

HEWELL GRANGE

CONSERVATION AREA

DRAFT CHARACTER APPRAISAL

FEBRUARY 2010



BROMSGROVE
DISTRICT COUNCIL

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This is a consultation draft of the character appraisal for the proposed Hewell Grange Conservation Area. Comments are welcome and should be sent to the Strategic Planning Team, Bromsgrove District Council, Council House, Burcot Lane, Bromsgrove, B60 1AA or email conservation@bromsgrove.gov.uk



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1.0 INTRODUCTION

- 1.1 *The new Hewell Grange Conservation Area would be centred on the historic Hewell estate including what is now HMP Hewell land and Tardebigge village. A large section of the proposed Conservation Area is already on the National Register of Historic Parks and Gardens compiled by English Heritage and the lake is designated as a Site of Special Scientific Interest.*
- 1.2 *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.*
- 1.3 *This appraisal of the proposed new Hewell Grange Conservation Area was carried out in February 2010 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 *The draft character appraisal and a map of the proposed Conservation Area 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 in a local venue to explain the purpose of the document and collect local comments.*
- 1.5 *The designation of a new Conservation Area must be approved by the Council's Local Development Framework Working Party before it comes into force. If the designation is successful the boundary of the Conservation Area will be advertised in the local and national press and local residents living within the boundary notified. There is no statutory right of appeal against a Conservation Area designation, so it is important that local residents make their concerns known during the initial consultation period.*





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 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. 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.*

- 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 published by the Department for Communities and Local Government, at national government level.*
- 2.5 *A large proportion of the proposed Conservation Area is within a Grade II* registered historic park. Although this designation brings no additional planning controls, the special interest of the park is a material consideration when the Council assesses any applications for planning permission. The Garden History Society must also be consulted on any planning applications which could affect its special interest.*
- 2.6 *The lake to the north of the proposed Conservation Area is designated as a site of special scientific interest (SSSI). This designation includes the lake, the eastern and south eastern lakeside woodlands and the mixed ornamental woodlands to the SE of the Grange and SW of the lake. Again this brings no additional planning controls, but consent is needed from Natural England for certain types of works. Part of the SSSI is managed by the Worcestershire Trust for Nature Conservation as a nature reserve because of its importance for breeding and wintering water birds.*

2.7 *The Council is empowered under the Town and Country Planning legislation to protect the environment within the district by placing Tree Preservation Orders on trees and groups of trees where it is in the public interest to do so. The Council regularly makes such orders and a group order was placed on the Hewell Estate a few years ago. It is an offence to carry out any work to protected trees without the formal consent of the Council.*

2.8 *The Bromsgrove District Local Plan adopted in 2004 contains a series of specific policies relating to the historic environment (see Appendix 4). 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 the Conservation Area*

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.*



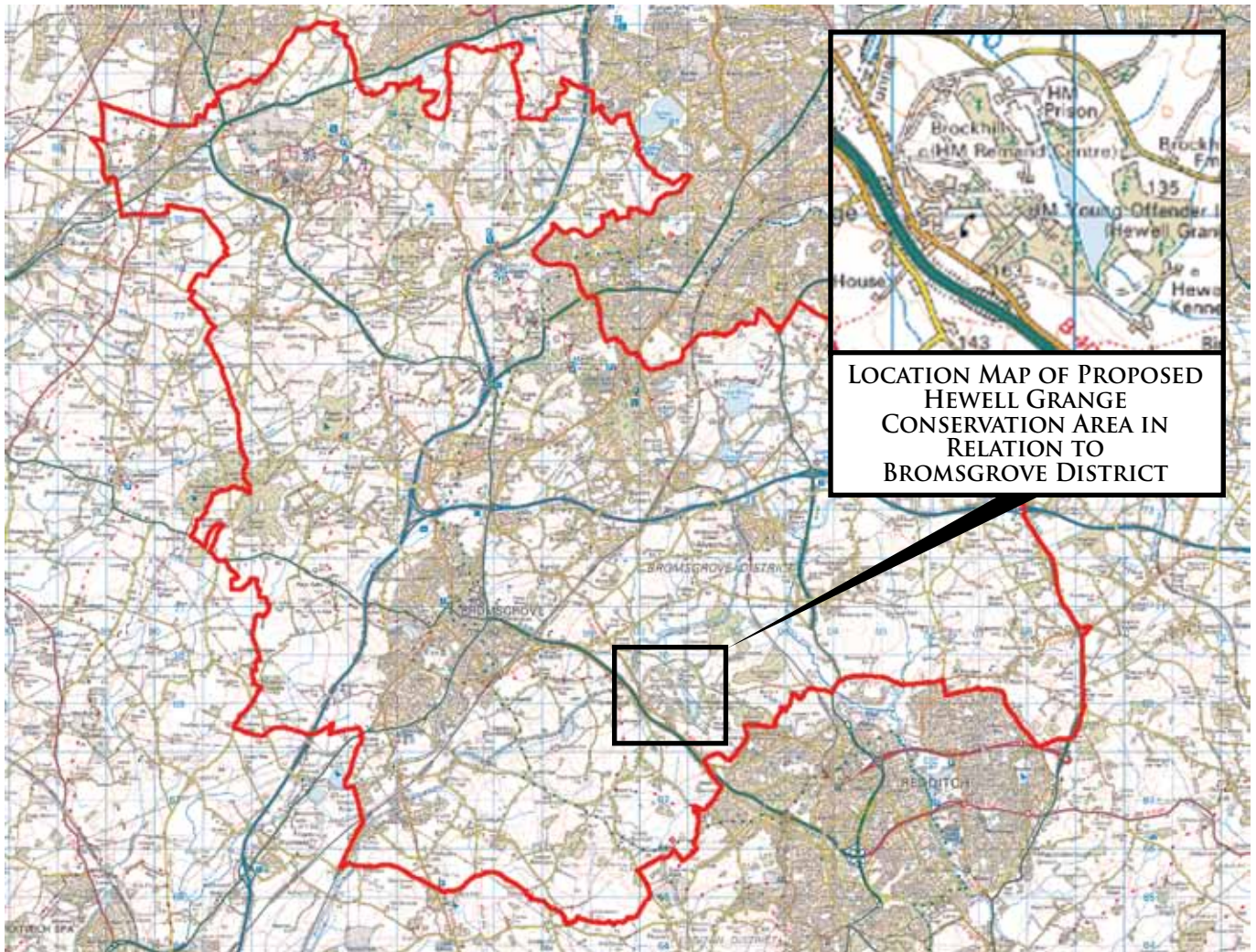
3.2 *The Hewell Grange Conservation Area is significant because of the high number of listed and unlisted historic buildings, and the connection between the wider landscape and the built environment. As a historic entity the inter relationship between the setting of the listed buildings and the registered historic park is a key element of the special interest of this Conservation Area. Some fragmentation has occurred as the original estate has been sold in parcels to individual owners; however this has been largely mitigated by the passing of the bulk of the park into Crown ownership.*

4.0 ASSESSMENT OF SPECIAL INTEREST

4.1 Location and Setting

The proposed Hewell Grange Conservation Area is centred on the registered historic park and the village of Tardebigge approximately 2 miles south east of Bromsgrove. The former Hewell Estate covers an area of approximately 850 acres and has been included in the national register of historic parks and gardens compiled by English Heritage since 1986, in recognition of its landscape significance.

The suggested Conservation Area boundary includes the existing registered historic park plus the buildings within Tardebigge village, and is partially defined by the A448 dual carriageway to the South.



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4.2 Historic Development and Archaeology

Tardebigge as a settlement can be traced back to the 10th century and various versions of the name are recorded. The name can be translated as 'tower on the hill' - a possible reference to an earlier ecclesiastical building on the site of St. Bartholomew's Church. The majority of the manor including the previous church was given to the Cistercian Monks at Bordesley Abbey c.1138 and reportedly grew to a much larger settlement through the medieval period. The medieval church was demolished in 1775 and replaced with the current Grade II listed church in 1777 incorporating much of the earlier fabric.

Archaeological investigations have been carried out around St. Bartholomew's Church on what is thought to be the site of the medieval village, but no significant remains were uncovered. Traces of ridge and furrow can however still be seen as earthworks in this area, which is outside the proposed Conservation Area boundary.

The Hewell Grange estate was once one of the largest private estates in Worcestershire and the seat of the Earl of Plymouth, until it passed into crown ownership in 1946. The site was originally part of the grange connected to Bordesley Abbey, passing to the Windsor family after dissolution of the monasteries in 1542. The manor remained in the Windsor family, later the Earls of Plymouth from the 17th century, with successive generations adding to the evolution of the house and the landscape. Most of the surviving historic buildings date from the 18th and 19th century, with a few incorporating earlier structures such as the ruins of the Old Hall. The park itself has been expanded and altered in several phases throughout the ownership of the Earls of Plymouth, including the enlargement by 1000 acres and introduction of deer in 1561 and formal gardens laid out in the 19th century. The evolution of the park is described further in section 4.8.

4.3 Key Views

There are a number of key views across the landscape which demonstrates the intrinsic value of the historic park and its relationship with the historic buildings on the estate. Prominent views through the village include from the crest of Hewell Lane at the listed water tower down past the Home Farm (now Tardebigge Court) to the Tardebigge PH, and from the opposite direction leading from the listed gate lodges towards the pub. Within what is now crown land, the approach to the Grade II listed Hewell Grange through the listed gate piers is of high significance along with the views from the garden elevation of the Grange through the French Garden. Views of the water tower up the grass steps have landscape significance as well as contributing to the setting of the listed tower, but have unfortunately been undermined by the loss of some of the steps which originally led as far as the lake. Other views include the grouping formed within Home Farm and the relationship between the various ancillary garden buildings, particularly within the Quarry Garden up towards the Grange beyond. The key views within the proposed Hewell Grange Conservation Area have been identified on Map 1.



4.4 Prevailing and Former Uses

Most of the estate was given to the crown in 1946 in lieu of inheritance tax and has been operated as a prison since this date. The rest of the Hewell Estate was sold in a parcel including the properties within Tardebigge village, some of which have since been sold again into individual private ownership.

The primary use of the buildings within the village is residential, with office and workshop units in the former Home Farm and forge opposite. As the bulk of the historic park is within Crown Land the current uses are associated with the prison including various service, storage and farm buildings. This at least reflects the historic nature of the Hewell estate combining a primary country residence with ancillary working buildings which supported the Earls of Plymouth and housed estate workers.



4.5 Architectural Character and Key Buildings

Prison Estate

The Hewell Grange Conservation Area contains 17 listed buildings and structures, most of which are within what is now the prison estate. There are also a large number of ancillary structures (approximately 30) such as boundary walls and statuary which are protected as curtilage listed buildings. There is no definite list or catalogue of the curtilage listed structures on the estate but any structure constructed pre-1948 which is ancillary to the main house is automatically protected as curtilage listed. A draft list of all the curtilage structures which have presently been identified within the prison estate has been included in appendix 2. Please note there may be other protected curtilage structures concealed within the estate which are still protected by the listed status.



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The main prison building at Hewell Grange is a Grade II listed former country house built in 1885-1892 to replace what is now known as the Old Hall - itself a remodelling of a 16th century manor house. This large imposing building is in a 'Jacobethan' style popular in the late Victorian period but with an Italianate interior, designed by Bodley and Garner and constructed in Cheshire Red Sandstone. The heavy form of the building is lightened by the large mullioned windows and addition of turrets, ornate chimneys and an octagonal cupola at the upper levels. Most of the lavish interior survives with ornate panelling, decorative plasterwork ceilings and a galleried entrance hall with marble pillars.*

The ruin of the Old Hall (Grade II listed) which was substantially demolished in 1899, survives to the east of the present house and is included on the Councils building at risk register because of its deteriorating poor condition. The building was a 1712 reworking of an earlier 16th century manor house with later 19th century additions, but only the front elevation and part of the side and rear walls survive. The front pedimented portico depicting the Plymouth coat of arms with Corinthian columns demonstrates the grandeur of this once fine building, now in perilous condition and permanently scaffolded.

To the rear of the main house is the Grade II listed Tennis Court (now in use as the prison gym) which was originally built in 1820 with alterations to raise the roof and add dressing rooms carried out in 1891. The prominent Grecian balcony supported by four coade stone caryatids and stone balustrade is the strongest architectural feature, on what is otherwise a rather restrained design. The porticoed entrance on the south west corner and the vestibule on the southern elevation have unfortunately been demolished. A set of stone steps dating from the 1830s, lead down to the Dutch garden from the tennis court to the south. The sandstone bridge to the South of the Tennis Court dates from the 1820s and although the original balustrade has been lost, this structure still has historic merit and is protected as curtilage listed. Beyond this a large Coade stone urn on a grey sandstone pedestal survives. Adjacent to the tennis court are the former Stables, now used as offices by the Prison Service Works Department. The building is curtilage listed and reputedly dates from the 1680s but has been extensively altered.

Several statues and boundary features within the grounds of Hewell Grange are statutorily listed including the four Coade stone statues depicting the four seasons within the French garden which date from the 1820's, and the 1825 statue of the 'Fallen Gladiator' within the forecourt. The red sandstone walls and ornate piers enclosing the semicircular forecourt are Grade II listed and were constructed in 1902 to enclose the entrance to the Grange. To the left of the forecourt slightly down hill is the Grade II listed Icehouse, now completely covered in ivy. Beyond this to the West are the Quarry Gardens which includes a late 19th century, Grade II listed stone swing door and portal plus a stone seat, sandstone arch and remains of a Coade fountain which are all curtilage listed structures. To the rear of the house around the French Garden are several sets of stone steps, the remains of a Coade fountain and surrounding wall with urns, and a timber dovecote dating from 1907 which are all protected as curtilage listed structures.

Beyond the French Garden leading upwards towards Hewell Lane are the remains of the grass steps laid out leading to the Grade II listed water tower. This building is prominent in views up Hewell Lane from Tardebigge village, and also within the registered historic park - although its setting has been undermined by the partial loss of the grass terraced steps below. The water tower was built in 1891, designed by architects Bodley and Garner who also designed the main house, and is 4 storeys high constructed in red sandstone with a pyramidal shingled roof. No longer in use, the structure is showing signs of decay with missing tile hanging and roof tiles. The windows have also all been lost, with only some small sections of the metal frames still in place, and the openings blocked at ground floor level.



Details of all the listed buildings within the proposed Conservation Area boundary are included in Appendix 2. The statutory list descriptions for these are available online through the Heritage Gateway website at www.heritagegateway.org.uk/gateway/



Area to South-East of Crown Land

The area to the southeast of the Crown owned land contains several notable historic buildings including the former estate kennels and papermill buildings.

The Papermill closed in 1817 and the buildings were later converted to residential use and renamed Old Papermill Cottage. The adjacent Old Papermill Cottages incorporate part of an earlier 17th century timber framed building, which was re-fronted and extended in the 18th century and is now four dwellings. Papermill Lodge, across the shared access drive, was built in 1870 and has mock timber framing, leaded windows and decorative plasterwork including the initials of the Windsor family at the upper level.



The former estate kennels built in 1857 are now run as a commercial kennels and cattery, with the original railings to the dog runs surviving. The Gamekeepers Lodge, now in residential use also dates from 1857. The adjacent Gamekeepers Larder is contemporary with these and is a charming single storey red brick building with wooden slatted openings. These three historic buildings together form an interesting group and are a tangible representation of the former workings of the Hewell estate.

Tardebigge Village

A number of interesting historic buildings survive within Tardebigge, relating to the ancillary uses once part of the Hewell Estate. Only one of these is statutorily listed, Hewell House (former Estate Stewards House) and is a mid 19th century re-working (1857) of an earlier 18th house with 1930's extensions. The building is a two storey red brick house with tiled roof and timber casement windows and is now in private ownership. Home Farm adjacent (now Tardebigge Court) is unlisted, and was built in 1844 with various later additions over the next 40 years. This complex of mostly single storey red brick buildings is now in use as small workshops and retail units. The long sandstone wall at the boundary of the complex has significant streetscene value.



Directly opposite Home Farm is a range of single storey, 19th century red brick workshops originally a Stables, Pickling Tank, Wheelwrights Shop and Blacksmiths Forge. The buildings were recently renovated and converted to office use. Beyond this heading northwest is a small terrace of three cottages which replaced an earlier structure once called New House. Rose Cottages date from 1856 and are two storey red brick cottages which retain their diamond pattern leaded windows, tall chimneys and central porch to front. Further along Hewell Close is a later two storey red brick dwelling now known as New House, which makes a neutral contribution to the Hewell Grange Conservation Area.



Rose Cottages now front onto the car park of the Tardebigge public house which was designed by Francis Baylis of Redditch and built in 1911 as a village hall and institute. The building was constructed in memory of the Earl of Plymouth's eldest son who died in Agra, India and was used as a recovery hospital for WWI soldiers. Built in red brick with a slate roof and central cupola feature to the front elevation, this historic building has considerable presence in the streetscene and in views through the Conservation Area as well as having social historical significance.



On the opposite side of Hewell Lane facing the entrance to Hewell Close are a pair of late 19th century lodge buildings, both unlisted. Southwest Lodge on the left was once the Works Foreman's Cottage and is by Goddard and Paget, who were prominent Victorian architects. Built in 1886, the decorative tile hanging with half timbered gables and carved brackets is typical of the period and the architects. On the right and mostly concealed from view is Dairy Lodge which was built in 1885 and has a slightly heavier style than Southwest lodge. The single storey dairy building to the rear survives.





The walled kitchen garden on Holyoakes Lane (now the Prison kitchen garden and shop) was laid out in 1827 and enclosed by a 3m high red brick wall in 1833. This site was once part of Holyoakes farm, but relocated the kitchen garden away from the main house to allow the creation of the French garden in 1827. Attached to the walled garden facing Holyoakes Lane, is the much altered former Head Gardeners Cottage (pre 1838) and Apple Store (1850s) which interestingly resembles the typical design of a non conformist chapel. Within the walled garden a number of historic structures survive including one 1830s glasshouse, an 1840s Pineapple House, an 1840s Root House and a series of single storey outbuildings also 1840s. The kitchen garden was added to the registered park in 2001, it is also proposed that the walled garden be submitted for statutory listing in recognition of its architectural and historic interest.



Opposite the walled garden is the Bowling Green, on the site of what was once the Hewell Recreation Ground stretching from the Tardebigge PH to Holyoakes Lane before the dual carriageway was built. The pavilion itself is a modern and functional building which makes no contribution to the character of the Conservation Area.

At the northern edge of the proposed Conservation Area boundary further along Hewell Lane are the Grade II listed South and North lodges at the NW gate of the estate. This pair of lodges dates from the early 1830s and was designed by Thomas Cundy Snr in the classical style. Constructed in red brick encased with ashlar, the side doors have Doric columns with recessed entrances. The listing includes the attached gate piers. Unfortunately the condition of these two listed buildings continues to cause concern and the buildings have been identified as Buildings at Risk for several years.



At the far southern end of the proposed Conservation Area are Park Cottages, a pair of 1856 estate cottages (now 4 properties) in yellow brick with mock timber framing, ornate gables and chimneys.

4.6 Building Materials

Most of the buildings on the prison estate are constructed in buff or red sandstone whilst the village buildings are mostly red brick, reflecting their lower status. When the main house was replaced in 1885 a narrow gauge railway was laid to the nearby Worcester and Birmingham Canal to transport necessary building materials to the site.

4.7 Public Realm

As the majority of the Conservation Area is Crown property with restrictions on public access, there is limited public appreciation of the shared surfaces, boundary treatments etc.

Within the village the long sandstone wall at Home Farm (now Tardebigge Court) is the most prominent physical feature of the public realm, as many of the buildings are set back from the road or partially concealed from view. Key views through the Conservation Area are framed by trees and hedgerows, some of which are overgrown and in need of pruning to reveal these views better. As Hewell Lane is a well frequented road, the standard tarmac surfacing and white lines have been employed with some surviving granite setts to the kerb lines. This creates a feeling of vehicular dominance, evident by the lack of maintenance of the pavements alongside. At Home Farm a large number of A boards have been placed along the pavement, which coupled with large projecting signs over the wall, creates an unattractive clutter that detracts from the appearance of the Conservation Area. The bus shelter outside the Forge is also in need of maintenance.



4.8 Important Trees and Green Spaces

The following text has been reproduced from the 2001 Historical Landscape Appraisal with kind permission from Parklands Consortium Ltd.

“The pleasurable experience of walking around the park at Hewell reveals the care that went into establishing a series of views and vistas that are afforded from designated points. This is particularly apparent in the western section of the park and in the composed views around the lake. Commencing in the early 18th century this intricate landscape continued to evolve with each subsequent layer enhancing the previous structure of views.

The gardens and park at Hewell Grange are in fact the most recent manifestation of a history of landscaping undertaken at the behest of the Earls of Plymouth. Among the most outstanding elements of the history still visible on the site are the improvements to the lake undertaken at the advice of William Shenstone; the lakes later remodelling with extensive tree planting undertaken by Lancelot Brown in the second half of the 18th century and the continuing enhancement of the pleasure grounds and park in the early 19th century by Humphrey Repton. The improvements also embrace the architectural improvements undertaken after 1815 by Thomas Cundy (Snr), firstly to the house and possibly including the creation of the Real Tennis Court. Further ornamentation to the pleasure grounds and the creation of extensive formal gardens were completed during the 19th century, culminating in improvements undertaken at the end of the century and beginning of the 20th century in conjunction with the design for the new house by Bodley and Garner, constructed between 1884 and 1891. Much of the historic design in terms of circulation patterns, structures, details of surface finish, planting and water features, has been eroded, replaced, or is in poor condition

There is considerable evidence of Brown's work still visible, particularly in the shape and formation of the lake. The park was further enlarged to create a more spacious setting for this important feature, and Brown was asked to return again to establish an appropriate planting frame for the landscape. The size of the lake at Hewell would have taken several years to achieve both in scale (c. 30 acres) and its triangular shape with gentle contoured edge. Its shape appears typical of Brown's work and its naked banks characteristic of his style. The boundary walk broadens out at the southern end of the lake and continues onto the dam itself, a feature that is reminiscent of Brown's design for Wootton. The sluice tucked round the corner from the head of the lake and surrounded by beech trees also appears typical of Brown's technique

Repton's design is both highly sophisticated and subtle and the Red Book of 1813 for the site was an outstanding example of his work. Commissioned to enhance the park Repton paid particular attention to the lakeside landscape. He achieved an outstandingly successful design and amongst the most recognisable features of his work are the quarry garden, pleasure grounds and gardens adjacent to the earlier mansion and the effective circulation patterns, carefully modulated topography and subtle views and vistas. Although the majority of Repton's proposals were implemented, it is likely that it was Thomas Cundy (Snr) who carried out the improvements and did not only undertake the alterations to the house but also continued to implement improvements to the estate.

The 19th century saw an increasing interest in history and this extended to emulating the gardening traditions of other countries. The French garden was one of three gardens in a national style, the others being an American and a Dutch garden. The French garden is generally recollected as having been made in 1828 but the date of the statues and other evidence, would suggest that it was planned and executed at least a year previously. The archery terrace still forms a strong feature with sharply sloping edge along the western side of the French Garden. The Dutch garden was described by Alicia Amhurst in A History of Gardening in England in 1865, as having been made according to Repton's ideas (and) in the Gardeners Chronicle of 1843 . . . as a little gem. The Dutch garden had lozenge-shaped beds edged with box and intersected by black and red tiled paths, and there were Delft planters. The American garden was to the north of the French garden and was laid out in front of the orangery as a series of rectangular beds. American gardens were not an attempt to recreate a style but were for the purposes of growing plants that were thought to have originated in America. (NB: This is now the site of the present Hewell Grange mansion)



Much work was done in the grounds once the new house was complete, and a major piece of landscaping was the creation of a series of eighteen grass terraces from the water tower to the edge of the lake. The terraces ran for 650 yards and took three years from 1900 to 1903 to construct. The cutting of the grass terraces from the water tower at the highest point of the site and stepping down to the lake in the valley below, creating a marvellous cross axis. With the French garden at its centre it succeeded in heightening both the formality and drama of the site, but their previous continuation towards the lake on the other side of the garden has been erased. The maze was started in 1902 near the top of the grass terraces and required considerable levelling. It was made of hornbeam and gravelled with white granite and a birch plantation was established near it in 1906. Rhododendrons were also extensively planted in the area of the planted hill in view of the indoor Tennis Court. Further planting, including the Lime avenues in the park, is associated with the building of the new mansion and was carried out between 1895 and 1914.

4.9 General Condition of the Area

Hewell Park was included on the National Heritage at Risk register in 2009 (one of only 2 Parks at Risk in Worcestershire) because of ongoing significant condition problems and is categorised in the register as having high vulnerability. The Hereford and Worcester Gardens Trust are seeking to address these problems, commissioning a Landscape Appraisal in 2001 and coordinating the recent restoration of the island to the lake and iron bridge, which was carried out by HMP Hewell Staff and prisoners.



A lack of maintenance of the public realm along Hewell Lane and Holyoakes Lane is clear as evidenced by the 'bleeding over' of vegetation onto the footpaths, and encroaching of tree canopies into notable views. This issue has been highlighted in our draft management plan attached as appendix 3.

The condition of the various listed and unlisted historic buildings throughout the building is actually quite good, with signs of previous repairs and a minimum of unsuitable alterations to many of the buildings. Four listed buildings have however been highlighted as Buildings at Risk - the Ruins of the Old Hall and the Icehouse which are both in Crown ownership, and the two lodges to the northwest gate which are in private ownership. Vacancy is low, which has helped provide ongoing maintenance to the surviving historic buildings or at least an awareness of what condition issues are present in the case of the Crown owned buildings and structures.

4.10 Challenges and Opportunities

One of the major challenges to this Conservation Area is the deteriorating condition of many of the historic buildings including the Grade II listed Ruins and the Icehouse, which have both been added to the Council's building at risk register. Urgent works are required to stabilise the remains of the Ruins before further collapse undermines its architectural interest. The possibility of grant assistance to carry out a detailed condition survey of the structure (health and safety regulations permitting) and options for its long term preservation should be explored with the Prison Service and English Heritage. The icehouse is almost completely concealed by overgrown ivy and it is difficult to ascertain the condition of the structure within. The removal of the ivy would enhance its appearance and improve the public amenity value and awareness of this ancillary structure. The pair of lodges to the northwest gate have also been identified as Buildings at Risk during our recent survey.



Another ongoing challenge is balancing the needs of the Prison with the preservation of the historic landscape. Recent interventions to restore the iron bridge and the island to the southern section of the lake, in conjunction with the Hereford and Worcestershire Gardens Trust have highlighted the benefits of collaborative working between the Crown and local amenity groups. There is a real opportunity for both parties to expand on this experience to progress some of the other improvement projects identified in the 2001 historic landscape appraisals.

The recent sale of some of the properties within the village to individual occupiers has raised concerns that these buildings may suffer alterations which undermine their architectural importance. The imposition of an Article 4 Direction was considered which would remove permitted development rights from some buildings. This means that planning permission would then be needed for any external alterations on elevations fronting the highway. This option was considered, however PPG5 advises that an article 4 direction should only be applied where permitted development rights undermine the aims for the Conservation Area. The level of past alterations is minimal and the risk of significant decay in the near future is low, therefore it was decided not to apply an Article 4 Direction at this time but this could be reassessed in the future.



5.0 PROPOSED CONSERVATION AREA BOUNDARY

The proposed Hewell Grange Conservation Area includes the area currently designated as a registered park, the immediate surroundings of the former Paper Mill and Kennels to the southeast of the prison, and the properties within Tardebigge village. This boundary was suggested and supported by the Victorian Society and the Hereford and Worcester Gardens Trust, to encompass what remains of the historic Hewell Grange estate. A map of the proposed Conservation Area boundary is attached as Map 1, a map of the existing registered historic park boundary is attached as Map 2.



6.0 MANAGEMENT AND ENHANCEMENT PROPOSALS

Appendix 3 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 management issues which need to be addressed are:

- *Improvements and restoration works to the registered park*
- *Condition problems of listed buildings*
- *Maintenance and enhancement of the public realm*

7.0 PUBLIC CONSULTATION

Before final publication the new Conservation Area designation, character appraisal and management plan will be subject to a six week public consultation period. The designation of a new Conservation Area must be approved by the Council's LDF Working Party and advertised within the national and local press. Following adoption, details of the Conservation Area boundary and the character appraisal document shall be available on our website and formal notifications of the new designation sent to every owner occupier within the boundary.

APPENDIX 1

List of properties within the proposed Conservation Area Boundary

*HMP Hewell Grange plus ancillary buildings and structures,
excluding HMP Brockhill, HM Blakehurst Remand Centre and
Hewell Grange Farm*

South and North Lodges at NW entrance

*Walled kitchen garden, Holyoakes Lane including Apple Store,
Gardeners Cottage and all structures within the walled garden*

Hewell Bowling Club, Holyoakes Lane

1- 61 The Park

The Bungalow, The Park

Hall to rear of The Park

1-5 The Drive

Tardebigge PH, Hewell Lane

South West Lodge, Hewell Lane

Dairy Cottage, Hewell Lane

Sawmill House, Hewell Lane

1, 2 and 3 Rose Cottages, Hewell Close

New Cottage, Hewell Close

The Old Forge, Hewell Lane

Tardebigge Court, Hewell Lane (former Home Farm)

Hewell House, Hewell Lane

1-4 Park Cottages, Hewell Lane

*Hewell Kennels, Gamekeepers Lodge and Gamekeepers Larder,
Hewell Lane*

Old Papermill Cottage, Hewell Lane

1-6 Papermill Cottages, Hewell Lane

Papermill Lodge, Hewell Lane

APPENDIX 2

Listed buildings within the proposed Conservation Area Boundary

HMP Hewell Grange (Grade II)*
Ruins of the Old Hall (check grade!)
Tennis Court (Grade II)
South and North Lodges at NW entrance (Grade II)
Water Tower (Grade II)
Four coade stone statues in French garden (Grade II)
Gate and gate piers at SE entrance to French garden (Grade II)
Statue of Fallen Gladiator in forecourt (Grade II)
Wall around forecourt N of Hewell Grange (Grade II)
Icehouse 25m north of Hewell Grange (Grade II)
Swing door and portal 25m NE of Hewell Grange (Grade II)
Garden temple 50m NE of Hewell Grange (Grade II)
Home Farmhouse (now Hewell House) (Grade II)

Curtilage listed structures

Walled kitchen garden including the Apple Store, Gardeners House and historic stores and glasshouses within the garden, Holyoakes Lane
Stables to Hewell Grange
Dovecote to rear of Hewell Grange
Remains of Boat House, Hewell Lake
Stone seat and fountain in Quarry Gardens, Hewell Park
Stone bridge leading to Tennis Court, Hewell Park
Iron Bridge to Island, Hewell Park
Large urn and plinth to S of Tennis Court, Hewell Park
Stone arch and garden bridge to S of Tennis Court, Hewell Park
Ha-ha with remains of stone wall, Hewell Park
Small cast iron bridge to S of Tennis Court, Hewell Park
Steps to S of Tennis Court leading to Dutch Garden, Hewell Park
Large cast iron bridge to N of lake, Hewell Park
Cast iron gates, stone piers and brick walls to S of French Garden, Hewell Park
Fountain in French Garden, Hewell Park
Stone steps leading up from French Garden
Stone steps to W of formal garden leading to tennis lawn, Hewell Park
Stone steps to E of Hewell Grange leading to rear garden, Hewell Park
Arched sandstone bridge to weir, Hewell Park
Stone garden steps nr lake weir, linking road to upper path, Hewell Park

APPENDIX 3

Management and Enhancement Proposals

Priority	Task	Timescale
<i>Landscape Improvements</i>	<i>Support restoration of original footpath system within Park</i>	<i>3-5 years</i>
	<i>Seek reinstatement of central run of grass steps to water tower</i>	<i>3-5 years</i>
<i>Public Realm Improvements</i>	<i>Encourage County Council to improve maintenance of pavements and bus shelter on Hewell Lane</i>	<i>Ongoing</i>
	<i>Request selective pruning of trees on Hewell Lane from BDC Parks section to improve key views</i>	<i>Ongoing</i>
	<i>Seek to reduce signage clutter around Home Farm through the use of planning enforcement powers</i>	<i>By April 2011</i>
	<i>Install conservation area plaques</i>	<i>By April 2011</i>
<i>Listed Buildings</i>	<i>Pursue urgent repairs to Ruins of the Old Hall in conjunction with Prison Service and English Heritage</i>	<i>By April 2011</i>
	<i>Seek removal of ivy from Icehouse</i>	<i>By April 2011</i>
	<i>Agree timetable for repairs to listed lodges to NW gate</i>	<i>By April 2011</i>
	<i>Seek reinstatement of timber gates to forecourt gate piers at Hewell Grange</i>	<i>By April 2011</i>
	<i>Prevent further pigeon ingress to water tower</i>	<i>By April 2011</i>
	<i>Request amendments to list description for Garden Temple</i>	<i>By April 2011</i>
<i>Unlisted buildings</i>	<i>Support repairs to Pineapple Pit within the walled kitchen garden</i>	<i>1-3 years</i>
	<i>Encourage the repair of the gamekeepers larder at Hewell Kennels</i>	<i>By April 2011</i>
	<i>Submit listing requests for walled kitchen garden and Papermill Lodge</i>	<i>By April 2011</i>

APPENDIX 4

Relevant Policies from the BDC Local Plan (adopted January 2004)

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

DS2 Green Belt Development Criteria

E9 Criteria for New Employment Development

ES11 Energy Efficiency in Buildings

RAT4 Retention of Open Space

S9 New Dwellings in the Green Belt

S11 Extensions to Dwellings in the Green Belt

S12 Replacement of Dwellings in the Green Belt

S13 Subdivision of Dwellings in the Green Belt

S13A Changes of use in the Green Belt

S16 Affordable Housing in the Green Belt

S24 Retention of Traditional Shopfronts

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

S43 Traffic Calming Schemes

S44 Reinstatement of Features in Conservation Areas

S45 Improvements to Conservation Areas

S47 Advertisement Control

APPENDIX 4 CONTINUED

Worcestershire County Structure Plan

CTC.5 Trees and Woodlands

CTC.6 Green Open Spaces and Corridors

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

D12 Housing in the Green Belt

D16 Reuse and Conversion of Buildings

D28 New Building for Business Purposes in the Green Belt

D29 Change of Use of Buildings in Rural Areas for Employment Purposes

D38 General Extent and Purposes of the Green Belt

D39 Control of Development in the Green Belt

APPENDIX 5

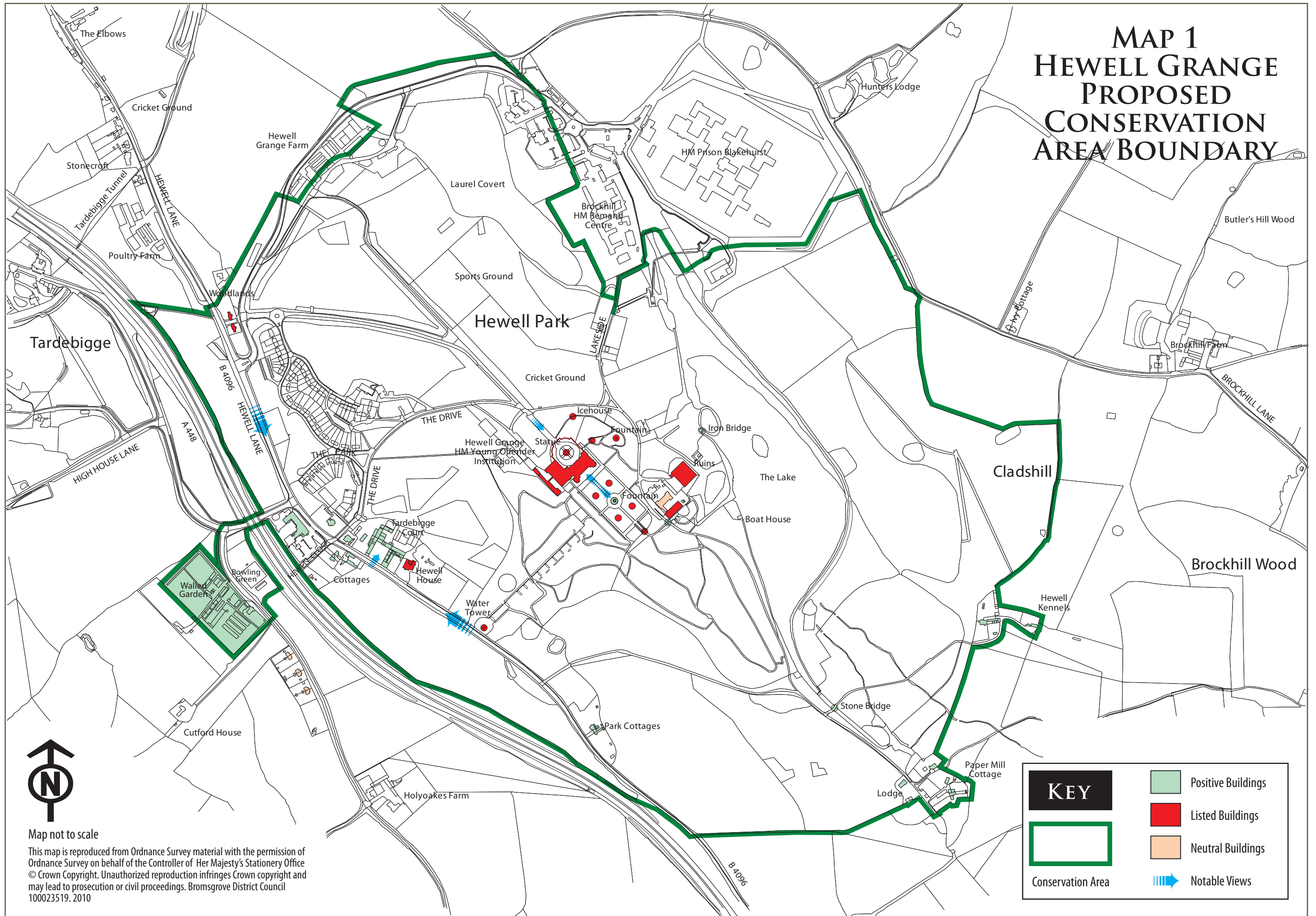
Glossary of Architectural and Planning Terms

<i>ADR</i>	<i>Area of Development Restraint, where development may be considered in the future.</i>
<i>Article 4 direction</i>	<i>Removal of permitted development rights so that planning permission is required for external alterations to a building</i>
<i>Ashlar</i>	<i>Dressed stone with squared sides, laid regular courses with fine joints and a smoothed or polished surface</i>
<i>Balustrade</i>	<i>Stone balcony or parapet with a top rail, bottom rail and balusters in between</i>
<i>Bodley and Garner</i>	<i>Prominent Gothic revival architects in partnership from 1809 until 1897, designed Hewell Grange</i>
<i>Capability Brown</i>	<i>Influential 18th century landscape architect. His creation of picturesque landscapes and naturalised parks focused on the formation of artificial lakes and apparently random groups of trees</i>
<i>Caryatids</i>	<i>A carved female figure in Grecian style often supporting a roof or pediment above</i>
<i>Classical</i>	<i>An architectural style from ancient Rome and Greece revived in the Georgian period. Detailing is simple and refined with columns, moulded door cases and sash windows.</i>
<i>Coade stone</i>	<i>A waterproof, fine textured artificial stone produced from 1769 and often used for architectural ornaments and statuary</i>
<i>Conservation Area</i>	<i>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.</i>
<i>Cornice</i>	<i>Projecting moulding often found at eaves level, or as part of a pediment</i>
<i>Thomas Cundy Snr</i>	<i>Prominent 19th century architect, known for his picturesque Gothic style.</i>
<i>Cupola</i>	<i>Small dome shaped structure on a roof</i>
<i>Curtilage listed</i>	<i>All ancillary buildings and structures constructed before 1st July 1948 are protected under the listed status of the principal building, and known as curtilage listed.</i>
<i>Doorcase</i>	<i>A moulded case or frame lining a doorway</i>
<i>Doric</i>	<i>The plainest of the three types of columns found in classical architecture, with simple vertical flutes and an unornamented capital. (The three types are Doric, Ionic and Corinthian)</i>
<i>Dormer</i>	<i>A window projecting from the roof</i>
<i>Ecclesiastical</i>	<i>A building designed for use as a place of worship</i>
<i>Georgian</i>	<i>Dates from 1714-1830</i>

Glossary continued

<i>Gothic</i>	<i>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.</i>
<i>Ha-ha</i>	<i>A trench formed to contain livestock, vertical on one side and sloping on the other</i>
<i>Italianate</i>	<i>An architectural style popular from 1840 to 1880. Key features are arched windows and pronounced mouldings</i>
<i>Jacobethan</i>	<i>An architectural style popular in the late 19th century and early 20th century mixing Jacobean and Elizabethan forms and details</i>
<i>Listed Building</i>	<i>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.</i>
<i>Mullioned</i>	<i>Upright which divides the lights of a window</i>
<i>Pediment</i>	<i>Low pitched moulded triangle often found over doorways or windows and at roof level.</i>
<i>Portico</i>	<i>A feature of classical architecture, a moulded projecting hood on supporting columns to form an open sided porch</i>
<i>Registered Park</i>	<i>Historic park or garden included on the national register prepared by English Heritage</i>
<i>Humphry Repton</i>	<i>Leading landscape designer in the late 18th and early 19th century. Produced red books for 70 country estates detailing his vision for improvements, including Hewell Grange.</i>
<i>Vestibule</i>	<i>An enclosed or partially enclosed space forming an entrance</i>
<i>Victorian</i>	<i>Dates from 1837-1901</i>
<i>William Shenstone</i>	<i>18th century landscape designer from Worcestershire. One of the earliest practitioners of landscape gardening, practiced on his estate in Leasowes, Halesowen which is now a Grade I listed building.</i>

MAP 1 HEWELL GRANGE PROPOSED CONSERVATION AREA BOUNDARY



Map not to scale

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KEY	
	Positive Buildings
	Listed Buildings
	Neutral Buildings
	Conservation Area
	Notable Views



**This appraisal can be provided in large print, braille,
CD, audio tape and computer disc.**



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