. We will then move onto preparing another tranche of draft lists.

Governance implications for final approval of the Local Heritage List

- 3.16 Further consideration of the final sign off process has highlighted that the decision maker for approval of the Local Heritage List should be Council. The original report to Members on developing the LHL in November 2013 identified this as the decision making route and introduced delegations from Council to the Head of Planning to achieve this.
- 3.17 By way of further explanation, Members are asked to note that the broad rules about decision making for different arms of the Council on different topics are set out in the Local Authorities (Functions and Responsibilities) (England) Regulations 2000. In particular Schedule 3 deals with functions that “are not to be the sole responsibility of the authority’s executive”. The list of strategies and plans in that section includes development plan documents. As Members are aware, the LHL is closely aligned to Bromsgrove District Plan Policy 20 Managing the Historic Environment and as such advice from officers is that final approval should be from Council.
- 3.18 Having now worked through a complete cycle of drafting local lists, publication, consultation and re-drafting final lists, as can be seen from

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this report the process in terms of staff input has been quite intensive. The consultation phase seems to have been well received and there has been good engagement with the local communities and property owners. Members have been able to have input through Overview and Scrutiny and progress is now being made to move on to consulting on further areas in the District. It has been identified that there are potential data protection issues associated with publishing the consultation comments in a report that would be publicly available and officers are proposing to amend this part of the process.

- 3.19 Taking all that into account, together with the updated advice on where the decision making sits, officers have suggested amendments to the delegations set out in the Constitution. Attached at Appendix 2 is the current set of delegations for the Local Heritage List taken from the Officer Scheme of Delegations. Some changes to the wording are being suggested for clarity.
- 3.20 Members are therefore asked to approve the amendments to the Scheme of Delegations as set out in Appendix 2 and the consequential updates to the Local Heritage List Strategy as set out at Appendix 3.

4 FINANCIAL IMPLICATIONS

- 4.1 There are no direct financial implications arising out of this report.

5. LEGAL IMPLICATIONS

- 5.1 The use of local lists is promoted by the NPPF, which advises local planning authorities in Paragraph 190 to 'set out in their local plan a positive strategy for the conservation and enjoyment of the historic environment'. It is emphasised that 'they (LPAs) should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance'. In light of the NPPF, the Bromsgrove District Plan (2017) acknowledges the importance of adopting a local list to formally identify the locally important heritage assets within the District. (See paras BDP 20.12, BDP 20.13 & BDP20.14)
- 5.2 Schedule 3 of the Local Authorities (Functions and Responsibilities) (England) Regulations 2000 refers to functions that "are not to be the sole responsibility of the authority's executive". The list of strategies and plans in that section includes development plan documents The LHL is closely aligned to Bromsgrove District Plan Policy 20 Managing the Historic Environment and as such final approval of the LHL should

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be from Council, or alternatively another decision maker to which Council has made a delegation.

6. OTHER IMPLICATIONS

Relevant Strategic Purpose

6.1 Economic Development and Environment

The identification and inclusion of local heritage assets on the LHL will help to ensure that the local distinctiveness of Bromsgrove will be maintained and managed further, making the area an attractive place to locate and do business whilst at the same protecting the environment.

Climate Change Implications

6.2 It is not considered that the proposed action will have any climate change implications.

Equalities and Diversity Implications

6.3 There are not considered to be any customer/equality or diversity implications. The consultation will be carried out in line with established consultation processes the planning department frequently use.

7. RISK MANAGEMENT

7.1 The following risks have been identified in relation to this report : -

- Failure to ensure that approval of the LHL is made by the correct decision maker within the Council could lead to future planning decisions made in reliance on the contents of the list being subject to legal challenge.
- Failing to progress efficiently with the overall process of developing the LHL may undermine the identification and preservation of heritage assets.
- The Council is taking steps to update the process to ensure that there is no risk of personal information being released.

8. APPENDICES and BACKGROUND PAPERS

Appendix 1 Local Heritage List for Alvechurch, Beoley, Belbroughton and Fairfield and Dodford with Grafton Parishes

Appendix 2 Extract from Officer Scheme of Delegations

Appendix 3 Local Heritage List Strategy Document

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9. REPORT SIGN OFF

Department	Name and Job Title	Date
Portfolio Holder	Councillor Kit Taylor	
Lead Director / Head of Service	Ruth Bamford – Assistant Director Planning and Leisure Services	
Financial Services	Pete Carpenter - Director of Resources/Deputy Chief Executive	
Legal Services	Claire Felton – Assistant Director Legal Democratic & Property Services	
Policy Team (if equalities implications apply)	N/A	N/A
Climate Change Officer (if climate change implications apply)	N/A	N/A

Scarfield Wharf Stables

Scarfield Hill

B48 7SQ

Alvechurch

BDC ID ALV001

Description / Summary

Stable building, probably built in 1861 after the 1847 wharf enlargement. A smaller building appears on the 1842 Tithe map, and this may be incorporated in the current building, but there are no obvious indications in the building fabric. Scarfield Wharf was originally constructed around 1806, following the construction of the canal stretch between Hopwood and Tardebigge, and included a winding hole, stables, machine house and weighbridge, the latter of which was taken from Hopwood Wharf. In 1808 the wharf was the southern terminus for a horse-drawn packet boat service, conveying goods and people between Alvechurch and Birmingham, although this enterprise only lasted 5 years. The stables likely used bricks from the then nearby Wynn's Brickworks, which operated from 1860-1939.

Age, Authenticity and Rarity

Mid-C19th with possible earlier parts incorporated. There are minimal signs of change to principal form and fabric since 1861, although windows and rainwater goods appear to be modern. The building is one of only a handful of surviving historic wharf buildings in the area.

Architectural Interest

Simple, utilitarian form with interesting brickwork.

Historic Interest

Historic association with the canal, particularly associated with Wynn's Brickworks as probable supplier for its principal fabric, and subsequent occupier as the brickworks leased the wharf for transporting its goods.

Townscape/Villagescape/Landscape Interest

Positive contribution to canal corridor, strengthening the line of the bridge and marking an intersection of travel modes.

New Alvechurch Marina Building

Scarfield Hill

B48 7SQ

Alvechurch

BDC ID ALV002

Description / Summary

Marina Offices and Chandlery, built in the 1980s-90s, to designs from local firm Frank Helm Associates.

Age, Authenticity and Rarity

Late C20th, but an authentic and unique design; possibly the only purpose-designed modern canal building in the area.

Architectural Interest

Unique, modern form appearing to reference the 'cloth and plank' cargo section of historic working canal boats. The building is designed specifically for visual interest as opposed to a utilitarian 'shed'.

Historic Interest

The conversion of the wharf from industrial use to leisure use was a key moment in its history and ensured its ongoing survival as a piece of canal infrastructure. The Marina building has been the hub of local canal life for over 40 years.

Townscape/Villagescape/Landscape Interest

Positive contribution to canal corridor, modern but not jarring or harmful.

The Weighbridge Freehouse

Scarfield Hill

B48 7SQ

Alvechurch

BDC ID ALV003

Description / Summary

Pub, originally weighbridge offices and machine room, probably built/rebuilt in 1847 as part of the wharf's expansion. It was converted to a pub in the late C20th after falling into disuse.

Age, Authenticity and Rarity

Mid-C19th with C20th conversion to pub. Exterior is well preserved; the only known surviving weighbridge building in the area.

Architectural Interest

Symmetrical composition, casement windows with raking surrounds, decorative brick hood moulds, large first floor window to gable facing canal.

Historic Interest

Historic association with the canal function, weighing goods for further transit at the road intersection, more recent social/communal importance as a pub.

Townscape/Villagescape/Landscape Interest

Positive contribution to canal corridor, marking intersection of travel modes.

The Hydraulic Ram House

Located to the east of Rowney Gree

Rowney Green

BDC ID ALV0069

Description / Summary

A small brick structure with a flat roof. Located by a water course on the edge of Rowney Green. It was not possible to access so it was not clear whether any machinery remains. Hydraulic rams used gravity and water pressure to pump water.

Age, Authenticity and Rarity

Installed in the 1880's using just the energy of the stream to provide running water to both Rowney Green House Farm and Seechem Manor - over half a mile away. It only appears on the Third Edition of the OS in 1928.

Architectural Interest

Historic Interest

Provided an early supply of running water to properties in the village.

Townscape/Villagescape/Landscape Interest

Hopwood Village Hall

Birmingham Road

B48 7AL

Hopwood

BDC ID ALV011

Description / Summary

Village Hall, formerly a lemonade factory given to the village by F.J.Batchelor, extended, converted and opened in 1914.

Age, Authenticity and Rarity

Largely early C20th conversion with late 20th century windows. Overall form is well preserved.

Architectural Interest

Large, striking bay window facing Birmingham Road, rowlock brick with plain tile window cills.

Historic Interest

Historic communal value, having been gifted to the village, and a focus of community life for over 100 years.

Townscape/Villagescape/Landscape Interest

Positive feature, standing forward of predominant building line. Marks a 'second centre' for Hopwood village along with the canal bridge.

Wharf Cottages

Callow Hill Road

B48 7LR

Alvechurch

BDC ID ALV013

Description / Summary

Cottages, formerly stables to Callow Hill Wharf from mid-C19th, which operated as a coal yard until around the 1920s.

Age, Authenticity and Rarity

Mid-C19th construction showing rare use of stone; very unusual for a low-status building of this age, which gives credence to the rumour that the stone was repurposed from Butterfield's demolition work at the nearby St. Lawrence's Church. Windows are modern Upvc replacements and there are signs of infilled openings.

Architectural Interest

Use of coursed, roughly squared stone, possibly taken from the village church. The slate roof has an unusually low pitch.

Historic Interest

Historic association with the canal's industrial use and the associated coal yard.

Townscape/Villagescape/Landscape Interest

Positive contribution to canal corridor, marking intersection of travel modes.

Agenda Item 4

The Bakery, 1A

Latimer Road

B48 7NP

Alvechurch

BDC ID ALV014

Description / Summary

Part of former bakehouse, interwar, converted to dwelling in 1980s/90s.

Age, Authenticity and Rarity

Interwar building with later modifications, showing unusual design. Appears reasonably well preserved; porches and dormer may be later additions; windows may not be original.

Architectural Interest

Lancet Gothic features, rare for this era where diluted Arts & Crafts/Edwardian style dominated. Reversed gambrel roof and string course with corbelled corners add interest.

Historic Interest

Part of original bakery serving workers on interwar "New Station Road" estate, near train station.

Townscape/Villagescape/Landscape Interest

Unique building within an otherwise homogenous streetscape, positive contribution.

Rosemary Cottages

Bittell Road

B48 7BN

Alvechurch

BDC ID ALV018

Description / Summary

C19th cottages with functional connection to the canal and the needle-making industry.

Age, Authenticity and Rarity

C19th, present on 1842 Tithe map. Simple/typical form, modernised with render and Upvc windows.

Architectural Interest

Historic Interest

Original two dwelling occupied by John Wareing in 1842 with wife and three sons, he was a 'Canal Labourer' and two of his sons were needle-makers. Connection with both canal and needle-making is important to the area; it is not clear if the house itself hosted cottage industry needle making.

Townscape/Villagescape/Landscape Interest

Positive contribution to reservoir and canalside landscape; unusual interjection sitting in lowland adjacent to embanked, raised canal.

Agenda Item 4

457

Birmingham Road

B97 6RL

Alvechurch

BDC ID ALV022

Description / Summary

Interwar, Modernist dwelling.

Age, Authenticity and Rarity

Constructed between 1927 and 1938, in a Modernist style, rare in the region, and reasonably well preserved in overall form.

Architectural Interest

Unusual and well executed Modernist dwelling.

Historic Interest

Townscape/Villagescape/Landscape Interest

Positive contribution to streetscape as a standout piece of architectural design.

The Crown Inn

Withybed Lane

B48 7PN

Alvechurch

BDC ID ALV031

Description / Summary

C19th boaters' inn, known locally as the 'Drawbridge' or 'Heave-up' due to the former vertical lift bridge that was nearby.

Age, Authenticity and Rarity

C19th, well preserved inn with attached stable block intact; some later subservient additions.

Architectural Interest

Simple architecture with some interesting details, including double rowlock segmental arch heads to ground floor windows, timber shutters to first floor, and dentilled eaves. Brickwork is flemish bond, accentuated with light headers.

Historic Interest

Social importance to village; historically more so to the canal and local Withybed community.

Townscape/Villagescape/Landscape Interest

Positive contribution to canal corridor and road, marking intersection of travel modes and gateway to Withybed Green.

Havencroft Nursing Home

Formerly The Elms, Birmingham Roa

B48 7AS

Hopwood

BDC ID ALV032

Description / Summary

Large, late C19th house occupying a prominent position in Hopwood, now a care home.

Age, Authenticity and Rarity

Late C19th with well-preserved frontage, but heavily extended to rear.

Architectural Interest

Asymmetrical composition with three bays. Left hand bay has canted bay window to ground floor with pediment; main entrance to central bay with moulded, two centred arch and brick buttressed porch with modillioned, moulded cornice and shaped pediment; right hand bay has two storey bay window with octagonal turret roof and three windows per storey under gauged brick segmental arches with key blocks and drip moulds. Roof is clay tiled with fish scale banding, attic storey dormer over central bay and gable over left hand bay.

Historic Interest

Original high status dwelling, occupied by Phoebe L Baker, widower of Richard Skidmore. Baker gave almshouses to Belbroughton (Wood Lane) in 1903.

Townscape/Villagescape/Landscape Interest

Landmark building in streetscape with mature tree screen to frontage.

1 & 2

1 & 2 Birmingham Road, Hopwood

B48 7TR

Hopwood

BDC ID ALV036

Description / Summary

C19th canal cottages associated with original Hopwood Wharf.

Age, Authenticity and Rarity

Early to mid-C19th, plan form and simplicity preserved, but otherwise modernised.

Architectural Interest

Simple cottages, painted brick and recently re-roofed in clay tiles.

Historic Interest

Only surviving remnant of Hopwood Wharf after road widening and ceasing of the wharf's activities, housed canal workers including fume extraction attendant for Wast Hills Tunnel.

Townscape/Villagescape/Landscape Interest

Forms gateway with pub opposite, marking location of canal/road intersection and the beginning of the southern portion of the village.

Post Office and Adjoining Building, 1

Bear Hill

B48 7JX

Alvechurch

BDC ID ALV037

Description / Summary

C18th former grammar school, later post office and shops in village centre.

Age, Authenticity and Rarity

C18th origins with later modifications, but reasonably well preserved overall form and materials.

Architectural Interest

Hipped slate roof with brick stacks, dentilled eaves. Rounded arch windows to second floor of left hand, rendered unit, with bow window to ground floor shop. Tripartite window to first floor projecting section of right hand unit and attractive, curved corner shop front to ground floor. Also, to the side and visible from access, original external stair on west gable end, originally leading to 2nd floor dormitories, and blue brick, gothic arched entrance door below.

Historic Interest

Originally a grammar school for the village, later post office and shops; a central part of village life under its various guises.

Townscape/Villagescape/Landscape Interest

Marks the edge of the retail/commercial centre of the village, forming a gateway with the village hall opposite.

Town Mill

Radford Road

B48 7LD

Alvechurch

BDC ID ALV038

Description / Summary

Former flour mill dating from 1875 at the edge of the village centre, now converted into commercial offices.

Age, Authenticity and Rarity

Late C19th, converted and modified but street-facing frontage is preserved. Rare example of remaining industrial building in local area.

Architectural Interest

Designed by locally renowned architect E.A. Day, nephew and inheritor of the practice of Henry Day, also responsible for a number of schools and churches, and one time mayor of Worcester. The principal building is three storeys with four bays, regularly laid out in typical industrial fashion with multipane windows under brick segmental arches.

Historic Interest

Historic economic importance to the village as a place of industry and employment.

Townscape/Villagescape/Landscape Interest

Set back from the road, marks the edge of the village on the eastern extent along Radford Road.

The Old School House

School Lane

B48 7SA

Alvechurch

BDC ID ALV039

Description / Summary

Dwelling constructed circa 1856, originally attached to adjacent former school as schoolmaster's house.

Age, Authenticity and Rarity

Mid-C19th, extended and adapted, but main body and more decorative east façade remain intact.

Architectural Interest

Designed by renowned architect William Butterfield. Roughly symmetrical east façade with half-hipped, clay-tiled roof and off-centre, stepped brick stack. First floor has black brick diapering and three casement windows. Ground floor has two casement windows under flat, polychromatic arches with segmental relieving arches above, and a central, stepped and gabled porch with such a shallow projection that its gable parapet doubles as its roof.

Historic Interest

Connection with the adjacent school, built to serve the parish in the nineteenth century.

Townscape/Villagescape/Landscape Interest

Limited, edge of village and not particularly prominent.

Methodist Chapel

Chapel Lane

B48 7QH

Rowney Green

BDC ID ALV040

Description / Summary

Wesleyan chapel built in 1869, remains in use as a village church.

Age, Authenticity and Rarity

Mid-late C19th, extended to rear but otherwise well preserved; locally rare.

Architectural Interest

Simple, understated but with distinctive classical features; clearly Nonconformist.

Historic Interest

Local communal importance to village as a spiritual base and centre of community life.

Townscape/Villagescape/Landscape Interest

Limited contribution due to location and scale.

Baptist Chapel

Red Lion Street

B48 7LG

Alvechurch

BDC ID ALV041

Description / Summary

Baptish chapel built in 1860, remains in use as a Baptist church.

Age, Authenticity and Rarity

Mid-C19th, extended and adapted, but main body and more decorative east façade remain intact. Sunday school to rear added 1928 by Bloomer and Gough. Church is well preserved and locally rare.

Architectural Interest

Designed by well-known architect James Cranston in a High Victorian Gothic style. Cranston was also architect of, inter alia, the Grade II* listed pump rooms at Tenbury Wells. The church northeast gable of the church has grouped lancet windows in stone tracery, with a sawtooth brick, pointed arch. The east entrance door has a similar arch, whilst two small windows either side of the central group are set under drip moulds. The buidling is mainly brick and includes black/red polychromy.

Historic Interest

Local communal importance to village as a spiritual base and centre of community life.

Townscape/Villagescape/Landscape Interest

Positive contribtution to streetscene; set back from established frontage line, but making its presence known through its decorative quality.

Old Railway Station

Station Road

B48 7SE

Alvechurch

BDC ID ALV042

Description / Summary

Railway station built in 1859 as part of the Redditch railway. Now in use as a children's nursery.

Age, Authenticity and Rarity

Mid-C19th, extended and modified but the principal form is intact. The only station in this parish.

Architectural Interest

Simple single storey brick building with deep verge overhangs. Windows have rendered segmental arches with keyblocks.

Historic Interest

Important transport node historically connecting Alvechurch to surrounding towns and Birmingham; catalyst for growth of the village towards the southwest.

Townscape/Villagescape/Landscape Interest

Limited contribution due to location and scale.

Bordesley Park Farmhouse

Dagnell End Road

B98 9BH

Beoley

BDC ID ALV045

Description / Summary

Bordesley Park Farm, Alvechurch. Partially extant 17th century unlisted farmstead with unconverted buildings.

Age, Authenticity and Rarity

Farmstead with C17th origins, now in use as a wedding venue.

Architectural Interest

The main farmhouse is a fairly typical brick building, with some diapering, segmental arched windows and a prominent east gable stack. Timber framing is visible to the rear, and one of the outbuildings has a gable dovecote which matches with an outbuilding on the Bordesley Hall site, 1.35km northwest.

Historic Interest

Historically associated with Bordesley Hall.

Townscape/Villagescape/Landscape Interest

Positive contribution to Bordesley Park landscape as a historic farmstead.

Lodge Farm (now Rowney Lodge Farm and Alpine Lodge Farm)

Rowney Green Lane

B48 7QZ

Rowney Green

BDC ID ALV046

Description / Summary

Early C19th farmstead.

Age, Authenticity and Rarity

At least 1842 (present on Tithe maps); appears to be earlier, farmhouse has been extended and modified but east façade is relatively well preserved. Farmstead retains some original outbuildings. The ownership of Lodge Farm was subdivided in the mid-1980s when the barns and some plots of land were sold off.

Architectural Interest

Farmhouse appears to follow Georgian fashion, with 3 symmetrical bays, low-pitched, hipped slate roof and a rounded arched entrance fanlight. The upper central and right windows are 4/8 sashes without horns, possibly original; the remainder are likely later replacements.

Historic Interest

No known notable associations or inhabitants.

Townscape/Villagescape/Landscape Interest

Positive contribution to landscape as a partially preserved farmstead.

Village Hall

Bear Hill

B48 7JX

Alvechurch

BDC ID ALV047

Description / Summary

Early C20th village hall.

Age, Authenticity and Rarity

Built in 1929, principal features are preserved although the dormer windows appear to have been replaced with Upvc.

Architectural Interest

Designed by Bloomer and Gough, red brick on stone plinth. Brick is in fourth course Flemish bond with black headers and has contrasting brick quoining. Windows to the east projecting gable have multi-layered, tile crease lintels, whilst those on the main body of the building are set between brick pilasters and have decorative brick and tile sub-cills. Doors have vertical, riveted timber bars. There are four, waney-edge timber dormers to the roof, with a louvred timber cupola to the ridge.

Historic Interest

Historic communal interest as a social hub to the village.

Townscape/Villagescape/Landscape Interest

Prominent building on Bear Hill with unique architectural character.

Tunnel House

Wast Hills Lane

B48 7AT

Hopwood

BDC ID ALV048

Description / Summary

House adjacent to south entrance to Wast Hills tunnel, probably late C18th. Currently unoccupied and boarded up.

Age, Authenticity and Rarity

Late C18th, updated roof and porch extension; windows are boarded but potentially historic, overall form is well preserved. Unique building function in area.

Architectural Interest

Simple brick building with clay tiled roof, central and end stacks. Windows have two-layered segmental arches with a bottom row of red, rowlock bricks and a top row of blue brick headers.

Historic Interest

Historically associated with the canal tunnel's operation, important to local industry and commerce.

Townscape/Villagescape/Landscape Interest

Prominent feature on Wast Hills Lane, very close to roadside and helping to mark the presence of the canal which is otherwise hidden in a deep cutting.

2, 4, & 6

Swan Street

B48 7RP

Alvechurch

BDC ID ALV049

Description / Summary

Row of C18th cottages, originally a workhouse, now three dwellings including a barbers in Number 4.

Age, Authenticity and Rarity

C18th origins, evidence of workhouse use is now limited; interior plan form may still show indications. Number 4's ground floor shop front is heavily modified. Rare typology for area.

Architectural Interest

Two-storey, linear brick range with slate roof and single brick stack. Dentilled eaves, three course brick string at first floor level and segmental brick arches to ground floor windows. The building's plinth shows signs of an older building beneath, including contrasting brickwork and stone to the north end.

Historic Interest

Historical use as a workhouse is of interest, important to the area's social history.

Townscape/Villagescape/Landscape Interest

Not highly significant, but maintains the continuous building line along the west side of Swan Street.

Groveley Hall (Groveley House)

Birmingham Road

B31 4UH

Hopwood

BDC ID ALV050

Description / Summary

Originally C16th farmstead with substantial later alterations and extensions, now a dwelling.

Age, Authenticity and Rarity

C16th origins, heavily modified and extended, but rare for its age. Some parts of timber frame still visible externally.

Architectural Interest

Timber frame and brick farmhouse, large modern brick extensions are of low interest.

Historic Interest

The manor of Groveley was owned in 1536 by the college of Westbury and granted to Sir Ralph Sadleir in 1544, then sold to John Coombes in 1548-9, and again to Sir John Lyttelton in 1550. Early in the nineteenth century it was sold by Robert Middleton Biddulph to John Pickering.

Townscape/Villagescape/Landscape Interest

Positive contribution to landscape as a partially preserved farmstead.

Station Road Bridge (Bridge 60), Worcester and Birmingham Canal

Station Road

B48 7SQ

Alvechurch

BDC ID ALV051

Description / Summary

Early C19th road canal road bridge.

Age, Authenticity and Rarity

Early C19th. Parapets rebuilt in poorly matched brickwork, but overall form is retained, as are stone end pier caps and the brickwork below road surface level. The lower parts of the arch stilt arrises, towpath side, have been replaced in blue brick, presumably due to previous rope wear.

Architectural Interest

Stilted arch road bridge, fairly typical design, stone end pier caps remain.

Historic Interest

Important as adjacent to first wharf on this section of the canal, key intersection for passenger boat trips also.

Townscape/Villagescape/Landscape Interest

Positive contribution as typical hump-backed canal bridge within canal environment

Bittell Bridge (Bridge 66), Worcester and Birmingham Canal

Bittell Farm Road

B45 8BJ

Alvechurch

BDC ID ALV052

Description / Summary

Early C19th road canal accommodation bridge.

Age, Authenticity and Rarity

Early C19th. North side substantially rebuilt, but south side is substantially original.

Architectural Interest

Stilted arch road bridge, fairly typical design, rounded stone coping to south parapet remains.

Historic Interest

Marker of canal history, connecting local Bittell Farm with its land.

Townscape/Villagescape/Landscape Interest

Positive contribution as typical hump-backed canal bridge within canal environment.

Hopwood Bridge (Bridge 68), Worcester and Birmingham Canal

N/A B48 7AQ Hopwood BDC ID ALV053

Description / Summary

Early C19th road canal accommodation bridge.

Age, Authenticity and Rarity

Early C19th. Substantially intact, some replacement brickwork to arch stilt arris, with rope marks, possibly an early repair.

Architectural Interest

Stilted arch road bridge, fairly typical design, parts of rounded stone coping to south parapet, and stone end pier caps, remain.

Historic Interest

Marker of canal history.

Townscape/Villagescape/Landscape Interest

Positive contribution as typical hump-backed canal bridge within canal environment.

Uplands

Coopers Hill B48 7BX Alvechurch BDC ID ALV054

Description / Summary

Mid-C19th century dwelling.

Age, Authenticity and Rarity

Mid-C19th century, very well preserved and rare level of decorative style.

Architectural Interest

Predominantly red brick with banded blue/red clay tiled roof. Sawtooth brick eaves, verge and string courses at first floor and attic, stone lintels and cills to windows, with stone mullions at ground floor. Pointed, polychromatic brick relieving arches with recessed brick spandrels over stone lintels. 1/4 octagonal entrance porch with pointed arch door and two matching lights either side, all with decorative, coloured glass.

Historic Interest

Was home to local architect Francis Bromilow in early twentieth century; original architect and occupiers unknown.

Townscape/Villagescape/Landscape Interest

Limited contribution due to location.

St Mary's Catholic Church

School Lane

B48 7SA

Alvechurch

BDC ID ALV055

Description / Summary

Former mid-C19th century school, now a Catholic church.

Age, Authenticity and Rarity

Built 1856-8, poorly extended and modified but main body and gable is still legible. Paired with the school house, represents a rare survival of this typology of Butterfield's work in the region.

Architectural Interest

By William Butterfield, tall and steeply pitched, clay tiled roof; large, pointed arch window to street-facing gable and to rear. Rear has a flat head with later brick infill to arch spandrel above.

Historic Interest

A key part of village life in the nineteenth and twentieth centuries. Since the 1970s it has also taken on spiritual significance as a church.

Townscape/Villagescape/Landscape Interest

Limited, edge of village and not particularly prominent.

The Peacock

Icknield Street

B38 0EH

Forhill

BDC ID ALV056

Description / Summary

Early C19th century public house, formerly part of the Weatheroak Estate.

Age, Authenticity and Rarity

Built circa 1826, extended and altered but principal form and a number of architectural features are preserved.

Architectural Interest

Original building in an L-plan, two storey with subservient rear range. Clay tiled roof with four, fluted brick end stacks and shaped timber barge boards. South gable stack flutes are mostly infilled. Rear range has dentilled corbelling to verge. Upper floor windows have projecting brick drip moulds. Rear stable block includes inset post box in wall.

Historic Interest

Social importance to surrounding area; in the mid-twentieth century was said to be the only licensed premises on Cadbury-owned land. Located at, historically, a crossroads; important for travellers through the area.

Townscape/Villagescape/Landscape Interest

Positive, landmark building at a historic crossroads in an otherwise open area.

Dingle House

Birmingham Road

B31 4UE

Alvechurch

BDC ID ALV057

Description / Summary

C19th century farmhouse and farmstead with unconverted outbuildings.

Age, Authenticity and Rarity

Assumed early C19th, well preserved including unhorned timber sash windows; extension to side is subservient and does not detract.

Architectural Interest

Farmhouse appears to follow Georgian fashion, with 3 symmetrical bays, and a low-pitched, hipped slate roof. Windows have moulded cornices and are 2/2 sashes without horns, possibly original. Central door has moulded cornice and pillaster surround.

Historic Interest

No known notable associations or inhabitants.

Townscape/Villagescape/Landscape Interest

Positive contribution to landscape as a partially preserved farmstead.

Farmhouse and outbuildings at Brookhouse Farm

Stonehouse Lane

B48 7BB

BDC ID ALV058

Description / Summary

C19th, three-storey farmhouse with unconverted outbuildings.

Age, Authenticity and Rarity

Assumed early C19th original; substantially rebuilt in 1858 (date stone), including farmhouse, but probably retained some parts of original outbuildings. Farmhouse is modernised but retains overall form; three-storey height is rare. Rear workshop has unusual industrial character, rare in area.

Architectural Interest

Three storey, three bay painted brick farmhouse with clay tiled, gabled roof with brick end stacks. Windows are all modern, with segmental arches, and central door has later porch on brick pillars. Rear workshop has large, multipane metal windows at ground and first floor, with timber shuttered openings to the centre, all under polychromatic, segmental arches.

Historic Interest

No known notable associations or inhabitants.

Townscape/Villagescape/Landscape Interest

Positive contribution to landscape as a partially preserved farmstead.

Farmhouse, Woodlands Farm (Woodlands)

Chapel Lane

B48 7QJ

Rowney Green

BDC ID ALV059

Description / Summary

C19th farmhouse and farmstead with unconverted outbuildings.

Age, Authenticity and Rarity

Assumed to be C19th, very fine and well preserved farmhouse. Adjacent barn is timber framed and likely to be earlier.

Architectural Interest

Two storey plus attic with two dormers in clay tiled roof with brick end stacks. Three bays with 8/8 sashes to both floors of right and left bays; central bay has infilled first floor window and 6/6 sash to ground floor, all horned. All windows have plaster quoin surrounds, ground floor also with drip moulds. The adjacent barn has visible queen post truss to the roof, with timber box-frame to first floor; ground floor not discernible but possibly a rendered masonry base.

Historic Interest

No known notable associations or inhabitants.

Townscape/Villagescape/Landscape Interest

Positive contribution to landscape as a partially preserved farmstead.

Lea End House

Lea End Lane

B48 7AY

Lea End

BDC ID ALV060

Description / Summary

C18th farmstead with later farmhouse and unconverted outbuildings.

Age, Authenticity and Rarity

C18th origins, west barn probably original as it shows remaining elements of timber frame. Farmhouse is later, Arts & Crafts character, probably late C19th but well preserved.

Architectural Interest

Two storey brick farmhouse with banded, clay tiled roof. Roughly H-plan with projecting left gable, flush right gable and secondary projecting gable off-centre. Entrance door is off-centre to right, adjacent to giant brick stack. Windows are all casements with a unique, beaded profile to transoms and mullions and have brick drip moulds over. Main entrance and secondary doors both have four-centred brick arches over.

Historic Interest

No known notable associations or inhabitants.

Townscape/Villagescape/Landscape Interest

Positive contribution to landscape as a partially preserved farmstead; landmark building on Lea End Lane.

Agenda Item 4

Peacock Cottage

Icknield Street

B38 0EH

Forhill

BDC ID ALV061

Description / Summary

C19th blacksmith's shop, now dwelling, with unconverted outbuilding.

Age, Authenticity and Rarity

Early C19th, maybe coeval with Peacock Inn adjacent, as they have some similar detailing. Modernised windows and doors, but form is well preserved.

Architectural Interest

Two storey brick cottage with half dormers at first floor. Ground floor windows have projecting brick drip moulds, matching the Peacock Inn. Projecting entrance porch has four-centred brick arch.

Historic Interest

Noted as house, blacksmith's shop and garden on 1842 Tithe apportionment.

Townscape/Villagescape/Landscape Interest

Positive contribution to crossroads area as a secondary landmark, adding to group value with the Peacock Inn.

20 & 22

Bear Hill

B48 7JX

Alvechurch

BDC ID ALV062

Description / Summary

Late C19th cottages.

Age, Authenticity and Rarity

Built circa 1882, very well preserved externally, a rare example of simple domestic work by John Cotton.

Architectural Interest

Designed by John Cotton, symmetrical pair with a shared central brick stack from a plain tiled roof. Each cottage has a gable with timber-modillioned verges on moulded timber barge boards. First and ground floor windows have four-centred, chamfered brick.

Historic Interest

No known notable associations or inhabitants.

Townscape/Villagescape/Landscape Interest

Positive contribution to continuous row along Bear Hill; understated but very well detailed.

Agenda Item 4

The Swan Public House

Swan Street

B48 7RP

Alvechurch

BDC ID ALV063

Description / Summary

C19th public house.

Age, Authenticity and Rarity

Mid-C19th, well preserved externally.

Architectural Interest

Four bays with wagon door to southern end and two canted bays either side of the entrance, which itself has a volute-bracketed cornice over. Upper floor windows are 4/4 sash with shallow, segmental arches.

Historic Interest

Historic communal importance to village.

Townscape/Villagescape/Landscape Interest

Positive contribution to streetscape, stands out as a public building among a mainly residential street, but continues the sense of enclosure.

Fairfield

Radford Road

B48 7ST

Alvechurch

BDC ID ALV064

Description / Summary

Early C20th detached dwelling.

Age, Authenticity and Rarity

Built in 1906, appears to have modern windows but otherwise well preserved, a rare example in area of Arts & Crafts at this scale.

Architectural Interest

Designed by Gerald McMichael and faced in what is described as 'purple' brick. Arts & Crafts in character, with two gable projections and a low, sweeping roof with dormers at first floor and attic level. The entrance door has a stepped, rounded arch and there are two substantial stacks arising towards the southern end.

Historic Interest

No known notable associations or inhabitants.

Townscape/Villagescape/Landscape Interest

Located in a largely open area, it contributes positively to the landscape as a unique, landmark building.

Hopwood House Inn

Birmingham Road

B48 7AB

Hopwood

BDC ID ALV065

Description / Summary

C19th public house associated with development of Hopwood Wharf.

Age, Authenticity and Rarity

Built in 1867, the building has been substantially extended to the south and west, although its principal canal-facing façade remains legible.

Architectural Interest

Simple, gabled rectangle form, with 2/2 sash windows and flat, rubbed brick arches and two canted bays to the ground floor. The roof ridge has decorative crest tiles, but these may be replicas as the main roof slates are not original.

Historic Interest

Historic communal importance to village and to the development of the canal and its users.

Townscape/Villagescape/Landscape Interest

Forms gateway with cottages opposite, marking location of canal/road intersection and the beginning of the southern portion of the village.

Wast Hills House

Wast Hills Lane

B38 9ET

Alvechurch

BDC ID ALV066

Description / Summary

Early C20th mansion built for W.A. Cadbury.

Age, Authenticity and Rarity

Built in 1905, the building has been altered and adapted but its overall form and character remain. Rare for its size and period.

Architectural Interest

Designed by Arthur E. McKewan, with a matching lodge adjacent to the access. The house is of roughcast over brick with sandstone dressings, diamond patterned gables and green slate roofs, rather like over-scaled Voysey. It has two storeys with attic and a spinal corridor to each floor with rooms at either side. The entrance front has a series of three gables at left and the single-storey service court at right. The fenestration is of two and three-light casements with stone surrounds and there are inserted C20th windows to the first floor. The doorway is at far left. It has a cambered arch with a keystone and to the immediate right of this there is a datestone which is inscribed "C / WA+EH / 1905". To right of this are two conjoined gables, the left hand one of which has a projecting C20th extension to the present dining room with a flat roof at ground floor level with four-light window. The kitchen court has a hipped roof with a louvred bellcote. The entrance hall has an inglenook fireplace with oak panelling, polychromatic tiling and a copper hood to the fire and fixed benches. There are stained glass windows to the inglenook showing a ship [probably of 1930s date] and to the heads of the basket-arched lights of the screen which divides the entrance lobby from the seating area. A broad spinal corridor at ground floor level has slender vertical panels to the walls which extend up to a plate rack and have niches with hood moulds and projecting shelves with brackets. The entrance hall staircase is of open-well design. The newel posts are of square section with carved foliage to the corners and caps. The study has fitted shelves, drawers and cupboards of mahogany. The mezzanine landing of the later [1910] staircase, at west, has a mullioned and transomed window of three lights including panels of Pre-Raphaelite-influenced design. Several of the ceilings at ground floor and first floor levels have panels with foliage in relief.

Historic Interest

Built for William Adlington Cadbury of the prominent local Quaker family. It was initially intended as a summer house for the family, who continued to also live at Edgbaston. Improvements in the roads between Wast Hills and Bournville and the purchase of a motor car made it possible to live at Wast Hills all year round and additions were built in 1910, also by McKewan. The Cadbury family gave the house to the University of Birmingham in 1968 and it was used as a conference centre until shortly before 2007.

Townscape/Villagescape/Landscape Interest

Despite its size, the dwelling is well concealed from public view, nevertheless it makes a positive contribution to the landscape as a landmark building.

Bordesley Hall

The Holloway

B48 7QA

Rowney Green

BDC ID ALV067

Description / Summary

C18th hall and its former gardens and park.

Age, Authenticity and Rarity

C18th hall with possible earlier origins for the original park. The hall was heavily modified, extended and its immediate setting developed in the C20th, however much of this has now been removed to make way for a residential development.

Architectural Interest

The southeast elevation is of most interest and comprises two storeys divided into five bays, with a projecting central bay with entrance portico under, it appears, a copper roof. First floor windows are 8/12 horned timber sashes and ground floor 12/12 to match. There are stone details such as a square string course and moulded cornice, but most detailing is lost due to the fact the building has been roughcast rendered. A raised forecourt is laid out in front of this elevation, from which there are restricted, but still available in glimpses, views out across the landscape, including the hall's former parkland and beyond.

Historic Interest

The hall's origins are associated with Lord Foley, and the land is thought to have originally been part of Bordesley Abbey's estate, sold to Edward Lord Windsor in the sixteenth century, following the Dissolution. A number of associated farmhouses and barns in the area also add to the historic group value of the Bordesley estate.

Townscape/Villagescape/Landscape Interest

The landscaped park has been eroded and subdivided and a tree belt south of the Hall now obscures much of the view to and from the Hall and its former parkland landscape, however views to the southeast remain possible, particularly in winter months when the deciduous trees shed their leaves. Despite erosion, there remain untouched pockets of the nineteenth century parkland, visible from the site and identifiable in aerial photography. This includes small stands of trees, ponds, boundary positions and the scar of one of the historic footpaths through the park.

Canadian War Memorial

On land close to the corner of Rown

Rowney Green

BDC ID ALV068

Description / Summary

A small plaque with the following wording, 'THIS MAPLE TREE WAS PLANTED TO REMEMBER
FO H H BARTON
PO G J GALLAGHER
Sgt CRG LONG
PO J H MAGNES
Sgt A J O'Neill
OF THE ROYAL CANADIAN AIR FORCE WHO LOST THEIR LIVES WHEN THEIR WELLINGTON BOMBER CRASHED
AT ROWNEY GREEN ON 9 NOV 1943
'WE WILL REMEMBER THEM''
Alvechurch Ex-servicemen Association 2007
It is mounted on the ground adjacent to a Maple Tree

Age, Authenticity and Rarity

A modest, early 21st century memorial, which remembers the Canadian airmen killed when their plane crashed in Rowney Green during the Second World War.

Architectural Interest

Historic Interest

Commemorates a significant event from the Second World War which occurred in Rowney Green

Townscape/Villagescape/Landscape Interest

Belbroughton Primary School

Bradford Lane

DY9 9TF

Belbroughton

BDC ID BEL001

Description / Summary

School building by J.A Chatwin constructed from brick with clay tiled roof in a Gothic style. Vigorous diapered red and blue brick work with a central stepped gable with chimney. Bold, circular cloakroom apse left of porch with conical roof. Large modern extension to the rear.

Age, Authenticity and Rarity

Though the school building has been significantly extended to the rear, it is considered that the principal elevation fronting Bradford Lane retains its authenticity and is a good example of J.A Chatwin's work.

Architectural Interest

Described by Pevsner as being 'Gothic, 1876, nothing special'. However, it is considered that the front, principal elevation of the building is of high architectural merit. Was designed by the architect J.A Chatwin who went on to become the principal architect for Lloyds Bank, amongst other things. He designed a number of buildings in Birmingham and the Midlands, many now listed. The school was built by Mr Thomas Baylis of Belbroughton who also built the school at Fairfield.

Historic Interest

The school is illustrative of an important aspect of both local and social history and serves as a reminder of the development of the settlement in that it usurped 'The Old Schoolhouse' on Church Hill.

Townscape/Villagescape/Landscape Interest

In a prominent location on the route into the Belbroughton Conservation Area and is a striking local landmark.

22, 24 & 26

Church Hill

DY9 ODT

Belbroughton

BDC ID BEL002

Description / Summary

C18th and originally built as almshouses and converted to a parish workhouse in 1823, with it becoming subdivided into a beerhouse and a shop with associated houses following its sale in 1837. It stayed as a public house until the 1970s when it was converted into a restaurant and finally to a single dwelling circa 2001. Sitting over two storeys and five principle bays and constructed in red brick, reading from left: tripartite timber casement with leaded lights set under arched lintel with similar to first floor set under dentilled eaves; door with canopy, now closed; double casement to ground and first floor; main entrance door set under flat bracketed canopy with pilasters; double casement to ground and first floors. Right hand three bays consist of a pair of large 4/4 fixed lights with smaller lights at top, separated by door now disused, each with timber and leaded canopies. Tripartite casements to first floor. Shallow hipped roof covered in blue slate with one double brick stack to right centre of roof.

Age, Authenticity and Rarity

The building is an authentic and rare example of an Almshouse dating to the C18th.

Architectural Interest

Its simple and understated architecture with modern, but sympathetic, windows, retaining original slate roof. Large windows to right-hand bay are likely to be later inserts from the use as a pub/ beerhouse.

Historic Interest

The building is illustrative of changing social needs within the parish. The building was originally a poor house before being used as a Workhouse in 1823. By 1837 the workhouse was sold following the new Bromsgrove Union. It then became a public house, then restaurant and is now used as a private dwelling.

Townscape/Villagescape/Landscape Interest

Old School House, 28

Church Hill

DY9 ODT

Belbroughton

BDC ID BEL003

Description / Summary

Former school house now residential. Four bays and two storeys with principal elevation comprising a tile gable roof with dentilated brick cornice at eaves. Two chimney stack to the south end of roof. Central bay features projecting first floor with flat roof, stone carved 'The Old School House/ Circa 1750' positioned under the eaves. Constructed of local red brick with sandstone end quoins. Mullioned stone window openings with modern leaded casements. Three point ogee stone arched doorway. Originally built as single storey and enlarged c.1850. Remained in use as a school until 1963.

Age, Authenticity and Rarity

The building retains its authenticity and has had minimal alterations, although some restoration work was carried out in the 1990s.

Architectural Interest

The building is a good example of Gothic architecture within the parish constructed in sandstone.

Historic Interest

Remained in use as a school until 1963 demonstrating a building of historic social importance due to its longstanding use as a public building. The school was replaced in 1873-4 by Belbroughton Primary School on Bradford Lane.

Townscape/Villagescape/Landscape Interest

Building is in a prominent location on the top corner of Church Hill. Noted as a landmark building in the Conservation Area Appraisal.

Outbuilding to Fieldhouse Farm

Dark Lane

DY9 9SS

Belbroughton

BDC ID BEL004

Description / Summary

Outbuilding to Field House Farm. Unusually detailed elevation fronting Dark Lane with 6 matching, slender chimneys, ornated gablets, diapered brickwork and a corbelled brick corner.

Age, Authenticity and Rarity

A traditional outbuilding with an unusually high level of detail and craftsmanship.

Architectural Interest

It displays a high level of architectural detailing which is unusual for an outbuilding.

Historic Interest

Townscape/Villagescape/Landscape Interest

The building forms an essential part of the street scene giving the north-eastern end of the village a sense of place.

Outbuilding east of 8 Drayton Road

Hackmans Gate Lane

DY9 0DX

Belbroughton

BDC ID BEL005

Description / Summary

Red brick construction with gabled tile roof with slate ridge. Diamond pattern formed from honeycomb brickwork in the eaves of the south-west elevation. It has dentilated eaves cornices on north-west and south-east elevations. Rectangular window on south-east elevation with deep surround and a sash window. At least late C18th. Has appearance of a mill building. Additional building is behind a wall which has bricked up segmental arch openings.

Age, Authenticity and Rarity

Unusual late C18th outbuilding, appears relatively unaltered in a prominent position overlooking Belbroughton. It could have been part of the mill complex that sat by the brook, and would have included Brook House and the Malt House which are Grade II listed.

Architectural Interest

Good degree of architectural quality for a modest outbuilding.

Historic Interest

Part of the mill which was located adjacent to the watercourse on Drayton Road.

Townscape/Villagescape/Landscape Interest

The structure is a dominant feature in the landscape when walking along Drayton Road due to its prominence atop the nearby hill.

The Old Chapel

Forge Lane

DY9 0DT

Belbroughton

BDC ID BEL006

Description / Summary

Former Primitive Methodist chapel of red brick construction with slate roof and large modern extension to the east. Now in commercial use. Each of the original elevations comprise two large double height windows with rounded brick arches and thick glazing bars, sat on stone cills. The principal elevation features a central timber door with a simple stone surround and timber roof. There is a defaced stone plaque which the HER suggests dates the building to 1850s/60s. Building present on the 1882 OS map.

Age, Authenticity and Rarity

Rare surviving example of Primitive Methodist church within the parish.

Architectural Interest

Historic Interest

The building displays a strong aspect of the area's religious history - Primitive Methodism was a major movement in England from c.1810 until the Methodist Union in 1932. It is also an example of the kind of religious nonconformity often associated with manufacturing areas.

Townscape/Villagescape/Landscape Interest

Agenda Item 4

The Talbot

Hartle Lane

DY9 9TG

Belbroughton

BDC ID BEL007

Description / Summary

Small public house with two pile plan. Bay windows along ground floor. Modern hipped porch located at both entrances. Windows with segmental arches along 1st floor gable end. Evidence of internal timber framing.

Age, Authenticity and Rarity

The building remains largely intact and is in good condition with few alterations. It is a good example of a C17th/18th public house within the district.

Architectural Interest

Historic Interest

Noted on the 1840 Tithe map and the 1883 OS map as 'Talbot Hotel'. It is a long surviving public house.

Townscape/Villagescape/Landscape Interest

Sits on a prominent road intersection within Belbroughton with approaching views from the east, south and west.

44

High Street

DY9 9SU

Belbroughton

BDC ID BEL008

Description / Summary

A two storey building of brick construction with clay hipped roof, set on a blue engineering brick plinth. It is noted as being a police station on the 1902 Second Edition OS map, but now in residential use. Principal elevation fronting onto the High Street is symmetrical, comprising a central timber door with painted stone surround and prominent key stone. To either side of the door is a modern window in original openings, with painted stone shouldered lintels and central key stones and painted stone cills. Windows are repeated to the first floor with cambered brick arches. Building also has original retaining wall.

Age, Authenticity and Rarity

Aside from the modern UPVC casement windows, the building is largely authentic to its construction, with original features and planform remaining. The building is a rare example of a municipal building from the 19th century within the village.

Architectural Interest

Historic Interest

The building, as a former police station, displays an important aspect of the area's social and political history.

Townscape/Villagescape/Landscape Interest

Ye Old Horse Shoe Inn

High Street

DY9 9ST

Belbroughton

BDC ID BEL009

Description / Summary

Late C18th or early C19th . Recorded on the Tithe Map (1840) as Beer house, shop, house and garden. Tile gable roof with segmental arch window openings. 19th century bay window. Chimney stacks have string bands.

Age, Authenticity and Rarity

Dated to the C18th and recorded on 1840 tithe map as Beer house, shop, house and garden. Few alterations to the property allowing for the retention of the original built form identified on the original OS maps.

Architectural Interest

Historic Interest

A surviving example of a C18th public house. Provides an insight into the social history of the area.

Townscape/Villagescape/Landscape Interest

A visible landmark located on the High Street.

4-10

High Street

DY9 9SY

Belbroughton

BDC ID BEL010

Description / Summary

A row of modest C19th dwellings constructed in brick beneath pitched slate roofs. The original window openings survive, although all windows have been replaced in Upvc.

Age, Authenticity and Rarity

Modest C19th dwellings originally constructed for scythe-making workers, a major industry in Belbroughton at this time.

Architectural Interest

Slate gable roof with chimney stacks projecting through ridge. Dentilated brick cornice at eaves. Windows have segmental arch openings and stone cills. The through-passage has a semi-circular arch. Early C19th with top of chimney stacks extended in blue engineering brick. Building present on 1840 Tithe map.

Historic Interest

Historically home to the scythe workers at the local mill. A surviving remnant of the scythe-making industry of Belbroughton

Townscape/Villagescape/Landscape Interest

Former Nash Works

Forge Lane

DY9 9TD

Belbroughton

BDC ID BEL011

Description / Summary

Medium sized brick building in English Garden Wall bond with dentilation at eaves. Large bay window on ground floor, modern with Upvc windows. Large window on 1st floor that appears to be an infilled loading bay door.

Age, Authenticity and Rarity

Evident on 1840 Tithe map as Waldron scythe mill and associated buildings and 1890 OS maps as Nash Works. Largely demolished with one surviving building. The site has largely been turned into a residential development.

Architectural Interest

Historic Interest

The last surviving remnant of the Nash Works. Scythe works had been established on this site as early as 1774 by Thomas Aston Waldron and had been a common industry in Belbroughton. Bought in 1874 by Isaac Nash the manufactory would then be known as the Nash Works and was the main source of employment within Belbroughton.

Townscape/Villagescape/Landscape Interest

Dordale Cottage

Dordale Road

DY9 0BA

BDC ID BEL12

Description / Summary

C17th dwelling - single storey with attic of timber-framed and brick construction with large central brick chimney stack between two gables. Modern windows and porch.

Age, Authenticity and Rarity

The building largely dates to the C17th but some parts of the building, which are still identifiable are thought to be older, making this a rare example of an early timber-framed building.

Architectural Interest

The building is a rare example of timber-framing of this date.

Historic Interest

The building is visible on the Tithe maps and 1880s OS maps, although it clearly predates both.

Townscape/Villagescape/Landscape Interest

The building is clearly visible from Dordale Road

Dordale Barn

Dordale Road

DY9 0BA

BDC ID BEL13

Description / Summary

C17th former farm building now converted to dwelling - single storey with attic and timber-frame and brick nogging construction. A simple rectangular planform with tie-beams and studs exposed on end gables. Roof is gabled with clay tiles. Fenestration is modern, a single door on the side elevation for the entrance.

Age, Authenticity and Rarity

The building dates from at least the C17th with C18 brick nogging. The timber-framed elements of the building are identifiable and give the building character making it a good example of an earlier timber-framed building in the parish.

Architectural Interest

The building is a good example of timber-framing dating from the C17th.

Historic Interest

Once a farm building now converted to dwelling. Likely to have been associated with Dordale Farm directly to the north. The barn illustrates the history of the area.

Townscape/Villagescape/Landscape Interest

The building is visible from Dordale Road and its architectural and historic quality contribute positively to the character of the area.

Broomhill Farm

Dordale Road

DY9 0AZ

BDC ID BEL14

Description / Summary

A Victorian threshing barn, unconverted. Brick beneath a pitched concrete tiled roof. Ventilation holes to the front elevation, original double doors. Some attached barns also brick beneath pitched concrete tiled roofs.

Age, Authenticity and Rarity

C19th threshing barn with attached farm buildings. Evident on 1880s OS maps.

Architectural Interest

Good vernacular architectural design.

Historic Interest

A good example of a surviving threshing barn which has not been converted to residential use.

Townscape/Villagescape/Landscape Interest

33

Brook Road

B61 9JZ

Fairfield

BDC ID BEL15

Description / Summary

Mid C19th property. Tiled gable roof with dentilated brick cornice at the eaves. Heavily rendered exterior. Square stacks at gables with string course close to top, vent tiles in ridge. Former nailers cottage.

Age, Authenticity and Rarity

Mid-C19th nailers cottage. Evident on First edition 1883 OS map

Architectural Interest

Historic Interest

Former nailers cottage linked with the historic nailing industry of Belbroughton and Bromsgrove

Townscape/Villagescape/Landscape Interest

25 & 27

Brook Road

B61 9JZ

Fairfield

BDC ID BEL16

Description / Summary

Mid-late C19th with C20th extensions to north-east and to rear. Appear as a row of four cottages on the 1901 OS map, although a building is also present as a house, garden and shop on the 1840 Tithe map. Now converted to two. Possibly originally single storey with converted roof space. No 25 has dentilated eaves cornice. Chimney stacks have string bands close to top.

Age, Authenticity and Rarity

Mid-late C19th with C20th extensions clearly shown on the 1901 OS map.

Architectural Interest

Historic Interest

Former nailers cottage linked with the historic nailing industry of Belbroughton and Bromsgrove

Townscape/Villagescape/Landscape Interest

Hagley Hill Farm

Mearse Lane

DY9 9YE

BDC ID BEL17

Description / Summary

A range of farm buildings constructed around a loose courtyard fronting to the roadside. Evident on the 1830 Ordnance Survey map but most likely pre-date this, and remain in the same planform. Main barn to the roadside has been heavily altered with steel frame to remains of brick wall, with smaller barns gable-end facing on to the road, both most likely of late C18th to early C19th date. Main range, forming the western and rear elements of the loose courtyard: western range has main barn with waney-edged oak boarding to side elevations with two large doors to the western elevation and with a tiled roof. Single bay to the gable elevation of C17th timber-framed construction with king-post truss visible with brick nogging - possibly earlier element. Northern range of single storey with central carriage arch all constructed in brick - possibly stables. Farmhouse dates to 1960s/ 1970s and is of no interest.

Age, Authenticity and Rarity

A historic farmstead of unconverted farm buildings includes a timber-framed C17th century barn with king post truss visible on the northern gable, and early C19th brick barns.

Architectural Interest

Historic Interest

A extant farmstead with unconverted buildings still used for agriculture. Timber-framing is still evident. Modern alterations have been made along separate range running along the road with C19th wall with C20th buttresses

Townscape/Villagescape/Landscape Interest

Barn at Money Lane Farm

Money Lane

B61 0QY

BDC ID BEL18

Description / Summary

A threshing barn with a segmental arch and honeycomb brickwork for ventilation and dentilled eaves. Large opening partially blocked. Clay tile roof. Later C19th extension to side with segmental arched doorway with stable door. Both main building and side wing have been re-roofed in plain red clay tiels.

Age, Authenticity and Rarity

Buildings present on 1839 Tithe map as a complete farm. Buildings occupy the same footprint and form as that on historic maps with little evidence to suggest significant alterations.

Architectural Interest

Historic Interest

A largely intact farmstead that has remained unconverted. The form and historic nature of the site is largely still legible.

Townscape/Villagescape/Landscape Interest

Outbuilding at Money Lane Farm

Money Lane

B61 0QY

BDC ID BEL19

Description / Summary

C19th outbuilding at Money Lane School Farm. Red brick, single storey with tile gable roof with dentilated eaves at the gable. Square window opening inserted in gable end with no window. Roof covered in dark red plain clay tiles.

Age, Authenticity and Rarity

Building is present on 1893 OS but not on earlier Tithe maps.

Architectural Interest

Historic Interest

Part of a largely intact C19th farmstead that has remained unconverted to residential use. The form and historic nature of the site is largely still legible.

Townscape/Villagescape/Landscape Interest

Money Lane Farmhouse

Money Lane

B61 0QY

BDC ID BEL20

Description / Summary

Early C19th brick farmhouse with tiled gable roof and chimney stack in each end gable. Stacks have string bands. Dentilated eaves cornice. Segmental arched windows flush with face of wall. Located to the north of the farm buildings, gable end to the road.

Age, Authenticity and Rarity

Building is present on 1839 Tithe map. Now in use as an educational farm as part of Chapmans Hill Farm.

Architectural Interest

Historic Interest

Part of a largely intact early C19th farmstead with outbuildings which have remained unconverted to residential use. The form and historic nature of the site is largely still legible.

Townscape/Villagescape/Landscape Interest

The Swan Inn

Stourbridge Road

B61 9NG

BDC ID BEL21

Description / Summary

A two-storey public house of painted brick construction on a stone plinth. The pub is comprised of three adjoining buildings which decrease in height from south to north. The principal elevation which fronts the B4091 has a squared bay window to either side of the door at the ground floor, two of which are in the principal building and flank a central timber door which has a moulded timber surround and blocked fanlight. To the first floor of the principal building there are 2 modern, timber casement windows in what appear to be the original openings. There is a dentilated brick course to the eaves and to the gables. The second range, most likely originally a barn, has two further squared bay windows at ground floor with dentilled eaves. The final range sitting over a single storey has no window openings.

Age, Authenticity and Rarity

The building remains largely intact and is in good condition. It is a good example of a mid-C19th public house within the district.

Architectural Interest

Historic Interest

The building is present on the Tithe map as an 'Inn' and has remained in the same use throughout its life.

Townscape/Villagescape/Landscape Interest

The building is in a prominent location at the junction of Swan Lane and the B4091 Stourbridge Road.

Church of St Mark

Stourbridge Road

B61 9LZ

BDC ID BEL22

Description / Summary

Church, built in 1853-4 by Benjamin Ferrey. Opened in 1857. Sneked sandstone, with pattered tiled roof. Nave and chancel in one, with south porch and west bell cote. Below the latter, five shafted lancets, the central one wider and blind. Otherwise the nave has plate tracery, the chancel lancets, the east end three stepped below a large rose. Inside each lancet pair is linked by an arcade with central shaft well detached from the wall. Tall arch-braced roof. Most furnishings survive, notably the sexfoil-shaped font and polygonal stone pulpit. The later re-set adjoining a low stone wall (meant to carry a wrought iron screen) by Webb and Grey, 1938. Communion rails c. 1916. Stained glass in east window 1949, by F.M Baker.

Age, Authenticity and Rarity

Prominent church along the Fairfield main road. Built in 1854 and has remained in good condition.

Architectural Interest

Built by Benjamin Ferrey. A very good example of victorian church building in the medieval styles with early english lancet windows and plate tracery.

Historic Interest

Associated with area's religious history and and victorian church building at the time.

Townscape/Villagescape/Landscape Interest

Placed prominently along Stourbridge Road. A signifiante building within the village at a central location

War Memorial

Stourbridge Road

B61 9LZ

BDC ID BEL23

Description / Summary

A WW1 stone memorial Latin cross with 3 octagonal steps and octagonal plinth and shaft. The memorial was designed by the Bromsgrove Guild and was unveiled by General Sir Percy Radcliffe. The inscription reads: "To the Glory of God and in Memory of the Men of Fairfield who gave their lives for God, King and Country in the Great War 1914 - 1919 and Lest We Forget".

Age, Authenticity and Rarity

The memorial is a good, complete example of a WW1 war memorial desinged by the Bromsgrove Guild.

Architectural Interest

The memorial was designed by the Bromsgrove Guild. The Bromsgrove Guild was founded by sculpter Walter Guilbert. Their most well known commissions were the gates of Buckingham Palace and the Liverbirds in Liverpool.

Historic Interest

The memorial is a symbol of collective memory associated with the memorial of World War 1.

Townscape/Villagescape/Landscape Interest

Located in a prominent position on the main road by the village hall.

Loop-holed walls

Stourbridge Road

B61 9LZ

BDC ID BEL24

Description / Summary

Two red brick walls with loopholes from WWII. Walls are constructed in red brick with blue brick copings, with walls most likely dating to the mid-C19th with loop-holes formed by removed bricks. Located on the southern and northern side of the Brook Road and Stourbridge Road junction.

Age, Authenticity and Rarity

The loopholed walls are both locally and nationally rare examples of Home Front fortification from World War Two.

Architectural Interest

The defensive features of the walls are architecturally rare in both Bromsgrove and nationally and are a good example of loopholes that are still fully intact and unaltered.

Historic Interest

The walls are a reminder of the Home Guard fortifications that the country went through during World War Two.

Townscape/Villagescape/Landscape Interest

The walls are located on a prominent junction within the settlement.

Fairfield First Primary School

Stourbridge Road

B61 9LZ

BDC ID BEL25

Description / Summary

Late C19th primary school. School hidden behind church. Red brick with tiled and gabled roof. Segmental arch windows with blue brick openings.

Age, Authenticity and Rarity

Building present on 1882 OS map with prominent Victorian architectural styles. Similar to Belbroughton Primary School constructed around a similar time.

Architectural Interest

Similar in appearance to Belbroughton Primary School. While not designed by J. A. Chatwin, it is possibly inspired by his design for Belbroughton. Front elevation shows a high degree of architectural merit.

Historic Interest

The school is illustrative of an important aspect of both local and social history

Townscape/Villagescape/Landscape Interest

Wildmoor Primitive Methodist Chapel

Top Road

B61 ORD

BDC ID BEL26

Description / Summary

A former Jubilee Primitive Methodist chapel of red brick construction designed by Mr. Ewan Harper of Barnt Green and Birmingham and built by Mr Baylis of Belbroughton. The principal elevation fronting Top Road comprises a central timber door with a stained glass window directly above to the first floor. Stained glass depicts a shepherd and sheep with the statement "In Memory of Mr and Mrs O'Lees". Above this window is a carved stone which reads "Jubilee Methodist Chapel" with Jubilee arising from the Jubilee of the Primitive Methodist Missionary Society. There is a decorative, stepped brick course to the eaves and a small lean-to to the north.

Age, Authenticity and Rarity

The building is rare surviving example of a Primitive Methodist church within the parish and remains in its original planform with little to no alterations.

Architectural Interest

The building was designed by the prominent Birmingham architect Mr. Ewan Harper.

Historic Interest

The building displays a strong aspect of the area's religious history - Primitive Methodism was a major movement in England from c.1810 until the Methodist Union in 1932. It is also an example of the kind of religious non-conformity often associated with manufacturing areas.

Townscape/Villagescape/Landscape Interest

The Wildmoor Oak PH

Top Road

B61 ORB

BDC ID BEL27

Description / Summary

Listed on OS maps as Royal Oak PH dating from at least 1883 although the building appears to be present on the 1839 Tithe map as a house and garden. Original range on north side running east to west. East gable is higher and a much steeper pitch. Possibly the original building with the lower gable as an extension. Three chimney stacks. One of each gable end and a third central through the roofline. Slate tile roof. Multiple modern extensions to the rear.

Age, Authenticity and Rarity

Evident on the 1883 OS maps as Royal Oak PH, it has retained the original range running east to west and its use as a public house. Modern extensions to the south have impacted upon its completeness and significance.

Architectural Interest

Historic Interest

A public house that has remained in use for the previous 150+ years. A isolated building indicating the rural history of the area and the social history,

Townscape/Villagescape/Landscape Interest

Prominent position at the bottom of Top Road and as a social landmark that has existed within the landscape for over 150 years.

Wildmoor Mill Farm

Mill Lane

B61 OBX

BDC ID BEL28

Description / Summary

A three-storey mill building of rendered brick construction, recorded on the 1839 Tithe map as 'Wildmoor Corn Mill' with mill house, stable and garden. It has a clay tiled roof with painted brick work and a dentilated course to the eaves. There are modern windows throughout the building in what appear to be the original openings with those to the ground and first floor having segmental arches. There is a central window to the second floor under a semi-circular arch. Between the first and second floor is a clock. Adjoining the building to the south is a single storey range which is visible from from the Tithe map onwards, though is likely to be a later addition.

Age, Authenticity and Rarity

The building represents a good example of a relatively unaltered late eighteenth century corn mill, in terms of legibility and plan form.

Architectural Interest

The building is a surviving example of a corn mill that is still architecturally recognisable as its former use.

Historic Interest

The building holds evidence for its former industrial use as a corn mill and is recognisable for its association with the growth of mill industries in the area.

Townscape/Villagescape/Landscape Interest

The building is located on 'Mill Lane' which it can be assumed was named after Wildmoor Corn Mill.

Former Primitive Methodist Chapel

Chapel Lane

DY9 9XJ

BDC ID BEL29

Description / Summary

A former Primitive Methodist chapel of red brick construction with blue engineering brick diapering, built in 1873. The principal elevation fronting Chapel Lane has a central, projecting porch with a modern window rather than a door with a semi-circular arched head and a blue brick cill. There are semi circular arched window openings with blue brick detailing above on the front and side elevations, with replacement windows. There is a dentilated brick course to the gable and a trefoil shaped ventilator opening in a stone rectangle in the gable apex. Now converted to residential use.

Age, Authenticity and Rarity

The building is good surviving example of a Primitive Methodist chapel within the parish. Its original plan form is legible, despite additions to the side and rear.

Architectural Interest

Historic Interest

The building displays a strong aspect of the area's religious history - Primitive Methodism was a major movement in England from c.1810 until the Methodist Union in 1932. It is also an example of the kind of religious non-conformity often associated with manufacturing areas.

Townscape/Villagescape/Landscape Interest

The building is located on 'Chapel Lane' which it can be assumed was named after the Methodist chapel, in a prominent position.

The Ram House

Hartle Lane

DY9 9TN

BDC ID BEL30

Description / Summary

A red brick building described on the Tithe map of 1840 as Mill, Piggery and Stables. The building is present on the 1st edition 1880s OS map as part of Bell End Mill and described as a Hydraulic Ram from the 2nd edition 1901 map. The principal elevation fronting Hartle Lane has a central, modern timber door in an original opening under a segmental arch. This is flanked by two modern windows which are also in original openings under segmental arches with blue engineering brick cills. The gable end to the west comprises a large, 8-paned modern window which sits under a large timber lintel and segmental brick arch.

Age, Authenticity and Rarity

The building is a surviving example of a hydraulic ram house that remains in good condition and is associated with the milling industry within the parish.

Architectural Interest

The building is a surviving example of a hydraulic ram house that is still architecturally recognisable as its former use.

Historic Interest

The building is evidence of the areas former industrial life which is associated with Bell End Mill.

Townscape/Villagescape/Landscape Interest

East Lodge

Hartle Lane

DY9 9UL

BDC ID BEL31

Description / Summary

A two-storey building of red brick construction with decorative blue engineering brick diapering. Decorative tiled roof with bands of fish-scale tiles. Multi-gabled roof to the northern elevation with a single brick chimney stack to the northern gable end. The principal east elevation has a large, steep gable which comprises a central bay window (now with Upvc) to the ground floor and a modern Upvc window to the first floor in the original opening with a shouldered stone lintel the details of which are repeated throughout the building. The lodge is associated with Bell Hall and was probably built during the rebuild of the Hall c.1847 (it not being present on the 1840 Tithe map). The retaining wall was rebuilt between 2010 and 2018 but the original design in blue brick with red brick detailing with stone copings was replicated.

Age, Authenticity and Rarity

It retains its Victorian Gothic character and legibility as a lodge house.

Architectural Interest

Possibly designed by Edward Smith of Oldwinsford in conjunction with Bell Hall, now listed Grade II, in a Victorian Gothic style.

Historic Interest

The lodge was built in conjunction with Bell Hall for Charles Noel who was the High Sheriff of Worcestershire. The existence of a pair of lodges to this property (see West Lodge) indicates its high status.

Townscape/Villagescape/Landscape Interest

The building is in a prominent position on Hartle Lane.

West Lodge

Hartle Lane

DY9 9TP

BDC ID BEL32

Description / Summary

A two-storey building with modern cream render on north and east elevations with tile hanging on the side wing and west elevation. Main body of building is in half-cruciform plan with steep gables of clay tile with three rooflights on the north elevation. Extended to the west with a catslide roof to the north and tile hanging to the west in a restrained Arts & crafts style, although possibly constructed in the 1950s.

Age, Authenticity and Rarity

It retains some of its original character, and legibility as the other (most likely secondary) lodge to Bell Hall.

Architectural Interest

Historic Interest

The lodge was built to service Bell Hall, probably during the rebuilding c.1847. Although significantly altered and extended in the twentieth century it is still legible as a lodge to Bell Hall and the existence of a pair of lodges to this property (see East Lodge) indicates its high status.

Townscape/Villagescape/Landscape Interest

The building is in a prominent position on Hartle Lane.

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Hartle Lane

DY9 9TJ

BDC ID BEL33

Description / Summary

A two-storey white painted brick building to the east with a single storey timber-framed element to the west with white brick infill. Tile gable roof with tile gable dormers facing Hartle Lane. Windows have segmental arch openings. Large chimney stacks with string course and cornice. Single storey extension to the east (left) just below timber beam. C20th porch on north elevation.

Age, Authenticity and Rarity

The timber-framing on the single storey element to the west (right) shows evidence of age and is considered to date from the C17th. Although remodelling has taken place, evidence of the original fabric is visible to the street elevation, and extensions have allowed the original planform of the dwelling to be understood. A rare example of a timber-framed house in Belbroughton.

Architectural Interest

A good example of a C17th building developed overtime. Showing clearly later additions and alterations such as dormers, porch and painted exterior.

Historic Interest

Townscape/Villagescape/Landscape Interest

Brookfield Farm

Hackman's Gate Lane

DY9 0DL

BDC ID BEL34

Description / Summary

Two-storey brick farmhouse with incised render on gable ends. Two large chimney stacks, one on gable end and another on rear elevation. Stone lintels above windows and doorway with front elevation dominated by central projecting gable. Enclosed U-plan farmbuildings to the rear of the farmhouse with entrance through a large basket arch in the south side of the building. Built largely of red brick with a clay tile roof. Opposite building features door openings with segmental arches. A threshing barn is located in the mid-section of the plan. Late C19th with honeycomb brickwork for ventilation and diamond pattern ventilation in gable eaves, visible from the roadside.

Age, Authenticity and Rarity

An intact mid- to late C19th farmstead with farmhouse retaining an enclosed courtyard plan. Evident on 1882 1st edition OS maps of Belbroughton. Less than 50% loss of traditional building

Architectural Interest

A good example of a mid- to late C19th farmhouse and farmstead in an enclosed U-plan form.

Historic Interest

Building is visible on the 1882 1st Edition OS maps

Townscape/Villagescape/Landscape Interest

The building is one of few along Hackman's Gate Lane and sits prominently within the landscape

Coalyard Farm

Heath End Road

DY9 9XH

BDC ID BEL35

Description / Summary

C17th timber-framed house with red brick infill and a tiled roof. One storey with an attic, three bays wide, with simple door assymetrically placed in centre. Single casement window to the left and right and assymetrical gable window. To the right single storey one bay extension. To the left there exists an C18th barn.

Age, Authenticity and Rarity

Dated to C17th with timber-framing and red brick infill. Evident on 1882 1st edition OS maps: house and barn are also recorded on the 1838 Belbroughton tithe. There has been a partial loss of traditional buildings.

Architectural Interest

Linear plan farmbuilding with farmhouse attached and is a rare occurrence within Bromsgrove District and Worcestershire as a whole. The timber-framing construction indicates the historic architectural practices for construction and design.

Historic Interest

The building is an example of Belbroughtons rural history and agricultural practices.

Townscape/Villagescape/Landscape Interest

Hill Cottage

Hockley Brook Lane

DY9 0AD

BDC ID BEL36

Description / Summary

L-Plan C19th brick cottage, painted white. Chimney stacks on both north and south gable ends. Dentilated cornices with segmented arches above windows. Timber porch with brick foundation. Clay tile roof. Has received little visible alterations to the front elevation compared with outline in 1884 OS map.

Age, Authenticity and Rarity

Dated to the mid-C19th. Evidence on the 1884 OS map, linked with brickworks and clay pit to the rear of the property.

Architectural Interest

Modest vernacular architecture, constructed in local materials.

Historic Interest

Visible on 1884 1st Edition OS map and likely connected with historic brickworks and clay pit in the neighbouring field.

Townscape/Villagescape/Landscape Interest

Hill Farmhouse

Hockley Brook Lane

DY9 0AA

BDC ID BEL37

Description / Summary

Has large stone chimney at rear of building topped with large brick stacks possibly star-shaped. Heavily rendered house exterior. Possibly C16th timber-frame partially rebuilt in brick and extended in C19th. Building present on 1840 Tithe map.

Age, Authenticity and Rarity

Dated to the C16th with timber-framing. Extended in brick and heavily rendered. Linked with the farmbuildings opposite and evident as Hill Farm on 1840 Tithe map.

Architectural Interest

Historic Interest

A partially complete farmstead with converted buildings retaining much of their form. Set within the historic context of the agricultural history of the area.

Townscape/Villagescape/Landscape Interest

The Milking Parlour, Hill Farm

Hockley Brook Lane

DY9 0AA

BDC ID BEL38

Description / Summary

U-plan farmstead with threshing barn, granary, hayloft and cart shed, all of which have been converted to residential use. Cart shed has been significantly altered and illegible.

Age, Authenticity and Rarity

Possibly dated to C17th but with C19th extensive rebuilding. Present on 1840 Tithe map. Buildings have been converted to residential buildings but retain much of their character and significance.

Architectural Interest

Basket arch with diamond-shaped brick piercing. U-shaped courtyard with detached farmhouse opposite. South cart shed has been altered significantly through residential conversion but main threshing barn preserves the character and significance of the farm.

Historic Interest

A partially complete farmstead with converted buildings retaining much of their form. Set within the historic context of the agricultural history of the area.

Townscape/Villagescape/Landscape Interest

The Furlongs

Holy Cross Lane

DY9 9SJ

BDC ID BEL39

Description / Summary

Dating to the mid- to late C19th. Red brick construction with tiled gable roof with chimney through ridge. Dormer windows. Segmental head windows with shaped shoulders on second floor. Lintelstring band. Pointed stone arch entranceway. Rear courtyard retains much of its original form.

Age, Authenticity and Rarity

Mid- to late C19th. Present on 1st edition 1883 OS map and has retained its planform. Many original features remain such as the pointed arch entrance and the fenestrations. A mixture of modern and original window joinery. Unsympathetic modern extensions to the east and west of the building.

Architectural Interest

Good level of design and craftsmanship present within the original building to create an impressive, complete Victorian country farmhouse.

Historic Interest

Townscape/Villagescape/Landscape Interest

Gorse Farm House

Gorse Green Lane

DY9 9UH

BDC ID BEL40

Description / Summary

Gorse Farm, Belbroughton. Partially extant early to mid-C19th farmstead with converted buildings. Regular courtyard with multiple yards. The farmhouse is detached with gable on to the yard. There has been some loss of traditional buildings.

Age, Authenticity and Rarity

Early to mid-C19th farmhouse and farmstead. Present on 1840 Tithe map. The farmhouse has retained much of its form with little alterations, although the farmstead has suffered from partial loss of farm buildings; surviving farm buildings have been converted to residential dwellings.

Architectural Interest

Good level of architectural design evident in the farmhouse. High level of craftsmanship and design present. Looks to have maintained original sash windows.

Historic Interest

Evident on 1840 Tithe map with few alterations made to its built form. A good example of a C19th farmstead, illustrating the agricultural working methods of the time.

Townscape/Villagescape/Landscape Interest

Galtons Mill

Galton Lane

DY9 9TS

BDC ID BEL41

Description / Summary

Historic C18th mill (now converted) of red brick construction with modern windows in original openings under segmental brick arches. There is a large, modern brick extension to the west and rear of the building. The HER suggests that the building was originally referred to as Savage's Mill and was used for grinding corn. By 1751 its ownership was transferred to Farmer and Galton and the mill was used for grinding gun barrels. By 1846 Isaac Nash rented the mill and it became a scythe factory. In 1870, the building was used as a grinding mill only and then closed in 1940. Grade II Listed Water Wheel on site.

Age, Authenticity and Rarity

The building is considered to date from the C18th, although a mill has been present here since the C16th making it a rare surviving example of an historic water mill.

Architectural Interest

Historic Interest

The building has associations with Farmer and Galton and Isaac Nash, all of whom were important industrial figures in the West Midlands.

Townscape/Villagescape/Landscape Interest

The building historically used as a mill for grinding corn, and residing in much of its original plan form and location, is a positive example of local history and positively contributes to the character and appearance of the landscape and area.

Brookhouse Farm

Sandy Lane

B61 0QW

BDC ID BEL42

Description / Summary

Early C19th. Slate gable roof with chimney stacks in each end gable. First floor windows have rusticated arches with a central keystone. Possible sash windows. Plain eaves cornice.

Age, Authenticity and Rarity

C19th farmhouse. Appears on 1st edition OS map with few alterations evident in the footprint since the C19th.

Architectural Interest

A good example of craftsmanship and high quality design. Survives relatively unaltered.

Historic Interest

Townscape/Villagescape/Landscape Interest

The Hayloft, Hill Farm Barns

Hockley Brook Lane

DY9 0AA

Belbroughton

BDC ID BEL43

Description / Summary

South-eastern range of farm buildings now converted to residential. U-plan farmstead with threshing barn, granary, hayloft and cart shed, all of which have been converted to residential use. Cart shed has been significantly altered and illegible.

Age, Authenticity and Rarity

Architectural Interest

Historic Interest

A partially complete farmstead with converted buildings retaining much of their form. Set within the historic context of the agricultural history of the area.

Townscape/Villagescape/Landscape Interest

Beoley

Rosecroft

Alcester Road

B48 7HX

Beoley

BDC ID BEO001

Description / Summary

A small C19th century cottage constructed in red brick raised from a T-planform with late twentieth century extension to the side. Brick beneath a shallow pitched roof. Original vernacular casement windows to front elevation. HER suggest it was a nail-makers cottage, however it lacks the distinctive single-storey workshop projection. It could have been two back to backs.

Age, Authenticity and Rarity

A small mid- to late C19th workers cottage or possibly pair of cottages, clearly on the 1st Edition 1884 OS map, where it appears to be two, back-to-back cottages. It is unaltered save for being extended to the side, although would now appear to be one dwelling.

Architectural Interest

Surviving example of a modest mid to late C19th brick dwelling.

Historic Interest

The HER refers to it being a nailmakers cottage, although the form is slightly different to that seen in other parts of the district. It's also an unusual location. However it is a rare survival of an unaltered workers cottage or pair of cottages.

Townscape/Villagescape/Landscape Interest

Stands out being located close to the road in an area which is architecturally undistinguished.

Agenda Item 4

Arrowdale & Holt End Farm

Beoley Lane

B98 9AN

Beoley

BDC ID BEO003

Description / Summary

C16th century origins, timber-framed with square framing and brick nogging. Former farmhouse to Barkers Farm, now converted to two dwellings: Arrowdale and Holt End Farm. The building housed Beoley's first Post Office until 1919. Two parallel ranges with gable ends to road. Western range slightly set back. Weather square timber-framing with brick infill and plain tiled roof. Two storeys with 3 brick chimneys. Part of partially extant farmstead, positioned side on to the yard. The building was formerly Grade III listed but delisted in 1986. (Previously known as Barkers Cottages). Buildings shown on 1843 Tithe Map.

Age, Authenticity and Rarity

C16th origins, with 20th century additions and alterations. Timber-framing with largely modern brick infill panels.

Architectural Interest

Good surviving example of a rural vernacular timber-framed building, illustrating the craftsmanship of the time.

Historic Interest

Illustrates the agricultural history of Holt End and was the home of Beoley's first post office until 1919.

Townscape/Villagescape/Landscape Interest

Central location within the village of Holt End and has a strong street presence. Group value with neighbouring former agricultural buildings which formed Barkers Farm.

Beoley Village Hall

Beoley Lane

B98 9AN

Beoley

BDC ID BEO004

Description / Summary

1905 by WF Edwards. Built as a Reading Room funded by Andrew Carnegie. Red brick with slate pitched roof, extended in 1933, 1959 and 1988. Requisitioned in November 1939 as a first aid point and as the Platoon Headquarters for the Beoley (No.2) Platoon of A-Company, 9th Worcestershire's (Redditch) BU Home Guard. Roll of honour wall with 66 names from WWI. Now used as Beoley village hall.

Age, Authenticity and Rarity

A rare example of an Andrew Carnegie library within the district. The building however, has been extended and altered a number of times.

Architectural Interest

A modest, simple structure designed in a sub Arts & Crafts style.

Historic Interest

Historic interest as a Carnegie-funded library and use of the building during WWI as a first aid point and Platoon Headquarters. Roll of honour attached to building.

Townscape/Villagescape/Landscape Interest

Building of local social importance due to its use as a public building. It is a landmark at the western entry point to the village.

Beoley First School & Woodland House Day

Beoley Lane

B98 9AN

Beoley

BDC ID BEO005

Description / Summary

1876 by architect John Cotton. Brick in English bond with raised and flush blue brick string courses, beneath a plain clay tile roof. School now extended to the east. Former Headmasters House, now a day nursery, adjoined to the west. Original gate piers remain. Modern windows and modern extension to east. Building shown on 1883 OS map. Located within the Beoley Conservation Area.

Age, Authenticity and Rarity

The school was constructed in 1876 at a time when many Board schools were constructed following the 1870 Education Act. Despite the unsympathetic modern windows and later extensions the original building is still clearly legible.

Architectural Interest

John Cotton was a locally important architect of the C19th based in Bromsgrove. This is a good example of one of his schools with many decorative features.

Historic Interest

A post-1870 Education Act Board School, illustrating an important era in educational and social history.

Townscape/Villagescape/Landscape Interest

Building of local social importance due to its use as a public building. Landmark building at entrance to Beoley Conservation Area.

Madeley Green

Billesley Lane

B48 7HE

Beoley

BDC ID BEO006

Description / Summary

Part timber-framed C17th 1 storey cottage with attic, now infilled with brick, with later two-storey and single storey additions. Original timber-frame element has 2 plain brick chimneys to gable ends. Red clay tile roof with 2 pitched dormer to earlier wing. Carpenter's mark of 1761 engraved into internal beam. Extant internal features include timber-framing and inglenook fireplace. 1855 Billings Directory of Worcestershire list resident as a farmer. Building shown on 1834 Tithe Map. Formerly Grade III listed.

Age, Authenticity and Rarity

Late C17th and visible on the 1834 Tithe Map. Rare survival of unlisted building of this age. Building has been extended over time.

Architectural Interest

Good surviving example of timber-framed building, with internal features, albeit with later additions, illustrating the craftsmanship of the time.

Historic Interest

A good example of what was originally a modest agricultural dwelling dating from the C17th. It provides evidence of the living conditions from this period as well as the nature of many modest farmsteads from the C17th and well into the C19th.

Townscape/Villagescape/Landscape Interest

The property is set back from the road behind extensive hedges and so has little street presence. It does however illustrate the isolated nature of many of these small, early farmsteads.

Billesley Farm & Billesley Farm Cottage

Billesley Lane

B48 7HF

Beoley

BDC ID BEO007

Description / Summary

Farmhouse including adjacent detached cottage, originally an outbuilding, and adjacent unconverted L-shaped barn. The farmhouse has a T-shaped plan and is single storey with attic to the east/west range and two-storey to the north/south range. Timber-framed with infilled brick panels to west elevation. East/west range and gable end to north/south range constructed of brick, now rendered. Clay tile roof with gabled dormer windows. Brick, now rendered construction with clay tile roof. Later lean-to single storey element to principal gable. Upvc windows. Main chimney stack has three star-shaped shafts; later rectangular chimney to rear. Brick built detached barn with clay tiles located to west of farmhouse. Shown on 1843 Tithe map.

Age, Authenticity and Rarity

Late C17th and visible on the 1834 Tithe Map. Rare survival of unlisted building of this age. Building has been extended over time.

Architectural Interest

Good surviving example of timber-framed building, with internal features, albeit with later additions, illustrating the craftsmanship of the time.

Historic Interest

The small farmstead has some architectural interest, but, in their form, configuration, interrelationship and character, the buildings also offer important evidential value, which allows an understanding not only of the form and function of historic farm complexes, but also evidential value for the character and history of the parish, and its isolated hamlets.

Townscape/Villagescape/Landscape Interest

Located close to the road and therefore a prominent feature in the rural streetscene. Illustrates the isolated nature of the areas early farmsteads.

Longfield

Bleachfield Lane

B98 9AX

Beoley

BDC ID BEO008

Description / Summary

C17th detached cottage. Timber-frame with painted brick infill panels. Painted brick C20th cross-gabled extension to south and C20th single storey extension with catslide roof to east (rear) with dentiled eaves with clay tile roof. Modern lean-to porch to front elevation. Modern casement windows. Shown on 1834 Tithe Map. Located within the Beoley Conservation Area.

Age, Authenticity and Rarity

Building dates to C17th and visible on the 1834 Tithe Map. Building has been extended over time, but the original structure is clearly legible.

Architectural Interest

Good surviving example of timber-framed building illustrating the craftsmanship of the time.

Historic Interest

Illustrates the early development of the settlement at Holt End, and the history of Beoley.

Townscape/Villagescape/Landscape Interest

Forms a prominent feature at the eastern end of the Conservation Area.

Agenda Item 4

Carpenters Hill House

Carpenters Hill

B98 9BS

Beoley

BDC ID BEO009

Description / Summary

Timber-framed with painted brick infill, painted brick additions and plain tiled roofs of varied form in U-plan: original part to north extended in C20th to south around small west courtyard. Two storeys. Hardwood casements with leaded lights. Vernacular Revival style. Main entrance to east adjacent to tall stair window. Former gamekeeper's cottage to Beoley Hall. Later additions in 1938 and 1965 of high standard of design and build and are a sympathetic and successful reinterpretation of traditional form and detail in the Arts and Crafts manner.

Age, Authenticity and Rarity

A cottage clearly shown on the 1884 1st Edition OS map, but also on the 1840 Tithe Map. Timber-framed. Although it has been extended a significant proportion of the historic building is still apparent.

Architectural Interest

A distinctive example of timber-framed construction, illustrating the craftsmanship of the time, but with considered later additions in an Arts & Crafts style.

Historic Interest

Illustrates the isolated nature of the farmsteads in the parish in the C17th to C19th.

Townscape/Villagescape/Landscape Interest

Hawthorn Cottage

Chapel Lane

B98 9FH

Beoley

BDC ID BEO010

Description / Summary

Vernacular C17th timber-framed cottage now with painted white brick infill. Plain clay tile roof. Single storey with attic with dormers to front elevation. Modern white rendered porch to front elevation. Building shown on 1834 Tithe map.

Age, Authenticity and Rarity

A modest timber-framed cottage. Although there are extensions, a significant proportion of the historic building is still legible. Clearly shown on the 1840 Tithe map.

Architectural Interest

A good example of a modest timber-framed cottage, illustrating the craftsmanship of the time.

Historic Interest

Illustrates the early development of this settlement.

Townscape/Villagescape/Landscape Interest

Being located close to the road, the property forms a prominent feature in the streetscene.

Uplow Cottage & The Cottage

Holt Hill

B98 9AT

Beoley

BDC ID BEO011

Description / Summary

Pair of semi-detached cottages. Original core, timber-framed with brickwork infill panels, later additions rendered brickwork. Formerly known as Mellow Cottage. Shown on 1834 Tithe Map. Located within Beoley Conservation Area.

Age, Authenticity and Rarity

A pair of late C17th cottages shown on the 1834 Tithe Map, partly timber-framed.

Architectural Interest

Example of modest partly timber-framed cottages.

Historic Interest

They illustrate the early development of the settlement.

Townscape/Villagescape/Landscape Interest

Located set-back from the road but clearly visible, making a positive contribution to the streetscene and the Conservation Area.

The Village Inn

Holt Hill

B98 9AT

Beoley

BDC ID BEO012

Description / Summary

Detached brick, now rendered, public house with three ranges of various heights. Slate roof with exposed brick chimneys. Bay windows and timber sashes to the front elevation and mid-C20th timber casements to other elevations. Stone cills and decorative lintels. Modern C20th porch to front elevation with flat roof extension to rear. Front chimney stack to south-west range lost. Shown on 1834 Tithe Map.

Age, Authenticity and Rarity

Early C19th property, has been in use as a public house at least since the 1st Edition of the OS in 1883.

Architectural Interest

Historic Interest

The building is an important element in the social history of the settlement.

Townscape/Villagescape/Landscape Interest

The building is located on a prominent corner on the main road through the settlement of Holt End, and is a focal point in the village.

Old Forge Cottage

Icknield street

B98 9AP

Beoley

BDC ID BEO013

Description / Summary

Former forge and cottage, with later additions and alterations. Now divided into two dwellings. Partly timber-framed with rendered infill and with rendered and brick additions. Plain tiled roof with ridge and end stacks. 4 bays. Single storey and attic. Collar and tie-beam truss exposed at north end. Replacement leaded casements. Significant proportion of the historic building, including timber-framing is still apparent.

Age, Authenticity and Rarity

A pair of cottages clearly shown on the 1840 Tithe map and the 1884 1st Edition OS Map, although likely to date back to the C17th. A good example of timber-framed cottages with a significant amount of surviving fabric.

Architectural Interest

A vernacular, timber-framed pair of cottages, dating back, in part, to the C17th.

Historic Interest

The building is recorded as the smithy on the 1884 OS map and it is located immediately to the north of the walled garden at Beoley Hall. It is possible that this building may have been a service building to the Hall.

Townscape/Villagescape/Landscape Interest

Walled Garden at Brook Farm (Former Walled Garden to Beoley Hall)

Icknield street

B98 9AL

Beoley

BDC ID BEO014

Description / Summary

Walled garden, former kitchen garden to Beoley Hall. Orange brick in garden wall bond with chamfered plinth, buttressing and blue brick ridged coping. Gateway in south elevation has pointed archway and ornate wrought iron gate. Gateway in south west elevation timber panelled double doors. Now forms part of Brook Farm. Visible on 1840 Tithe Map

Age, Authenticity and Rarity

An early C19th element of the formal gardens at Beoley Hall. A rare survival of a C19th walled garden structure.

Architectural Interest

A substantial structure, constructed of local materials.

Historic Interest

A rare survival in the District of a walled garden associated with Beoley Hall, who owned a significant amount of the surrounding area during the C19th.

Townscape/Villagescape/Landscape Interest

Parts of the walled garden are visible from Icknield Street, and forms a prominent feature on this road.

Lilley Green Hall

Lilley Green Road

B48 7HA

Beoley

BDC ID BEO015

Description / Summary

Large early C19th detached, two storey house. Stuccoed and castellated west (front) elevation frontage with garlands below the cornice. Symmetrical of 5 bays to the west front with wider central bay with battlemented porch with Ionic columns in antis. Modern late C20th extension to north elevation with garage at ground floor. Upvc windows.

Age, Authenticity and Rarity

House dated by the recent Pevsner to around 1837. Although it has been altered and extended, it still retains some of its original character, especially the front elevation despite the Upvc windows.

Architectural Interest

A distinctive and imposing building which takes full advantage of its elevated setting. Its main façade retains much of its original form and character despite recent alterations.

Historic Interest

Townscape/Villagescape/Landscape Interest

Old Farm (including barn to north of farmhouse)

Old Lane

B48 7EY

Beoley

BDC ID BEO016

Description / Summary

An extant C19th farmstead, although the farmhouse is clearly older having a substantial timber-framed element. The north east wing of the courtyard appears to have been rebuilt but the remaining buildings around the farmyard appear to be original. Substantial timber-framed building, much altered but frame appears largely intact from external inspection. Farm buildings still in agricultural use and little altered. Threshing barn to north of farmhouse.

Age, Authenticity and Rarity

The farmhouse is likely to be late C17th comprising a largely timber-framed structure with brick infill panels. Despite later extensions the original form is still legible. It sits within an extant C19th farmstead.

Architectural Interest

A good example of a modest timber-framed cottage, illustrating the craftsmanship of the time, with some later additions.

Historic Interest

A good example of a smaller C19th farmstead, but with a much older farmhouse, which illustrates agricultural practices of the time. The buildings provide information, which allows an understanding not only of the form and function of historic farm complexes, and their place in our rural social history, but also evidential value for the character and history of the parish, and its isolated hamlets.

Townscape/Villagescape/Landscape Interest

The farmstead sits in an isolated location reached via a narrow lane from Lilley Green Road. There are public footpaths leading off to the south-west and north-east, which were probably more substantial tracks in earlier centuries. This is a surviving rare example of an isolated farmstead still in use, which was typical of this part of the District.

Hob Hill Farm (including The Coach House and The Barn)

Seafield Lane

B48 7HL

Beoley

BDC ID BE0017

Description / Summary

Substantial Victorian vernacular farmhouse with projecting gables to east, brick beneath pitched clay tile roofs. Detailing includes courses of blue brick and polychromatic blue headers. Range of farm buildings to north, in brick beneath pitched clay tile roofs. Extant Victorian farmstead with converted buildings in a regular courtyard of L-planform, although the original layout is still legible. Visible on 1840 Tithe Map.

Age, Authenticity and Rarity

A C19th farmstead, with a regular L plan courtyard with a farmhouse attached to the south. The farm buildings are relatively intact. However the farm buildings have been converted to residential units and farmhouse significantly modernised.

Architectural Interest

This is a good example of an C19th farmstead typical of this part of the District. It is largely intact although the farm buildings have been converted to residential use.

Historic Interest

The buildings provide information, which allows an understanding not only of the form and function of historic farm complexes, and their place in our rural social history, but also evidential value for the character and history of the parish, and its isolated hamlets.

Townscape/Villagescape/Landscape Interest

It forms an attractive group with the neighbouring farmstead, Newlands Farm, located across the lane. This settlement pattern of isolated farmsteads and hamlets of two or three dwellings and farm buildings is typical of the character of the area.

Newlands

Seafield Lane

B48 7HJ

Beoley

BDC ID BEO018

Description / Summary

Victorian Arts & Crafts inspired detached farmhouse of 1872, remodelled in 1895, 1920 and the early 2020s. Brick-built with scalloped tile hanging to first floor. Pitched plain clay tile roof with hipped gable to right-hand side and projecting first floor supported on decorative timber corbels. Walled garden to rear with cast iron gate piers. Extensive range of C19th brick farm buildings, now converted to residential. Part of farmstead visible on 1840 Tithe Map. Farmhouse visible on 1883 OS Map.

Age, Authenticity and Rarity

C19th farmstead clearly shown on the 1st Edition 1884 OS Map and partly on the 1840 Tithe Map. There has been some loss of buildings but the farmstead is relatively intact. The farm buildings have been converted to residential. The farmhouse comprises a large C19th house, of an unusual design for the district.

Architectural Interest

The late C19th farmhouse is a fine piece of Arts & Crafts influenced architecture, with prominent chimneys, tile hanging and some original joinery. Although the farm buildings have been converted to residential, the farmstead is still largely intact, their original form is still clearly legible.

Historic Interest

The farmhouse which is a late C19th building, is quite grand indicating that this was probably a wealthy farm at this time. The farmstead as a whole is a good example of the isolated farmsteads which were found throughout the parish, which has survived relatively intact, and illustrate C19th agricultural working practices.

Townscape/Villagescape/Landscape Interest

It forms an attractive group with the neighbouring farmstead, Hob Hill, located across the lane. This settlement pattern of isolated farmsteads and hamlets of two or three dwellings and farm buildings is typical of the character of the area.

Wren's Nest

Wapping Lane

B98 9ER

Beoley

BDC ID BEO020

Description / Summary

House probably C17th altered and extended late C20th . Timber-framed with brick infill, slate roof. Two-bay range with large C20th addition at west end. Modern timber casements. The 1st Edition 1889 OS suggests it was part of a farmstead, with the neighbouring Grade II listed Mount Pleasant being the farmhouse.

Age, Authenticity and Rarity

C17th cottage clearly shown on the 1st Edition of the OS, as well as the 1840 Tithe Map. It is likely to have been a barn to the adjacent Mount Pleasant, the Grade II C17th timber-framed house to the east.

Architectural Interest

Good surviving example of timber-framed building. Some substantial timbers in wall-frame survive although roof structure has probably been replaced. An interesting survival that has some group value with the adjacent listed building.

Historic Interest

Taken with Mount Pleasant the farmstead as a whole is a good example of the isolated farmsteads which were found throughout the parish, which has survived relatively intact, and illustrate C17th to C19th working practices agricultural working practices.

Townscape/Villagescape/Landscape Interest

Occupies a prominent position in the streetscene due to its road side location, and adjacent to the Grade II listed Mount Pleasant farmhouse.

Greenfield

Church Road

B61 9BY

Dodford with Grafton

BDC ID DOD001

Description / Summary

1848-49 Chartist cottage. Original section three bays on the front elevation. C20th alterations including large side extension of two more bays, replacmenet of windows, and addition of rendering. Trefoil ventilator still present. Building has slated roof of same pitch to original.

Age, Authenticity and Rarity

1848-49, one of the more authentic cottages. Despite large side and rear extensions, the original form of the Chartist cottage is still evident. Retention of two out of three original chimneys.

Architectural Interest

The Chartist buildings were to the design of Fergus O'Connors specification, and built by Henry Cullingham, a "general builder, carpenter, and architect" who supervised the construction at each of the sites.

Historic Interest

The Chartist cottages represent a significant period of social and political history. The movement enabled people, driven off land by enclosure, to settle into new agricultural communities. Each family was given a plot of land to feed themselves, pay rent, and a make a small profit from selling crops. They also qualified for a vote in county through land ownership.

Townscape/Villagescape/Landscape Interest

Dodford was laid in a grid formed by narrow tracks and four acre plots. The remaining Chartist cottages occupy these plots which are still clearly divided. Their position within each four acre plot contributes to the significance of the Conservation Area. Cumulatively the buildings presence in the landscape and streetscape creates a distinctive character and layout to Dodford Conservation Area.

Dodford First School

Fockbury Road

B61 9AW

Dodford with Grafton

BDC ID DOD002

Description / Summary

Dodford First School dates from 1877, designed by F.J Yates. The building is 1 storey with attic with red brick English Bond and interspersed stone banding. The roof is pitched with red clay tiles with decorative ridge tiles and painted bargeboards. The windows are now modern but within original openings with stone lintels and glazed brick sills. The building was built by Brazier and Weaver using the bricks from their brickworks on site between the Old School House and Dodford Lodge.

Age, Authenticity and Rarity

The First School opened in 1877 and has since served the community of Dodford. The form of the building, although extended over time, remains true to the original playful architectural language. Notwithstanding the windows, much of the original fabric and design is evident.

Architectural Interest

The school is in the Minimalist Gothic style by F.J. Yates with banding and saddleback bell turret.

Historic Interest

The First School opened in 1877 and has since served the community of Dodford. The building is associated with the notable architect F.J Yates and was built following the 1870 Education Act.

Townscape/Villagescape/Landscape Interest

The First School is a locally important building type and has a strong presence in the street-scene. It contributes strongly to the distinctive character of the area.

The Old Post Office

Priory Road

B61 9DA

Dodford with Grafton

BDC ID DOD003

Description / Summary

1848-49 Chartist cottage. The original Chartist cottage on the left hand side when facing the front elevation. C20th additions and alterations including rendered façade, and large side and rear extensions. The windows have been replaced and are in non-original openings.

Age, Authenticity and Rarity

1848-49: the authenticity of fabric is not high, but the form of the original Chartist cottage can still be seen. The front gable projects accurately at the same height of the roof.

Architectural Interest

The Chartist buildings were to the design of Fergus O'Connors specification, and built by Henry Cullingham, a "general builder, carpenter, and architect" who supervised the construction at each of the sites.

Historic Interest

The Chartist cottages represent a significant period of social and political history. The movement enabled people, driven off land by enclosure, to settle into new agricultural communities. Each family was given a plot of land to feed themselves, pay rent, and a make a small profit from selling crops. They also qualified for a vote in county through land ownership.

Townscape/Villagescape/Landscape Interest

Dodford was laid in a grid formed by narrow tracks and four acre plots. The remaining Chartist cottages occupy these plots which are still clearly divided. Their position within each four acre plot contributes to the significance of the Conservation Area. Cumulatively the buildings presence in the landscape and streetscape creates a distinctive character and layout to Dodford Conservation Area.

Sumach

Priory Road

B61 9DA

Dodford with Grafton

BDC ID DOD004

Description / Summary

1848-49 Chartist cottage. Original section three bays on the front elevation. C20th additions to the rear and roof. Alterations to the fabric of the building including white painted brick and replacement windows. No trefoil ventilator present.

Age, Authenticity and Rarity

1848-49: the original planform of the building can still be read from the front elevation despite a large rear extension and unsympathetic alterations such as raising of the roof, painting the brickwork, replacing the windows, and removing the trefoil ventilator.

Architectural Interest

The Chartist buildings were to the design of Fergus O'Connors specification, and built by Henry Cullingham, a "general builder, carpenter, and architect" who supervised the construction at each of the sites.

Historic Interest

The Chartist cottages represent a significant period of social and political history. The movement enabled people, driven off land by enclosure, to settle into new agricultural communities. Each family was given a plot of land to feed themselves, pay rent, and a make a small profit from selling crops. They also qualified for a vote in county through land ownership.

Townscape/Villagescape/Landscape Interest

Dodford was laid in a grid formed by narrow tracks and four acre plots. The remaining Chartist cottages occupy these plots which are still clearly divided. Their position within each four acre plot contributes to the significance of the Conservation Area. Cumulatively the buildings presence in the landscape and streetscape creates a distinctive character and layout to Dodford Conservation Area.

School House Private Day Nursery

Priory Road

B61 9DF

Dodford with Grafton

BDC ID DOD005

Description / Summary

The School House was built in 1882 by John Cotton. The ground floor windows have segmental arch openings and the first floor windows have arched brickwork openings. The building is red brickwork in an English bond with cream brick diapering around the stone motif. Tiled gable roof with black bargeboards and central chimney. Prominent string course between floors. Flat pilasters and hood-mould on gable. C20th single storey extension to the rear.

Age, Authenticity and Rarity

Built in 1882, the form of the building is pronounced despite later additions. The original planform can still be read externally. C20th windows but in original openings. Interesting features such as the cream brickwork diaperwork and brick banding still remain.

Architectural Interest

The School House is in the Minimalist Gothic style by John Cotton.

Historic Interest

The building is associated with the notable architect John Cotton who also designed Dodford Lodge.

Townscape/Villagescape/Landscape Interest

The building is prominently placed and is currently a School House serving the community.

Agenda Item 4

Dodford Lodge

Priory Road

B61 9DF

Dodford with Grafton

BDC ID DOD006

Description / Summary

Dodford Lodge is a gabled brick farmhouse built in 1881 by John Cotton. The building is in a domestic Gothic style with red brick and decorative blue brick diapering on all elevations. The building has four tall chimneys to the centre of the roof.

Age, Authenticity and Rarity

Built in 1881, the form of the main dwelling has not been altered or extended over time which is particularly rare. Original windows in original openings.

Architectural Interest

The Lodge is in the Minimal Gothic style by John Cotton. The building still remains complete in its architectural design as it has been minimally altered. The windows illustrate this as they have retained either segmental or two-centred arch openings. Characteristic details such as diaper brickwork, decorative hood moulds and brick keystones show the quality and detail of the architecture.

Historic Interest

The building is associated with the notable architect John Cotton who also designed School House.

Townscape/Villagescape/Landscape Interest

The building is a former farmhouse which positively contributes to the distinctive character and building stock of Dodford.

Little Dodford Farm

Priory Road

B61 9DF

Dodford with Grafton

BDC ID DOD007

Description / Summary

Little Dodford Farm is an L-shaped farmhouse, showing Hall and cross-wing. As a result, the building is organic in its appearance with several gable ends facing perpendicularly to one another. The exterior of the building is finished in render with exposed brickwork chimneys. The roofs are deep with red clay tiled roofs.

Age, Authenticity and Rarity

Dating from the C17th the building is rare in its age. Almost entirely rebuilt in brick, but containing two timber-frame gable heads. Originally jettied but now underbuilt probably in the C19th. Considered to retain a large amount of original internal timber. Modern windows.

Architectural Interest

A good example of a C17th farmhouse developed overtime. Historic construction methods can still be read. Showing clearly later additions and alterations such as dormers and rendered exterior.

Historic Interest

The building, particularly as it is multi-phased, is important in showing how it was used overtime and how it contributed to the landscape as a farm and now residential property. The patchwork of fabric it contains shows a development of changing traditions and needs overtime.

Townscape/Villagescape/Landscape Interest

Located in a prominent position at the southerly entry point to the settlement.

The Tower House

Priory Road

B61 9DF

Dodford with Grafton

BDC ID DOD008

Description / Summary

The Tower House is constructed in a variety of materials and finishes, spanning from brick to pebbledash render and clay pitched roofs with a parapeted tower. The tower is a significant feature with Arts & Crafts style openings and windows inserted. The building greatly retains what appear to be some original windows in original openings. The pattern of fenestration on the building emphasises the Arts & Crafts style of the property.

Age, Authenticity and Rarity

Built between 1907 and 1908, the building shows creative and interesting architecture with many layers and is authentic to its original appearance. Dating from the early 1900s it is contemporary with the adjacent Church of the Holy Trinity and St. Mary, and designed by the same architect.

Architectural Interest

The dwelling is in the Arts & Crafts style by Arthur Bartlett. It is distinctive in its organic and rustic appearance with attention to artistic and architectural detail.

Historic Interest

The building is associated with the notable architect Arthur Bartlett who also designed the Grade II* Holy Trinity Church. This intrinsic link with the church is important and adds value to the building.

Townscape/Villagescape/Landscape Interest

West Brook and Building to the rear of West Brook

Victoria Road

B61 9BZ

Dodford with Grafton

BDC ID DOD009

Description / Summary

1848-49 Chartist Cottage with significant C20th alterations. Three bays with sloped C20th front projecting element. To the rear, late C19th stables associated with the workings of the cottage. Replaced windows in non-original openings.

Age, Authenticity and Rarity

1848-49 Chartist cottage with a lower authenticity of fabric. Form of the original cottage however is still significant. This Chartist cottage in particular shows a rare example of a late C19th stable associated with the growth of strawberries in the settlement and horses which carted them to Birmingham markets.

Architectural Interest

The Chartist buildings were to the design of Fergus O'Connors specification, and built by Henry Cullingham, a "general builder, carpenter, and architect" who supervised the construction at each of the sites.

Historic Interest

The Chartist cottages represent a significant period of social and political history. The movement enabled people, driven off land by enclosure, to settle into new agricultural communities. Each family was given a plot of land to feed themselves, pay rent, and to make a small profit from selling crops. They also qualified for a vote in county through land ownership.

Townscape/Villagescape/Landscape Interest

Dodford was laid in a grid formed by narrow tracks and four acre plots. The remaining Chartist cottages occupy these plots which are still clearly divided. Their position within each four acre plot contributes to the significance of the Conservation Area. Cumulatively the buildings presence in the landscape and streetscape creates a distinctive character and layout to Dodford Conservation Area.

Chapelgate

Warbage Lane

B61 9BE

Dodford with Grafton

BDC ID DOD010

Description / Summary

Chapelgate was a Baptist chapel founded in 1865. The chapel is a single storey, brick building of 5 bays with a slate roof. The brick is a local red/orange clay slop-moulded type. The construction of the building was undertaken in two phases. The first in 1865 is the three westerly bays with two number pointed arch windows on each side. The building was extended in the early C20th with two bays to the east and a chimney on the east gable wall. Now converted to residential use.

Age, Authenticity and Rarity

Built in 1865, the phases of the building are clear. The original and simple plan form is evident. The original brickwork and slates remain well intact. This is a rare example of a Baptist chapel within the Conservation Area.

Architectural Interest

The architectural style is simple but attractive in detailing. Original timber pointed arch windows occupy the earlier part of the building.

Historic Interest

Fergus O'Connor had not wanted churches in the settlement. The development of the chapel took place after the vacant plots were auctioned off.

Townscape/Villagescape/Landscape Interest

The building, now dwelling, was once a Baptist chapel and therefore was erected with the purpose of serving the surrounding community of Dodford. The building is distinctive as a building of worship within the Conservation Area.

Orchard Cottage

Whinfield Road

B61 9BG

Dodford with Grafton

BDC ID DOD011

Description / Summary

Chartist cottage with C20th alterations and additions along with C19th barn to the rear. Windows have been replaced in non-original openings. Three bays with retained central projecting element and trefoil ventilator. Rendered plinth to base perimeter of the building.

Age, Authenticity and Rarity

1848-49, The original plan-form of the building is evident. Extensions to the rear are not seen from the front elevation, creating a clearer historic aesthetic to the cottage. Many features have been altered but many such as the ventilator and plinth remain.

Architectural Interest

The Chartist buildings were to the design of Fergus O'Connors specification, and built by Henry Cullingham, a "general builder, carpenter, and architect" who supervised the construction at each of the sites.

Historic Interest

Although not strictly a Chartist cottage, it was built shortly after the initial phase and sits on one of the original plots. It provides an insight into the later part of the history of the Chartist development at Dodford. The Chartist cottages represent a significant period of social and political history. The movement enabled people, driven off land by enclosure, to settle into new agricultural communities. Each family was given a plot of land to feed themselves, pay rent, and a make a small profit from selling crops. They also qualified for a vote in county through land ownership.

Townscape/Villagescape/Landscape Interest

Dodford was laid in a grid formed by narrow tracks and four acre plots. The remaining Chartist cottages occupy these plots which are still clearly divided. Their position within each four acre plot contributes to the significance of the Conservation Area. Cumulatively the buildings presence in the landscape and streetscape creates a distinctive character and layout to Dodford Conservation Area.

Agenda Item 4

Sundays Hill

Whinfield Road

B61 9BG

Dodford with Grafton

BDC ID DOD012

Description / Summary

The building sits over two stories, with red brick English Bond coursing. The symmetry of the building is strong with three bays and a banded chimney at each gabled end. The windows are 9/9 sash with square head stone lintels at first floor and segmental arches for ground floor windows with limestone detail and cills. Semi-circular door head with limestone detail. Fanlight with Y-tracery detail and moulded panel door. Large extension to the rear.

Age, Authenticity and Rarity

1850s. Although extended to the rear, the architectural intention, proportions, and planform, are distinguishable. Original brickwork and details around fenestration remain with windows in original openings.

Architectural Interest

The building is considered to be in the Regency style, although constructed in the 1850s, shown by the slim and elegant details and simple proportions. Another notable characteristic are the round-headed windows and doors at ground floor level.

Historic Interest

Constructed on one of the original plots which was sold at auction in the early 1850s.

Townscape/Villagescape/Landscape Interest

The Dodford Inn

Whinfield Road

B61 9BG

Dodford with Grafton

BDC ID DOD013

Description / Summary

Built between 1851 and 1861. A red brick public house with Flemish bond brickwork with C20th extensions and a large C21st extension to the west. The fenestration is not in a particular pattern with segmental and flat arches in rubbed brick. Lower-roofed range is the former malthouse with an external staircase from yard. Both ranges have slated pitched roofs and the main range has two brick chimneys off-centre to the roof.

Age, Authenticity and Rarity

Built between 1851 and 1861, the original planform has changed somewhat over time with the subtraction and addition of built form. However, the original backwards "C" shaped plan is very discernible and contributes to the character of the building.

Architectural Interest

Historic Interest

The 1866 Directory suggests there was a beer retailer located here, indicating that beer was made in the home and sold from there. The first mention of the Dodford Inn was in 1867.

Townscape/Villagescape/Landscape Interest

The public house, now inn/restaurant, has been a locally important building serving the community since it was first erected in the C19th.

Highfields

Woodland Road

B61 9BP

Dodford with Grafton

BDC ID DOD014

Description / Summary

Chartist cottage with C20th alterations and additions. Extension to the north-west side of the building is sympathetic and continues the catslide form of the original Chartist cottage. Mono-pitched roof extension to the front of the central element. The building is white rendered with slate tiled roof. Extensions to the rear, bay windows added in non-original window openings, as well as Upvc windows and doors. Despite alterations it is still a legible Chartist cottage.

Age, Authenticity and Rarity

1848-49 Chartist cottage with a lower authenticity of fabric. Despite extensions, the form of the original cottage however is still significant and clearly represents the original Chartist cottage.

Architectural Interest

The Chartist buildings were to the design of Fergus O'Connors specification, and built by Henry Cullingham, a "general builder, carpenter, and architect" who supervised the construction at each of the sites.

Historic Interest

The Chartist cottages represent a significant period of social and political history. The movement enabled people, driven off land by enclosure, to settle into new agricultural communities. Each family was given a plot of land to feed themselves, pay rent, and a make a small profit from selling crops. They also qualified for a vote in county through land ownership.

Townscape/Villagescape/Landscape Interest

Dodford was laid in a grid formed by narrow tracks and four acre plots. The remaining Chartist cottages occupy these plots which are still clearly divided. Their position within each four acre plot contributes to the significance of the Conservation Area. Cumulatively the buildings presence in the landscape and streetscape creates a distinctive character and layout to Dodford Conservation Area.

Hollybank

Woodland Road

B61 9BN

Dodford with Grafton

BDC ID DOD015

Description / Summary

1849 with late C20th alterations and additions. Slate gable roof with ridge tiling. The walls are pebbledashed with applied timber-framing. Extensions predominantly to the west and rear. Possible original nailers forge to the rear of the property.

Age, Authenticity and Rarity

1848-49 Chartist cottage with a lower authenticity of fabric. Despite extensions, the form of the original cottage is still evident and clearly represents the original Chartist cottage.

Architectural Interest

The Chartist buildings were to the design of Fergus O'Connors specification, and built by Henry Cullingham, a "general builder, carpenter, and architect" who supervised the construction at each of the sites.

Historic Interest

The Chartist cottages represent a significant period of social and political history. The movement enabled people, driven off land by enclosure, to settle into new agricultural communities. Each family was given a plot of land to feed themselves, pay rent, and a make a small profit from selling crops. They also qualified for a vote in county through land ownership.

Townscape/Villagescape/Landscape Interest

Dodford was laid in a grid formed by narrow tracks and four acre plots. The remaining Chartist cottages occupy these plots which are still clearly divided. Their position within each four acre plot contributes to the significance of the Conservation Area. Cumulatively the buildings presence in the landscape and streetscape creates a distinctive character and layout to Dodford Conservation Area.

Trefoil Croft

Woodland Road

B61 9BN

Dodford with Grafton

BDC ID DOD016

Description / Summary

Chartist cottage with C20th alterations and additions. Large extensions to the rear and a smaller extension to the east of the building. Building now in use as a Girl Guiding facility. Windows and doors replaced. The building shows exposed modern brickwork to the east elevation and is rendered to the front elevation.

Age, Authenticity and Rarity

1848-49 Chartist cottage. Large extensions are to the rear and so the original form of the building is still evident. The side elevation shows the original roof design. Chimneys and trefoil ventilator still present.

Architectural Interest

The Chartist buildings were to the design of Fergus O'Connors specification, and built by Henry Cullingham, a "general builder, carpenter, and architect" who supervised the construction at each of the sites.

Historic Interest

The Chartist cottages represent a significant period of social and political history. The movement enabled people, driven off land by enclosure, to settle into new agricultural communities. Each family was given a plot of land to feed themselves, pay rent, and make a small profit from selling crops. They also qualified for a vote in county through land ownership.

Townscape/Villagescape/Landscape Interest

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The Millstone

Woodland Road

B61 9BS

Dodford with Grafton

BDC ID DOD017

Description / Summary

Chartist cottage with C20th alterations and additions. Large extensions to the rear. Clay tiled roof with rendered walls and rendered grey plinth. Conservatory extension protruding from the central element. Three bays with replaced windows and doors.

Age, Authenticity and Rarity

The deeds date this Chartist cottage to 1851. The large extensions to the rear mean the original form of the building is still evident. The building retains its three bays, and its stone plinth, now rendered in grey.

Architectural Interest

The Chartist buildings were to the design of Fergus O'Connors specification, and built by Henry Cullingham, a "general builder, carpenter, and architect" who supervised the construction at each of the sites.

Historic Interest

The Chartist cottages represent a significant period of social and political history. The movement enabled people, driven off land by enclosure, to settle into new agricultural communities. Each family was given a plot of land to feed themselves, pay rent, and a make a small profit from selling crops. They also qualified for a vote in county through land ownership.

Townscape/Villagescape/Landscape Interest

Dodford was laid in a grid formed by narrow tracks and four acre plots. The remaining Chartist cottages occupy these plots which are still clearly divided. Their position within each four acre plot contributes to the significance of the Conservation Area. Cumulatively the buildings presence in the landscape and streetscape creates a distinctive character and layout to Dodford Conservation Area.

Agenda Item 4

The Homestead

Woodland Road

B61 9BN

Dodford with Grafton

BDC ID DOD018

Description / Summary

Chartist cottage with C20th alterations and additions. Original cottage has three bays, extension to the east creates a fourth two-storey bay. Building is rendered white with modern windows and bay windows in openings. Catslide roof visible to the side elevation. Roof is slate, black painted plinth to the perimeter of the building.

Age, Authenticity and Rarity

1848-49 Chartist cottage. The two storey extension to the east does not prevent the original Chartist cottage form from being read. The building retains the projecting front gable, plinth, and catslide roof form.

Architectural Interest

The Chartist buildings were to the design of Fergus O'Connors specification, and built by Henry Cullingham, a "general builder, carpenter, and architect" who supervised the construction at each of the sites.

Historic Interest

The Chartist cottages represent a significant period of social and political history. The movement enabled people, driven off land by enclosure, to settle into new agricultural communities. Each family was given a plot of land to feed themselves, pay rent, and a make a small profit from selling crops. They also qualified for a vote in county through land ownership.

Townscape/Villagescape/Landscape Interest

Dodford was laid in a grid formed by narrow tracks and four acre plots. The remaining Chartist cottages occupy these plots which are still clearly divided. Their position within each four acre plot contributes to the significance of the Conservation Area. Cumulatively the buildings presence in the landscape and streetscape creates a distinctive character and layout to Dodford Conservation Area.

The Latch

Brimstone Lane

B61 9AX

Dodford with Grafton

BDC ID DOD019

Description / Summary

Late C17th/ early C18th vernacular two story and three bay cottage of sandstone with later early C19th rear extension of rusticated stone with perpendicular gable to make 'T' shaped planform. Windows at ground floor to the principal elevation are non-original with now casement and Victorian rounded bay. Windows at first floor are 4/4 timber sashes. Non-original door and porch. Gabled slate roof with white timber bargeboard and later grey engineered brick chimney to southern and northern gable. There is evidence of a ruttway in the garden to the quarry.

Age, Authenticity and Rarity

Late C17th/ early C18th, extended to the rear in the 1960s and most recently to the side in C21st. The development of the building can be clearly read, and the original symmetrical form and fabric of the building is evident.

Architectural Interest

Good example of a vernacular stone built cottage in the late C17th/ early C18th.

Historic Interest

The Latch is part of Worms Ash, a good example of an early hamlet, typical of the rural settlement pattern within the parish.

Townscape/Villagescape/Landscape Interest

Fockbury House (Inc. brick boundary wall to the north) and Fockbury Farm: The buildings include "Acorn House", "Oak Lodge", "1-1a dodford ocourt", "2-4 Dodford Court", and "5 Dodford Court"

Fockbury Road

B61 9AP

Dodford with Grafton

BDC ID DOD020

Description / Summary

Late C19th two storey red brick house with slate gable roof. Large segmental headed window openings. Chimney stacks within the gable walls projecting through roof to front and rear elevations. Brick in English bond with some stone detail. Brick pilasters accentuate windows and brick piers rising from ground level to dormers in central bay. Large casements with segmental heads and some leaded glass. Brick string and banding at first-floor level, verandah to front elevation. The farmstead consists of buildings in mainly red brick and some sandstone. The roofs are pitched with clay tiles and are of varying heights. Large modern farm buildings are to the side of the site and these should not be read as part of this list.

Age, Authenticity and Rarity

Built in 1887, the house and farm buildings retain a large amount of their original fabric and form. The form of the house remains intact and clearly illustrates the historic use of the building and wealth of the farmstead. The building has original window openings with later window additions. Farm buildings have had sympathetic conversions to residential use. The size and arrangement of the farmstead is rare and distinctive.

Architectural Interest

Farmhouse built in 1887 by John Cotton for Sir John F Rotten. Extensions and dormers also by John Cotton. The farm buildings are a good example of vernacular architecture as part of a "Regular" courtyard plan with multiple yards. The buildings, although converted and altered somewhat over time still show clearly the development of farmyard buildings with the inclusion of brick as styles developed in the C18.

Historic Interest

Home of Richard Tapp, Bromsgrove Guild Craftsman, 1896-1914, also one of Dodford school managers. The farmhouse is detached and set away from the yard. The size and arrangement of the farmstead indicates wealth and perhaps historic usage of arable farming.

Townscape/Villagescape/Landscape Interest

A large and distinctive farmstead in the landscape indicating its past use as a wealthy farm and farmstead. Due to its prominent position the buildings contribute to the character of the area.

Tower

Bromsgrove Road

B61 9JD

Dodford with Grafton

BDC ID DOD021

Description / Summary

The structure comprises a three storey tower, Gothic in appearance, constructed in brick with half-timbered detailing to the upper floors and a brick base. It is topped with a striking pyramidal sprocketed roof.

Age, Authenticity and Rarity

The building is an early C20th Tower which retains its original form and much of its original fabric. Although dating from the C20 it historically relates to the earlier Clock House which was constructed in the 1880s. The building type, a tower and clock house, is rare.

Architectural Interest

The tower, with its half-timbered detailing, sprocketed roof, and brickwork, illustrates distinctive craftsmanship and design. The building is purposefully designed and has Arts & Crafts detailing.

Historic Interest

The Tower comprises all that remains of a considerably larger house: The Clock House, constructed in the 1880s having replaced C17th farmhouse. The building was demolished in 1976 but leaving the clock tower in the grounds, now renovated and extended into a residential property. Home of A.E. Housm, scholar and poet in his youth from 1873-1878.

Townscape/Villagescape/Landscape Interest

The building is distinctive in the landscape and due to its height, contributes strongly to the character of the area.

Top House

Woodcote Lane

B61 9EF

Dodford with Grafton

BDC ID DOD022

Description / Summary

Cottage, two storeys and two bays on the south east elevation. The front section is one room deep but there is a rear projecting element forming part of the cottage since at least the first OS map that creates an interesting planform. The building is redbrick with a plain clay tile roof and a chimney flanking each side elevation of the front section of the property. The entrance to the cottage is on the north-east elevation. Windows are not original but are sympathetic replacements in original openings with segmental arches on ground floor.

Age, Authenticity and Rarity

The building dates from the early C19th and shows a significant amount of its original form and fabric. The plan form has remained almost identical (apart from a few tweaks to the rear wing) since it was first erected. The authenticity of this building is therefore high and accurately displays the historic use of the building as a cottage and its original architectural intent.

Architectural Interest

Good example of a vernacular cottage with symmetrical architectural proportions and Flemish stretcher bond.

Historic Interest

Townscape/Villagescape/Landscape Interest

Park Farm and Park Farm Barns

Kidderminster Road

B61 9AL

Dodford with Grafton

BDC ID DOD023

Description / Summary

Farmhouse built in the early C19th. Three bays and two storeys with 6/6 sash windows and associated white painted stone lintels and cills. The roof is tiled with chimney stacks against each gable end enhancing the symmetry of the original farmhouse. Beneath the eaves is a detailed dentilled cornice. The building is of red brick laid in a Flemish bond with later extensions to the side and rear. Park Farm barns are a "Regular Z plan" formation with multiple yards. The farmhouse is attached to the barns with the eastern gable end facing the front yard. The farmstead consists of buildings in red brick with clay tiled roofs and are of varying heights. The size and arrangement of the farmstead suggests the farm was built in such a formation to minimise waste of materials and time.

Age, Authenticity and Rarity

The farmhouse and associated farm buildings date from the early C19th and contain a considerable amount of their original fabric and form. The formal Georgian proportions are clearly discernible. Additionally, original detailing such as stone lintels, dentilled eaves, and openings have been retained and maintained well resulting in a very attractive farmhouse.

Architectural Interest

The farmhouse represents the fashion of building farmhouses in the Georgian style. It has a distinctive architectural style and shows prosperity. The farm buildings are a good example of vernacular architecture as part of a "Regular Z plan" with multiple yards.

Historic Interest

Townscape/Villagescape/Landscape Interest

Parkgate Inn

Kidderminster Road

B61 9AJ

Dodford with Grafton

BDC ID DOD024

Description / Summary

Parkgate Inn is an early C18 building of painted brickwork with steep pitched clay tile roofs. The plan form of the building has grown organically with later additions including early and late C20. The building varies in height with single, two, and three storey sections. Windows are of varying styles, those on the older range have curved segmental arches with keystone. Additionally, this older section has end quoins and band at attic level. Multiple exposed brick chimneys can be seen across the public house with the two on the west side being particularly prominent.

Age, Authenticity and Rarity

Dating from the early C18, the building retains a large amount of original form and fabric. The building has positively retained its useage as an Inn since at least the first edtion OS map where it appears as "Parkgate Inn" and serves the community.

Architectural Interest

The building is multiphased and its architecture is a good example of a public house dating from the C18. Details such as tile hanging and articulated gable ends contribute to the character of the building.

Historic Interest

Townscape/Villagescape/Landscape Interest

The location of Parkgate Inn just off the busy Kidderminster Road clearly illustrates its historic and present use as an Inn/ Public House.

Battlefield Farm (farmhouse and converted barns)

Kidderminster Road

B61 9AG

Dodford with Grafton

BDC ID DOD025

Description / Summary

Battlefield Farm consists of a farmhouse and now-converted barns. The barns are in a U-Plan formation and are positioned to the west of Battlefield Farmhouse whose gable faces onto the yard. The farmhouse is painted brick with plain tiled roof and end stacks. Two storeys and attic dentilled eaves cornice. Three-bay façade. Windows have segmental heads and chamfered brick sills. Replacement sashes. Central entrance with gabled porch on moulded timber brackets and C20th half-glazed door. The barn range is in brick with tiled pitched roofs which step down in height as the U-plan turns towards the road. The barns have altered window and door openings. However, it is likely the large residential window on the northern side of the range is in an original opening.

Age, Authenticity and Rarity

C19th, the farmstead's original U-Plan formation and relationship to the farmhouse is clearly legible. The buildings retain their original architectural form and the majority of their original fabric. Some window and door openings have been altered on the barns.

Architectural Interest

The buildings in the farmstead are a good example of vernacular architecture as part of a regular courtyard of U-plan and farmhouse.

Historic Interest

Battlefield Farm is on or near the site of a Civil War battle. It is also within an area that was once parkland forming part of the Grafton Manor Estate.

Townscape/Villagescape/Landscape Interest

Battlefield House

Kidderminster Road

B61 9AD

Dodford with Grafton

BDC ID DOD026

Description / Summary

Battlefield House has a complex planform and complex roof form. Originally thought to be "T" shaped, the building has organically grown overtime. The building is two storeys with attic, rendered with decorative timber-framing, notably on the south-west gable. The roof consists of mainly pitched clay roofs with detailed ridging and a turreted roof on the south-west side. Grand and detailed chimneys raise high above the roofs creating a very playful appearance to the building.

Age, Authenticity and Rarity

Built in 1869, the form, fabric and architecture of the building retains much of its authenticity. There appear to have been minimal alterations over time. A rare example of an Arts & Crafts-style country house.

Architectural Interest

The building is a good example of an early Arts & Crafts-style dwelling. Although not attributed to a particular architect, the details on the building are such that they display craftsmanship and a distinctive architectural style.

Historic Interest

During World War II a store of Molotov cocktails was stored at Battlefield House for use by No 7 (Dodford) Platoon Home Guard against enemy columns passing through the adjacent road cutting.

Townscape/Villagescape/Landscape Interest

Rodenhurst Farm

Timberhonger Lane

B61 9DP

Dodford with Grafton

BDC ID DOD027

Description / Summary

Square plan building of red brick with clay tile hipped roof and brick quoining to the edges. The windows are 8/2 sashes on the first floor with sash horns and original glazing. A triangular dormer is on the western elevation with tall brick chimneys breaking up the roof with corbelled detail at the top.

Age, Authenticity and Rarity

Early C20th farmhouse, the original planform of the farmstead and of the main dwelling is retained clearly reflecting its original design intention. The windows are original and create positive character and detail on the building. The fabric is largely intact.

Architectural Interest

Architecturally the building shows distinctive design and is well-considered in detailing especially in elements such as the windows, brickwork, and exposed rafter roof design. Its square plan form is quite distinctive.

Historic Interest

Historically the house was part of an L-shaped, regular courtyard farmstead and is indicative of a smaller farmstead. The ranges were interlinked to the north and formed one yard to the north east of Rodenhurst. Although detached, the historic shape of the farmstead is evident with larger modern buildings to the north and east directly.

Townscape/Villagescape/Landscape Interest

Grafton Cottage

Grafton Lane

B61 7HA

Dodford with Grafton

BDC ID DOD028

Description / Summary

Grafton Cottage is a single storey dwelling with attic shown with four small dormer windows and windows in gables with segmental arches. The majority of windows are considered to be in their original openings. Although perhaps not the original windows, they are timber and are sympathetic in terms of design. The building is red brick with clay tile pitched roof and two tall chimneys on the east and west side of the building.

Age, Authenticity and Rarity

The building dates from the early C19th and retains features which illustrate its age, including its high chimneys. The door head cup mould is probably a later addition. The planform and architecture of the building have changed minimally over time.

Architectural Interest

Historic Interest

The building is in close proximity to Grafton Manor and the Priest's House, although discretely located on a lane off the lane to the Manor. It has group value with these listed buildings. The 1871 map of the Grafton Estate clearly shows that the cottage was part of the Estate.

The building is an example of a modest service building for the Grafton Estate, located in close proximity to the Manor House, and provides an insight into the workings of a large rural estate.

Townscape/Villagescape/Landscape Interest

Foxwalks Farm and Foxwalks farmstead: The buildings include "Foxwalks Farm", "Farm Cottage", "The Coach House", "The Stables", "The Millhouse", and "The Granary".

Grafton Lane

B61 7HB

Dodford with Grafton

BDC ID DOD029

Description / Summary

The Foxwalks farm cottage is a two-storey dwelling with attic space. The façade is comprised of thin red bricks in an irregular bond creating a rustic appearance. The windows are a mixture of crittal and Upvc. On the south side of the dwelling is a two-storey timber-framed bay window with wooden framed casements and lead mullions. There is a prominent chimney on the east side of the building. Historic regular full courtyard farmstead now converted to residential. Buildings remaining include the Farmhouse (The Foxwalks/ Farm Cottage) and some of the Foxwalks farm barns. To the north is the "The Coach House" and "The Stables" in a linear plan formation. To the north of this is "The Millhouse", and "The Granary", in an L-Plan formation. They are the remnants of a much larger farmstead. Large modern farm buildings adjacent to the site should not be read as part of this list.

Age, Authenticity and Rarity

Foxwalks Farm dates from the C18th and the building retains a significant and recognisable amount of its original form and fabric. Some window openings have been altered, as shown by amended brickwork, but the historic quality of the building remains. The building is a rare example of a surviving farmhouse to a large farmstead. Although the farmstead has experienced a loss of farm buildings, it dates from the late C18th to early C19th and buildings that remain illustrate clearly the planform of the historic farmstead. The residential conversions have been sensitive and although windows have been replaced, the historic brickwork and form of the barns survive.

Architectural Interest

The architectural attention to detail on Foxwalks Farm, and the material choices with the inclusion of brick illustrates how farm building styles developed in the C18th.

Historic Interest

The use of brickwork, clay tile roofs, and the size of the farmhouse, all give an indication as to its wealth and status . The farmstead was once a full regular courtyard plan with buildings on all sides of the yard. Possibly even could be considered to be a plan of multiple yards therefore showing its size, and wealth.

Townscape/Villagescape/Landscape Interest

The building is surrounded by open fields and so sits quite prominently in the landscape. It distinctively illustrates the history and character of the area.

Proposed amendments to the existing delegations for Local Heritage List

5. Heritage			
Subject	Detail	Delegated by	Delegated to
Local Heritage List	1. To administer the Local Heritage list for Bromsgrove	Council	1. Head of Planning and Leisure Services
	2. To approve draft selection criteria and final lists		2. Head of Planning Regeneration and Leisure Services following consultation with the Portfolio Holder for Planning
	3. To publish for consultation draft sections of the Local Heritage List		3. Assistant Director for Head of Planning Regeneration and Leisure Services

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APPENDIX 3

LOCAL HERITAGE LIST STRATEGY November 2024

1 What is Local Listing?

Local lists identify heritage assets which are valued by local communities and contribute to the character and local distinctiveness of an area. There are a significant number of heritage assets within the District which are important to our local communities and make a valuable contribution to our sense of history and understanding of place.

2 Heritage Assets are defined in the National Planning Policy Framework (NPPF) as 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)'. These assets can include buildings, structures, landscapes, archaeological sites or places associated with significant local, historical events, important people, trades or industries, craftsmen or locally distinctive buildings in terms of their architecture or materials, to name but a few examples.

3 Overall, they are heritage assets which are valued by local communities and contribute to the character and local distinctiveness of an area.

4 Local lists identify what is valued at a local level as opposed to national level. Nationally important heritage assets are identified as either scheduled Ancient Monuments, or on the Statutory List (occasionally they appear on both) or Register of Parks and Gardens. Other heritage assets do not satisfy the criteria for any of these national designations, and if not located in a conservation area they have no formal recognition and consequently no protection.

5 The process of preparing a local heritage list allows local people to identify the local heritage assets which are important to them as well as enabling local authorities to work in partnership with their local communities. A local list will identify the location of such assets and will define their significance.

Policy Context NPPF

6 The use of local lists is promoted by the National Planning Policy Framework (NPPF), which advises local planning authorities in Paragraph 196¹, to 'set out in their local plan a positive strategy for the conservation and enjoyment of the historic environment'. It is emphasised that 'they should recognise that heritage assets are

¹ Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

an irreplaceable resource and conserve them in a manner appropriate to their significance’.

7 In respect of non-designated Heritage Assets, Paragraph 209 states ‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.’

Local Plan Policies

8 In light of the NPPF the Bromsgrove District Plan (2017) acknowledges the importance of adopting a local list to formerly identify the locally important heritage assets within the district, and includes the following policies;

9 **BDP20.12** The District Council will update the current draft local heritage list and formally adopt it. It would include all heritage assets recognised as being of local importance, including those which are locally distinctive such as nailers cottages, assets associated with the scythe industry and assets associated with the use of the Worcester and Birmingham canal which runs the length of the District, to name but a few.

10 **BDP20.13** The District Council will support development that:

- i. Retains Heritage assets on the local list.
- ii. Involves sympathetic alterations and extensions to Heritage assets on the local list.
- iii. Does not have a detrimental impact on the setting or context of Heritage assets on the local list.

11 **BDP20.14** In considering applications that directly or indirectly affect locally listed buildings, a balanced judgement will be applied having regard to the scale of any harm or loss as a result of proposed development and the significance of the locally listed building.

Historic England Guidance

12 Local lists have been promoted in planning policy since the 1990s. Historic England’s Guidance document ‘Local Heritage Listing: Identifying and Conserving Local Heritage, Historic England Advice Note 7 (2nd edition) 2021 and its predecessors advised local authorities how they should go about preparing and maintain local lists. The guidance document has assisted in the preparation of this document.

What protection do locally Listed Buildings have?

13 Heritage assets on the local list do not attract additional consent requirements, unlike statutory listed buildings where listed building consent is required for all alterations, over and above those required for planning permission.

14 Heritage assets identified on a local list, are recognised by the local authority as having heritage significance, and therefore due to Paragraph 208 of the NPPF(outlined above), will merit consideration in planning matters. When

considering planning applications which impact on heritage assets on the local list, the LPA is required to take a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset, in determining the application.

15 Heritage assets on the Local Heritage List will not have the same protection as those on the statutory list, although the Historic Environment policies in the District Plan support the retention of heritage assets on the list.

16 The level of protection afforded to a heritage asset on a local list will be dependent on how the local list was prepared. The more robust the process for adding a heritage asset to the local list, particularly in terms of the selection criteria, the greater the weight for protecting the asset.

17 Inclusion of a heritage asset on the list will provide clarity to owners, developers and the local planning authority allowing all parties to consider the significance of the asset at an early stage. It should be noted that if a heritage asset is not included on a local list, it does not indicate that it is of no heritage value, only that at this point in time it does not meet the criteria for inclusion on the list. The fact that it is a 'heritage asset' will still be a material consideration in the planning process.

Consultation

18 The process of compiling the Local Heritage List and the criteria to be used have been arrived at following public consultation.

19 The first step in the process of preparing and adopting the local list was to consult on the draft selection criteria which had been identified and the process for compiling the Local Heritage List. Following Cabinet approval a 6 week consultation was undertaken. The consultation process involved inviting comments from key stakeholders including the parish councils, neighbouring councils, Historic England, the statutory amenity societies, local history groups, other local societies and the general public. A Local Heritage List page was created on the conservation section of the Bromsgrove District Council website, with further information on the process, and details on how to submit comments. Two information evenings were also held at the Council House in Bromsgrove.

20 A number of comments were submitted in respect of the document and the criteria. The document and criteria have been amended in light of these comments

Compiling the Local Heritage List

21 Although a draft local list was drawn up in 2006, it was on the basis of nomination only and there were no defining criteria. All the properties on this list will be considered in light of the adopted criteria. As the task is a large one and the local authority wants to work with local communities to draw up the list it is proposed that the list is drawn up on a parish by parish basis where parishes exist, where no parishes exist the areas will be split up in manageable selection areas.

22 Local groups including parish councils, local history groups, local interest societies, to name but a few, as well as individuals will be invited to nominate heritage assets for consideration for inclusion on the Local List. They will need to submit evidence on a nomination form to justify the proposal having considered the selection criteria.

23 The conservation team will consider all nominations and will assess them against the criteria. The team will also survey the area to identify further properties which meet the criteria.

The Conservation Team will then assemble a draft list for the parish/area

They will then commence a consultation process as follows

Publish LHL on BDC Website

Start Consultation Process – 6 Weeks

- **Contact owners/parish council/any other consultees**
- **Use Council social media to publicise consultation and consultation event**
- **Hold consultation event**
- **Comments to be submitted preferably on a form to be found on the LHL page on the BDC website, hard copies of the form will be available at consultation events.**
- **Tabulate consultation comments**

Consider all comments against the criteria and amend the draft LHL accordingly

Prepare a summary of consultation comments & Conservation responses

24 A final report, will be prepared for Cabinet with the proposal that the Parish LHL is recommended to Council to be adopted and becomes a material consideration in the planning process.

25 There will be no appeal procedure if an owner believes his/her property should not be included on the list. The statutory listing process similarly has no appeal process although the issue of whether or not a building should be on the national list can be raised during development control procedures.

26 The process will be repeated until the whole District has been assessed. Following which there will be a similar process for subsequently adding any further heritage assets to the list periodically.

27 If for any reason a HA loses its significance, for example due to unsympathetic alterations, or additions, it could be considered for removal from the list following a similar process to the one outlined above.

What will the list look like?

28 It is envisaged that it will comprise address details, photograph, description and brief reasons for inclusion, including how it meets the criteria.

Availability/Accessibility

29 There will be a link to the list from the conservation pages of the BDC Website, with a hard copy maintained in the office.

Why do we need Selection Criteria?

30 The local list can incorporate all types of heritage assets, and selection criteria are important for defining the scope of the local heritage list, ensuring that a range of local assets including the locally distinctive are included.

31 More weight can be given to preserving the significance of assets on the local list, if the list has been objectively prepared. Criteria therefore need to be subject to public consultation and there has to be a clearly defined process for compiling the list as well as adding to it in the future.

Summary of special interest for Bromsgrove District

32 Bromsgrove District is situated in North Worcestershire, and although the town of Bromsgrove is located only 14 miles from the centre of Birmingham, the district is predominately rural, with approximately 91% designated as Green Belt.

33 Away from the built up areas around Bromsgrove the District is characterised by settlements of farmsteads and wayside dwellings with the occasional village. The Historic Environment Assessment of Bromsgrove District indicated that there was generally a moderate to high survival rate of historic character, although many of the historic assets are undesignated.

34 There are 492 listed buildings, 13 Scheduled Ancient Monuments, 839 known sites of archaeological interest, 2 registered parks and gardens and 12 conservation areas. The conservation areas vary greatly in character, however most are centred around village cores such as Belbroughton and Alvechurch, but this also means that that village buildings of interest, of which there are many, not situated in this central core are unprotected.

35 The more unusual conservation areas include a stretch of the Birmingham and Worcester Canal, however not all buildings and structures associated with the waterway are within the boundary of the conservation area, and the Chartist settlement at Dodford.

36 Most of the Dodford settlement is protected by the conservation area designation and the best surviving cottages are listed. Dodford was one of only five Chartist settlements in the country, and is considered to have been one of the key events in agricultural development in Worcestershire.

37 In addition, there are other smaller but equally notable groups of assets which are important in terms of local character and distinctiveness and these include;

- The cottages and workshops relating to the nailing industry, which boomed around Bromsgrove during the 18th and 19th centuries, and they can be found throughout the district.
- The numerous vernacular cottages and farmsteads found throughout the district, although many farmsteads have been converted to residential use.
- The houses designed by prominent Birmingham Arts and Crafts architects at the end of the 19th and at the beginning of the 20th century, particularly around Barnt Green.
- Work by the Bromsgrove Guild of Applied Arts, founded at the end of the 19th century which attracted craftsmen to the area from across Europe before it closed in the late 1960s.
- Structures and other evidence relating to the scythe industry in Belbroughton
- The significant number of parks and gardens of regional importance, identified in the Hereford and Worcester Gardens Trust, Survey of Parks and Gardens in Worcestershire².

Selection Criteria

38 To be considered for the local list each heritage asset should satisfy criteria 1 and one other criteria.

1 Age, Authenticity and Rarity

- Any heritage asset proposed to be considered for selection under any of these criteria the asset would need to have retained a significant and recognisable amount of its original form and fabric.
- If there are a number of examples of a particular asset the best examples in terms of their authenticity, should be selected for the Local Heritage List

2 Architectural Interest

This would include;

- Assets which can be attributed to nationally and locally important architects, designers, builders, gardeners or craftsmen, and illustrate a high quality of design or innovation. Locally important architects might include John Cotton and A V Rowe, as well as Birmingham Arts & Crafts architects such as Charles Bateman. Locally important craftsmen could include members of the Bromsgrove Guild or Birmingham Guild.
- Assets which illustrate distinctive artistic, craftsmanship, design, construction or landscaping qualities of interest. This might include a distinctive architectural style, or a good example stained glass or other decorative detailing,
- Assets which are a good example of a locally important building type (e.g Nailers Cottages).

² A Survey of Historic Parks and Gardens in Worcester shire, Richard Lockett, Hereford and Worcester Gardens Trust. 2019

3 Historic Interest

This would include;

- Assets which are associated with a locally important historic person, family or group
- Assets which illustrate a particular phase or period of local, social, religious, political or economic history (e.g nailers cottages or assets associated with the Chartist Movement at Dodford)
- Assets which are associated with a locally important historic event or movement.

4 Townscape/Villagescape/Landscape Interest

This would include;

- Assets which are locally important building types such as churches, chapels, schools and other distinctive features in the streetscape.
- Assets which are landmarks or features which make a positive contribution to the distinctive character of the area.

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CABINET LEADER'S WORK PROGRAMME

1 JANUARY 2025 TO 30 APRIL 2025
(published as at 2nd December 2024)

This Work Programme gives details of items on which key decisions are likely to be taken in the coming four months by the Council's Cabinet

The Work Programme gives details of items on which key decisions are likely to be taken by the Council's Cabinet, or full Council, in the coming four months. **Key Decisions** are those executive decisions which are likely to:

- (i) result in the Council incurring expenditure, foregoing income or the making of savings in excess of £200,000 or which are otherwise significant having regard to the Council's budget for the service or function to which the decision relates; or
- (ii) be significant in terms of its effect on communities living or working in an area comprising two or more wards in the district;

If you wish to make representations on the proposed decision you are encouraged to get in touch with the relevant report author as soon as possible before the proposed date of the decision. Contact details are provided, alternatively you may write to the Head of Legal, Democratic and Property Services, Parkside, Market Street, B61 8DA or e-mail: democratic@bromsgroveandredditch.gov.uk

The Cabinet's meetings are normally held every four weeks at 6pm on Wednesday evenings at Parkside. They are open to the public, except when confidential information is being discussed. If you wish to attend for a particular matter, it is advisable to check with the Democratic Services Team on (01527 64252 ext 3031) to make sure it is going ahead as planned. If you have any queries Democratic Services Officers will be happy to advise you. The full Council meets in accordance with the Councils Calendar of Meetings. Meetings commence at 6pm.

CABINET MEMBERSHIP

Councillor K J May	Leader of the Council and Cabinet Member for Strategic Partnerships
Councillor s. Baxter	Deputy Leader and Cabinet Member for Economic Development and Regeneration
Councillor S. Colella	Cabinet Member for Leisure, Culture and Climate Change
Councillor C. Hotham	Cabinet Member for Finance and Enabling
Councillor K. Taylor	Cabinet Member for Planning, Licensing and Worcestershire Regulatory Services
Councillor S. Webb	Cabinet Member for Health and Well Being and Strategic Housing
Councillor P. Whittaker	Cabinet Member for Environmental Services and Community Safety

Decision including Whether it is a key Decision	Decision Taker Date of Decision	Details of Exempt information (if any) and information explaining why items have been postponed (where available)	Documents submitted to Decision Maker / Background Papers List	Contact for Comments
Bin Replacements Key: No	Cabinet 7 Jan 2025 Council 22 Jan 2025		Report of the Assistant Director of Environmental and Housing Property Services	Matthew Austin, Environmental Services Manager Tel: 01572 882537 Councillor P. J. Whittaker
Council Tax Base 2025/2026 Key: No	Cabinet 7 Jan 2025 Council 22 Jan 2025		Report of the Assistant Director of Finance and Customer Services	Peter Carpenter, Section 151 Officer and Deputy Chief Executive Tel: 01527 64252 Councillor S. R. Colella
Disabled Facility Grant Ombudsman's Report Key: No	Cabinet 7 Jan 2025 Council 22 Jan 2025		Report of the Assistant Director of Housing and Community Services	Matthew Bough, Housing Development and Enabling Manager Tel: 01527 64252 Councillor S. A. Webb

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Decision including Whether it is a key Decision	Decision Taker Date of Decision	Details of Exempt information (if any) and information explaining why items have been postponed (where available)	Documents submitted to Decision Maker / Background Papers List	Contact for Comments
Final Council Tax Support Scheme 2025/2026 Key: Yes	Cabinet 7 Jan 2025 Council 22 Jan 2025		Report of the Executive Director (Finance and Corporate Resources)	Peter Carpenter, Section 151 Officer and Deputy Chief Executive Tel: 01527 64252 Councillor S. R. Colella
Food Waste Business Case and Associated Waste Related Issues Key: Yes	Cabinet 7 Jan 2025	This report may contain exempt information which may need to be considered in private session.	Report of the Executive Director (Leisure, Environmental and Community Services)	Guy Revans, Executive Director (Interim) Tel: 01527 64252 ext 3292 Councillor P. J. Whittaker
Medium Term Financial Plan - Tranche 1 Budget including Fees and Charges (following consultation) Key: No	Cabinet 7 Jan 2025 Council 22 Jan 2025		Report of the Executive Director (Finance and Corporate Resources)	Peter Carpenter, Section 151 Officer and Deputy Chief Executive Tel: 01527 64252 Councillor S. R. Colella

Decision including Whether it is a key Decision	Decision Taker Date of Decision	Details of Exempt information (if any) and information explaining why items have been postponed (where available)	Documents submitted to Decision Maker / Background Papers List	Contact for Comments
Independent Remuneration Panel Recommendations 2025/26 Key: No	Council 22 Jan 2025		Report of the Deputy Chief Executive	Darren Whitney, Electoral Services Manager Tel: 01527 881650 Councillor K. J. May
Medium Term Financial Plan - Tranche 2 Budget including Fees and Charges (following consultation) Key: No	Cabinet 12 Feb 2025 Council 19 Feb 2025		Report of the Executive Director (Finance and Corporate Resources)	Peter Carpenter, Section 151 Officer and Deputy Chief Executive Tel: 01527 64252 Councillor S. R. Colella
Pay Policy 2025/2026 Key: No	Cabinet 12 Feb 2025 Council 19 Feb 2025		Report of the Executive Director (Finance and Corporate Resources)	Becky Talbot, Human Resources & Development Manager Tel: 01527 64252 Councillor S. R. Colella

Decision including Whether it is a key Decision	Decision Taker Date of Decision	Details of Exempt information (if any) and information explaining why items have been postponed (where available)	Documents submitted to Decision Maker / Background Papers List	Contact for Comments
Council Tax Resolutions 2025/2026 Key: No	Cabinet 19 Feb 2025 Council 19 Feb 2025		Report of the Executive Director (Finance and Corporate Resources)	Peter Carpenter, Section 151 Officer and Deputy Chief Executive Tel: 01527 64252 Councillor S. R. Colella
Bromsgrove District Plan Consultation Key: No	Council Not before 22nd Jan 2025 Cabinet Not before 1st Jun 2025		Report of the Assistant Director of Planning, Regeneration and Leisure Services	Mike Dunphy, Strategic Planning and Conservation Manager Tel: 01527 881325 Councillor K. Taylor
Finance Recovery Programme Report Key: No	Cabinet 26 Mar 2025		Report of the Executive Director (Finance and Corporate Resources)	Peter Carpenter, Section 151 Officer and Deputy Chief Executive Tel: 01527 64252 Councillor S. R. Colella

Decision including Whether it is a key Decision	Decision Taker Date of Decision	Details of Exempt information (if any) and information explaining why items have been postponed (where available)	Documents submitted to Decision Maker / Background Papers List	Contact for Comments
Q3 Revenue and Performance Monitoring 24/5 Key: Yes	Cabinet 26 Mar 2025		Report of the Assistant Director of Finance and Customer Services	Debra Goodall, Assistant Director Finance and Customer Services Tel: 01527 64252 Ext 3070 Councillor S. R. Colella