



# **CONSERVATION AREA CHARACTER APPRAISAL FOR CHADDESLEY CORBETT**

**Revised December 2014**



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Appendix 1 Adopted Wyre Forest District Council Local Plan Policies

Appendix 2 Boundary of Churchill Conservation Area



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## 1. INTRODUCTION

Chaddesley Corbett Conservation Area (the Area) was designated by Wyre Forest District Council in 1967, and was the subject of a boundary review in 1991. It is situated off the A448 (the Bromsgrove Road), 4.5 miles Southeast of Kidderminster, in the County of Worcestershire.

The Conservation Area is predominantly undeveloped, encompassing a small rural village, including a local school and church, and covers 7.17 hectares (19.1 acres).

This document aims to set out the special architectural and historic characteristics of the Conservation Area. The character appraisal will be of interest (and use) to those involved with development and use of the area, and that adjoining it, to preserve and enhance the village character.

The Adopted Wyre Forest Site Allocations and Policies Local Plan and the Adopted Kidderminster Central Area Action Plan include policies linked to the Historic Environment. For Chaddesley Corbett Conservation Area Policy SAL.UP6 of the Site Allocations and Policies Local Plan, which is called 'Safeguarding the Historic Environment', is particularly relevant. This Policy ensures that future development within, or adjacent to the Conservation Area, will need to protect, conserve and, where possible, enhance the Area.

## **2. LEGISLATIVE AND POLICY FRAMEWORK**

The first Conservation Areas were designated under the Civic Amenities Act (1967). This Act was superseded by the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 69 of this later Act imposes a duty on Local Planning Authorities to identify areas that are of special architectural or historic interest, where it is desirable to preserve and enhance the character and appearance, and to designate them as Conservation Areas.

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 specific advice for Conservation Areas, most notably in Paragraphs 127, 137 and 138.

The General Permitted Development Order 1995 (GPDO) classes a Conservation Area as being “Article 1(5) land”. Whilst planning permission is not required for many types of works outside such areas, control is given to Local Authorities for works being undertaken within Conservation Areas, including, but not exclusively, the enlargement of a dwelling-house, the rendering of such properties, and the installation of antennae and satellite dishes.

The Adopted Wyre Forest Site Allocations and Policies Local Plan and the Adopted Kidderminster Central Area Action Plan contain various policies describing the aims and objectives of the Local Authority in relation to the wider historic environment, and in particular to the preservation and enhancement of the conservation areas within the District. These policies are contained within Appendix 1 of this Appraisal.

It should be noted here that it is not only buildings that are protected when a Conservation Area is designated – trees are also given some protection.

### 3. ANALYSIS OF CHARACTER

#### 3.1 *Setting and topography*

Chaddesley Corbett is set within the heart of the Worcestershire countryside, sitting about 80m above sea level. The village sits within a shallow valley, with the ground rising on each side, towards Kidderminster, Bluntingsdon and Woodcote Green. The soil is predominantly a Trias, sitting on Keuper sandstone.



Aerial Photography. Copyright © UK Perspectives.com

*An Aerial view of Chaddesley Corbett, and its rural setting.*

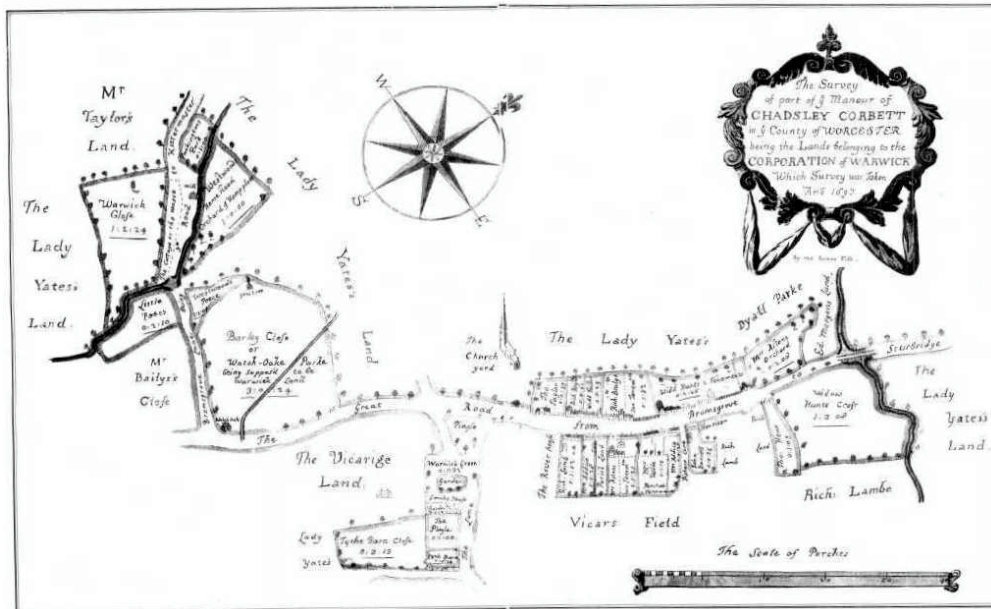
#### 3.2 *Historic evolution*

The earliest documentary record of the settlement at Chaddesley Corbett, then known as *Ceadresleage*, is from the Ninth Century A.D, when King Coenwulf of Mercia excused various local royal servants from paying 25 *manentes* (hides), presumably as a tax.

The Domesday Book, in 1086, mentions two priests at Chaddesley Corbett, now known as either *Cedeslaeh* or *Cedeslai*, possibly suggesting that there may have been a church or chapel within the vicinity at this time. However, there is a lack of archaeological evidence to support this.



The name Corbett comes from the family who owned the settlement during the late part of the Eleventh Century, and the early part of the Twelfth Century, and by the Fourteenth Century, the two names are incorporated, with the settlement now known as *Chaddeslegh Corbett*.



*James Fish map,  
1697.*

Archaeological evidence indicates that there were settlements in this area prior to the Ninth Century, with Romano-British occupation of the surrounding countryside, for example at Fold Farm. Other evidence include a Bronze Age dagger found at Laights Farm, possible Bronze Age barrows at Drayton, and a Roman road running from Droitwich to Greensforge, passing the village.



Aerial Photography. Copyright © UK Perspectives.com

*Medieval fishponds to the south of the Area.*

The village has retained the form of an early medieval settlement, with the church, parts of which are the oldest built structure remaining in the village, forming the principal focal point, and the settlement lying along a single road. There is evidence of a manor house at Chaddesley, from early times, but the exact position of this has never been pinpointed. The fishponds, located in the fields directly to the south of the village and the A448, are likely to have been associated with the manor house.

There has been very little modern development within the village, save for the Doctors surgery and Hemming Way at the northern end. The building stock dates from the Twelfth Century through to the Twentieth, with a variety of type of construction, materials, and styles, creating what is now recognised as a fine example of the quintessential Worcestershire village.

### 3.3 Land-uses

Land uses in the Area are as follows:

- a) The predominant land-use is residential, typical of a small rural settlement such as this;
- b) The church provides a religious and social, together with a visual, focal point for the village – the historical importance of this building in this context should be emphasised;
- c) Two public houses, The Talbot and The Swan, situated at staggered points on opposite sides of the road, also form social focal points for the village. The Talbot Inn also forms an important visual focal point;



*The Talbot Hotel and the Swan Inn form important social focal points within the Area*

- d) Retail uses – there are several shops within the village, including a village shop-cum-Post Office-cum-Tea Room, a butchers, a shop selling fancy goods, and a beautician/ hairdressers. These serve the immediate community, and are considered as social focal points of the village.
- e) An Endowed First School is situated just North of the church. A school has been sited within the village since the early Seventeenth Century,

which together with the Charity Houses, have been regulated since 1878 by Trustees.



*The Charity Houses and the School are both run by Trustees*

### 3.4 Colours

The principal colours within the Areas are as follows:

- Black/brown timbers and white/ cream infill panels of Medieval buildings;
- Reddish-brown brickwork and creamy white mortar of Georgian and later buildings;
- White paint-work of window and door frames;
- Brown timber staining of window and door frames, and other architectural features;
- Dark red of roof-tiles;
- Black of tarmacadam;
- Greens and reds of trees and shrubs;
- Red of utilities, such as the telephone box and post box;
- Black of railings and rainwater goods.

Outside the Area, the dominant colours are the range of greens and reds of trees and grass, the brown colour of the earth in allotments and agricultural land.

### 3.5 Climate

Climate exerts a number of influences over the Area, including design of buildings, and views out of the area.

Most of the roofs within the Area are pitched, between 30 and 40 degrees, giving ability to shed rainwater. Similarly, wall copings are rounded, and drainage channels are present within the pavement allowing for full drainage of roofs into the gutters.

The surrounding countryside, creating the setting for the Area, and giving rural views out of the Area is heavily influenced by the climate, changing scenery, colours and views with the seasons.



### 3.6 Trees

Trees play an important part in the street-scene and in the setting of the Conservation Area, and assist in creating, and maintaining the rural character of the village. They also help to create a visual link and soften the visual impact of the village on the countryside. Trees and hedges assist in adding colour variations and interest to the Area throughout the year.



*Trees and hedges soften the impact of the built environment on the rural setting*

Whilst there are no Tree Preservation Orders in place within the Conservation Area, most trees are afforded some protection through the designation of the Conservation Area

Whilst all of the trees and hedges are important in helping to form the character and appearance of the area, the following identifies some of the more important, mostly native species of trees:

- Horse-chestnut at the southern entrance of the Area this forms an important and well-recognised, visual focal point;
- Trees within the Churchyard – some of these, such as the yew, are historically associated with churchyards. Due to the position of the churchyard, at the southern end of the village, these trees help to soften the impact of the village on the surrounding countryside;
- Southern entrance – the trees forming the entrance to Lygon House, like those within the churchyard, help to soften the impact of the village on the southern side, and create an important visual link. The differing colours throughout the year also add visual interest;



*A selection of trees within and adjacent to the Area*

- Walnut tree in Village Street – clearly visible from either end of the Area, this tree acts as a visual reminder, when in the heart of the Area, of the link between the built environment and the countryside;
- Trees in front of the school – these soften the impact of the school, and also add visual interest throughout the year, especially in Spring with blossom;
- Trees at Hemming Way – these trees, although relatively young, soften the impact of the modern development, on both the adjacent Area, and the view out of the Area, looking north;
- The Oak tree at the corner of the Holloway forms an important visual focal point when exiting the village from the north
- Hedges to northern entrance, and throughout the village – there are several hedges of differing species, and these all soften the impact of the built environment and give important visual and mental links to the surrounding countryside.



*Hedges and trees at the edges of the Area afford strong visual links*

### 3.7 *Historic pattern and movement*

The layout of the village today is little altered from that of the Medieval period, and possibly earlier. It is evident, through looking at the pattern and density of the buildings (*see below*), that the main road dissecting the village has been the principal influence on the development of the village. Historic maps of the area, including land-ownership maps from the Seventeenth Century, and the Tythe map, support this, with the village gradually developing around what is now the main road of the village, and most of the buildings facing onto the road.

There are several alleys and narrow lanes that spring from the east side of the main street, leading to back-land development (both historic and modern), including Fisher's Lane, and the access road to Spencer Lane Court.

The movement within the village is very simple, with the social focal points (the school, the church, the pubs, and the village shops) creating the movement patterns. The main street ("the Village") services all of these, and also acts as a conduit for reaching other parts of the Parish, including Tanwood and Bluntington.

### 3.8 *Illumination and night-time appearance*

There are no street lights within the Area, helping to reduce the visual and physical clutter on the pavements, and assisting in retaining the rural character of the Area during the evening and night.

Both public houses have illuminated signage, and light from the windows spills out during the evening. The Church of St Cassian's is illuminated in certain days of the year.

### 3.9 *Views*

Important views into, out of and within the Area are as follows:

#### a) Into the Area

The village is largely screened, due to its topography and tree cover, from outside areas. However, key views into the area are:

- From the modern ex-Council housing estate to the north of the Area – views here are largely obscured by trees and hedges, but glimpses of buildings and roofs can be gained;
- From the northern edge of the Conservation Area, looking south –;
- From Bluntingdon, again where the Area is largely screened due to trees. However, glimpses of buildings, and the church spire can be seen;
- From the A448 – views of the Church, and glimpses of roofs and backs of buildings can be gained;
- Views from the southern edge of the Conservation Area, looking north - views here incorporate several of the principal focal buildings and features described elsewhere in this document;
- Views from eastern end of Fisher Lane –the views here are of some modern properties, but also of more historic properties, down the lane. These latter buildings step up in height, the further down towards the village they are. This creates a visual introduction to the Area from this location.



*Views into the Area*

## b) Out of the Area

Views out of the Area are more common than the views into, but mostly reflect the rural setting of the village. Key views are:

- Looking down the road, north, towards the ex-Council estate and the Holloway. This view also encompasses the fields to the north-east of the Area, and Stuart's Cottage. Both of these latter elements reinforce the relationship between the Area and the surrounding countryside;
- Views from the southern end of the Area, looking south – similarly to the views described above, the views south reinforce the relationship of the Area and the countryside;
- Views down Spencer Lane, from The Village – this gives views to the east side of the Area, and again presents views of the countryside;
- Views down Fisher Lane – similarly to the views down Spencer Lane, views into the rural countryside are afforded. The properties along this lane result in focus points down the lane.



*Views out of the Area*

### 3.10 *Pattern and density of building*

As stated previously, the pattern of the building plots within Chaddesley is little altered since the Medieval period. The majority of the buildings are back-of-pavement, with only a few properties set back from the pavement. With earlier properties this may be due to the introduction of the sewer system during the early- to mid- Nineteenth Century. However, later properties, such as those at the northern end of the village, are more likely to be set back for planning reasons, to reduce the visual impact of these properties on the historic village. The majority of the properties that are back-of-pavement date from the Sixteenth Century through to the late Eighteenth Century: this position would have enabled the properties to discharge their waste into the street, from the house. The later buildings in the Area, from the early Nineteenth Century onwards, all are set back slightly from the back of pavement. These include the Charity Houses, the old school, and the Church View Cottages at the southern end of the village, and the modern houses



(Corbesley Cottage, Elizabeth Cottage, Hawthorns, and Little Holloway) at the northern end of the village.



*Older properties are built back-of-pavement, whereas more modern properties tend to have small areas to the front, separating the house from the street*

In terms of density, most of the buildings are either semi-detached or part of a small terrace, with only a few standing within their own grounds. From the road, the buildings appear to have been set out with high density to the frontage, but this is greatly reduced to the rear, where up until recently, there was little back-land development. Most of the buildings along the Village have small outbuildings to the rear.

The rear garden plots of the buildings are, in general, substantial, but again this has been altered in more modern times, with the conversion of some outbuildings and stables into residential units, thereby reducing the size of the garden per building.

Fold Court to the south-east of the village is a cluster of small residential units converted from farm buildings. Their pattern and density still reflect their original use, with a small courtyard, surrounded on all four sides by buildings.

Lodge Farm and associated buildings to the south-west of the village has also been the subject of some conversion. The farmhouse itself remains separate from the rest of the buildings, and the converted barns to the north-west of the main house are set out in a more organic fashion.

### *3.11 Type of building*

The majority of the buildings in the area are residential, with the occasional shop on the ground floor. Two public houses lie within the Area, one on either side of the road. Several civic buildings are present within the Area, including the Endowed First School, and St Cassians Church.

Other civic buildings have been converted to residential use, including the police station and the original school house.

Several farm buildings lie within the Area, but most of these have been converted into residential units during the last Century. These lie on the edges, to the south end of the village.



### 3.12 *Style of buildings*

There are three principal architectural styles within the Conservation Area, typical of the general area, and reflecting the historical evolution of the village.

Timber framing, with brick nogging, forms the more common construction material for the older properties within the village, although some of the more modern properties at the northern end of the Area have incorporated some false timber framing in a pastiche of the original. Some timber-framing with rendered infill panels exist, such as those at Broughton Cottages and the Talbot Inn. Properties with nogging infill panels include Batch Cottages and The Old Malt House.



*An example of timber framing*

Brick vernacular cottages and small houses form the second main constituent of the building stock, examples of which include Church View Cottages, and the Charity Houses.



*An example of polite architecture within the Area*

Polite architecture exists within the Area, although much of this is more a hybrid of polite and vernacular architecture, using local materials and styles. True polite architecture can be identified in buildings such as the Old Police House, Tudor House, and Lych Gate, where the aesthetics of the building are evident, although the styles differ between the properties.

More recently, red brick buildings have been constructed at the north end of the village, ranging from bungalows, lying just outside the area, to family size homes, such as the Hawthorns and Little Holloway.

### 3.13 *Size and morphology of buildings*

Due to the majority of the buildings being residential, and the settlement being a small rural village, the size of the buildings has largely depended on the period of construction, and as such the space available for construction at the time.

The older buildings, dating from the sixteenth and seventeenth centuries, are predominantly timber-framed. These tend to have long frontages and narrow widths, and are split between being predominantly 2½ storey on the east side of the village, with the occasional property being 1½ storey, to being predominantly 1½ storey on the west side of the village. Examples include the

Old Malthouse and Beams End on the east side, and Saddlers Cottage on the west side.



*Buildings with more Polite architecture tend to be 2.5 or 3 storeys high*

The buildings constructed in more polite architecture tend to be either 2½ or 3 storeys high, and are concentrated in the centre of the village, on the East side, including the Post Office, and the old school-masters house. For the most part, whilst these buildings have narrower frontages than those constructed with timber-frame, they tend to go deeper into their plots, with rear wings extending out. However, there are also buildings at either end of the village, including the Old Police House and the old school building that are only 2 storey high.

The brick vernacular buildings within the village tend to be of two-storey, set in relatively smaller plots.

The two farms at the southern end of the village both have similar sized buildings, the majority of which have been converted. The barns originally associated with Lodge Farm have been retained as single dwellings per building, resulting in large properties, with substantial plots. The barns originally associated with Fold Farm, however, have been divided up into both a mix of smaller units incorporated into two buildings, and several larger dwellings in others, resulting in a more intense residential development.

The church is the largest building within the village, and retains its dominance over the settlement through its sheer size and height, in comparison to the surrounding buildings. Set in a raised graveyard, protected from the pavement via a sandstone retaining wall, its setting helps to emphasise its status and its size.



### 3.14 *Materials and construction*

There is a variety of types of materials and styles of construction throughout the village, showing the evolution of the settlement through time.

#### *a) Walls and construction methods*



Timber-framing is one of the principal construction methods, with the majority of timber-framed houses dating from the Seventeenth century, and a couple of examples from the Sixteenth century. The design of the framing is similar throughout the village, with close-studded sections, and diagonal bracing

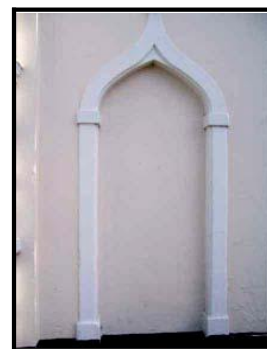
central to the frame. Brick nogging forms the standard in-fill for panels through-out, mostly set in English Garden Wall bond, with the occasional herring-bone pattern inset in triangular sections. Both the Talbot and Broughton Cottage retain rendered infill panels.

Red brick is also common throughout the village. The brick colour in the more historic properties is a mix of dark orange/red and a more burnt plum-colour, of imperial size (9"). The mortar used in the jointing is a traditional lime mortar, with a creamy white colour. The brew-house, in the car-park of the Swan Hotel, is constructed in a more smooth-faced and regular coloured brick, with blue brick detailing in the window and door arches.



The more modern properties at the north-western end of the village, and some of the renovated properties, have used a brick-type similar in colour, but with a different texture, resulting in a more modern, and honest, appearance.

Render is used within the village, on several properties. Both the Swan Hotel and Harkaway House have been rendered more recently. Tudor House has historically been rendered, to facilitate high decoration on the building, with impressive mouldings.



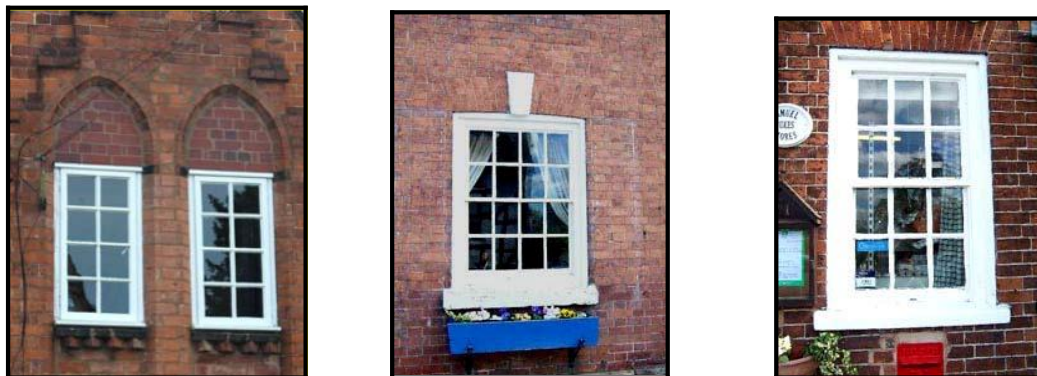
The church is constructed in a mix of red and white sandstone, in a variety of styles, showing its periods of construction. The Decorated style of the east elevation window, together with the more weather-beaten sandstone show the twelfth century origins of the building, whilst other



windows together with the tower, show the less decorative style and more simple design of the eighteenth century.

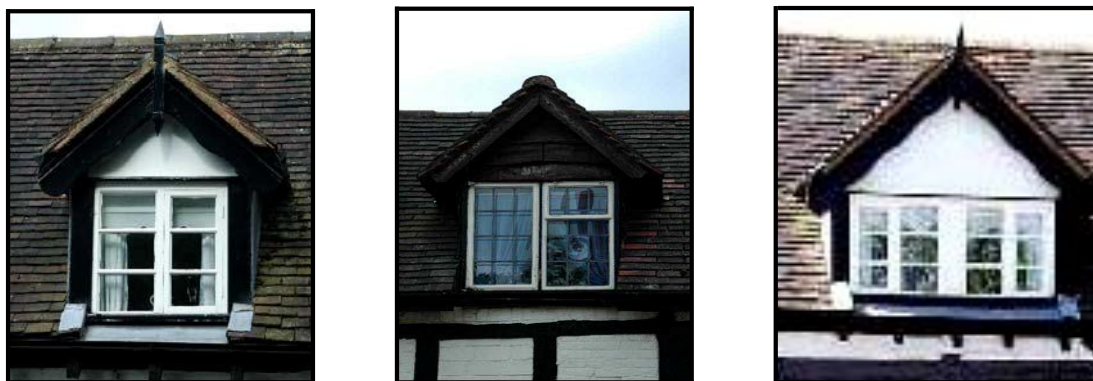
### *b) Windows*

Windows are generally rectangular in shape, varying with the emphasis between the horizontal and the vertical. The older properties, especially the timber-framed properties, have 3 light side hung casements, with a horizontal emphasis. Other window types in older buildings also have stone mullioned windows. One property has a tall window lending light to the stairwell on the interior, and the Talbot has some stone mullioned windows.



*A selection of windows from within the Area*

The more polite buildings of the Georgian and Victorian periods incorporate vertically-sliding, 6/6 light, sash windows with timber glazing bars. Other buildings of these periods have steel crittall windows.



*A selection of dormer windows from within the Area*

Dormer windows are present throughout the Area, although many of these are not original features, and have been incorporated in to the roof-scape during recent years. These tend to be traditional-style dormers, with narrow cheeks, pitched tiled roofs, with either 3-light side hung casements, or leaded lights.

There are several other types of windows through the Area, which through variation, assist in creating the character of the Area. Box and bow windows

are present on some buildings, and tracery can be found on both the Church, and on one of the school buildings.



*Examples of other types of window within the Area*

Some Upvc windows are present on some buildings. These are not characteristic of the Area, and detract from its character and appearance, through the inappropriate material, the finish, and the general appearance.

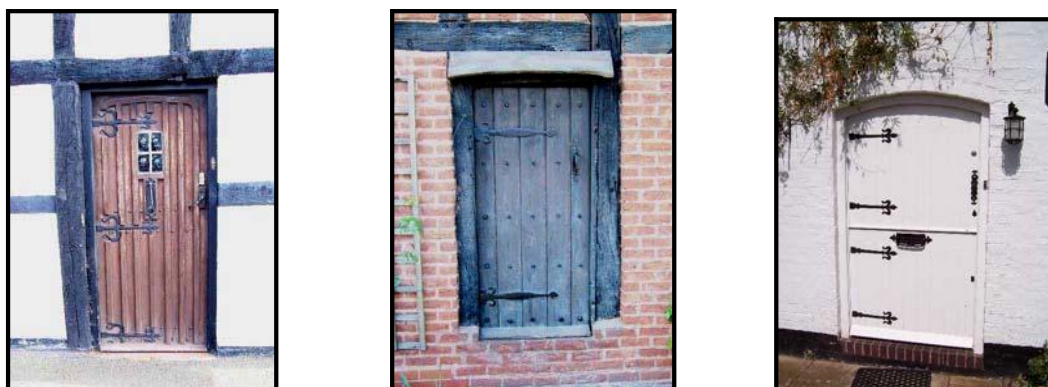
Most timber windows are either stained dark brown, or are painted white.

#### c) Doors

Throughout the Area, there are a variety of doors. Traditional doors compliment the historic character of the village, rather than their more modern, often part-glazed, counter-parts. Many of the traditional doors are a variation on the simple ledged-and-braced door, including the use of studs, stable doors and with raised and field detailing.

Several historic properties have introduced modern part-glazed doors, which although they may replicate the essence of a traditional panelled door, often detract heavily from both the building in which they sit, and the Area.

Many of the buildings have modern simple door surrounds, consisting of a narrow timber door-frame.



*Various traditional style doors*

There are some examples of more elegant and decorative door-cases. The First Endowed School has a modern four-centred arch constructed in red rubbed brick and the entrance for the Old Police Station is constructed in



sandstone ashlar blocks, with projecting keystone. The door-frame itself is again a simple inset timber frame, with an un-fenestrated fanlight.

The Lych Gate, the Malthouse and Tudor House all have more imposing door surrounds. Lych Gate has a thick timber door-frame, capped by a deep, projecting canopy, supported on decorative brackets. Similarly, Tudor House has a thick door-frame, with flanking pilasters supporting a full entablature with broken pediment. The Malthouse, although hidden from view for much of the year, is a decorative canopy, supported on turned brackets.

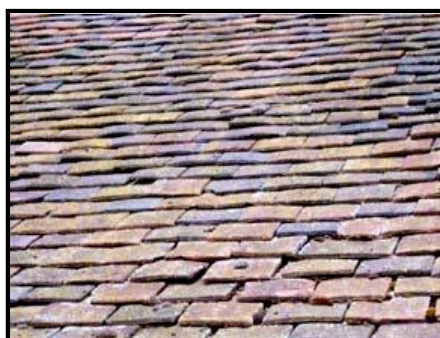


*A selection of more decorative doors and door cases*

Several properties have simple canopies above the door-frame, ranging from ones that stretch across the width of the front elevation, supported on decorative timber brackets, such as at Broughton Cottage, to the simple bracketed timber canopies at the Charity Houses.

#### *d) Roofs*

Roofing materials vary, but red tiles are most evident. Originally, the red tiles would have been hand-made, resulting in a slightly curved tile, giving the roof an almost dishevelled appearance, adding to the historic character of the property. More modern replacements have been used on some properties, resulting in a more flat and uniform appearance. Similar modern tiles have also been used in the more modern properties at the northern end of the village.



*Examples of traditional roofing materials within the area*

Welsh blue slate is used within the village, on some of the more polite buildings, including the old Police House.

Most of the roofs are gabled, again with exceptions such as the Police House, which is hipped. The gabled roofs are generally of double pitch, the pitch of which are generally steep, varying between 40 and 55 degrees. The differing height of roofs throughout the village gives some visual interest and character, and further belies the various periods of construction, with the older properties being lower than those of the later additions to the village, especially the Georgian properties. Most roofs incorporate a slight overhang of the roof over the wall.

Chimneys vary between being ridge mounted to built on the end gable of property, and externally exposed. Many are multi-flued, often with some snaking of the chimney up the building where it is mounted externally, as it reaches various fireplaces inside.

Many of the chimneys have lost their pots, and have been sealed off. However, there are still several chimney with pots, although the majority of these have lost the originals and have been replaced with more modern, simple roll-top pots, that are not typical of the area, although they are now well recognised within the roof-scape. Castellated pots are present in several locations, representing the more traditional style.

e) *Rainwater goods*

Rainwater goods are traditionally in cast iron, predominantly in half-round profile for guttering. However, less sympathetic and lower quality Upvc has been used in some areas, where, especially on the more historic properties, does little to preserve or enhance either the property or the Area.

f) *Boundary walls, copings and railings*

Boundary walls are a feature of some properties within the Area, and assist in defining, both physically and visually, the boundary of the individual property. They tend to fall in line with the general building line within the village. For the most part, the boundary walls are dwarf walls, of only several bricks high, but there are some examples of high walls, hiding the principal building and entrance away from sight. The materials tend to reflect the period of property, with most bricks being of either a Georgian deep red, smooth-faced, regular coloured brick, with creamy white lime mortar, or a more irregular coloured brick, similar to those of the buildings. Copings differ in style from blue half- rounds, blue double canted, double canted sandstone, blue bull-nose to blue modern engineering bricks. Tile creases are also evident, for example at Brook Cottage, although this is a modern wall.

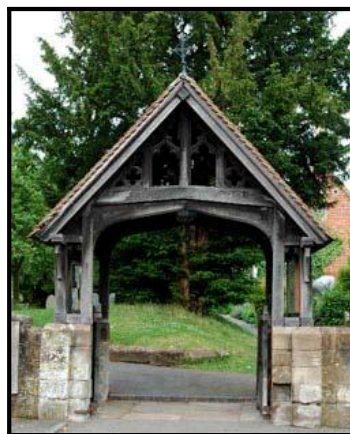


Railings are also found within the village, again in varying types and sizes. Wrought iron is mostly used, some of which is historic, and traditional in style, whilst other types are of a more modern “off-the-shelf” type.

### 3.15 *Survival of architectural features*

The area has retained many original architectural features. This is almost certainly due to the high number of listed buildings, the controls over which have regulated indiscriminate losses, together with the care and attention to details by local residents. Important surviving features include:

- Railings, gates and boundary walls – various types are present throughout the Area, including hooped railings, estate fencing, and decorative wrought iron railings;
- Outbuildings, some of which are used as garaging or stores;
- Traditional windows and doors – both in traditional materials and designs;
- Traditional roofs and dormers – traditional clay tiles, and Welsh blue slate.
- Non-painted or rendered brickwork – showing the dark red of the local brick, with the fine jointed, creamy white mortar joints;
- Lychgate entrance to St Cassian’s church;
- Traditional shop-fronts – traditional detailing has been retained on the shop-fronts within the Area, including the signage, and the architectural proportions of the windows, and fascias;



*Traditional architectural features such as the lychgate and the butchers shop-front remain*

- Rendered brickwork – some highly ornate rendered brickwork is present within the Area;
- Pointing – a mix of fine, narrow jointing, and wider jointing is present. The majority of the pointing is in a creamy-white lime mortar;
- Hedges – some hedging is present within the Area;
- Water pumps – an unusual feature, but there are several examples of hand pumps secreted in front gardens;
- Inset post box – whilst this is not in its original location, this feature has been retained and incorporated in to the current location of the village store;



- Traditional steps – due to many of the houses being constructed slightly higher than the principal road, steps were often incorporated into the front entrance of the property;
- Traditional 'K-6' type telephone box;
- Traditional gas-light (converted to electric) in churchyard
- Traditional signage



*Other traditional features within the Area*

Noticeable losses of, or damage to, architectural features include the following:

- The installation of Upvc in some properties, for windows and/or rainwater goods;
- The use of cement in pointing and render, together with inappropriate pointing techniques;
- Inappropriate front doors;
- Painting of brickwork, especially with plastic-based paints;
- Replacement of timber framing with modern engineering bricks;
- Inappropriate and poorly maintained highways furniture, including signage and bins.



*Poor quality and inappropriate features include Upvc window, glazed doors, and timber framing replaced with engineering brick.*

### 3.16 Landmarks, focal points and special features

#### a) Landmarks

Landmarks are buildings, structures, or other features that are important because of their size, design or position makes them particularly noticeable. Special care is needed in the treatment of landmarks.

Landmarks in the Area are as follows:

- The Talbot Inn. Being a prominent public house at the southern end of the village, due to its position and size, and that it is clearly visible from most parts within the village, this building is one of the principal landmarks of the village.
- St Cassian's Church. This is a landmark building, by virtue of its large size, design, detached nature in contrast to the rest of the village, and closeness to the entrance to the village from the south.
- Harkaway House. This is a landmark due to its position at the northern end of the village, and its size at this location. It is one of the first buildings that the eye is drawn towards when entering from the north. Its Georgian design helps make this building noticeable.
- The bridge (northern end of Village Street). Due to its position, and its purpose, although not highly visible, this does help to demarcate the original village from the modern additions to the north, outside the Village.
- Tudor House. This building is very highly decorated, especially in comparison to most of the rest of the village. With its highly ornate render this building is easily recognisable within the village.
- Lych Gate. This is a landmark by virtue of its height and design, with imposing elevations both to the churchyard and the main street.



- The Old Police Station. Sited at the southern end of the village, this was clearly built to be imposing, in character with this original use. The design of the building stands away from most of the architecture within the village, and its solidity emphasises this.



- The Old School. With influences from the Victorian Gothic Revival style of architecture, typical of schools of this period, the strength of this architecture, and its position, at the corner of Spencer Lane and The Village, assist in making this a highly recognisable landmark building.



- The horse-chestnut at the southern end of the village, although relatively young, forms a landmark, and one that is widely recognised, from both within the village, and from the A448. It presents a clear stop point to the Area, and helps reduce the visual impact of the road. The tree also acts a marker point for the turning into the village;

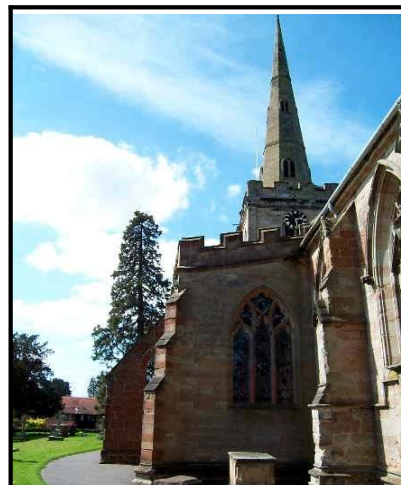
- 2 Briar Hill. This is a landmark, even though outside the Area. From northern views out of the area, this building stands clearly in view, and helps to carry the character of the village on into the surrounding countryside, due to its size, and its construction.

#### b) *Focal points*

Focal points are buildings, structures or areas, that are important because of their position in view lines, or because they are the centre of well-frequented public activity. Special care is needed in the treatment of focal points because they are particularly noticeable to the public.

The whole village street may be viewed as a focal point, because of its function as the principal artery through the village.

- St Cassian's Church - due to its principal and other uses, the church is a prime social focal point within the village. With its tall spire, that can be seen from many parts within and outside, the village, its design and its siting on the corner at the southern entrance to the village, it also forms a strong visual focal point. All of these help the church to retain its dominance in social and physical terms;



- The bridge (northern edge of Area). Due to visually and physically defining the boundary of the Area, and the nature of the immediate landscape, the bridge creates a visual focal point from within the village, although it is not highly visible in design or appearance.
- The Talbot Inn; the Swan Hotel; the Village Store and Post Office; the Hairdressers (Broughton Cottages); the Shoe Box (the Malthouse). Due to the social purpose of these buildings, they form important social focal points within the village.



The Talbot also forms a visual focal point, due to its size and position, being clearly visible and recognisable from many views within the village.

- Horse Chestnut at Southern entrance to village. Due to its position and size, this tree forms an important focal point for the village. It is easily visible from within the village, and creates a strong visual feature at the southern entrance to the Area.

#### c) *Special Features*

There are twenty-seven Statutory List Entries within the Area, equating to 41 Listed Buildings; there are also several other buildings, that whilst not included in the Statutory List, are of local architectural and historic interest. Whilst there has been some modern intervention, including the installation of Upvc windows, this is all mostly reversible, and replacement of such features with more traditional materials and designs should be considered.

Particular special features include the following:

- The range, ages and variety of period architectural detailing and period construction techniques;
- The historic street pattern of the road, and the lanes branching off the principal village street;
- Railings and walls to the front of many of the properties;

- Views out to the open countryside;
  - Trees and hedges.
- Area, such as the field in front of the Doctors surgery at Hemming Way, and the fields to each side of the Area, forming visual boundaries of the Area, creating important visual connections with the surrounding countryside.



Many of these are vitally important in retaining the character of the Area, and should ideally remain undeveloped, through providing important settings to both the Area and the village. These are generally afforded protection through Green Belt policy, and development should only occur under very special circumstances.

### 3.17 *Ground surfaces*

The majority of the ground surfaces within the Conservation Area are covered in a standard black-top tarmacadam, used both for the principal road running through the village, and for the pavements on each side. This is a non-traditional material, but due to the layout of the village, and the traffic that uses this road, this is accepted as being appropriate. “Black top” is also present on some of the larger expanses of private space, including the car parks for both the public houses.

Grass is the other predominant form of ground cover, including the majority of the churchyard, and some road sidings.

The kerbing used around the village is more historic, with deep granite setts/ kerbs used throughout the village. At various points along the pavements, on both the east and the west side, historic drainage channels are lain within the pavement, many of which are cast iron.



### 3.18 *Hard landscaping/ street furniture*

There are several elements of street furniture within the village, although there is a distinct lack of street lighting throughout the Area, as described above. There are several public litter-bins throughout the village, all of similar design – free-standing open roll-topped, circular, and originally painted black, with gold relief. However, these vary in size, and are generally in relatively poor condition.



Two style of benches are evident within the Area: outside the Talbot Inn are two concrete benches, with timber struts for seating. Whilst these are not of traditional style of appearance, they are practical, and do not detract from the character of the area. A single bench outside the church shows a more elaborate design, in wrought iron, with timber slats for seating. This, again, is not of a traditional design, but due to its position and decoration, sits well within the village, and creates an attractive rest area.

One planter is present outside the church, converted from a stone horse trough. The colours and natural stone of this feature again make it sit well within the village, and helps soften the otherwise hard landscaping in this area.



There are two sets of highway railings/ bollards within the village, both toward the northern end of the village, and on the west side. Polyurethane bollards are sited outside the Swan Inn, and steel railings can be found further towards the northern end of the village. Neither of these are considered to be traditional in design, nor complementary to the character and appearance of the Area; however, due to the limited use of such bollards and railings, they have a neutral impact, neither preserving or enhancing, nor detracting from the character of the Area.

Signage for the village exists at both ends of the main body of the village. In both instances, this is a standard pressed oblong sign, with black lettering and border, with white background. These are well-recognised types of sign. However, both signs are in poor state of repair, with rust being evident, and heavy discolouring of the lettering, giving a scruffy appearance, and a poor “introduction” to the historic setting in which they sit. In their current state, they detract from the village, and opportunity should be given either to their replacement, or at least to repainting.





As mentioned previously, rainwater gulleys are present throughout the village, leading from the down-pipes of houses, to the street gutter. Some of these are obviously modern replacements, constructed in concrete, whilst others are a more traditional cast iron, but covered in tarmacadam. Whilst they have been preserved *in situ*, their aesthetic value within the Area is greatly compromised, due to their unsympathetic and insensitive covering.

A K-6 telephone box remains outside the school, Listed Grade II. This is a highly recognisable item, and with their gradual removal throughout the country, remains an important part of the appearance and character of the village.

### 3.19 *Tranquil areas and active areas*

Tranquillity is the peace of a place where the noises and views of human mechanical activity do not intrude to a noticeable degree. It is particularly important to retain the tranquil character of such areas.

The Conservation Area includes several such areas. The churchyard is the most obvious. Even though the A448 runs alongside the churchyard, to the south, and the main high street for the village runs along the east side, this area retains its peaceful atmosphere.

The pathway to the east of the village should also be considered as a tranquil area. This skirts around the eastern edge of the village, and benefits from the character and appearance of the village, on one side, and from the more rural character on the other.

The entrance to the village from the north is also a tranquil area. Whilst this is the principal route in to the village from the north, there is relatively little traffic from this direction, and the peaceful rural character of this area has been retained.

The active parts of the Area are those covered by patterns of movement, and where focal points exist. The Area contains several such spots. The entrance from the south is one of the most active parts of the village. This is predominantly due to the presence of the A448, and that most traffic coming into and through the village come from this entrance.



Socially, there are four main other areas of activity. The school, at times, is one of the principal active areas, with a high concentration of both adults and children during various points of the day. The shops, especially the village store, is also a hive of activity. The other two areas are the two public houses, the Swan and the Talbot, although the peak period of activity of these is in contrast to both the shop and the school.

### 3.20 *Noise*

There are several types of noise and sources of noise within the Area, but on the whole, the Area is quiet and peaceful.

Vehicular traffic is the most detracting noise within the Area. However, even with the single street dissecting the village, the traffic is limited, and is concentrated during certain parts of the day, including the start and finish of school. The presence of this noise is an inevitable result of modern-day usage of the car, and it is highly unlikely that this will change.

Human conversation is the next most common noise, at most times during the day. This is especially focused in areas such as the shops and the school during the day, and in the public houses during the evening. St Cassian's is also an area where the human voice is dominant, but again only at certain times of the week.

Following on from this, the church bells can be heard during the week, on Wednesday evenings, and on Sundays, although the latter is not every weekend.

Birdsong is another common noise during the day, largely influenced by the rural character of the Area, and its surroundings.

### 3.21 *Paths*

There is one public footpath around the east edge of the Area, leading from Spencer Lane around the side of the allotment gardens, and back into Hemming Way. Views of the village are limited from here, although the few houses in this location do give some visual link between the footpath and the village. The Church of St Cassian's is an important visual focal point and link.

### 3.22 *Alien features*

Whilst the Area is predominantly "traditional" in character (being a fine example of a Worcestershire village), there are elements that are foreign to the character and detract from the appearance of the Area.

Highways and signage are alien to the character of the Area. They are generally modern and often in unsympathetic materials. This, together with little maintenance, has resulted in the majority of these items detracting from the character and appearance of the Area.

Upvc is present in the occasional property within the village. This is a strong alien feature, and when used in windows alters the character and appearance of the property in which it is in, due to the increase in size of glazing bars, and the flat reflection given off. It detracts from both the buildings in which it is in, and from the character and appearance of the historic Area.

The two areas of modern housing, although both outside the Area, have a definite impact on the character and appearance of the Area. The 1950's housing to the North present an alien and starkly contrasting view with that of the village. Similarly, the modern bungalows at the northern end of the village are also alien features, with their distinctive architectural style, do little to compliment or fit in with the rest of the village.

Satellite dishes are present on some buildings within the village. However, they are situated such as to have a negligible impact on the Area.



### 3.23 *Areas that would benefit from enhancement*

Due to the size of the village, and the general good architecture and condition of buildings, it is considered that there are no areas or sites that would benefit from enhancement.

### 3.24 *Neutral areas*

A neutral site is defined as a small part of an area whose character does not conform with that of its immediate surroundings. These sites do not necessarily detract from an area, but should development proposals be forthcoming, then they should improve the site, in terms of visual and/or social impact on the Area, and relate well to the surroundings, or be designed that the development is confined to spaces within the neutral area that are not visible to the public gaze.

There are four principal areas that are considered as neutral sites, three of which are areas of car-parking, with relatively large expanses of black top tarmacadam. The car-parks for both the Talbot Hotel and the Swan Inn are all covered in tarmacadam. The two car parks at the Swan Inn are also both highly visible.



The car-park area to the rear of Broughton Cottages has also been subject to similar treatment, and in its current use, does little to preserve or enhance the character or appearance of the Area. However, the larger car-park at the Swan Inn also gives some valuable glimpses out into the surrounding countryside. These areas could be enhanced, through a more sympathetic use of covering materials, rather than black-top/tarmacadam.

The fourth site is that of the bungalows at the start of Hemming Way. Whilst these lie on the edge of the area, due to their position and design, they form one of the principal focal points when entering the Area from the north. The architecture of these properties does little to relate to the rest of the village, but are largely hidden from view, from the rest of the Conservation Area, and as such are considered to have a largely neutral impact on the Area.

#### **4.0 CONCLUDING STATEMENT**

Chaddesley Corbett Conservation Area covers an historic village, which has changed little during its history, with the historic core of the village still having a strong presence. With its rural setting, variety and number of trees and hedges, its historic buildings, and predominantly undeveloped character, the village is widely recognised for its character and appearance.

There are elements within the Conservation Area that detract from this character, but they do not have an over-powering impact. However, these should be addressed, and more appropriate detailing and finishes should be used where possible.

# Adopted Wyre Forest Local Plan Policies

## Policy SAL.UP6

### Safeguarding the Historic Environment

#### 1. Heritage Assets

Any development proposal affecting the District's heritage assets, including their setting, should demonstrate how these assets will be protected, conserved and, where appropriate, enhanced. The District's heritage assets include:

- Conservation Areas, Listed Buildings and Scheduled Monuments.
- Building and Structures on the Local Heritage List.
- Landscape features including ancient woodlands and veteran trees, field patterns, watercourses, and hedgerows of visual, historic or nature conservation value.
- Archaeological remains and non-designated historic structures recorded on the County Historic Environment Record.
- Historic parks and gardens.

Developments that relate to a Heritage Asset should be accompanied by a Heritage Statement. Where proposals are likely to affect the significance of a heritage asset, including its setting, the Heritage Statement should demonstrate an understanding of such significance and in sufficient detail to assess any potential impacts. This should be informed by currently available evidence.

When considering a development proposal which may affect a Heritage Asset, or when preparing a Heritage Statement, applicants should have regard to the following points:

- i. To ensure that proposals would not have a detrimental impact on the significance of a Heritage Asset or its setting and to identify how proposals make a positive contribution to the character and local distinctiveness of the area.
- ii. Any harm or loss of significance will require clear and convincing justification.
- iii. The re-use of heritage assets will be encouraged where this is consistent with the conservation of the specific heritage asset.
- iv. Proposals which secure the long-term future of a heritage asset at risk will specifically be encouraged.
- v. That repairs, alterations, extensions and conversions of heritage assets take into account the materials, styles and techniques to be used and the period in which the asset was built.
- vi. The installations of fixtures and fittings should not have a detrimental impact on a heritage asset, should be inconspicuously sited and proportioned and be designed sympathetically.
- vii. In considering new development that may affect a heritage asset, proposals will need to identify how the scale, height and massing of new development in relation to the particular feature, and the materials and design utilised, does not detrimentally affect the asset or its setting.

Development proposals that would have an adverse impact on a heritage asset and/or its setting, or which will result in a reduction or loss of significance, will not be permitted, unless it is clearly demonstrated the following criteria are met:



- a. There are no reasonable alternative means of meeting the need for development appropriate to the level of significance of the Heritage Asset.
- b. The reasons for the development outweigh the individual significance of the Heritage Asset, its importance as part of a group and to the local scene, and the need to safeguard the wider stock of such Heritage Assets.
- c. In the case of demolitions, that the substantial public benefits of the development outweigh the loss of the building or structure; or the nature of the asset prevents all reasonable uses of the site; or the loss of the heritage asset is outweighed by the benefits of bringing the site back into use. Redevelopment proposals should provide design which mitigates appropriately against the loss of the heritage asset in proportion to its significance at a national or local level.

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.

## **2. Conservation Areas**









When development is proposed in, or adjacent to, a Conservation Area, proposals should accord with the existing (or draft) Conservation Area Character Appraisal and seek to enhance or better reveal the significance of the area. Development should not adversely affect views into, within, or out of the Conservation Area.

Proposals for the demolition of a building or structure in a Conservation Area will only be permitted where it has been clearly demonstrated that:

- i. It has no significance in itself or by association, and no value to the significance of the Conservation Area.
- ii. Its demolition or replacement would benefit the character or appearance of the Conservation Area.
- iii. Proposals include detailed and appropriate proposals for redevelopment, together with clear evidence redevelopment will proceed.

Proposals that affect shop fronts within a Conservation Area should have regard to the Council's Shop Front Design Guidance.



-  Boundary of Conservation Area
-  Listed Building or Structure
-  Other Building or Structure of Interest
-  Landmark Building
-  Focal Point
-  Neutral Site
-  Important Space
-  Trees (Indicative)

N.B. This map does not identify all curtilage buildings or structures  
That may be listed or of other interest

Aug 2005

Scale 1:1500

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