

DODFORD

CONSERVATION AREA DRAFT CHARACTER APPRAISAL AND MANAGEMENT PLAN

JUNE 2014



BROMSGROVE
DISTRICT COUNCIL



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Please note this is a draft version of the Dodford Conservation Area Character Appraisal and Management Plan. Any comments or queries should be sent to the Strategic Planning Team, Bromsgrove District Council, Council House, Burcot Lane, Bromsgrove, B60 1AA or email conservation@bromsgrove.gov.uk or telephone 01527 881326



PART 1

DRAFT CHARACTER APPRAISAL



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 Dodford Conservation Area was designated in August 1975 by Bromsgrove District Council and was intended to protect the area developed by the Chartist Land Company in 1847/48. An informal review of the area was carried out in 2007, and a draft character appraisal produced which forms the basis of this current document.

1.3 The appraisal of the Dodford Conservation Area was carried out in accordance with the most recent guidance from English Heritage 'Understanding Place: Conservation Area, Designation, Appraisal and Management' (2011). 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 a future public consultation phase, the draft Appraisal will be made available on the Council's website, at the Customer Service centre in the Dolphin Centre and the Council House to ensure that it reaches a wide audience. There will also be a small exhibition at a local venue to explain the purpose of the document and collect any comments from residents.

2.0 PLANNING POLICY CONTEXT

- 2.1 The 1967 Civic Amenities Act was the first act to define a Conservation Area 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 The General Permitted Development Order 1995 (GDPO) classes a conservation area as being ‘Article 1 (5) land’. Outside of conservation areas planning permission is not required for many types of work, which is referred to as permitted development. The GDPO gives local authorities controls over some works undertaken in conservation areas, including the enlargement of a dwelling house, the rendering of such properties, and the installation of antennae and satellite dishes. In addition Conservation Area status means that Planning Permission 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 agricultural building constructed before 1914. There is a general presumption against the loss of buildings which make a positive contribution to the character or appearance of the Conservation Area.
- 2.3 Additional controls are also placed over trees within the Conservation Area boundary, meaning that an owner must submit a formal notification of works to the Council six weeks before starting work. This gives the Council the opportunity to place a Tree Preservation Order (TPO) on the site protecting any notable trees from unsuitable works. Currently there are three separate orders covering approximately twenty trees within the Conservation Area.
- 2.4 The current 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.

- 2.5 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 Area, under s72(1) of the Act. This does not mean that development will necessarily be opposed, only that it should not be detrimental to the special interest of the wider Conservation Area. The National Planning Policy Framework (NPPF) has replaced previous Government guidance which was detailed in Planning Policy Statement 5: Planning for the Historic Environment. The NPPF does, however maintain the importance placed on conserving and enhancing the Historic Environment as well as providing advice for conservation areas, notably in paragraphs 127, 137 and 138. The PPS5 Guidance Document, PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide (March 2010) remains valid and a government endorsed document pending the Governments review of guidance supporting national planning policy.



- 2.6 The Bromsgrove District Local Plan (adopted in 2004) contains a series of specific policies relating to the historic environment (see Appendix 2). These policies help guide the Local Planning Authority when assessing planning applications, to ensure that new developments and alterations preserve or enhance the character or appearance of Conservation Areas. The Draft Bromsgrove Local Plan is about to be submitted for public examination, and will at some point replace the 2004 Local Plan. As with the current Plan the Draft Plan also contains policies to promote and protect the Historic Environment. These are detailed in Appendix 2

3.0 SUMMARY 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 Dodford Conservation Area is a semi-rural area which contains a regular assortment of housing plots, in which a pattern of nearly identical historic cottages sit. These are of a well-defined architectural style, which emerged when the area was developed by the Chartist Land Company after the land was purchased in May 1848. The original grid layout is still apparent as no new roads or cul de sacs have been introduced. Possibly the most dominant feature of the conservation area is the hedgerow which runs along most of the roads, in places six or seven feet high, and three or four feet thick. Of the historic houses approximately 20 are still recognisable as Chartist cottages, eleven of which are statutorily listed in recognition of their rarity and importance in terms of social history. The completeness of this group of buildings (although many individual cottages have been altered) and their significance as a tangible representation of the Chartist movement are key components of the special interest of the conservation area. However they are historically important not only in terms of the Chartist Movement, but also in terms of the influence the Chartists had on the Garden City Movement. Michael Foot, during a tour of Rosedene in 2001 stated that 'Chartism was a basic building block of the Labour Party'.
- 3.3 Although the Chartist Settlement is the primary reason for the Conservation Area designation, the Area also includes a group of ecclesiastical buildings to the south of the Chartist Settlement. Firstly the Grade II* listed Dodford Priory and associated Grade II listed barn, which existed prior to the arrival of the Chartists, and located on the site of an Augustinian priory. Secondly, the Grade II* listed Church of the Holy Trinity and St. Mary and associated Vicarage on Priory Road. They were designed by Arthur Bartlett, and are fine examples of Arts and Crafts architecture.



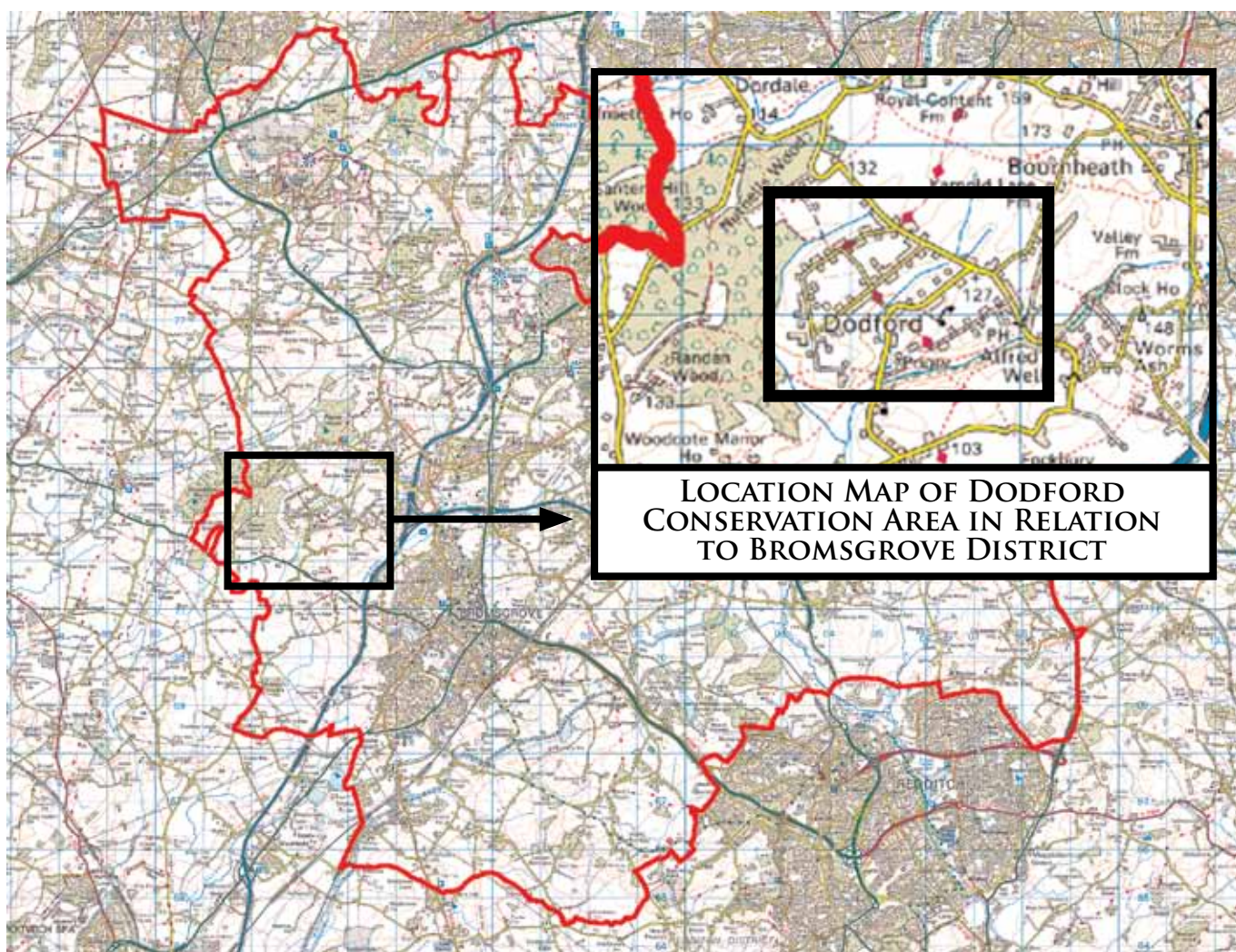
4.0 ASSESSMENT OF SPECIAL INTEREST

4.1 Location and Setting

Dodford is located approximately three miles north west of Bromsgrove, Worcestershire, in green belt land surrounded by open countryside. The M5 motorway runs north /south, about one mile east of Dodford.

The Conservation Area is bounded by Warbage Lane to the north east, Whinfield Road to the south east and south, and Woodland Road to the west and north west.

The original grid layout of Whinfield Road, Woodland Road (formerly Top Road), Church Road and Victoria Road (formerly Middle Road) were laid out when the 19th century Chartist settlement was established. Warbage Lane and the stretch of Priory Road from Fockbury Road to Dodford Priory have existed for many centuries, whilst the extension of Priory Road to Warbage Lane (formerly Commercial Street) came with the Chartists.



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Dodford has a rural setting being located in undulating countryside, the lowest point being around Dodford Priory, on Priory Road, where two streams meet, one flowing in from the east, the other from the north east. The latter runs along at the bottom of a valley between the plots to the north west of Priory Road and south east of Victoria Road. The land rises steeply up Church Road, with a high point at the junction of Church Road and Woodland Road, and also to Whinfield Road from Priory Road. From Woodland Road/Church Road there are good views south, south west and south east across the conservation area to Whinfield Road and Bromsgrove, and towards the Malverns. From the high point in Whinfield Road one can look north and north west across the conservation area towards Nutnells Wood, which is ancient woodland. Nutnells Wood bounds Dodford to the north west, west and south west. A stream runs around this boundary to the north west. The plots to the west and north of Woodland Road fall away at the rear, to the stream and the woods rise beyond. To the north, north east and east, Dodford is bounded by open countryside, and there are no obvious changes in level. To the south, south of the plots in Whinfield and Priory Roads, and to the north of the church and Old Vicarage (the Tower House) is a stream which runs through a small partially wooded valley. The land rises beyond and its southern edge forms the boundary of the conservation area. There is a kink in this boundary to the west of here where the conservation area incorporates the Church and Old Vicarage (Tower House), but otherwise the southern boundary is the original boundary of the Chartist Settlement. It would appear that natural boundaries determined the extent of the original settlement. High hedges shape the narrow lanes and plot boundaries, and give a strong sense of enclosure.



The Conservation Area sits within a number of larger areas designated by various agencies including;

- Natural England Landscape Area - Arden
- Natural England Natural Area - Midlands plateau
- Landscape Character Assessment Area - Principal timbered farmlands

4.2 Historic Development and Archaeology

The name Dodford derives from the Anglo-Saxon for Dod's or Dodda's ford, and it is assumed that the earliest settlement dates from this time. Although in an area where there are several streams, exactly where the ford was is not known. Faint traces of ridge and furrow survive within the conservation area attesting to the agricultural nature of the landscape within the medieval and post medieval periods.



The earliest documented references are in respect of the foundation of the Augustinian Priory by Henry II, with the first Prior, Osbert, being appointed at the end of the 12th Century. It would appear that it was always a small community during this time. Following the dissolution of the monasteries by Henry VIII, the Priory passed to John Dudley (Duke of Northumberland) and subsequently to John Fownes. There are remains of the original Priory in the grounds of what is now referred to as Dodford Priory, and the site is a scheduled monument because of this archaeological interest.

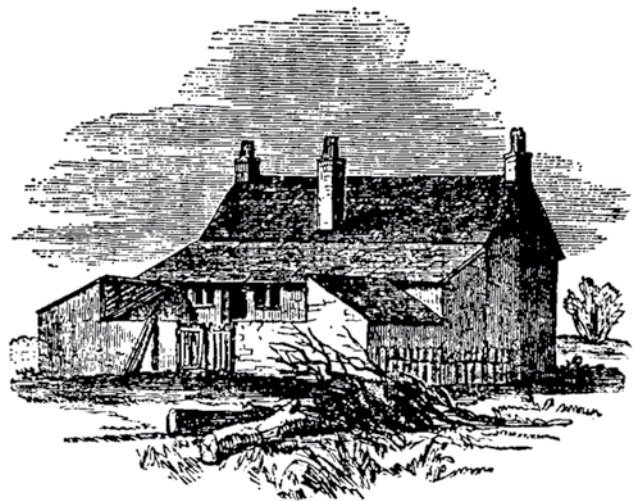
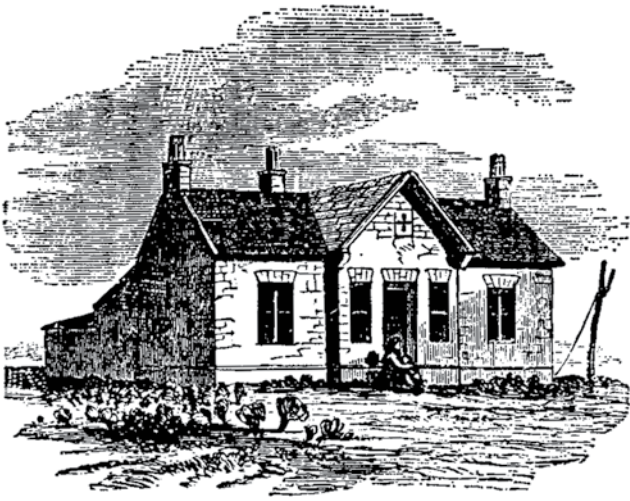
Between the dissolution of the Priory in 1538 and the arrival of the Chartist settlement in 1848, there is little information about the community of Dodford. The Manor and Priory were passed to the Dudley family in 1538 and later to the Wylde family. The Priory and surrounding land was owned by Benjamin Bromford, a large Worcestershire landowner at this time. The Tithe Redemption Map of 1839 shows that the whole area of Dodford was divided up with field boundaries clearly marked. By this time land in Dodford was predominately in agricultural use, and despite the heavy clay soil, the divide between pasture and arable was roughly 50/50. Bentley's Directory of around the same time indicates that there was some industry on the fringe, notably nailmakers in Warbage Lane.

The Chartist Movement

The Chartist Movement obviously had the most profound effect on the development of Dodford, which until the 19th century remained a small community. The period 1815-1850 was one of considerable rural poverty and discontent in Britain and Ireland. Enclosure was driving people off the land and forcing them to move to the new industrial towns. Amongst the many social movements of the time, the Chartists formed perhaps the most important political protest group with public meetings attended by thousands of working men and women.

Feargus O'Connor M.P. became one of the leaders of the Chartist movement during the 1840's and was responsible for establishing the Chartist settlement in Dodford. His 'Land Plan' aimed to settle people from industrial towns into new agricultural communities in the countryside. Each family would have a house and plot of land to feed themselves, pay rent and make a small profit from the sale of crops. By qualifying for a vote in county constituencies through land ownership, the Chartists would have an influence within the political system. This plan owes much to William Allen, a Quaker who established a community along these lines in Sussex in the 1830's. O'Connor distrusted clergy and publicans so there were to be neither licensed premises nor buildings for public worship. Personal improvement was to be encouraged through self-help and education.





The Chartist Land Company was founded in 1845 and made rapid progress. Despite not being properly constituted and registered, the Company raised sufficient funds for estates to be bought in the late 1840's. Subscribers, largely from the industrial North and Midlands of England, bought shares that determined the size of their plots. Prospective settlers were selected by lot. At Dodford the plots were auctioned when the lottery procedure was declared unlawful. The first Chartist settlement was constructed in 1845 at Heronsgate, Hertfordshire¹. This was followed by settlements at Snigs End and Low Bands, both in Gloucestershire, and Minster Lovell, in Oxfordshire. Dodford (or Great Dodford as it was called) was the last settlement to be built.



The land at Dodford, totalling 273 acres and including Old Priory Farm (Dodford Priory), was bought in May 1848 but, some of the land was immediately re-sold. The remainder of the estate was laid in a grid formed by narrow tracks and four acre plots (larger than at other settlements as the land was considered poor) where the distinctive cottages were constructed. 41 plots were laid out (although evidence suggests that more were intended), and 39 cottages were constructed. Designs for the cottages, to O'Connor's specification, were by Henry Cullingham, a 'general builder, carpenter and architect' who supervised the construction at each of the sites. Building commenced in 1848, and most of the cottages were occupied on 2nd July 1849. In addition two houses were also built, Fern Villa, Priory Road, and Priory Cottage, Rose Lane. These would appear to have been constructed by the same builder, as much of the joinery detailing matches that found in the cottages. Great Meadow, Victoria Road was constructed before the land purchase, and was therefore purchased with the land by O'Connor but then immediately resold.



1. See Conservation Area and Management Plan <http://www.threerivers.gov.uk/GetResource.aspx?file=Final%20Heronsgate%20CA%20Appraisal%202012%20Final.pdf>



The rest of the estate was largely disposed of in two auctions; the first, in April 1850, comprised plots in Whinfield Road, and the second, in September 1850, comprised lots at the end of Woodland Road and Priory Road. Soon after the last plots at Dodford had been auctioned, the lottery procedure was declared unlawful. Following a Parliamentary investigation into the legality of the Land Company, it was dissolved by Act of Parliament in 1851. The principles of the pioneering Chartist Movement lived on however as a predecessor of the 20th century Garden City Movement and was a building block of the Labour Party.



Dodford continued largely as an agricultural settlement well into the 20th Century. However there is mention of a bonnet factory in Priory Road at Hartley House, which gained another storey, and a post office and shop was also established here. At the corner of Warbage Road and Priory Road was a brickworks, and nail making continued along Warbage Road, although this area was outside the Chartist settlement. One of the lots sold at the first auction was to become the Dodford Inn, although it was originally constructed as a house. A Mission Chapel was constructed in the early 1860s on the site of the current Village Hall (constructed in 1979), which continued in use as a hall after the Church of the Holy Trinity and St Mary was constructed in 1908. A Baptist Chapel was constructed in 1865 on land given by the owner of 1 Priory Road and the adjacent brickworks. It is now a house. Finally a school was constructed in 1877 (following the Education Act of 1870) on the corner of Priory Road/Fockbury Road (outside the Conservation Area). The latter half of the 20th Century has seen the alteration and extension of the cottages, and unfortunately the demolition of others.



At the beginning of the 20th Century Dodford became an ecclesiastical parish, resulting in the construction of the new church, funded by the Reverend Whinfield who also paid for the associated buildings. He selected an architect of skill, who designed two buildings of some quality with exceptional detailing. Nikolaus Pevsner in 'Buildings of England: Worcestershire,' describes the Church as 'The best church of its date in the county'. Arthur Bartlett, whose practice was at the Adelphi, London, had been articulated to Sir Reginald Blomfield, who had worked in the office of Norman Shaw. Shaw was one of the most prominent architects of the day.

4.3 Architectural Quality and Built Form

4.3.1 Key Views

Dodford village consists of a low density semi-rural settlement, with narrow lanes bounded by high hedges. This gives a sense of enclosure. The undulating nature of the topography, the hedges and trees combined with the spacious plots prevent views of many of the cottages and other buildings from the lanes.

Within the conservation area there are extensive views across Dodford. From Whinfield Road looking south out of the Conservation Area the spire of St. John's in Bromsgrove can be seen in the distance. Looking north and north west across the Conservation Area from Whinfield Road the view is brought to an end by Nutnells Wood, which defines the edge of the Conservation Area from the west round to the north west. There are clear views of the cottages and houses on Victoria Road, and Woodland Road from here, as the land rises up to these two roads. The other main vantage points are the junction of Victoria Road/Church Road for views across the conservation area towards Whinfield Road and Woodland Road/Church Road, where there are extensive views south across the Conservation Area and beyond, St Johns, Bromsgrove is still visible, as well as Tardebigge Church and the Malvern Hills, to the south west, on a clear day.

4.3.2 Prevailing and Former Uses

Dodford is currently a residential commuter village, and having been in established residential use since the 19th century with associated agricultural uses, before this the area was largely arable with few buildings. As noted above, there are records of a bonnet factory at Hartley House on Priory Road, and the establishment of a post office and shop opposite (now known as The Old Post Office) after the Chartist cottages were built. The slightly more commercial nature of some of the dwellings along this stretch, led to Priory Road being referred to as Commercial Street for part of the 19th Century. At the corner of Warbage Lane and Priory Road, a brickworks provided materials for some of the Chartist cottages, and small nail making businesses could be found on narrow plots on Warbage Lane. Nail making was an important industry in the Bromsgrove area during the 19th century. The Chartist residents turned to the cultivation of strawberries and other market garden crops to supplement their incomes, an industry which is vividly represented by the fruit carvings within the Church of the Holy Trinity and St. Mary.





4.3.3 Architectural Character and Key Buildings and Structures

The Chartist settlement, comprising a planned grid of narrow lanes and small single storey cottages still forms the basis of the architectural character of Dodford, supported by some later 19th century buildings and the ecclesiastical buildings to the south. The surviving cottages are sited in large plots, with ample front lawns (originally orchards) and a yard with outbuildings at the back.

Chartist Cottages

The Chartist origin of many of the cottages is still apparent, especially in the survival of original features such as a projecting, pedimented central bay topped by a triangular trefoil opening. The Dodford Chartist cottages typically have a symmetrical three-bay plan with three main rooms to the front and three more ancillary rooms to the rear. These rooms were originally utility rather than residential. They have a slightly projecting central bay with a central timber and glass door, flanked by two semi-recessed eight-paned timber casement windows with a vertical emphasis, and two similar sixteen-pane casement windows to each of the two adjoining bays. The cottages are constructed in simple Flemish-bonded brickwork on a sandstone plinth beneath pitched slate roof. The outbuildings at the rear tended to be brick built with clay tile roofs.



There are varying degrees of alterations and extensions, and unfortunately only a few of the Chartist cottages retain the whole of their original plan-form and layout. Later extensions have mostly been kept to the rear however, a notable exception is Hartley House which has a very unsightly conservatory attached to the front elevation. Many of the original Chartist plots have been subdivided and additional properties constructed alongside, such as Maythorn and Hillcrest House which once formed part of the Edith Cottage lot.



Eleven of the single storey Chartist cottages are Grade II listed. One of the Chartist cottages, Rosedene, is now owned by the National Trust, who have carefully restored the cottage to its original layout as well as reinstating the traditional outbuildings.



Non Chartist Buildings

Several other examples of historic buildings from the mid to late 19th century can also be found within the Conservation Area boundary, particularly along Whinfield Road and Priory Road. These were constructed after the Chartist cottages, as the community at Dodford became more established. Notable examples include Sundays Hill on Whinfield Road which has a Georgian style frontage but dates from around 1850, Hawthorn Cottage on Priory Road and associated coach house built c.1870, Priory Cottage, Rose Lane (listed Grade II and Great Meadow (Grade II listed), which is believed to be a reworking of a 1830s property but has an unclear history. The Dodford Inn on Whinfield Road was one of the original Chartist lots sold in 1850, constructed as a house, it had become an inn by the 1860s. It is thought that the adjacent row of Malvern View cottages may have been built to house agricultural labourers working on the land adjacent to the Inn.

Some of the original plots have been subsequently subdivided and modern houses constructed, while some of the original cottages have been much altered or extended. Where cottages have been extended or replaced the dominant style is single storey, often where there is another storey, it has been incorporated in the roof with dormer windows, therefore retaining the overall appearance as single storey. Map 3 shows the age of the various buildings within the Dodford Conservation Area, and which of these have Chartist connections or origins.

Ecclesiastical Buildings

A group of older ecclesiastical buildings survive to the south of the village including the Grade II* listed Dodford Priory and associated Grade II listed barn. This site has high archaeological significance containing the buried and earthwork remains of the large triangular moated site of Dodford Priory which is a nationally Scheduled Monument. There are the possible remains of fishponds and building platforms to the south west of Waterfalls Farm. These are likely to be associated with the medieval priory and while not included in the Scheduled Monument area, should be recognised as a heritage asset. The refectory from the medieval Priory is thought to form part of the listed building, which was rebuilt as a farmhouse following the dissolution of the monasteries. The main part of the Priory building, as externally visible today, consists of a partly timber-framed, partly exposed sandstone structure beneath red clay tiled roofs. The adjacent barn, which is Grade II listed, dates from the early 19th century with a 20th century lean to at one end. The Priory, Barn and adjacent moat have high group value and contribute strongly to the special interest of the wider Conservation Area. It has been suggested that Fergus O'Connor lived at the Priory during the summer of 1848, although this is disputed.





Further south, close to the boundary of the Conservation Area is The Church of the Holy Trinity and St Mary, which is Grade II* listed. The church was built in 1907-08, to designs by Arthur Bartlett and is constructed in rendered brickwork with ashlar dressings, in an Arts and Crafts Style. The interior includes some fine carving and decorative work produced by the Bromsgrove Guild. The nearby Old Vicarage (now The Tower House), also by Arthur Bartlett, is a large building having a prominent tower with a mix of red brick and rendered elevations and arts and craft detailing. The Tower House and adjacent Lodge have significant group value with the Church, architecturally and historically. The current village hall built in 1979, replaced the 1860s Mission Chapel that provided a place of worship before the Church of the Holy Trinity was built. In addition a Baptist Chapel was constructed in 1865 on land given by the owner of 1 Priory Road and the adjacent brickworks. It has now been converted to a residential property.

4.3.4 Building Materials and Construction

Walls and roofs

The Chartist cottages are constructed from locally made bricks laid in simple Flemish-bond on a sandstone plinth beneath pitched Welsh slate roofs. Welsh slates are not common to the area, where the common roofing material are red clay tiles. The outbuildings at the rear tended to be brick built beneath clay tile roofs. Some of the non-charlist buildings are either part rendered or have painted brickwork such as the Malvern View Cottages, although here the paintwork maybe a more recent addition. The 20th century developments have employed a range of materials from red to buff bricks, clay tiles and manmade slates and many properties have rendered elevations. This inconsistent palette of materials does not reflect the historical context of Dodford and has undermined the appearance of some parts of the Conservation Area.

Windows

Some of the listed charlist cottages still contain original timber windows and doors, but many have been replaced. Their replacement although in timber are often not historically accurate. The unlisted cottages and the modern properties generally have upvc windows and doors.

Rainwater goods

Rainwater goods were originally cast iron, which remains in a number of places, although most rainwater goods are now in uPVC.

4.3.5 Public Realm

The only true public realm in the Conservation Area is the grid of narrow roads, often enclosed by high hedges making them feel even narrower. With the exception of parts of Priory Road, there are no pedestrian foot paths. On Priory Road, there is a footpath to the south side with granite sett kerbs. Due to its very nature, its rural setting and original plan of small cottages located on large plots, Dodford is a series of open spaces. The majority of these spaces are private in the sense that they are the extended grounds to the cottages and other houses, but where the hedges are lower there are views across open countryside for some distance, interrupted by the undulating nature of the land, distant trees or hedgerows. There are small defined open spaces, the small car park to the village hall and the church yard at Holy Trinity and St Mary, which perhaps while not technically an open space, is a valuable amenity space in its own right. There is a public right of way which runs from the south east end of Woodland Road, across Priory Road and then in an easterly direction towards Niblett's Hill, and the boundary of the Conservation Area.



4.3.6 Important Trees, Hedges and Green Spaces

High hedges and trees are a strong feature in the Conservation Area with large numbers of native species throughout the area coupled with more exotic species added in the Victorian era. The extensive number of trees and hedgerows make a major contribution to the character of the Conservation Area, and the hedges in particular are a very distinctive feature. A Tree Preservation Order was applied to the twelve trees within the grounds of Edith Cottage on Victoria Road in 1983 which covers a range of species from yews to a coast redwood. The lime tree in the front garden of the Lodge in Priory Road is also protected by a Tree Preservation Order.



The traditional hedgerow boundaries vary in height and depth, in many places coupled or interspersed with post and rail fences, or post and wire fencing. Although not as attractive as the hedging, both contribute to the rural feel of the area, as do the historic entrance gates which are usually simple wooden farm gates, set back slightly from the road. Unfortunately several modern walls and railings have been introduced which do not reflect the rural character of the area.



The most dominant hedgerows are those which run along parts of Priory Road, Church Road, almost the entire length of Victoria Road and significant parts of Woodland Road and Warbage Lane. Additionally, they form a major backdrop to views across the area from the south east to the northwest. The cottages originally had small orchards and the remains of these orchards can be seen throughout the conservation area, providing a tangible link to the past. The green space around the Church of the Holy Trinity and St. Mary contributes to the setting of the listed building and is one of the few publicly accessible green spaces within the Conservation Area boundary. The heavily wooded area along the south east boundary frames views across the landscape, and this relationship between the village and the wider landscape is important to the setting of the Conservation Area.

5 SUMMARY OF ISSUES

The general condition of the historic buildings within the area is good, with few properties in need of maintenance and low vacancy levels. The main challenges to the character and appearance of the conservation area can be summarised as follows;

Loss of historic detailing

A significant challenge to the character of the Conservation Area has been the widespread erosion of Chartist Cottage details such as traditional timber windows and doors, notably amongst the unlisted cottages. As noted above the loss of these details combined with unsympathetic extensions has made some of the cottages unrecognisable. A number of the cottages now have UPVC double glazed windows which are inferior in terms of appearance and quality to traditional timber units. Other fittings that are often replaced are doors and rainwater goods. The loss of such details although individually insignificant, cumulatively can have a negative impact on the character of the conservation area.

Locally listed buildings

Dodford has a number of historic buildings, and 16 are statutorily listed, or designated heritage assets. There are as noted in the appraisal a number of other heritage assets which are of local importance rather than national importance. The additional of these assets to the local list would reinforce their importance.

The quality of new development within the Conservation Area

A number of the original cottages have been demolished, and replaced with dwellings which pay little or no regard to the form, scale, materials of the original Chartist cottages. The subdivision of the original plots to produce smaller development plots is also a problem and has eroded the plan form of the Settlement. These decisions cannot be undone, but act as tangible lessons of how not to manage change within sensitive historic areas. Equally some extensions to remaining cottages have also been unsympathetic in terms of their scale and design.

Boundary Treatments

The substantial hedgerow is a dominant and important part of the character of the conservation area. However some stretches have been replaced with fencing, removed completely or replaced with other non traditional planting. Simple gates to properties have also been replaced with ornate, high gates and suburban entrance splays have become dominant features in some places.



6 PROPOSED BOUNDARY CHANGES

The current Conservation Area boundary is centred upon the 19th century Chartist settlement along with the group of ecclesiastical buildings to the South. There is a kink in this boundary to the west where the Conservation Area incorporates the Church and Old Vicarage (Tower House), but otherwise the southern boundary is the original boundary of the Chartist Settlement. To the north and northwest the village is framed by Nutnells Wood, and this green backdrop contributes significantly to the setting of the Conservation Area. However there are three lots from the second auction which currently lie outside the Conservation Area boundary to the south west. They are indicated on Map 2. It is considered for the sake of completeness that the boundary should be re-drawn to include these areas, see Map 1.





The extension of the Conservation Area along Priory Road to include Dodford Primary school (constructed in 1877 to designs by the architect F J Yates, following the 1877 Education Act) was also considered. This stretch of Priory Road does include some buildings of architectural and historic interest, but also some less architecturally distinguished buildings. On balance it was felt that although some of the buildings along this stretch of the road were of interest they had little connection with the Chartist Settlement itself, and therefore this area, although of interest did not contribute to the special character of the conservation area itself, and so it is proposed not to extend the Conservation Area to include it.



7 MANAGEMENT AND ENHANCEMENT PROPOSALS

Attached to this document is a draft Management Plan for the Conservation Area. This outlines the main issues which need to be addressed. 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 management issues which need to be addressed are:

- The loss of surviving historical features and details
- Locally listable buildings
- The quality of any new development within the Conservation Area
- The replacement of traditional boundary treatments with suburban style fences and gates



8 PUBLIC CONSULTATION

This document will be subject to a six week public consultation period during 2014 to gather views on the assessment of the area and boundary reviews' proposals. The comments received shall be summarised and included in the final version of the document for public interest.

PART 2 DRAFT MANAGEMENT PLAN

1.0 INTRODUCTION

1.1 Purpose

1.1.1 The purpose of this Management Plan is to provide a clear strategy for the management of Dodford Conservation Area in a way that will protect and enhance its character and appearance. It should be read in conjunction with the Dodford Conservation Area Appraisal (June 2014) in which the character and special interest of the Conservation Area was identified, along with the features and other issues that currently compromise or detract from its character and appearance.

1.1.2 Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to draw up and publish proposals for the preservation and enhancement of its conservation areas. The Management Plan is intended to provide guidance to those involved in dealing with development and change not only within the Conservation Area but also in respect of its setting. The Plan sets out policies to maintain and reinforce the character of the Conservation Area but also to guide and manage change and in particular to respond to the threats to the character which have been defined in the appraisal. It also outlines the resources required for implementation and provides for monitoring and review. The Management Plan has been prepared in accordance with national policy contained in the NPPF, The PPS5 Guidance Document 'PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide (March 2010) and Guidance from English Heritage 'Understanding Place: Conservation Area, Designation, Appraisal and Management' (2011).

1.2 Public Consultation

Public Consultation will take place in 2014





1.3 Status of the Management plan

The Management Plan will be used as a technical document to provide guidance for owners in the Conservation Area. It will inform and guide the development control process and policy formation it is intended that following a period of public consultation it will be formally adopted by Bromsgrove District Council.

2.0 PLANNING POLICY CONTEXT



2.1 The Management Plan lies within a framework of local and national planning policy for the historic environment. General planning policies and proposals for the control of development and use of land within conservation areas can be found in the Bromsgrove District Local Plan (Adopted in January 2004). These will at some stage be replaced by the Historic Environment Policies in the Draft Local Plan which has been submitted for public examination.

2.2 The key objectives in the Bromsgrove District Local Plan in respect of the preservation and enhancement of the character or appearance of the conservation area are;

- S35A, Development in Conservation Areas
- S36, Design of Development in Conservation Areas
- S37 Demolition in Conservation Areas
- S38, Protection of Buildings of Merit
- S43, Traffic Calming Schemes
- S45, Improvements to Conservation Areas.

Copies of the Local Plan are available on the Council's website at www.bromsgrove.gov.uk or from the Council House in Burcot Lane, Bromsgrove, B60 1AA.



2.5 This policy framework, along with national policy guidance contained in the National Planning Policy Framework (NPPF) 2012 and the English Heritage Guidance Document PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide will be used to further the preservation and enhancement of the character of the Conservation Area.

3.0 SUMMARY OF SPECIAL INTEREST, ISSUES AND OPPORTUNITIES

3.1 Special Interest

Dodford Conservation Area is a semi-rural area which contains a regular assortment of housing plots, in which a pattern of nearly identical historic cottages sit. These are of a well-defined architectural style, which emerged when the area was developed by the Chartist Land Company in 1848/49. The original grid layout is still apparent as no new roads or cul de sacs have been introduced. Possibly the most dominant feature of the Conservation Area is the hedgerow which runs along most of the roads, in places six or seven feet high, and three or four feet thick. Of the historic houses approximately 20 are still recognisable as Chartist cottages, eleven of which are statutorily listed in recognition of their rarity and social history importance. The completeness of this group of buildings (although many individual buildings have been altered) and their significance as a tangible representation of the Chartist movement are key components of the special interest of the conservation area. However they are historically important not only in terms of the Chartist Movement, but also because this movement influenced the Garden City Movement which came after it. Although the Chartist Settlement is the primary reason for the Conservation Area designation, the Area also includes a group of ecclesiastical buildings to the south of the Chartist Settlement. Firstly the Grade II* listed Dodford Priory and associated Grade II listed barn, which existed prior to the arrival of the Chartists, and are located on the site of an Augustinian priory. Secondly, the Grade II* listed Church of the Holy Trinity and St. Mary and associated Vicarage on Priory Road. They were designed by Arthur Bartlett, and are fine examples of Arts and Crafts architecture.

3.2 Summary of Issues

3.2.1 The appraisal has highlighted the following problems and pressures in the Dodford Conservation Area

- The loss of surviving historical features and details
- Locally listable buildings
- The quality of any new development within the Conservation Area
- The replacement of traditional boundary treatments with suburban style fences and gates



4.0 MANAGEMENT PROPOSALS

4.1 Introduction

The following strategies have been identified as ways in which to protect and enhance the character and significance of the Conservation Area, by addressing the negative features identified above.

The policies are in accordance with national policy guidance and local policies, and follow on from the Conservation Area Appraisal.

4.2 The Erosion of Historical features and details

4.2.1

- A significant challenge to the character of the Conservation Area has been the widespread erosion of Chartist Cottage details such as traditional timber windows and doors, notably amongst the unlisted cottages. As noted above the loss of these details combined with unsympathetic extensions has made some of the cottages unrecognisable. A number of the cottages now have UPVC double glazed windows which are inferior in terms of appearance and quality to traditional timber units. Other fittings that are often replaced are doors and rainwater goods. The loss of such details although individually insignificant, cumulatively can have a negative impact on the character of the conservation area.

4.2.2 Proposed Action

- Undertake a photographic survey of all the properties in the conservation Area. This will provide a record of the condition and appearance of each property, which would be useful in any future enforcement situations.
- Investigate the possibility of introducing an Article 4 direction to control alterations to windows and doors, on historic buildings only
- The reinstatement of historic detailing will be encouraged where opportunities arise through development proposals



4.3 Locally listed buildings

4.3.1

- Dodford has a number of historic buildings, and 16 are statutorily listed, or designated heritage assets. There are as noted in the appraisal a number of other heritage assets which are of local importance rather than national importance. The additional of these assets to the local list would reinforce their importance.

4.3.2 Proposed Action

- When the Local Heritage List criteria are drawn up and the Local Heritage List strategy adopted, work with the local residents and other interested parties to identify candidates for addition to the local list.

4.4 The quality of new development within the conservation area

4.4.1

- A number of the original cottages have been demolished, and replaced with dwellings which pay little or no regard to the form, scale, materials of the original Chartist cottages. The subdivision of the original plots to produce smaller development plots is also a problem and has eroded the plan form of the Settlement. Equally some extensions to remaining cottages have also been unsympathetic in terms of their scale and design.

4.4.2 Proposed Action

- New proposals should be assessed in accordance with the guidance in the NPPF, guidance produced by English Heritage and local plan policies, to ensure that new schemes and extensions are well integrated into the historic environment, and enhance the character and appearance of the Conservation Area.
- New building, including alterations should be carried out in sympathy with existing styles, therefore continuing the tradition of adapting to change.
- Where opportunities arise, as a result of development proposals, improvements to existing buildings should be sought.
- Materials should respect those generally used in the conservation area.
- Densities should be appropriate for the conservation area.
- The preservation of important views should be encouraged.





4.5 The replacement of traditional boundary treatments with suburban style fences and gates

4.5.1

- The introduction of inappropriate gates, entrance splays and boundary treatments that are more suited to a suburban location affects both the character and appearance of the Conservation Area and detracts from its historic setting.

4.5.2 Proposed Action

- Investigate the possibility of introducing an Article 4 direction to control alterations to boundary features on all properties within the Conservation Area



5.0 MONITORING

The monitoring of the condition of the Conservation Area over the lifetime of the Management Plan and beyond will be essential to establishing the success of the plan.

The following are proposed;

- Bromsgrove District Council will work actively with building owners and occupiers in pre planning application discussions to achieve the best design solutions.
- Bromsgrove District Council will carry out a photographic Survey of all the buildings in the Conservation Area to aid monitoring, and in particular to aid enforcement action.
- Bromsgrove District Council will ensure that appropriate enforcement action is taken, to preserve the character of the Conservation Area. Defined timescales will be pursued.

6.0 REVIEW

Subject to available resources, the conservation Area will be reviewed on a four yearly basis and the Conservation Area Appraisal and Management Plan will be updated where necessary.



7.0 CONCLUSIONS

The successful management of the Conservation Area will depend not only on the commitment of the local planning authority, but also other stakeholders especially those who work and live in the area. General advice on all matters related to the historic environment, including Conservation areas and listed buildings can be obtained from the Conservation Officer

APPENDIX 1

List of properties within Dodford Conservation Area

The Lodge, Priory Road
Holy Trinity & St Marys Church, Priory Road (Grade II* listed)
The Tower House, Priory Road
Priory Cottage, Rose Lane/Priory Road (Grade II listed)
Dodford Priory and Barn, Priory Road (Grade II listed)
Brook House, Priory Road
Village Hall, Priory Road
Hawthorn Cottage, Priory Road
The Coach House, Priory Road
Croese, Priory Road
Old Post Office, Priory Road
3A and 3B Sun Valley, Priory Road
The Firs, Priory Road
Whynot Cottage, Priory Road
Number One, Priory Road (Grade II listed)
Woodlands, Priory Road (Grade II listed)
Fern House, Priory Road
Hartley House, Priory Road (Grade II listed)
Sumach, Priory Road
The Waterfalls, Priory Road
Brook Cottage, Priory Road

Windrush, Victoria Road
Hill View, Victoria Road
Primrose Cottage, Victoria Road (Grade II listed)
Stapleford, Victoria Road
Great Meadow, Victoria Road (Grade II listed)
Sydenham, Victoria Road
Greenfield, Church Road/Victoria Road
Wayside, Victoria Road
Four Acres, Victoria Road
Belmor House, Victoria Road
Moorcroft House, Victoria Road
Maythorn, Victoria Road
Hill Crest House, Victoria Road
Edith Cottage, Victoria Road (Grade II listed)
Clunbury, Victoria Road
Sundrift, Victoria Road
Sunglow, Victoria Road
West Brook, Victoria Road
Emwood Nursery
Blandilon, Church Road/Victoria Road
Roseville, Victoria Road (Grade II listed)
Rosedene, Victoria Road (Grade II listed)
Mount Pleasant, Victoria Road

Mountain Ash, Warbage Lane
White, The Bungalow, Warbage Lane

Appendix 1 continued

Hollybank, Warbage Lane
White House, Warbage Lane

The Gables, Warbage Lane
Gypsy Cottage, Warbage Lane
Rose Cottage, Warbage Lane
The White House, Warbage Lane
Little Meadow, Warbage Lane
Chapelgate, Warbage Lane
Homestead, Warbage Lane

The Dodford Inn, Whinfield Road
1-4 Malvern View Cottages, Whinfield Road
Dingle View, Whinfield Road
Orchard Cottage, Whinfield Road
Key Cottage, Whinfield Road
The Poplars, Whinfield Road
Sundays Hill, Whinfield Road
The Limes, Whinfield Road
Forest View, Whinfield Road
Chart House, Whinfield Road
Whinfields, Whinfield Road

Woodside Bungalow, Woodland Road
Burlas, Woodland Road (Grade II listed)
Woodside Farm, Woodland Road
The Bungalow, Woodland Road
Olney, Woodland Road
Kenwood, Woodland Road
Waldene, Woodland Road
Jaina, Woodland Road
Woodbury, Woodland Road
The Woodlands, Woodland Road
Bournham, Woodland Road
Sunnymede, Woodland Road
The Ramblers, Woodland Road
The Homestead, Woodland Road
Hollybank, Woodland Road
Trefoil Croft, Woodland Road
Green Gables, Woodland Road
Malvern, Woodland Road (Grade II listed)
Laburnum Cottage, Woodland Road (Grade II listed)
Braeside, Woodland Road (Grade II listed)
The Millstone, Woodland Road
The Croft, Woodland Road
Highfields, Woodland Road
Roundhill, Woodland Road
Camp Hill, Woodland Road
Hickling Pastures, Woodland Road

APPENDIX 2

Relevant Local Plan Policies

DS2 Green Belt Development Criteria
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
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

Draft Local Plan Historic Environment Policies

BDP20.1 The District Council advocates a holistic approach to the proactive management of the historic environment which encompasses all heritage assets recognised as being of significance for their historic, archaeological, architectural or artistic interest.

BDP20.2 The District Council will support development proposals which sustain and enhance the significance of heritage assets including their setting. This includes:

- a. Designated heritage assets, including listed buildings, conservation areas, scheduled ancient monuments, registered parks and gardens.
- b. Non-designated heritage assets including (but not limited to) those identified on the local list and assets recorded in the Historic Environment Record.
- c. The historic landscape of the District, including locally distinctive settlement patterns, field systems, woodlands and historic farmsteads.
- d. Designed landscapes, including parks and gardens, cemeteries, churchyards, public parks and urban open spaces.
- e. Archaeological remains of all periods from the earliest human habitation to modern times.
- f. Historic transportation networks and infrastructure including roads, trackways, canals and railways.

Appendix 2 continued

BDP20.3 Development affecting heritage assets, including alterations or additions as well as development within the setting of heritage assets, should not have a detrimental impact on the character, appearance or significance of the heritage asset or heritage assets.

BDP20.4 Applications to alter, extend, or change the use of heritage assets will be required to provide sufficient information to demonstrate how the proposals would contribute to the asset's conservation whilst preserving or enhancing its significance and setting.

BDP20.5 In considering applications regard will be paid to the desirability of securing the retention, restoration, maintenance and continued use of heritage assets, for example, the District Council will support the sensitive reuse of redundant historic buildings, and will encourage proposals which provide for a sustainable future for heritage assets, particularly those at risk.

BDP20.6 Any proposal which will result in substantial harm or loss of a designated heritage asset will be resisted unless a clear and convincing justification or a substantial public benefit can be identified in accordance with current legislation and national policy.

BDP20.7 Consideration will be given to the designation of new conservation areas. In order to define and protect the special character of conservation areas, the District Council will produce and regularly review character appraisals and management plans for designated conservation areas, and where necessary introduce Article 4 Directions based on an assessment of local identity and uniqueness.

BDP20.8 Where a detailed Conservation Area Appraisal Management Plan has been adopted, it will be a material consideration in determining applications for development within that conservation area. Bromsgrove District continued

BDP20.9 Development within or adjacent to a conservation area should preserve or enhance the character or appearance of the area.

BDP20.10 The demolition of buildings or the removal of trees and other landscape features which make a positive contribution to an area's character or appearance will be resisted.

BDP20.11 Outline planning permission will not be granted for development within Conservation Areas unless supported by detailed proposals showing siting, design, external appearance and the relationship with adjacent properties.

Appendix 2 continued

BDP20.12 The District Council will update the current draft local list of assets 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 Birmingham and Worcester canal which runs the length of the District, to name but a few.

BDP20.13 The District Council will support development that:

- i. Retains locally listed buildings.
- ii. Involves sympathetic alterations and extensions to locally listed buildings
- iii. Does not have a detrimental impact on the setting or context of locally listed buildings.

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.

BDP20.15 The District Council will encourage opportunities to develop Green Infrastructure networks that can enhance the amenity value of the historic environment (refer to BDP24 Green infrastructure).

BDP20.16 The District Council will promote a positive interaction between historic sites and places and high quality modern developments which allows for evolution and positive change whilst preserving and respecting the significance and setting of existing heritage assets.

BDP20.17 Applications likely to affect the significance of known or potential heritage assets or their setting should demonstrate an understanding of their significance in sufficient detail to assess the potential impacts. This should be informed by available evidence and, where appropriate, further information to establish significance of known or potential heritage assets.

BDP20.18 Where material change to a heritage asset has been agreed, recording and interpretation should be undertaken to document and understand the asset's archaeological, architectural, artistic or historic significance. The scope of the recording should be proportionate to the asset's significance and the impact of the development on the asset.

The information and understanding gained should be made publicly available, as a minimum through the relevant Historic Environment Record.

Appendix 2 continued

BDP20.19 The District Council will continue to undertake studies to inform local decision making and support the future growth of the Worcestershire Historic Environment Record. They will also encourage Neighbourhoods to address issues of character, heritage and design in their Neighbourhood Plans.

BDP20.20 The District Council will embrace opportunities to mitigate the effects of climate change by seeking the reuse of historic buildings and where appropriate their modification to reduce carbon emissions and secure sustainable development without harming the significance of the heritage asset or its setting.

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

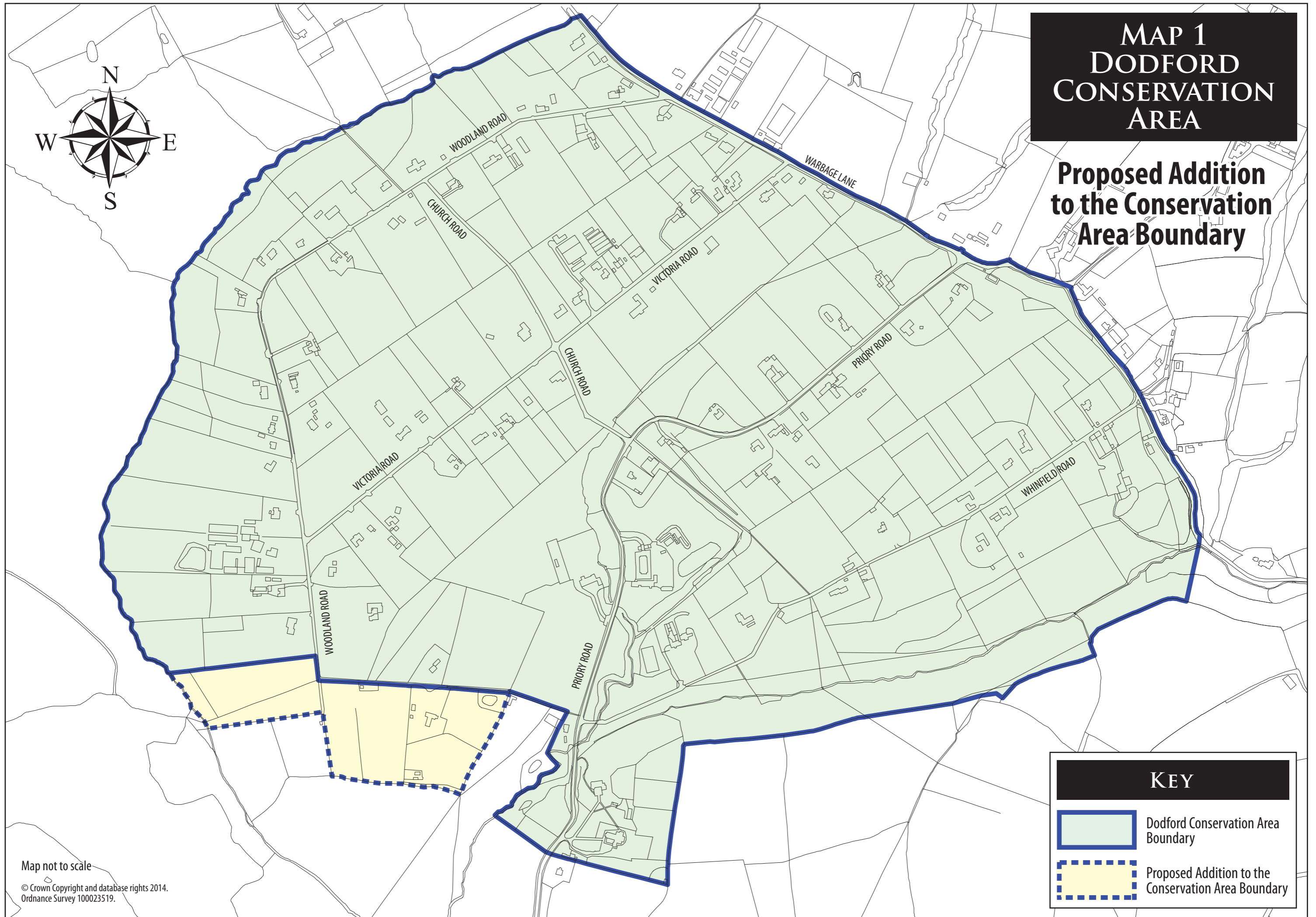
APPENDIX 3

Glossary of Architectural and Planning Terms

Article 4 direction	Removal of permitted development rights so that planning permission is required for external alterations to a building
Arts and Craft	Late 19th architectural and design style that took influences from medieval crafts and motifs
Ashlar	Dressed, cut, squared and finished stonework
Casement	A window with hinged or pivoted openings
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.
Flemish bond	Brickwork with alternate stretchers and headers, each header is centred to the stretchers above and below it
Georgian	1714-1830
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.
Pediment	Low pitched moulded triangle often found over doorways or windows and at roof level
Scheduled Monument	A nationally important archaeological site or building
Trefoil	Triangular stone detail, typical feature of Chartist Cottages
Upvc	Unplasticised polyvinyl chloride. Viewed as an inappropriate and unsustainable material that does not replicate the detailing or quality of timber

MAP 1 DODFORD CONSERVATION AREA

Proposed Addition to the Conservation Area Boundary



KEY

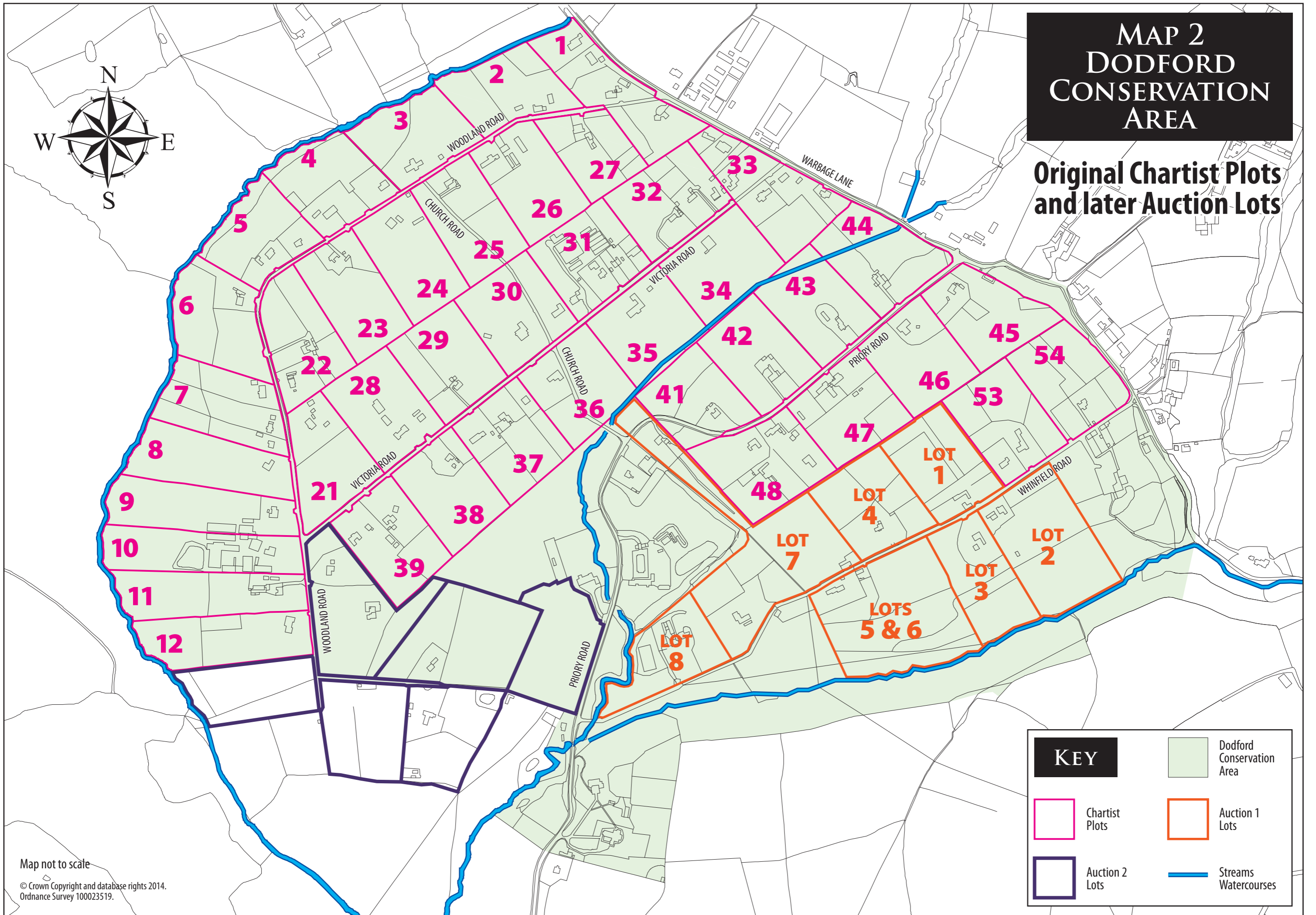
- Dodford Conservation Area Boundary
- Proposed Addition to the Conservation Area Boundary

Map not to scale

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MAP 2 DODFORD CONSERVATION AREA

Original Chartist Plots and later Auction Lots

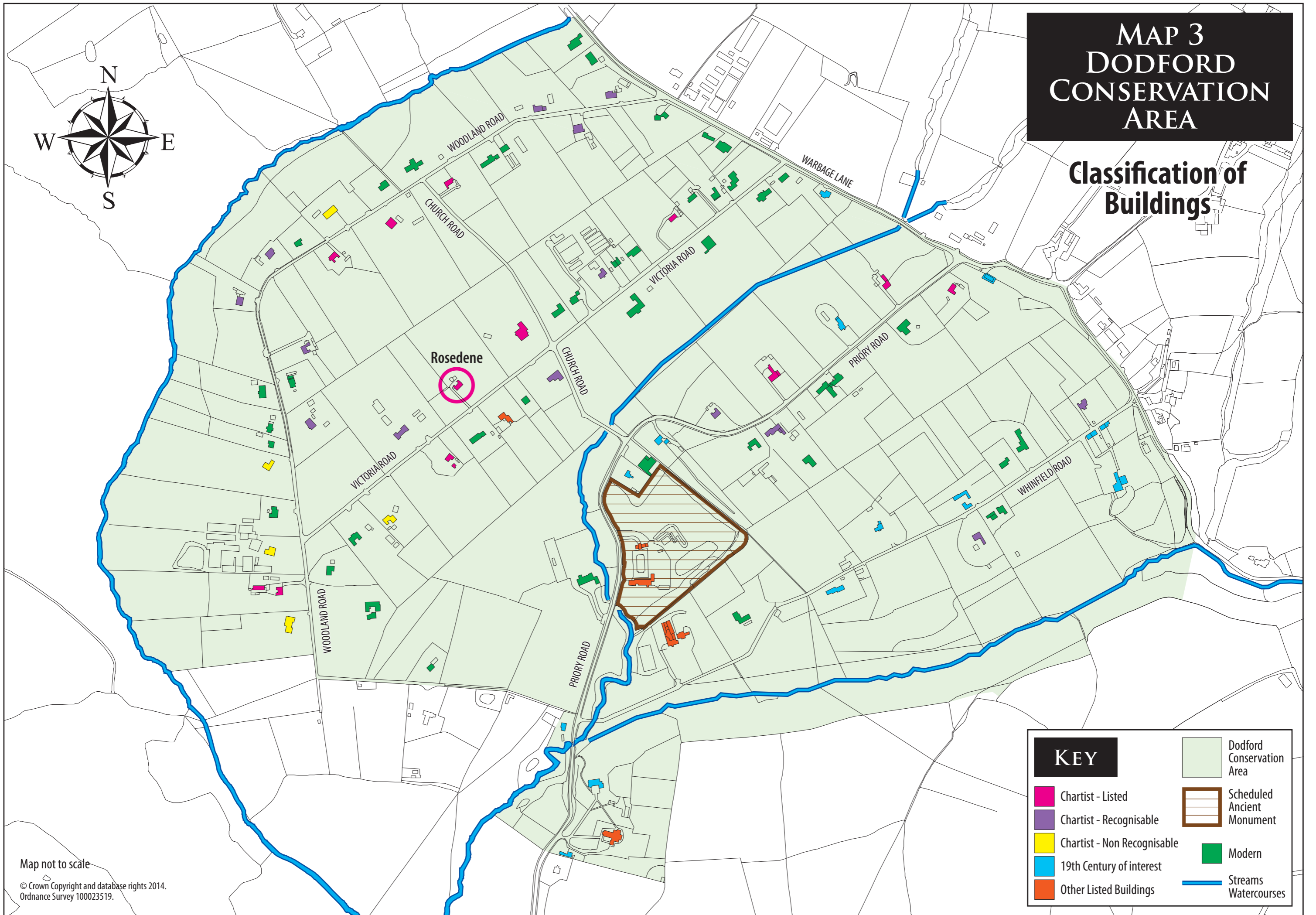


KEY	
	Dodford Conservation Area
	Chartist Plots
	Auction 1 Lots
	Auction 2 Lots
	Streams Watercourses

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MAP 3 DODFORD CONSERVATION AREA

Classification of Buildings

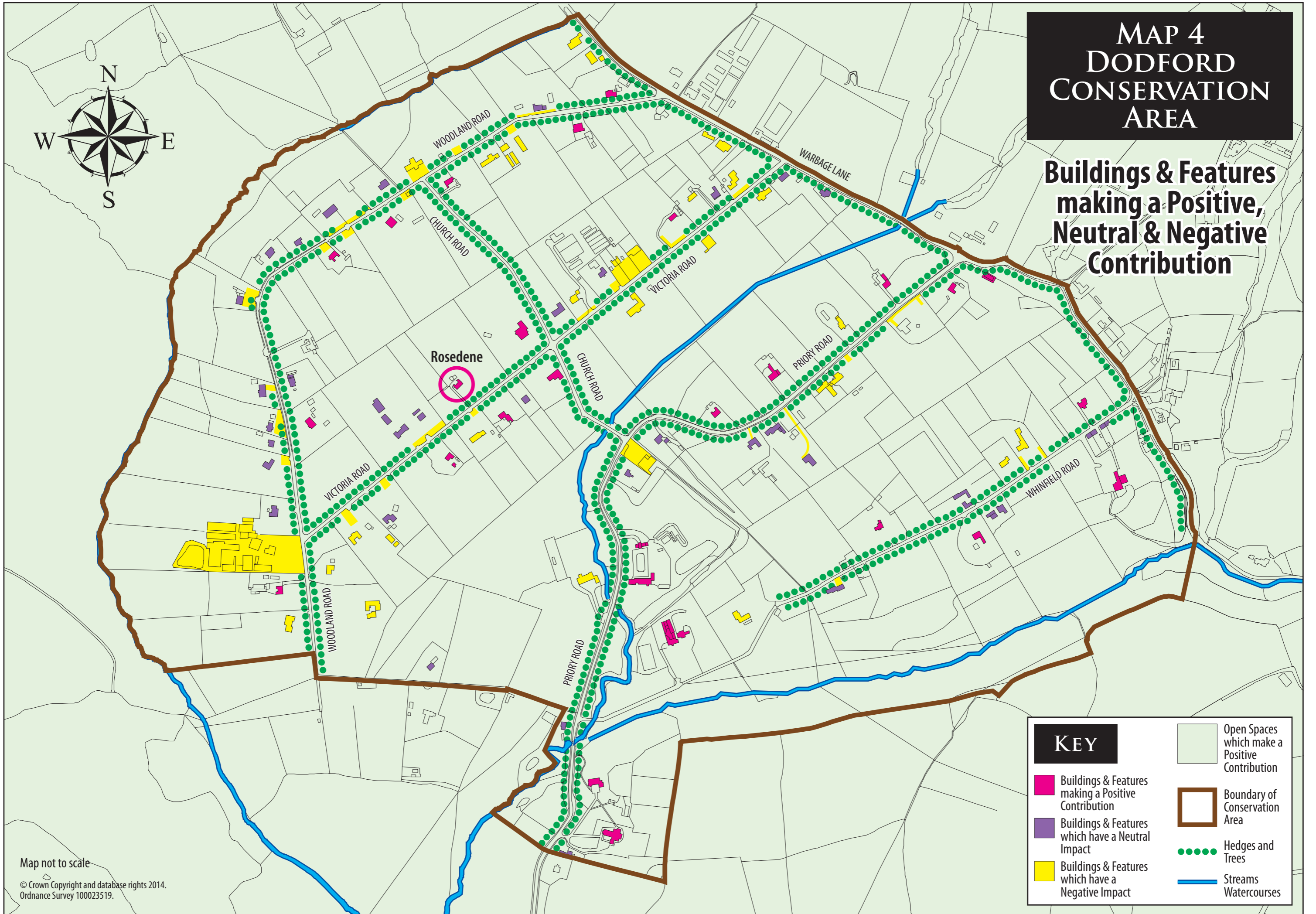


KEY			
■	Chartist - Listed		Dodford Conservation Area
■	Chartist - Recognisable		Scheduled Ancient Monument
■	Chartist - Non Recognisable		Modern
■	19th Century of interest		Streams Watercourses
■	Other Listed Buildings		

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MAP 4 DODFORD CONSERVATION AREA

Buildings & Features making a Positive, Neutral & Negative Contribution

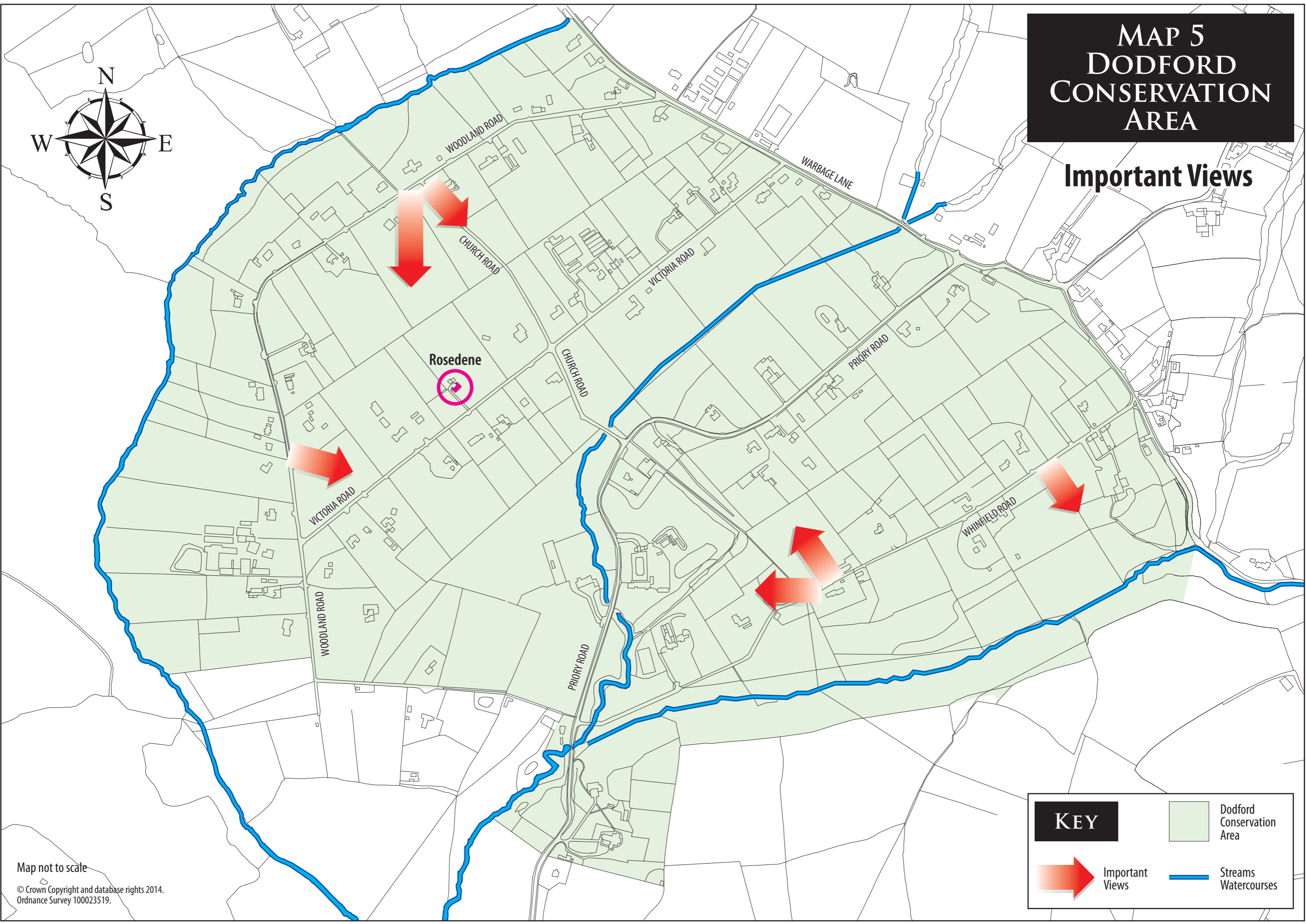


KEY	
	Buildings & Features making a Positive Contribution
	Buildings & Features which have a Neutral Impact
	Buildings & Features which have a Negative Impact
	Open Spaces which make a Positive Contribution
	Boundary of Conservation Area
	Hedges and Trees
	Streams Watercourses

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MAP 5 DODFORD CONSERVATION AREA

Important Views



KEY	Dodford Conservation Area
Important Views	Streams Watercourses

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"ਅੰਗਰੇਜ਼ੀ ਵਿਚ ਮੱਦਦ ਚਾਹੁੰਦੇ ਹੋ?" ਵੁਰਸੈਸਟਰਸ਼ਾਇਰ ਹੱਬ [HUB] ਨੂੰ ਬਰੋਮਸਗਰੋ [Bromsgrove] ਵਿਖੇ 01527 881288 'ਤੇ ਟੈਲੀਫੋਨ ਕਰੋ

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**BROMSGROVE DISTRICT
COUNCIL**

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