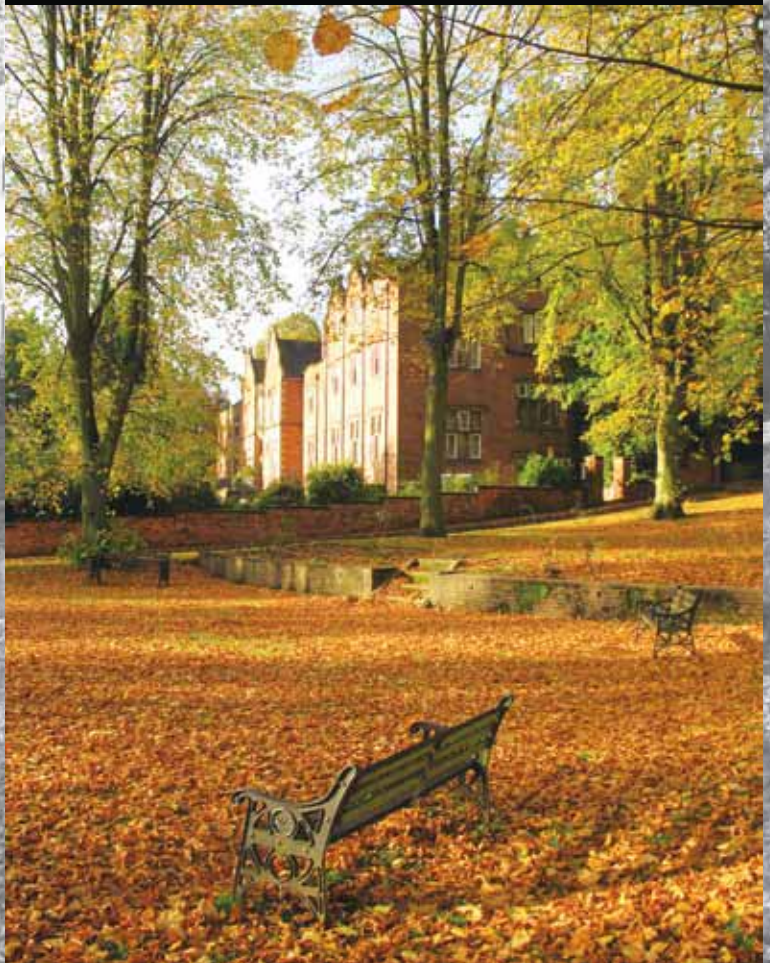


APPENDIX 1
ST. JOHN'S
CONSERVATION
AREA CHARACTER
APPRAISAL

CONSULTATION DRAFT
MARCH 2011



BROMSGROVE
DISTRICT COUNCIL

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This is a consultation draft of the St. John's Conservation Area Character Appraisal. Comments are welcome and should be sent to the Strategic Planning Team, Bromsgrove District Council, Burcot Lane, Bromsgrove, B60 1AA. Email conservation@bromsgrove.gov.uk or telephone 01527 881326

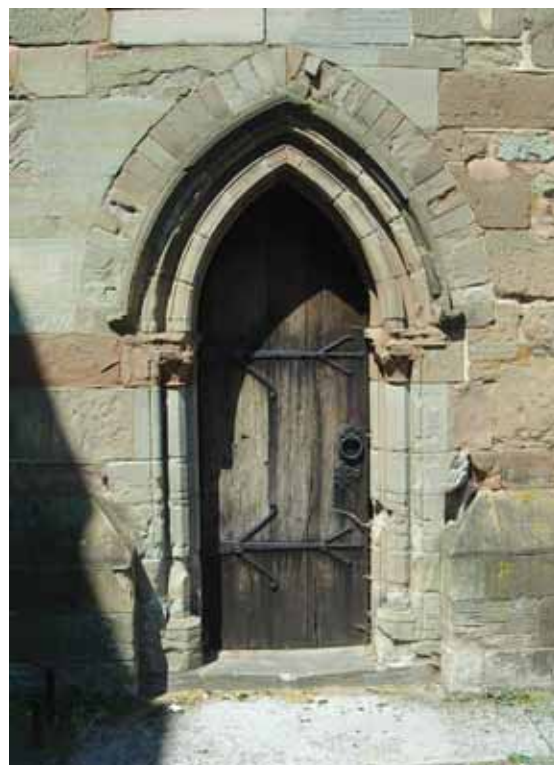
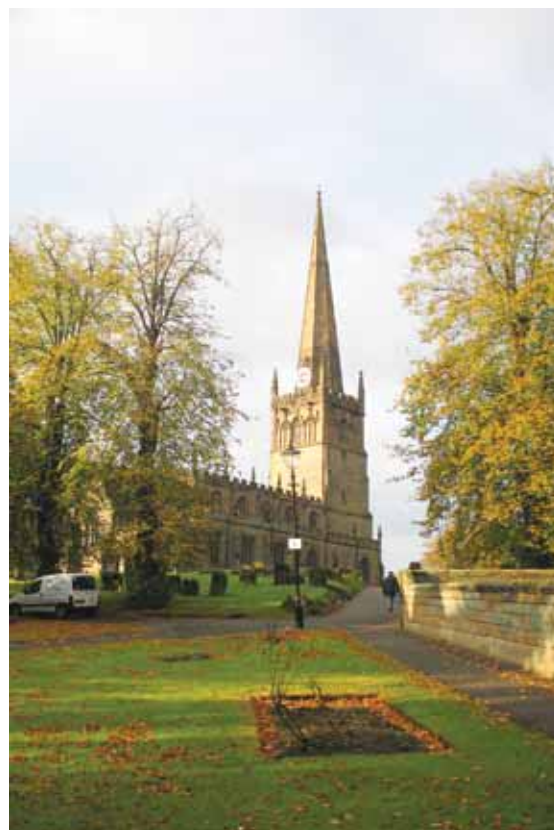
1.0 INTRODUCTION

1.1 The purpose of a Conservation Area Character Appraisal is to identify the factors and features which make an area special, based on an in-depth assessment of an area's buildings, spaces, evolution and sense of place. This is the first step in developing a management plan for the continued preservation and enhancement of a Conservation Area. An appraisal evaluates the positive, neutral and negative features of the area and suggests opportunities for improvement. It is not unusual for the boundary of a Conservation Area to fluctuate over time as the area evolves, and an assessment of the current and potential boundaries is normally part of the appraisal process.

1.2 The St John's area was originally part of the Bromsgrove Town Conservation Area designated by Worcestershire County Council in 1968. During the recent appraisal of the Town Conservation Area it was recognised that the St. Johns area was worthy of its own independent status in view of its unique character.

1.3 This appraisal of the St. John's Conservation Area was carried out in February 2011 in accordance with the guidance given by English Heritage in their 'Guidance on Conservation Area Appraisals' publication. Although produced by the Council, local societies and residents will be encouraged to contribute to and comment on the draft document. This will result in a well rounded assessment of the area incorporating local knowledge, perceptions and suggestions.

1.4 During the public consultation the draft character appraisal will be made available on the Council's website, at the Customer Service centre and the Council House to ensure that it reaches a wide audience. An exhibition at a local venue within the Conservation Area boundary is also usually held to ensure local resident participation in the process.





Aerial view of St. John's and Bromsgrove Town Centre

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2.0 PLANNING POLICY CONTEXT

- 2.1 A Conservation Area is defined in the 1967 Civic Amenities Act as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. It is not the purpose of a Conservation Area to prevent development, but to manage change in a positive and proactive way that benefits current and future generations.

- 2.2 Conservation Area status means that a special form of Planning Permission called Conservation Area Consent is required for the total or substantial demolition of any building over 115m³ in size, the demolition of a boundary wall over 1m in height next to the highway or 2m elsewhere and the removal of any pre-1925 gravestones (except on land associated with the Church). There is a general presumption against the loss of buildings which make a positive contribution to the character or appearance of the Conservation Area. Additional controls are also placed over trees within the area, meaning that an owner must submit a formal notification of works to the Council six weeks before starting work. Permitted development rights (works that can be done without Planning Permission) are also slightly different within designated Conservation Areas.

2.3 The primary legislation governing Listed Buildings and Conservation Areas is the Planning (Listed Buildings and Conservation Areas) Act 1990. This legislation includes certain statutory duties which the Council as Local Planning Authority must uphold. S69(1) of the Act requires Local Planning Authorities to designate any areas which they consider to be of special architectural or historic interest as Conservation Areas, and under s69(2) to review such designations from time to time. The Council has a further duty under s71(1) to formulate and prepare proposals for the preservation and enhancement of its Conservation Areas from time to time.

2.4 When assessing applications for development within designated Conservation Areas, the Local Planning Authority must pay special regard to the desirability of preserving or enhancing the character or appearance of the Conservation Areas under s72(1) of the Act. This does not mean that development will necessarily be opposed, only that this should not be detrimental to the special interest of the wider Conservation Area. Specific guidance relating to development within Conservation Areas can be found within PPS5 Planning for the Historic Environment and its accompanying practice guide which are published by the Department for Communities and Local Government, at national government level





3.0 DEFINITION OF SPECIAL INTEREST

3.1 The special interest of a Conservation Area is defined by more than its appearance and includes the atmosphere, texture, sense of place and setting as well as more obvious qualities such as groups of historic buildings. Notable buildings and the spaces between buildings set an overall context for an area, but a designated Conservation Area should be more than just a collection of attractive buildings.



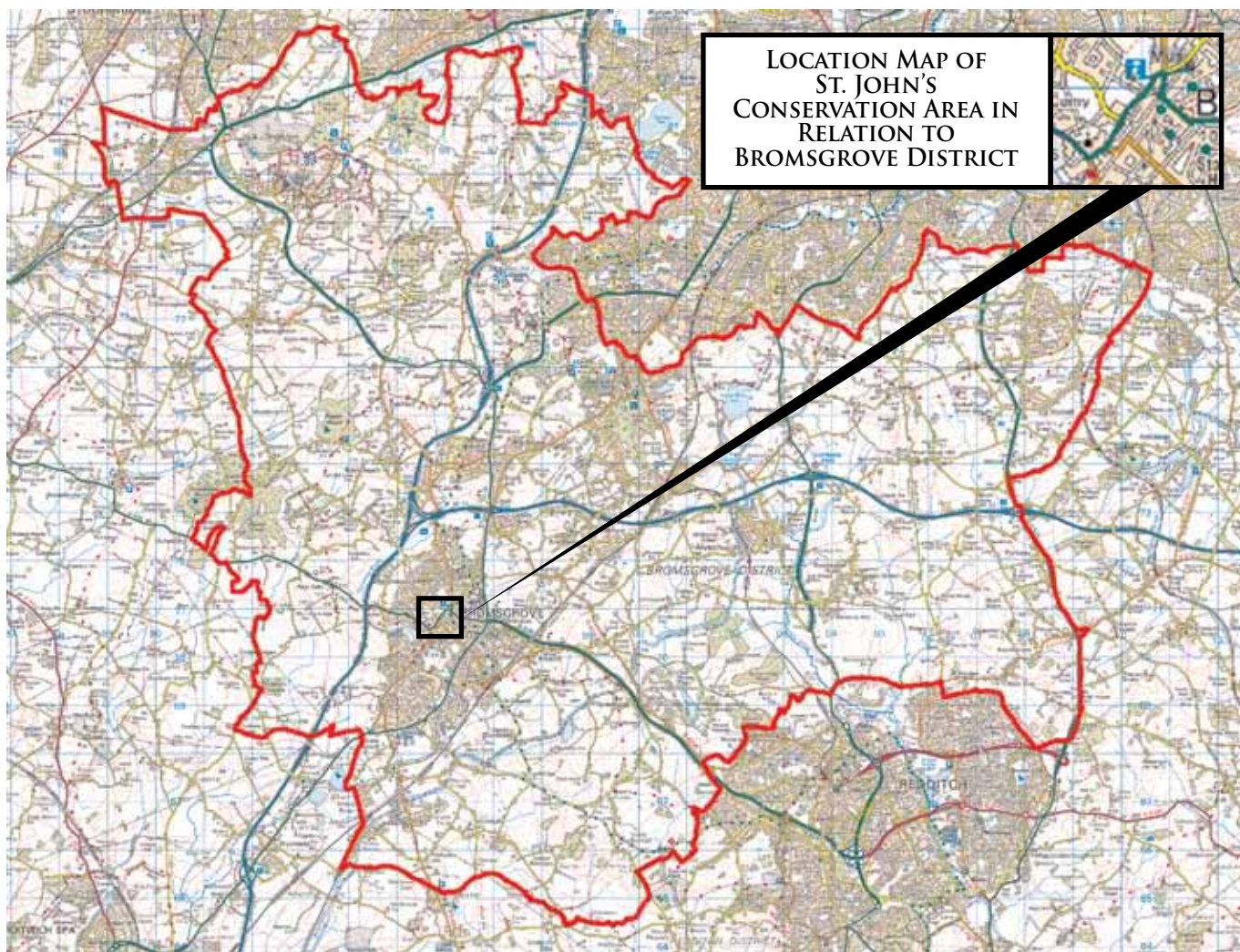
3.2 The St. John's Conservation Area has substantial historic and architectural interest, with some of the oldest surviving buildings in the town within the Conservation Area. The Church is a strong landmark feature for the town, and is supported by a collection of surrounding listed and unlisted historic buildings dating from the 17th to 19th centuries. The area as a whole has a leafy green setting which contributes to the local sense of place and establishes a positive relationship between the built and the natural environment.



4.0 ASSESSMENT OF SPECIAL INTEREST

4.1 Location and Setting

The St. John's Conservation Area is located to the west of Bromsgrove town centre, which itself lies in the south-west of the District of Bromsgrove, approximately 15 miles south-west of Birmingham and 15 miles north-east of Worcester. The proposed Conservation Area is centred upon the Grade I listed St. John's Church, which has an elevated position to the west of the town centre, and includes the 16th century churchyard and the 1857 cemetery further to the north. The adjacent Bromsgrove Town Conservation Area which focuses on the historic High Street was designated in 1968, and subsequently extended in 1983 and 1989.



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4.2 Historic Development and Archaeology



St Johns Church and Churchyard lies immediately to the west of the town on an area of raised ground overlooking what was once the Roman Road between Droitwich and the north midlands. This area may have been the site of an earlier Anglo Saxon Church, and the earliest remnants in the existing Church date from the 12th century, incorporating what was once a cruciform aisleless building. It has been speculated that the site of the existing Church is close to that of a much older nunnery and certainly records of Bromsgrove refer to a priest within the manor in 1086.

The extent of the medieval churchyard has not been clearly identified but 13th and 14th century deposits have been found on the former Market Hall site on St. John Street. The Grade I listed Church, its Grade II listed lychgate and the Grade II listed Ye Olde Black Cross public house on Worcester Road are the only surviving medieval buildings within and around the Conservation Area boundary. Previous archaeological investigations behind St. John Street (which contains 17th and 18th century buildings) discovered pre 17th century deposits - further evidence that this part of Bromsgrove was the focus of the earliest settlement. Limited archaeological investigation has taken place within the Conservation Area, however it is likely that further medieval deposits survive along St. John Street.



The parish of St. John's was substantial and once provided one of the wealthiest Church livings in the country. The first parish register was recorded in 1590 and included details of the earliest burials within the churchyard. The southern side of St. John Street was developed as tenement housing and evidence of 17th and 18th century buildings which may have burnt down was discovered on the Market Hall site in 1994. The expansion of St. Johns continued steadily throughout the 19th and 20th century with the growth of the town centre to the south and east and a large area of housing established to the north.

4.3 Key Views

The Grade I listed Church is very prominent in views from in and around Bromsgrove town centre and in and out of the St. John's Conservation Area. The group of historic buildings along St. John Street have significant group value, a fact which was referenced in the various statutory listing descriptions for the buildings. These views are enhanced by the number of fine trees and leafy setting of the area, which is quite different from the busy retail activity within the adjacent Bromsgrove Town Conservation Area. Significant views have been identified in Map 2 attached as an appendix.



4.4 Prevailing and Former Uses

The majority of the Conservation Area was historically occupied by ecclesiastical land, with commercial and residential properties appearing along St. John Street from the 17th century. Crown Close was once part of a larger area of glebe land, leased for grazing etc to support the Church. The area is now predominantly residential with commercial businesses and offices along St. John Street and Kidderminster Road.



4.5 Architectural Character and Key Buildings

St. John Street

The group of historic buildings along St John Street, which includes several listed buildings, has a strong streetscene presence and defines the southern boundary of the Conservation Area. Views of this group are prominent from the adjacent Bromsgrove Town Conservation Area and contribute to the setting of St. John's Churchyard.

St John's House at no 22 St John Street is Grade II listed and dates from the 18th century, although it was substantially rebuilt and extended in 1975. The building is two storey, constructed in traditional red brick with timber sliding sash windows and a panelled door with fanlight above. The building wraps around the corner onto Kidderminster Road, with an open car park area facing the roundabout. A notable yew tree (which is contemporary with the building) softens this corner and improves the setting of the listed building, which has been undermined by the dominance of the highway.





The Wishing Well PH at no.16 St. John Street (formerly the Shoulder of Mutton) was built in the early 19th century, but a pub is thought to have existed on the site since the 15th century. The building is constructed of painted brickwork with timber weatherboarding at the first floor and a tiled roof. The windows and doors have been replaced and the building extended and internally modernised by successive owners, but the building retains a historic character which makes a positive contribution to the Conservation Area. The caves to the rear were explored and identified as post medieval icehouses or outbuildings in 1995, although there are conjectural references to historic tunnels running between the Church and St John Street.



No.14 St. John Street (currently occupied by the George Davis salon) is also Grade II listed and dates from the 17th century. The most distinctive feature of this simple sandstone building is the single head of square timber framing at attic level inscribed RD1674. No.12a to the right is a 19th century addition, which has been reworked again in the 20th century.

The Grade II listed no.10 St John Street dates from the 18th century and is officially listed as no.12. This well proportioned Georgian house (now in office use) retains typical detailing of the period with a symmetrical form, central doorpiece with curved pediment and timber sliding sash windows. This building forms a positive foreground to the listed Church on the hill above, and features strongly in views of the Conservation Area from Market Place.



Adjacent to this and set back from the road is the former District Council Offices, which was converted to the St. John's Court care home in the 1980's. This grand Jacobean style building was once a much smaller but still ornate 19th century vicarage but was significantly extended in the 1940s and 1960s, before it became Grade II listed in 1971.

The Church and Churchyard

The Grade I listed Church of St John the Baptist is at the heart of the St. John's Conservation Area and incorporates an earlier 12th century Church with later phases from the 15th to 19th centuries. It is conjectured that an earlier minster may have existed on the site based on topographical surveys (the site is on a hill, next to a stream and a Roman Road) and certainly records refer to a priest in the manor of Bromsgrove in 1086. The earliest Church had an aisleless cruciform layout, with the aisles added and the chancel rebuilt in the 13th century. The aisles were subsequently rebuilt in the 15th century and the porch added - the tracery on the north aisle windows survives from this period.

The building was extensively restored by Sir George Gilbert Scott in 1858 and is now an impressive Perpendicular Gothic style building with a battlemented parapet and crocketed pinnacles. The three stone statues of St Peter, St Paul and St John the Baptist above the great west window were designed by John Cotton. The octagonal spire, which is a significant landmark in distant views, is 200ft high. The interior contains the 15th century tombs of Sir Henry Stafford and Sir John Talbot of Grafton, as well as later features and detailing such as the mosaic chancel floor designed by the Bromsgrove Guild. The existing Church has a commanding position overlooking the town, and features strongly in views from the nearby High Street and from the cemetery because of its elevated location.

The Church steps leading down to St. John Street are medieval and predate the lychgate which was erected in 1656. Originally 63 steps, now 48, the sandstone steps are important to the setting of the Church and were extensively repaired in 2006. The lychgate which is Grade II listed, is unfortunately in very poor condition due to continued acts of vandalism.

The extent of the medieval churchyard is not known, but existing gravestones date from 1617 to 1857, when the new cemetery was opened to the north. The Lime trees which surround the churchyard were planted around 1790 and the stone boundary walls added in 1815. Many 17th and 18th century memorials survive within the churchyard, although somewhat eroded by time. One of the more notable examples is the pair of gravestones erected for Thomas Scaife and Joseph Rutherford who were engineers of the Birmingham and Gloucester Railway killed in an industrial accident in November 1840. Their gravestones were funded by their former colleagues and include a railway based poem and plaques depicting steam locomotives.



Cemetery

Bromsgrove cemetery was consecrated in 1858 and was designed by C H Cooke following the typical Victorian pattern of a curving perimeter path with a central cross route and small paths radiating outwards. Early Victorian cemeteries focused on the picturesque style with sweeping lines of trees, later more utilitarian layouts based on a grid pattern were introduced as a more efficient use of land, but still with a focus on views and meandering spaces. Bromsgrove cemetery combines these two philosophies with important views formed through the centre and tree planting used to define smaller spaces.



The cemetery contains a large number of Victorian monuments, sculptures and gravestones many of which are surrounded by cast iron cresting. In the fashion of the time many gravestones incorporate symbols of spiritual significance, remembrance or immortality such as angels or open books, emblems of traditional trades and carvings of flowers and animals. Many well known figures are buried in the cemetery including architect John Cotton, composer Sir Edward Elgar and Anthony Pratt, inventor of the Cluedo boardgame.



The central Gothic cross erected as a memorial to Captain John Adams (who lived at Perry Hall) in 1858, was removed for safe keeping and future restoration by the District Council in 2007. The cemetery lodge was replaced in 1958 but the historic oak lychgate built by Walker of Evesham survives at the corner of Church Lane, although in need of repair.



4.6 Building Materials

Red brick is the predominant building material within the Conservation Area, with some painted and timber framed buildings on St. John Street. The Church is red sandstone, most of the memorials and gravestones are also sandstone with cast iron railings around some of the Victorian monuments within the cemetery. The stone boundary walls around the Churchyard and cemetery define the streetscene particularly along Church Lane and make a positive contribution to the character and appearance of the Conservation Area.

4.7 Public Realm

The public realm along St. John's Street has undoubtedly been affected by the intrusion of the highway, which effectively severs the area from the rest of the town centre. The brook on the opposite side (now a temporary surface car park) is the only softening feature but has limited effect given its continuing condition issues and past culverting. Fortunately the large grassed area by St John's Court and Crown Close have been retained and contribute positively to the approach to the Church from the south.

The most positive aspect of the existing public realm is the survival of the historic stone walls which help frame views through the streetscene and encircle key open spaces.

4.8 Important Trees and Green Spaces

St. Johns churchyard is the key open space within the Conservation Area, followed closely by the cemetery to the north. The 2007 English Heritage publication "Paradise Preserved" summed up the value of historic cemeteries as open spaces,

"Cemeteries were conceived and designed both as gardens of the dead and as a memorial. They are functional landscapes and many of our historic cemeteries are still being used for the business of burying and mourning, and as places for quiet reflection. They are valued and enjoyed by local people as open spaces and for the wildlife and they make an important contribution to the quality of life of the local community. Cemeteries are distinct from other burial places and other green spaces. This interweaving of architecture, sculpture, landscape, wildlife and poetry is like no other place in the historic environment"





The most significant trees within St John's are the Limes forming the 'grove' around the Church, which were planted around 1790 and the later limes planted around Crown Close. The planting of a circle of trees around the Church is thought to have a much older historical significance as there appears to have been a circle of trees in the same place throughout the last 1000 years or more. There is also conjecture that an inner ring of trees existed at some point forming a living 'henge' in the pattern of sacred pagan sites, and very much in the Celtic and Anglo-Saxon pre-Christian tradition.

The cemetery has one of the best collections of trees in this part of Worcestershire with species from across the 19th century British Empire including the Giant Redwood at the centre, the lime avenues and yew trees. A 300-400 year old Sweet Chestnut which predates the cemetery can also be found near to Church Road. Yew trees are often found in Churchyards as a symbol of everlasting life. References to the significance of the species linked to the concept of the 'tree of life' can be found in several different religions and in Christianity the yew tree is used as a representation of the Resurrection.



The group of 16 trees including Yew, Oak and Beech at the Unionist Club at 18 Kidderminster Road are protected by a Tree Preservation Order. No other tree preservation orders have been designated within the Conservation Area boundary, and a large proportion of the trees are managed by the District Council.

4.9 General Condition of the Area

The overall condition of the historic buildings within the Conservation Area is good, with only the lychgate at the Church steps and the second lychgate to the cemetery in need of significant repair. The grade II listed lychgate which dates from 1656 has been added to the Council's draft Building at Risk register and its repair is a key objective of the draft management plan.



The historic monuments and gravestones within the Churchyard have suffered some surface erosion, which is to be expected given their age and exposed hilltop location. The Churchyard and the cemetery to the north are both well maintained however with signs of active tree management and regular grass cutting.



The wider public realm has a less consistent quality and appearance with a predominance of tarmac, which has been badly patched in places for example in the lane leading from the churchyard to Kidderminster Road. The stone walls also vary in condition and several areas in Church Lane require re-pointing – again the erosion and lichen growth is normal given the age of the walls and location.

4.10 Challenges and Opportunities

The main challenge facing the Conservation Area is the proposed redevelopment of the former Market Hall site which if not sited and designed appropriately could have an adverse impact on the setting of the listed buildings on St. John Street and views of the Church above from the Bromsgrove Town Conservation Area. This redevelopment is equally a key opportunity to lessen the dominance of the highway and reinstate an active and interesting frontage along St. John Street.



A secondary issue is the quality of the signage along St. John Street and examples of plastic banner signs erected without Advertisement Consent. The office uses have fared better than the commercial units, and signage clutter is less of a problem here than in the High Street.

5.0 PROPOSED BOUNDARY CHANGES



St John Street, St Johns Church and Churchyard, Perry Lane, part of Kidderminster Road and part of Crown Close was originally included as part of the Bromsgrove Town Conservation Area in 1968. Initially defined as two sub areas the St. Johns section became part of the town centre designation over time, despite a physical gap in the boundary between the High Street and St. John Street. Map 1 shows the existing designated boundary.

As part of the formal review of the Bromsgrove Town Conservation Area in 2011, the designation and expansion of the St. Johns as an individual Conservation Area was identified as a possible revision. This was in recognition of the unique character of St. Johns and distinct special interest, which is significantly different from the character and appearance of the Bromsgrove Town Conservation Area. Map 2 shows the proposed extended boundary of the St. John's Conservation Area.



The separation of the town centre and St. John's designations and associated boundary amendments requires formal approval by the Council's Cabinet. It is provisionally programmed that this will take place in June 2011, following a public consultation period on the proposed St. Johns Conservation Area boundary and character appraisal. The consultation period on the Bromsgrove Town Conservation Area amendments and character appraisal ended on 4th March 2011 and no objections were raised to the proposed separation into two designated conservation areas.



6.0 MANAGEMENT PROPOSALS

Appendix 2 includes a draft management plan for the area. This is not an absolute list but outlines the main issues which need to be addressed and possible tasks and timescales. It should be made clear that the Council cannot give a definite commitment to undertake these tasks, which will ultimately depend on future financial and staff resources.

The main issues which need ongoing management are

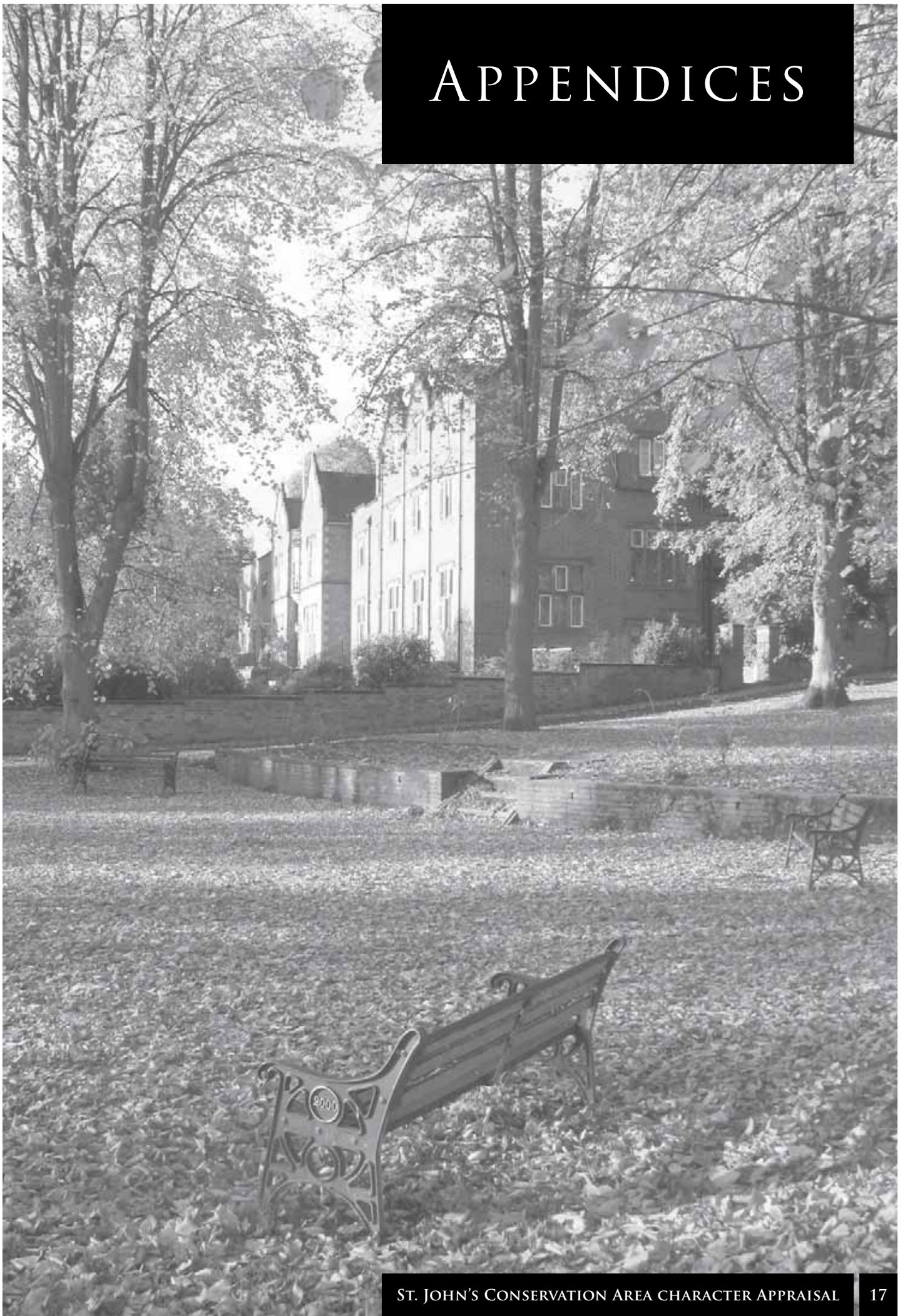
- Ensuring that the redevelopment of the market site preserves or enhances the conservation area, and positively contributes to its setting
- Quality of signage should adhere to the Council's adopted supplementary guidance on shopfronts and advertisements
- Maintenance of the open spaces and trees
- Repairs to the historic gravestones within the churchyard
- Effective parking strategy in and around the Church

7.0 PUBLIC CONSULTATION

Before final publication this document will be subject to a six week public consultation period to gather views on the assessment of the area, the proposed boundary changes and the draft management plan. The comments received shall be summarised and included in the final document for public interest.



APPENDICES



APPENDIX 1

List of Properties in the Conservation Area

4 Church Lane
44 Church Road
Bromsgrove Cemetery, Lodge (2 Church Lane) and lychgate
RMC House, Church Lane
1, 3, 5, 7 and 11 Church Lane
St. John's House, 16 Church Street
18 Church Street
Amphlet Hall, Crown Close
2, 4, 6, 6a and 6b Crown Close
St. Johns Surgery, 5 Kidderminster Road
7, 9 and 11 Kidderminster Road
Perry Hall, Kidderminster Road
8, 10 and 12 Kidderminster Road
St Johns Church Hall, 14 Kidderminster Road
Rydal Mount, 16 Kidderminster Road
Unionist Club, 18 Kidderminster Road
9, 11, 13 and 15 Perry Lane
Church of St John the Baptist (Grade I) and lychgate (Grade II)
10 and 12 St. John Street (Grade II)
12a St John Street
14 St. John Street (Grade II)
16 St. John Street
18 St. John Street
20 St. John Street
22 St John Street (Grade II)
St. Johns Court, 28 St. John Street (Grade II)

APPENDIX 2

Management and Enhancement Proposals

Priority	Task	Timescale
Redevelopment of Market Hall site	Ensure that the scale and design of any new buildings respect the setting of the Conservation Area and adjacent listed buildings	2012 onwards
Improvements to advertisements	Investigate any unauthorised shopfronts and signage, and take enforcement action where appropriate	Ongoing
Improve condition of historic buildings and structure	Identify any Buildings at Risk and develop a strategy for their repair	End of 2011
	Support the repair and maintenance of historic gravestones through providing guidance and highlighting options for external grant assistance	Ongoing
	Provide guidance and advice on the appropriate maintenance of historic buildings to owners and residents	Ongoing
Maintenance of trees and open spaces	Ensure that regular maintenance preserves key features, enhances amenity value and respects the green character of the Conservation Area	Ongoing
Environmental Improvements to Spadesbourne Brook	Improvements to the Brook will enhance the setting of the Conservation Area, although outside the designated boundary. The Council will ensure that the proposed improvements enhance the Brook as a community asset whilst protecting its biodiversity importance.	2012 onwards

APPENDIX 3

Bromsgrove District Local Plan - adopted January 2004

S25 New Shopfronts
S26 Shopfront Fascias
S27 Standards of Fascia Design
S27A Projecting Signs
S27B Design and Materials within Conservation Areas
S35A Development in Conservation Areas
S36 Design of development within Conservation Areas
S37 Demolition in Conservation Areas
S39 Alterations to Listed Buildings
S39a Demolition of Listed Buildings
S41 Listed Buildings in Shopping Areas
S42 Shopfronts in Conservation Areas
S43 Traffic Calming Schemes
S44 Reinstatement of Features in Conservation Areas
S45 Improvements to Conservation Areas
C17 Retention of existing trees
C19 Tree Preservation Orders
C36 Preservation of Archaeological Resources
C37 Excavation around Archaeological Remains
C38 Development Criteria for Archaeological Sites
C39 Site access for Archaeologists
RAT4 Retention of Open Space
ES11 Energy Efficiency in Buildings

Bromsgrove Draft Core Strategy 2 - published January 2011

CP16 Managing the Historic Environment
CP17 Natural Environment

Worcestershire County Structure Plan

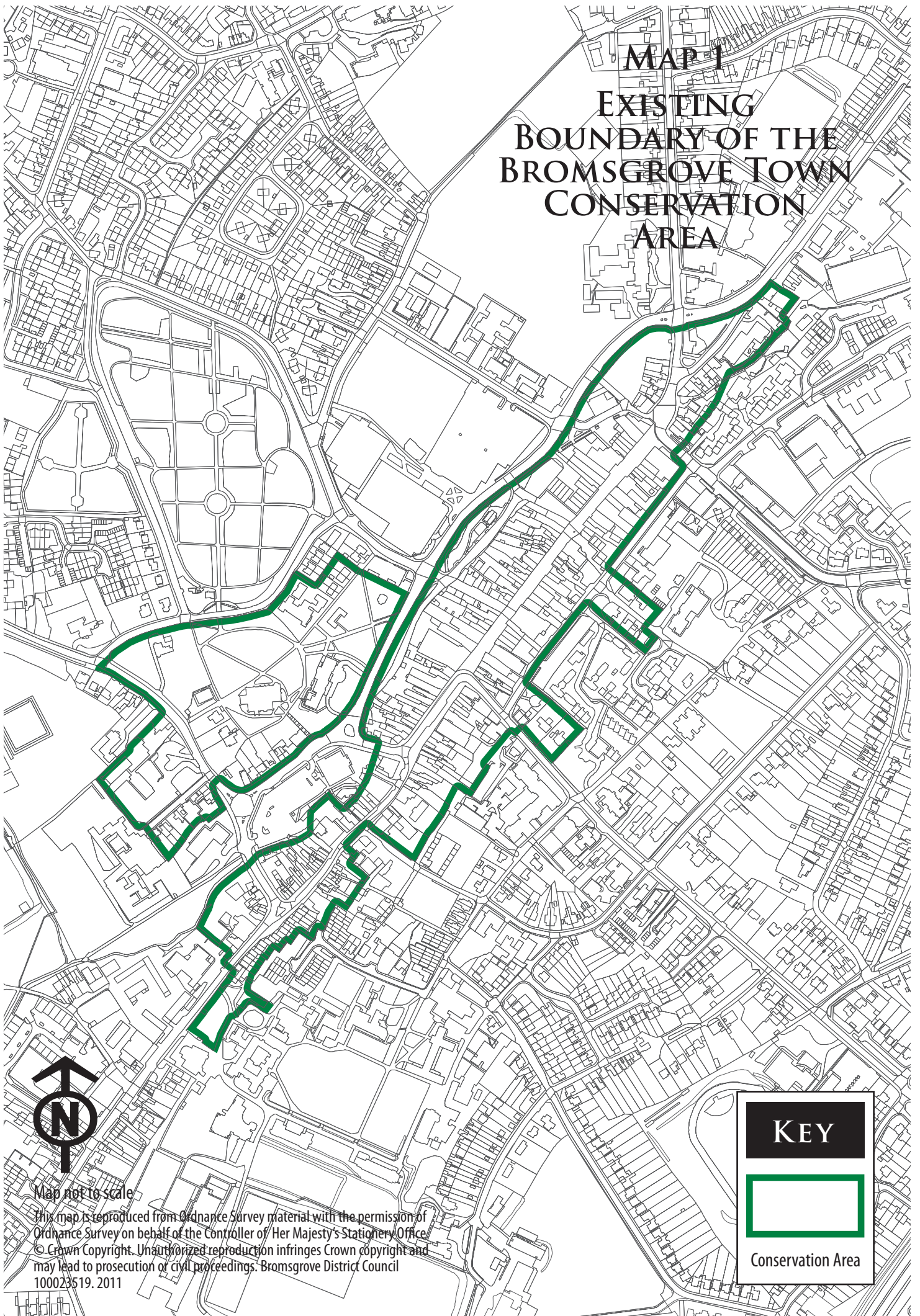
CTC.5 Trees and Woodlands
CTC.6 Green Open Spaces and Corridors
CTC.8 Flood Risk and Surface Water Drainage
CTC.17 Archaeological Sites of Regional or Local Importance
CTC.18 Enhancement and Management of Archaeological Sites
CTC.19 Areas and Features of Historic and Architectural Significance
CTC.20 Conservation Areas
CTC.21 Reuse and Conversion of Buildings

APPENDIX 4

Glossary

Battlemented	A notched parapet on top of a wall, also known as crenellated
Conservation Area	An area of special architectural or historic interest, the character or appearance of which, it is desirable to preserve or enhance. Local authorities are responsible for designating new Conservation Areas.
Cornice	Projecting moulding often found at eaves level, or as part of a pediment
Crocketed	Gothic ornament with floral details found on spires, turrets etc
Cruciform	Cross shaped building footprint
Culvert	A man made channel beneath a road or building
Curtilage listed	All ancillary buildings and structures constructed before 1st July 1948 are covered by the listed status of the principal building, and known as curtilage listed.
Ecclesiastical	A building designed for use as a place of worship
Fanlight	Semi circular or rectangular window above a door
Georgian	Dates from 1714-1830
Glebe land	Land owned by the Diocese and used to support the income of the clergy
Gothic	An architectural style from 12th to 16th centuries but revived in the late Victorian period. Typical details include elaborate tracery, heavily mullioned windows and pointed arches.
Jacobean	An architectural style popular from the early 17th century and revived in the late 19th century sometimes. Typical details include heraldic emblems, grotesques and curved Dutch gables. The mixing of Jacobean and Elizabethan forms and details during the Victorian period is known as Jacobethan.
Listed Building	A building of special architectural or historic interest included on a national register. English Heritage is responsible for adding new entries to the statutory list.
Medieval	Dates from 950-1547
Pediment level.	Low pitched moulded triangle often found over doorways or windows and at roof level.
Tracery	Window details of moulded stone bars or ribs
Victorian	Dates from 1837-1901
Weatherboarding	Timber cladding in overlapping boards

MAP 1
EXISTING
BOUNDARY OF THE
BROMSGROVE TOWN
CONSERVATION
AREA



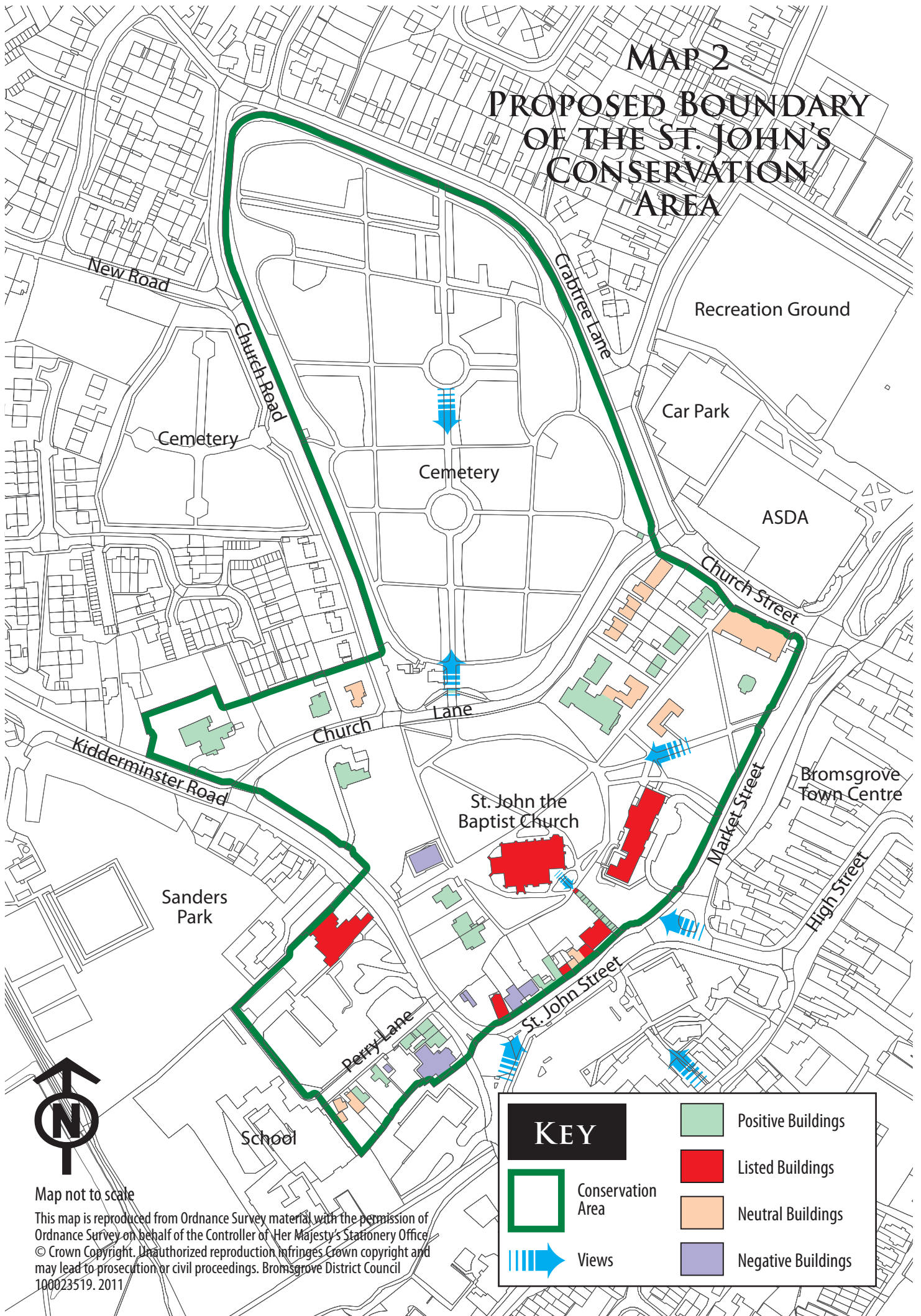
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KEY







Conservation Area

MAP 2 PROPOSED BOUNDARY OF THE ST. JOHN'S CONSERVATION AREA



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KEY	
	Conservation Area
	Positive Buildings
	Listed Buildings
	Views
	Neutral Buildings
	Negative Buildings



**This appraisal can be provided in large print, Braille,
on audio CD or tape, or on computer disc.**

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پر رابطہ کریں



**BROMSGROVE DISTRICT
COUNCIL**

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