

Whittington

Conservation Area



Adoption Statement

The Whittington Conservation Area Appraisal and Management Plan was adopted by Wychavon District Council as a document for planning purposes on 16th September 2008. Minute 54 of the Executive Board meeting of 16th September 2008 refers.

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What is this appraisal for?

1 Introduction

What is this Appraisal for?

1.1

A conservation area is an area of special architectural or historic interest, usually the historic part of a town or village, where we wish to preserve or enhance its character or appearance. Part of Whittington is a conservation area.

1.2

Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 we must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. This appraisal identifies the special interest and character of the Whittington Conservation Area, and provides guidance on how the preservation or enhancement of its character or appearance can be achieved. The first part of the appraisal identifies its special interest and character. The second part sets out management proposals for addressing the issues identified in the appraisal.

1.3

The Whittington Conservation Area was designated in July 1996. The boundary was reviewed in 2008 during the preparation of this appraisal. The current conservation area boundary is shown in the appraisal.

Planning Policy Framework

1.4

This appraisal should be read in conjunction with the national, regional and the local planning policy framework, particularly:

- Planning Policy Guidance Note 15 - Planning and the Historic Environment (PPG15) which sets out Government policy on the protection of conservation areas and other elements of the historic environment;

- Policy QE5 of The West Midlands Regional Spatial Strategy and Policies CTC19 and policy CTC20 of the adopted Worcestershire County

Structure Plan 1996-2011, which seek to protect and enhance conservation areas; and

- Policy ENV12 of the Wychavon District Local Plan (June 2006) which is intended to ensure that development preserves or enhances the character or appearance of conservation areas.

1.5

Broadly, these policies seek to ensure that the conservation area is preserved by:

Refusing permission for:

- the demolition of any building or structure if its loss would damage its character or appearance
- the extension or alteration of a building where the change would damage its character or appearance
- development which would be harmful to its setting or character or appearance
- development which would adversely affect or result in the loss of historic plots, layouts and street pattern, important views, open spaces, tree cover or boundary features within the conservation area
- signage which would be harmful to the character or appearance of the conservation area and requiring new development to:

- respect its context in design, including scale, form, proportion and detailing
- Use materials in accordance with those traditionally used in that particular part of the conservation area, and maintain a similar mix
- be located on their sites in a similar way to the general pattern of building in that part of the conservation area
- Boundary walls, railings and hedges should be incorporated in the development in a similar way to those already in existence in that part of the conservation area, and these should use similar materials and detailing, or species, and
- signs to respect the character of the buildings and quality of the historic environment in their siting, size, materials and design.

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1.6

In accordance with the new planning system introduced in 2004 we are preparing a Local Development Framework. This will contain conservation area policies that will supersede the Structure and Local Plan from 2009.

1.7

This appraisal supplements Structure Plan and Local Plan Policies CTC19, CTC20 and ENV12.

2 Summary of special interest

2.1

Whittington has more than a thousand years of settlement history and a range of historic buildings. Its early history as a medieval settlement is still evident in its layout and in the archaeology of surrounding fields, and a period of renewal in the 19th century is clear in surviving buildings.

2.2

The village has been affected by 20th century development but nevertheless retains elements of its historic plan, open space and its building fabric and identity, and has maintained a visual and historic connection with its agricultural setting.

2.3

The conservation area is focussed on that part of the village near the church.

The special interest of Whittington that justifies its designation as a conservation area includes:

Its long history, still evident in its buildings, its setting and in visible archaeological remains

The survival of a clear demonstration of the historic social hierarchy within the village, evident in the size and design of buildings

The contribution of the natural environment in trees, fields, orchard, gardens, open spaces and hedges

2.4

The conservation area boundary is drawn to reflect this special interest.

3 Assessing special interest

Location & landscape setting

Location

3.1

Whittington lies adjacent to Worcester City, at its south-eastern boundary, close to Junction 7 of the M5 motorway.

Landscape Setting

3.2

The village sits amidst gently undulating land elevated above the Severn valley and Worcester City. Its landscape setting is a triangular island of fields of pasture bounded by the fringes of Worcester, its by-pass, eastern feed road (A44) and the M5 motorway.



3.3

There are clear clues in this setting to historic settlement in and around Whittington. Extensive areas of ridge and furrow (remnants of the medieval open field system) indicate a long history of farming activity, and the nearby "Whittington Tump," or Crookbarrow Hill, is the earthwork remains of a medieval motte castle.

3.4

Whittington has seen its rural setting encroached on by modern development. The future

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preservation of its setting is important to the preservation of the character and appearance of the conservation area.

Historical Development & Archaeology

The Origins & Development of Whittington

3.5

There are several clues to Saxon settlement at Whittington. The names of Whittington and Crookbarrow Hill are both Saxon in origin. Hwitinton (Whittington) means a farm or enclosure belonging to a man known as White. White's enclosure is believed to have been in existence by the start of the 7th century and would have been home to an extended family living on the land. Fertile soil, a water supply at Long Brook and the natural watchtower of Crookbarrow Hill, were likely reasons for early settlement.

3.6

A charter of AD816 records the granting of the Manor of Whittington to the Bishop of Worcester, and the presence of a church. The Domesday Book of 1086 records Whittington as an estate to the bishop's manors at nearby Kempsey and Northwick. It was likely worked by peasant tenantry of the monastic estate to contribute to support of the monastery at Worcester. The land would have been cultivated in an open field system, with common grazing areas and strips for arable crops.



Ridge and furrow

3.7

Although there are no surviving buildings from this period evidence of this early farming system still exists in fields of ridge and furrow around the village, and archaeological records suggest a deserted medieval village in the vicinity of Church Farm. Worcester was devastated by the Black Death in the 14th Century, and Whittington may have suffered similar fate, leading to desertion or decline.



The old core of the village

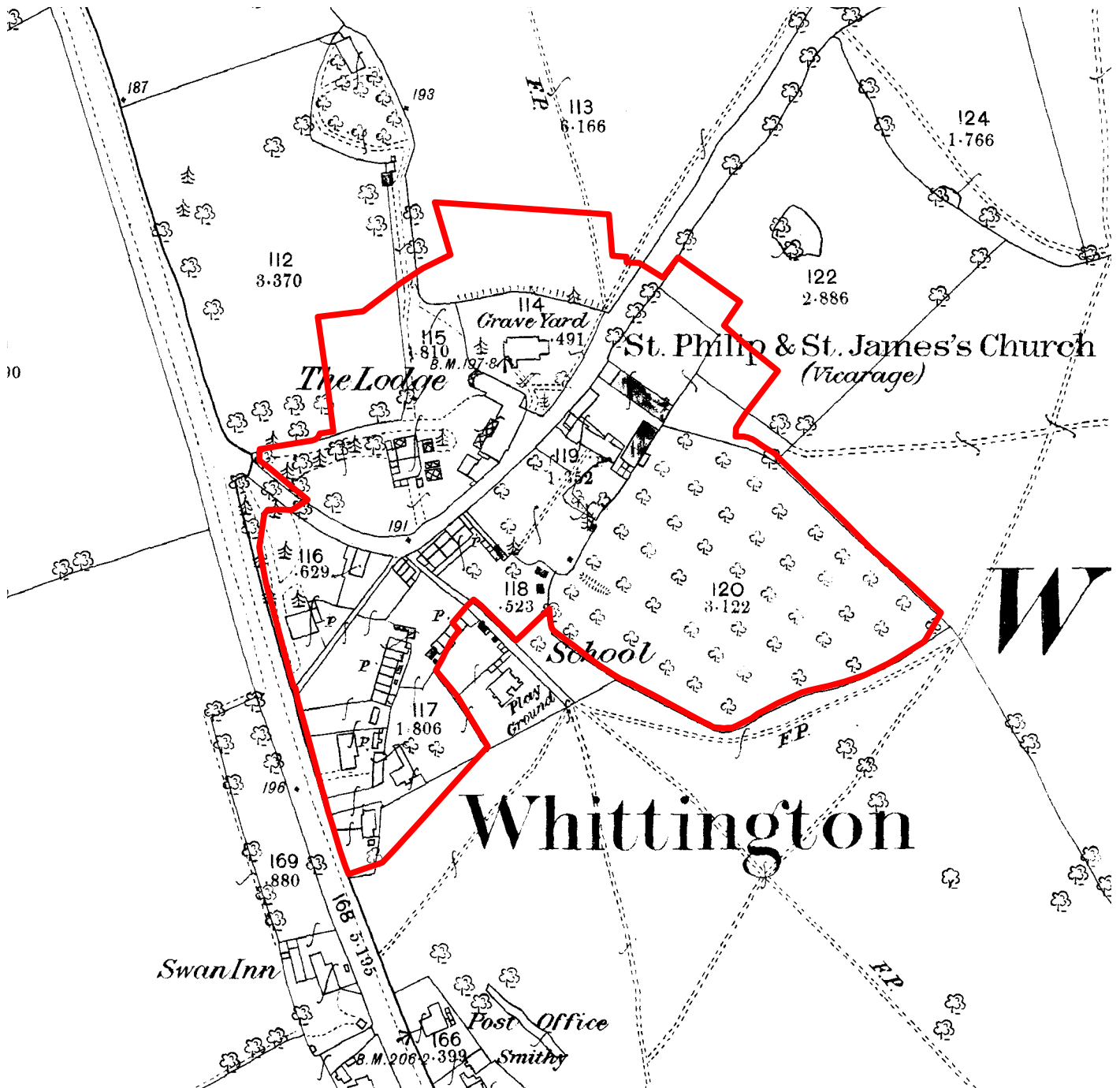
3.8

The earliest surviving building in the village today is Church Farmhouse, dating from the 17th century. The adjacent church replaced a timber framed church on the same site, thought to date from the 14th century. The ancient yew tree in the churchyard dates back to the 13th century and is a clue to the early presence of a churchyard in this location. The church probably once stood at the heart of the early settlement. Church Lane passes between the church and Church Farmhouse and is likely to be the original main street of the village, linking the nearby Saxon routes between Worcester, Pershore and Alcester, known as "Red Way" and "High Street".

3.9

The tithe map of 1842 shows sparse settlement to the south of the church and Church Farm and much of the surrounding land divided into fields. It also shows a row of buildings, presumed houses and cottages, face the old London Road, off Narrow Walk, where the present Grove, Shrubbery and Poplar Cottages stand. Their relationship with the road suggests that they may

Whittington Conservation Area



Extract from 1st Edition
Ordnance Survey map c1886

 Conservation Area boundary



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3.11

The 20th century has had significant impact on the village. Its rural setting has been reduced to a few fields bordered by main roads; large gardens and orchard have been sub-divided for new houses; and former service buildings have been converted to residential use. It nevertheless still retains some of its historic layout and buildings, with extensive visible archaeology in surrounding fields, so that its early origins as a rural farming community and development in the 19th century, is still readily apparent.

Archaeology




3.12

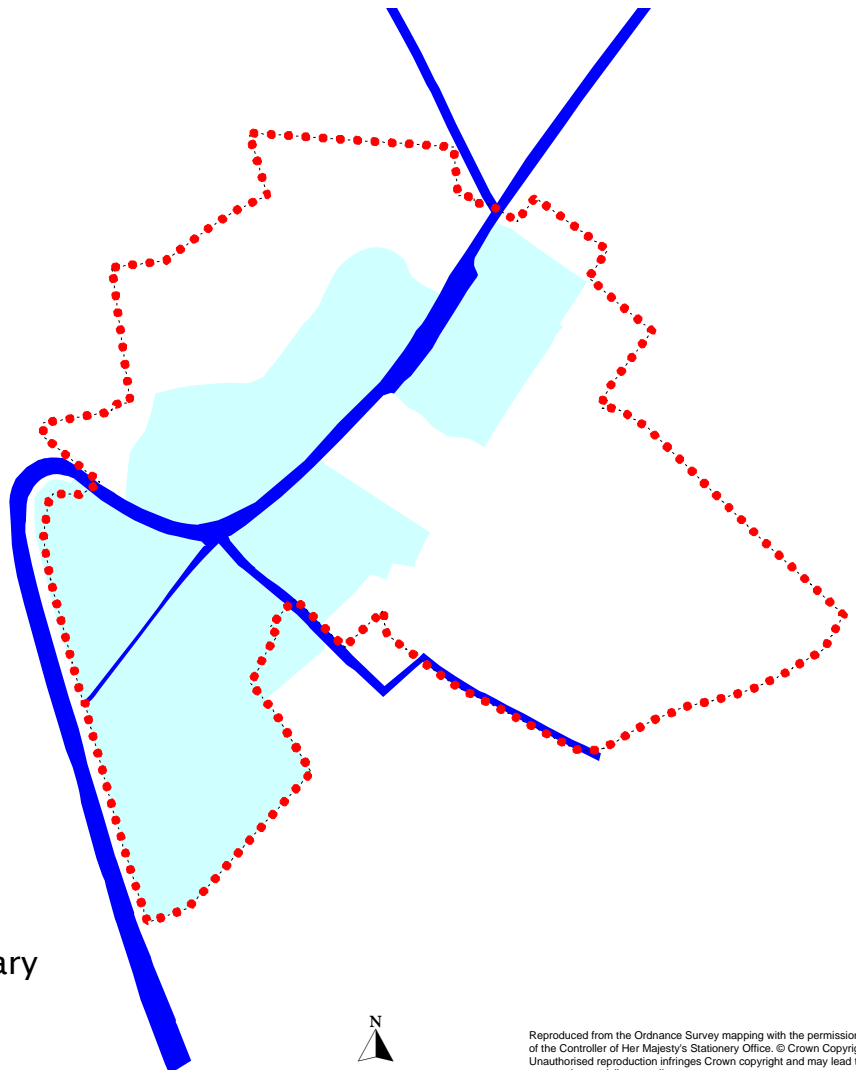
Finds of prehistoric flint, a Neolithic scraper and Roman coins near Crookbarrow Hill indicate activity in the vicinity of Whittington since prehistoric times.

3.13

There are earthwork and buried remains of a medieval motte castle situated on the summit of Crookbarrow Hill and a moated site at its foot. The moated site is associated with Crookbarrow Manor House, first mentioned in 1314. Both sites are Scheduled Ancient Monuments.

Plan Form

-  Conservation Area boundary
-  Settlement Area
-  Roads, lanes and footpaths



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3.14

A site of medieval settlement, a few metres to the east of Crookbarrow Hill, was found during excavation for widening of the M5. Whittington is thought to be the site of a possible deserted or shrunken medieval village.

3.15

There are remains of ridge and furrow in the vicinity of and adjacent to the village.

These remnants are tangible reminders of medieval settlement activity in Whittington's history.

Plan Form

3.16

Whittington has a simple south-west/north-east main street linear axis, curving sharply at its south-western end to meet the London Road. A row of cottages branching off the main street suggests the one-time presence of a triangular green or loose junction with the London Road. This basic layout likely to be medieval or earlier in origin.

3.17

Houses, farm and ancillary buildings line both sides of the narrow lane, with no uniformity in spacing between buildings or in their relationship to the lane. The majority of buildings carry their ridges in approximate alignment, with only occasional older buildings presenting their gables to the lane. Plots are a variety of sizes and shapes.

Spaces

3.18

There are open spaces in the Whittington Conservation Area that are key to its character and special interest.

3.19

The fields to the south-east of Church Farm contain remnants of ridge and furrow and orchard and provide an immediate rural setting to the farm and village that has been diminished in other parts by modern encroachment. The retention of these fields and features is important to the understanding of the historical development of the village, and to the preservation of the remnants of the former agricultural setting of the village.

3.20

Other spaces are limited to the church yard and gardens. Some of the larger gardens have been sub-divided for infill development. The preservation of the remaining garden spaces is important to the identity of the village and to the character and appearance of the conservation area. While the full extent of some of these gardens may not be entirely publicly visible, the lack of interruption by buildings and presence of planting contributes to an impression of space, appreciated from glimpses over boundaries, between buildings and from footpaths.

Key Views & Vistas

3.21

Screen planting along the A44 has restricted view of the village from the west. There are, however, good views of it in its setting from Church Lane and footpath to the east. Here the village is seen in the context of surrounding fields and remains of ridge and furrow, and there is still a sense of an historic rural settlement. There are good views back to the countryside from Church Lane, across Church Farm and from the churchyard. These visual links with the countryside are an important reminder of the rural settlement origins of the village.



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Village Character



Village Character



Large house - early 19th Century

4 Character analysis

General

4.1

The character of the Whittington Conservation Area is that of a semi-rural hamlet of farm buildings, church, houses and associated buildings, set within an historic framework of fields and narrow lanes. The prominence of the farm, church and a number of older buildings, together with areas of open space, gardens, trees, grass verges and frequent views of surrounding fields, give it a rural quality, although tempered by background traffic noise from surrounding roads.

Buildings

4.2

Buildings date mainly from the 19th century. Most are houses, with an obvious presence of farm buildings at Church Farm. Many share common design characteristics of that period:

- limited spans/plan depths dictated by historic building construction methods
- simple design, with few embellishments
- a simple main rectangular plan form, sometimes with one or more rear wings,
- modest plain pitched roofs
- carefully ordered fenestration on principal elevations

4.3

Some buildings are listed for their special architectural or historic interest. There are other historic buildings which, while not listed, are still built from local materials in the local style and are of architectural and historic interest to Whittington.

Houses

4.4

Houses in Whittington reflect their former status and period of construction in their size and architectural style.

4.5

Larger houses are substantial detached buildings of two and three storeys. Whittington Lodge and Hillend are both early 19th century stucco buildings, in the fashionable Regency style of the time, with hipped roofs and fenestration of carefully arranged sash windows and embellished entrance door, reflecting the relative wealth and

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Early House - 17th/18th Century



Smaller House - 19th Century Terrace



Smaller House - 19th Century Terrace



Farm buildings

status of their former owners. The Forge reflects more of the local vernacular with its plain pitched roof, although still influenced by 19th century Classical architecture in its simple rectangular plan form and careful fenestration of (former) sash windows.

4.6

Church Farmhouse is typical of its earlier 17th and 18th century origins, with its cross-wing plan, and more modest scale and design, at single storey with attic and smaller irregularly placed casement windows and chimneys, and lack of ornamentation, typical of the local Worcestershire vernacular.

4.7

Smaller houses are a mix of 19th century terraced houses and modest detached houses. These have a simple rectangular plan and are smaller in size and scale, with two modest storeys and a simple plain pitched roof. They still reflect the Classical influence of their period, with a careful arrangement of a door and sash or casement windows on the principal elevation.

4.8

Modern houses are a mix of bungalows and houses. They have a form and design that is often at variance with the established characteristics of older buildings in the village, with deeper plans, shallower roof pitches, large windows with a horizontal emphasis, doors set within enclosed porches, insignificant or no chimneys and attached and integral garages.

Farm Buildings

4.9

Farm buildings at Church Farm are typical of the Worcestershire tradition, with barn, animal shelters, hayloft, granary and hopkiln, grouped around a yard close to the farm house. They are typical of the Worcestershire vernacular at the date of their construction, with simple rectangular plans, simple plain gabled roofs, distinctive hop kiln outline and walls with minimal functional openings. The presence of these buildings tells the history of the village and they are an essential element of its special interest and character.

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Other Building Types

4.10

Other buildings are coach houses, the forge and the church. The forge building survives, unconverted, and is still identifiable as the village forge. The coach houses are former ancillary buildings to the larger houses. These are typical of their original function and simple in form, although modified in elevation to accommodate residential uses. They nevertheless are part of the history of Whittington and these buildings are important to the character and appearance of the conservation area.

4.11

The church is a modest 19th century reconstruction in 13th century style, with chancel, nave, porch and a small tower. Although a much later building, it stands on the site of the earlier church and continues the historic presence of the church in the village.

Listed Buildings

4.12

Some of the buildings in the Whittington Conservation Area are "listed" for their architectural or historic interest. Other buildings and structures attached to, or pre-dating 1st July 1948 and forming part of the curtilage of, these identified buildings are also listed by association. While the aim of the listed building legislation is to preserve these buildings for their own sake, any changes affecting them will also be considered in terms of the effect on the conservation area.

4.13

Buildings and structures that are listed by association with those buildings included in the list are shown on the appraisal map where they have been able to be identified. The information shown on the map is not definitive. The Council's Heritage Team should be contacted for advice on whether a building or structure is listed by association before any works are carried out to potentially listed buildings or structures.

Unlisted Buildings

4.14

There are other buildings, which, while not "listed",

have qualities of age, style and materials that are locally important and which make a positive contribution to the character and appearance of the conservation area

4.15

That some of these properties retain much of their original character and appearance is to the credit of those owners who have carefully preserved them. There is, however, no guarantee as to their future and these properties are vulnerable to future change. The Management Proposals at Part 2 include a proposal for consideration of Article 4(2) Directions to provide long-term protection against unsympathetic alterations. The effect of the Direction would be that certain alterations which formerly did not require planning permission would need permission in future, but only where the change affects those parts of a property fronting a highway or public open space.

Materials

4.16

Much of the character of Whittington comes from the range of materials used. These reflect the period of construction of buildings, their relative status and the availability of materials.

Walls

4.17

Earlier buildings are timber frame and weather boarded, typical of the Worcestershire vernacular. Larger fashionable 19th century buildings are faced with stucco, with brick used for 19th century farm buildings and smaller houses. The church is the only example of the use of stone and is not typical.

Roofs

4.18

Buildings are roofed in plain clay tile, of the red/brown hue characteristic of the area, or Welsh slate. Welsh slate is used on the roofs of stucco buildings, reflecting the architectural fashion of their period, and on some of the smaller houses.

4.19

The predominance of brick and tile in Whittington, and the presence of slate and stucco, reflects the increasing availability of materials from further

Whittington Conservation Area



afield in the 19th century and changing architectural fashions of the time.

4.20

Some of the more recent buildings are constructed in buff brick and are roofed with plain or interlocking concrete tiles. Some of the older buildings have been re-roofed in concrete tiles or artificial slate. The use of these materials is at variance with the traditional materials in the conservation area.

4.21

Windows Casement windows are cast iron and painted timber. Sash windows are painted timber. The materials used are characteristic of their respective periods, function and status of buildings. The retention of these traditional materials is important to the character and appearance of the conservation area.

4.22

Doors are painted timber.

4.23

Many of Whittington's historic windows have been lost to modern replacements, mostly in uPVC, and some in stained timber. The design of these often incorporates top-hung hinged opening lights in lieu of side hung casements and sliding sashes. The material, finish and much of the detailing of these replacement windows, is inconsistent with traditional window design, detail and finish in the conservation area, and are harmful to its character and appearance.

4.24

There is a good survival of cast iron gutters and downpipes. The retention of this historic fabric and detailing is important to the character and appearance of the conservation area.

4.25

Some private drives and yards are surfaced in loose gravel. These gravelled surfaces gives a soft textured surface finish appropriate to a village conservation area. The widespread use of tarmac and concrete paving for ground surfaces diminishes its rural quality and is less appropriate to the setting of its historic buildings.

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Ancient Yew Tree in Church Yard

Local Details

4.26

There are other local building details and features in the Whittington Conservation Area which contribute to its character and special interest and which are important to retain. These include

- dentilled eaves detailing in brick buildings
- tight mortared verges
- gothic tracery windows in Church Terrace
- the ancient yew tree in the church yard

Boundaries

4.27

Most property boundaries fronting roads, lanes and footpaths, as well as side and rear boundaries, are defined by hedges, frequently of mixed native species. This boundary treatment is common throughout the conservation area. In most cases hedges are low, permitting views of buildings and gardens. The presence of these hedges makes a valuable and significant contribution to the rural character and appearance of the conservation area.

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High Brick Wall Boundary



4.28

Occasional high brick walls that once defined former service/stable yards to the larger houses are still present and prominent in the streetscene. Their presence is a clue to the former status of these larger properties in the village. As well as being a very obvious part of the historic fabric of the village, their continued presence is a clue to village history.

4.29

Occasional wrought iron fences survive within boundary hedges.

Natural Environment

4.30

The fields to the south east of Church Farm, the space of the churchyard and the presence of gardens, make a significant contribution to the character of the conservation area. These gardens and spaces also form the immediate settings to Whittington's principal historic buildings. Grass verges are a feature of Church Lane, contributing much to village character.

4.31

Other green features that make a notable contribution are the orchard at Church Farm, the numerous yew trees in the church yard and the grounds of Whittington Lodge and Hill End, and the mature specimen and other planting at Whittington Lodge. The orchard and fields are the remnants of Cleeve Prior's old field system and orchards. These are important both as historic features and for the contribution they make to the village's rural setting. Specimen planting at Whittington Lodge reflects its period and status.

4.32

Less apparent, but just as important, are private gardens behind the street frontages. These remain largely undeveloped and continue in use as gardens. While their full extent may not be entirely publicly visible, the lack of interruption by buildings and presence of planting contributes to an impression of openness appreciated from glimpses over boundaries, between buildings and from footpaths to the rear.

Yews at Hill End



Orchard at Church Farm

Whittington Conservation Area

4.33

All trees over a certain size are protected in the conservation area. Written notification must be given to the Council before carrying out any works to these trees. Some trees are individually protected by Tree Preservation Orders and consent is needed from us before any works to them are carried out. Our Landscape Team can advise on which trees are protected, the type of works which would need to be notified or need consent, the procedures and the likelihood of getting consent for the works. The contribution of the tree to the character and appearance of the conservation area will be a factor in the consideration of a notification or application.

Enhancement opportunities

4.34

There are features that compromise or detract from the character and appearance of the Whittington Conservation Area. These include:

Traffic

Traffic noise from the surrounding main roads pervades the conservation area, detracting from its rural quality.

New buildings

Some developments integrate better into the historic environment than others. Most exhibit design characteristics that are quite different to the established characteristics of the area. The purpose of highlighting these buildings is not necessarily to aim at their re-development, but to guard against them becoming too dominant through future additions or alterations. These buildings will not be regarded by the Council as a guide or precedent for future development proposals

Re-pointing of historic brickwork

In smooth hard cement mortars. Not only can this look inappropriate in the context of historic masonry it can lead to accelerated brick decay and damp

Replacement doors and windows

Some properties have had replacement windows and/or doors in uPVC, stained timber or double glazed units. Window and door replacements with

new ones of a different design, detail, materials or finish, erodes local building detail, which is an essential part of the distinctive character and appearance of the conservation area

Replacement roof coverings

In concrete tiles, which are poor substitutes for natural materials clay and natural slate

Fences

Occasional properties have modern timber panelled or boarded fences which jar with the prevailing character and appearance of the conservation area.

Concrete paved drives

Some property frontages are hard paved for car standings. This treatment of frontages provides an inappropriate hard open setting to buildings where softer green settings and boundary features are characteristic

Narrow Walk

Where front gardens used for car parking and sheds/car ports detract from the setting of buildings and are obvious in the street scene.

4.35

We would welcome the opportunity of discussing the scope for improving these features.

Narrow Walk



Whittington Conservation Area

4.36

There are some parts of the conservation area which, in their present form, neither enhance or detract from its character or appearance. Some of the new houses are set in good sized plots with gardens, boundary hedges and planting which softens their appearance and helps to integrate them into the historic environment.

4.37

We will be careful, however, to guard against these properties and areas becoming too dominant through future additions or alterations.

Threats

4.38

Whittington has been much affected by recent 20th century development and is sensitive to further change. In particular:

Development

Much of the conservation area coincides with a defined Local Plan development boundary (Plan policy GD1), which may bring pressure for further infill development or re-development. The identification of Worcester in the 2004 Regional Spatial Strategy as a priority for development growth may bring development pressure affecting the setting of the conservation area. Any development proposals within the vicinity of Whittington will need to be assessed having regard to the impact on the setting of the conservation area.

Barns

The barns at Church Farm are key to the character of the Whittington Conservation Area. Any future conversion would need to take particular care to preserve their character and setting.

Loss of architectural features, such as doors and windows and other local building details

5 Issues

5.1

The appraisal has highlighted the following problems and pressures in the Whittington Conservation Area.

- **Traffic intrusion**
- **New development**
- **Building maintenance and repair**
- **Loss of architectural features on historic buildings**
- **Introduction of modern paving materials and timber panelled fences**
- **Detraction of occasional sites**

5.2

The Management Proposals at Part 2 consider how these might be addressed to ensure the continuing preservation and enhancement of the character and appearance of the conservation area.

NOTE

Although it is intended that this appraisal should highlight significant features of the conservation area which are important to its character or appearance, omission of a particular feature should not be taken as an indication that it is without merit and unimportant in conservation and planning terms.

Whittington Conservation Area

Sources

Victoria County History: Worcestershire Volumes

Worcestershire Landscape Character Assessment,
Worcestershire County Council, 1999

Ordnance Survey mapping 1880's to present day

English Heritage "Pastscape"

"Whittington, Worcester. A History of the Village".

Michael Craze, 1977

Further information

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

web: www.wychavon.gov.uk

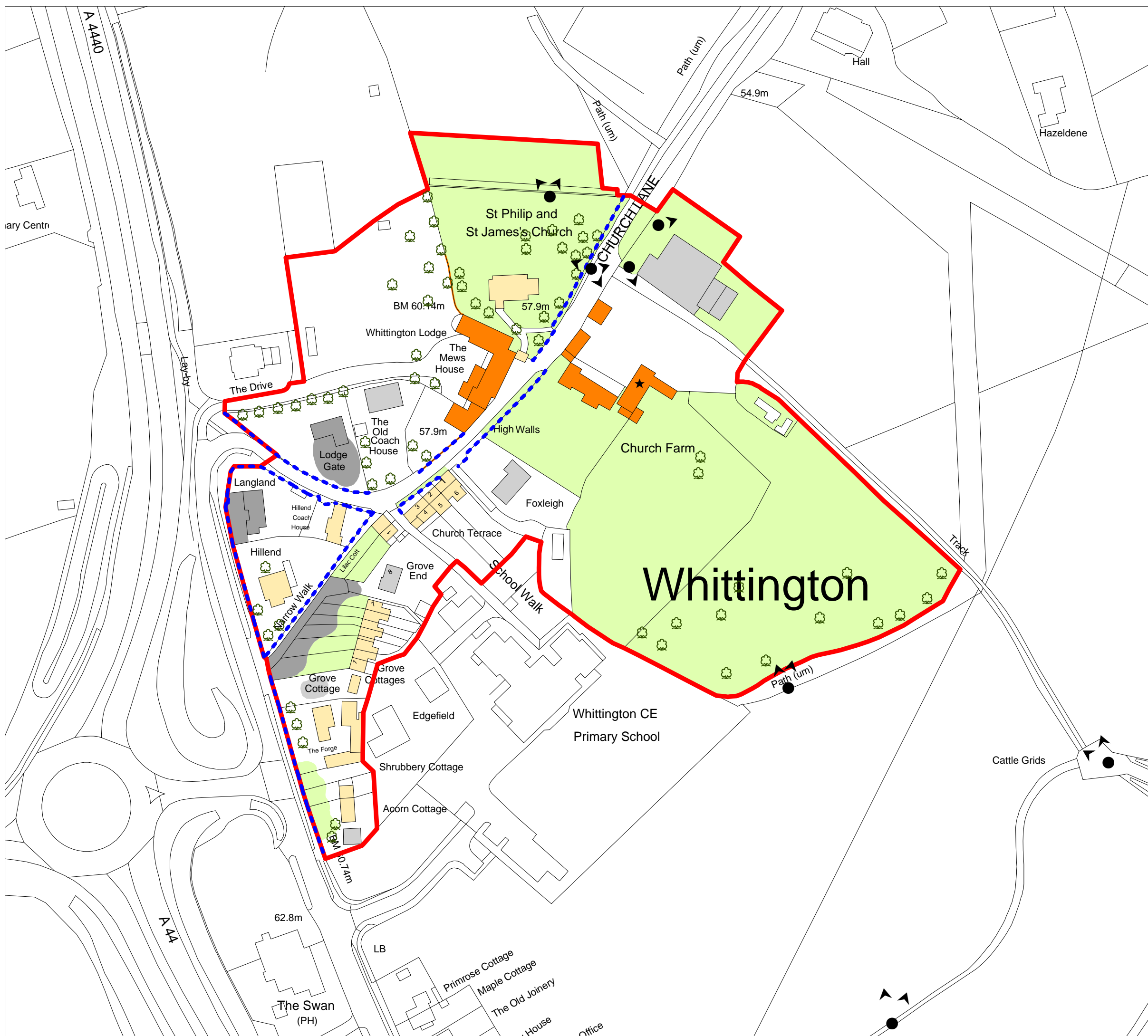
The following websites contain information relating to conservation areas:

Wychavon District Council at
www.wychavon.gov.uk


English Heritage at
www.english-heritage.org.uk

Whittington Conservation Area Appraisal

-  Conservation Area boundary
-  Important boundary feature
-  Listed Buildings
-  Unlisted buildings of local interest
-  Enhancement Opportunities
-  Neutral features
-  Significant views
-  Focal features
-  Prominent open space
-  Significant trees & tree groups



(Diagrammatic only)

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Whittington Conservation Area Management

PART 2. Management Proposals

1. What are these Management Proposals for?

1.1

These management proposals are a mid- to long-term strategy for preserving and enhancing the Whittington Conservation Area, addressing the issues arising from the appraisal.

1.2

These proposals are prepared in accordance with our duty under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals for the preservation and enhancement of our conservation areas.

2 Management proposals

1. Traffic.

Traffic noise pervades the conservation area. There is, however, no action available to the Council to address this.

2. New development

Some new buildings exhibit design characteristics that are quite different to the established characteristics of the area and which fail to preserve or enhance the conservation area.

Action

We will

- seek improvements to buildings where opportunities arise through development proposals
- assess new proposals against our Local Plan Policies on design, conservation areas, listed buildings and our forthcoming supplementary planning guidance on design

3. Building maintenance & repair

The loss of historic roofing materials and replacement with artificial substitutes, and re-pointing in hard cement mortars, undermines the quality of individual buildings and the area.

Action

We will

- consider the need for Article 4(2) Directions to bring under planning control works which constitute development
- advise owners/occupiers of buildings of appropriate pointing where opportunities arise, and the need for prior consent for works, where relevant
- seek retention of historic fabric where opportunities arise through development proposals
- address unauthorised works to buildings through enforcement action where appropriate, in accordance with our Enforcement Policy

4. Loss of architectural features on historic buildings

Several of the buildings in the conservation area have been adversely affected by the replacement of original architectural features with inappropriate substitutes, such as uPVC or stained hardwood windows and doors.

Action

We will

- consider the need for Article 4(2) Directions to bring such works under planning control, to ensure that the special qualities of unlisted buildings of local significance are protected.
- address unauthorised alterations to buildings through enforcement action where appropriate, in accordance with our Enforcement Policy

Whittington Conservation Area Management

5. Introduction of modern paving materials and timber panelled fences

There are several instances where historic surfacing materials have been replaced with modern materials and boundary walls replaced with panelled fences, or panelled fences erected in new development. These materials and features undermine the quality of the historic environment.

Action

We will

- seek improvements to sites where opportunities arise through development proposals
- consider the need for Article 4(2) Directions to bring such works under planning control, to ensure that the special character of the area is protected.
- address unauthorised alterations to buildings through enforcement action where appropriate, in accordance with our Enforcement Policy
- assess new proposals against our Local Plan Policies on design and on preserving and enhancing the conservation area, preserving the setting of listed buildings and our forthcoming supplementary planning guidance on design

6. Detraction of occasional sites

Car parking and sheds/car ports in front gardens at Narrow Walk detracts from the setting of buildings and the appearance of the area. The use of more appropriate surfacing materials, planting and avoidance of future buildings could enhance its appearance.

Action

We will

- Seek improvements to these sites where opportunity arises through discussion with site owners
- consider the need for Article 4(2) Directions to bring hardstandings under planning control
- address unauthorised development through enforcement action where appropriate, in accordance with our Enforcement Policy
- assess new proposals against our Local Plan Policies on design and on preserving and enhancing the conservation area

Article 4(2) Directions

What is an Article 4(2) Direction?

3.1

An Article 4(2) Direction is an Order that the District Council can make to provide long-term protection against unsympathetic alterations to unlisted dwellinghouses in conservation areas by restricting certain "permitted development" rights. This means that alterations that formerly did not require planning permission would need permission in the future. This would only apply to elevations or parts of a property which front public roads, rights of way or public open spaces. It would not normally affect the rear of a property or the rear garden, and does not affect interior alterations.

Why consider them for Whittington?

3.2

The conservation area at Whittington has been designated in recognition of its special architectural and historic interest and a desire to preserve its character and appearance.

3.3

Although many alterations to all types of buildings can be controlled in a conservation area by planning permission, changes can still take place to unlisted dwellings and their sites that can damage the character and appearance of the conservation area, but which are "permitted development", i.e. they do not require planning permission.

3.4

There are many buildings in the Whittington Conservation Area which, although not listed, have qualities of age, style and materials which are locally distinct and which make a positive contribution to the character and appearance of the Conservation Area. That many of these properties retain much of their original character and appearance is to the credit of those owners who have carefully preserved them. There is, however, no guarantee as to their future and these properties are vulnerable to future change.

3.5

The Management Proposals for the Whittington Conservation Area include Article 4(2) Directions. This does not mean that the works included would not be allowed. It means that planning permission would be required to carry out these particular changes in future. We would check to see if what was proposed would harm the character or appearance of the Conservation Area. If not, permission would usually be granted. There would be no planning fee for any planning application required as a result of a Direction.

3.6

Those properties potentially affected would be separately consulted and all views expressed would be taken into account in making the decision on whether to proceed with the direction.

Statement of Community Involvement

Introduction

1.1

This statement is a summary of community involvement and public consultation undertaken by Wychavon District Council in respect of the Whittington Conservation Area Appraisal and Management Plan and proposed changes to the Whittington Conservation Area boundary.

Background

1.2

A report to the Council's Development Control (Policy) Committee on 5th June 2008 explains the reasons for preparing a character appraisal and management plan for the Whittington Conservation Area. Specifically, the character appraisal and plan is drafted in accordance with the requirements on Wychavon District Council imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990, to:

- keep its conservation areas under review;
- prepare policies and proposals for the preservation and enhancement of the character or appearance of its conservation areas; and
- pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area in exercising its planning functions.

1.3

The preparation and publication of conservation area character appraisals and management plans are a key step in the Council fulfilling these duties.

Community Involvement

1.4

Community involvement has taken the form of:

- a briefing session with the Whittington Parish Council
- a briefing session with the Norton & Whittington Ward Member
- a public meeting at Whittington Village Hall on the evening of 29th July 2008
- letter to Whittington residents on 11th July 2008

Consultation

1.5

The consultation period began on 11th July and ended on 22nd August 2008

Consultation was by:

- A public meeting held at Whittington Village Hall on the evening of 29th July 2008
- Publication of the draft appraisal, management plan & proposed conservation area boundary changes on the Wychavon District Council website, accompanied by an electronic feedback form
- Placing of the same documents for public inspection during the consultation period at:
 - Planning Reception, Wychavon, District Council, Civic Centre, Pershore
 - Pershore public library
 - Village Hall, Whittington
- Letters to Whittington residents, Whittington Parish Council, Worcestershire Archaeological Unit, English Heritage, Worcestershire County Council, Worcestershire County Highways

Consultees

1.6

The following were consulted on the draft appraisal and management plan:

- Whittington Parish Council
- Whittington residents
- Worcestershire County Archaeological Service
- Worcestershire County Council
- Worcestershire County Highways
- English Heritage

Publicity

1.7

Notice of the public meeting and consultation was given by way of:

- Posters placed in Whittington village and at Pershore Civic Centre
- Letters to residents on 11th July 2008
- A public meeting held at 29th July 2008
- Information item on the Whittington Village website
- News item in the Worcester News on 18th August 2008

Statement of Community Involvement

- "News Focus" on the Wychavon Council website during the consultation period
- Notice placed with the documents at the Civic Centre, Pershore public library, Whittington Village Hall and on the Council's website
- Information forwarded to consultees

Community input

1.8

Consultation brought 4 written responses. These were reported to the Council's Development Control Committee on 11th September 2008 together with officer comment and recommendations for suggested changes to the appraisal and conservation area boundary in response.

1.9

The appraisal has been amended to take into account suggested changes where they assist in defining the character of the conservation area and identifying pressures.

1.10

The conservation area boundary has been amended to take into account suggested changes where these are considered to define the area of special architectural and/or historic interest of Whittington.

এই দলিলটি বুঝতে আপনার সাহায্যের দরকার হলে দয়া করে এই নম্বরে ফোন করুন: 01905 25121

اگر آپ کو اس دستاویز سے متعلق مدد درکار ہو تو براہ مہربانی 01905 25121 پر فون کریں۔

如果你在明白這份文件方面需要幫助的話，請致電 01905 25121。

ਜੇਕਰ ਤੁਹਾਨੂੰ ਇਸ ਦਸਤਾਵੇਜ਼ ਬਾਰੇ ਕਿਸੇ ਸਹਾਇਤਾ ਦੀ ਲੋੜ ਹੈ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਟੈਲੀਫੋਨ ਨੰਬਰ 01905 25121 'ਤੇ ਸੰਪਰਕ ਕਰੋ।

Se con questo documento avete bisogno di aiuto pregasi telefonare a 01905 25121

Jeżeli potrzebujesz pomocy w zrozumieniu tego dokumentu, zadzwoń pod nr tel.: 01905 25121

September 2008

