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A Management Strategy for the Conservation Area

PART 2: THE MANAGEMENT PLAN
1.00 Introduction

Abberley Village Conservation Area was designated by Leominster District Council in 1975 and although it was resurveyed in 1995 the findings were not adopted. It is situated in countryside off the A443, the Tenbury to Worcester Road; four miles west of Great Witley and about half a mile from the adjacent village, Abberley Common.

The Conservation Area encompasses a small rural hamlet which includes two churches and a scattering of houses. This document aims to set out the special architectural and historic interest, usually a conservation area is an area of special architectural character.

1.02 No appraisal can ever be completely comprehensive and omission of any particular building, feature or space in this document should not be taken to imply that it is of no interest.

1.03 This Appraisal has been undertaken in accordance with the recommendations of the English Heritage publications, Guidance on Conservation Area Appraisals and Guidance on Conservation Areas. Guidance on the Management of Conservation Areas.

1.04 The process requires the preparation of an appraisal which is special, thereby justifying the selection of an Area. For the designation to be meaningful, it is essential that the Appraisal will be of interest and use to those involved with the Appraisal begins with a brief overview of the planning context and a summary of the area.

1.05 This should form the basis for making decisions about the future of the conservation area. The designation of a conservation area is no longer considered appropriate as an end in itself, but rather as an aspect of a holistic approach to the management of the area.

1.06 No appraisal can ever be completely comprehensive and omission of any particular building, feature or space in this document should not be taken to imply that it is of no interest.

1.07 This Appraisal has been undertaken in accordance with the recommendations of the English Heritage publications, Guidance on Conservation Area Appraisals and Guidance on Conservation Areas. Guidance on the Management of Conservation Areas.
Abberley Conservation Appraisal and Management Strategy

2.00 - Planning Policy Context

2.01 Conservation Areas were established by the 1967 Civic Amenities Act. This Act was superseded by the Planning (Listed Building and Conservation Areas) Act 1990.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.

2.02 Conservation Areas can vary greatly in size and character, but generally it is the appearance of the area, rather than individual buildings, that justifies the designation.

2.03 The designation is seen as the first step in a dynamic process, and is intended to provide a basis for making sustainable decisions about its future through the development of management proposals. Designation gives the local authority additional powers to foster a spirit of good neighbourliness and to encourage sensitive new development and to stop, for example, removal of significant features. In conservation areas the demolition of any building and most parts of buildings is unlawful without Conservation Area Consent from the Council. All trees over a certain size are protected against felling, lopping or pruning without permission. A wider variety of extensions, including all roof alterations, require planning permission.

2.04 This appraisal should be read in conjunction with the national, regional and 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.
- Malvern Hills District Council's Local Plan which sets out the District's planning policies. These policies will influence how development is planned for, and how development proposals are considered.

2.05 Current policy relating to development within the towns and villages of the district, including Abberley Village, is set out in the Local Plan (Policy DS1). Abberley is one of the few villages in the district for which there is no settlement boundary. This means that, with the exception of minor extensions to properties for which planning permission will be needed, new development within the village will only be permitted in exceptional circumstances. New development in conservation areas will be refused unless it can be demonstrated that it will preserve or enhance the character of the area. Development will be refused unless it can be demonstrated that it will preserve or enhance the character of the area.

2.06 Public consultation on development proposals is a key feature of good neighbourliness and is intended to provide a basis for making sustainable decisions. The consultation process allows the future shape of the area to be discussed and agreed upon. Conservation areas can vary greatly in size and character, but generally it is the appearance of the area that is protected.

2.07 The Malvern Hills District Council’s Local Plan sets out the District’s planning policies for the period 1996-2011. Under new planning regulations, the local plan system has been replaced by a Local Development Framework. The Framework sets out the development proposals for the area, and is intended to provide a basis for making sustainable decisions.
Abberley Village Conservation Area, as designated 1976.

Abberley Village Conservation Area, as designated 1976.
3.00 Summary of Special Interest

3.01 This tiny hamlet is set in undulating countryside north of the protective, wooded range of Abberley Hill but at the head of a small valley that descends eastwards towards the Severn plain. It is an old Saxon settlement. At its heart, the partly ruined St Michael’s Church gives evidence to its early beginnings.

3.02 But most unusually for such a small place, Abberley boasts two churches, each with its own group of buildings. To the west of St Michael’s Church, there is a small, open square where the buildings form a sort of informal parking lot. This is the parking lot’s counterpart to the churchyard. The buildings enclose a stretch of communal garden and woodland.

3.03 The main characteristic of Abberley is its division. The two areas are each distinctly different from the other, with older St Michael’s attracting the bulk of the properties which are densely packed about it. This is the heart of the village where the buildings form a small, open square and where the boundary walls conspire to create an intimate setting. St Mary’s Church, on the other hand, is a small, open square and where the buildings form a small, open square and where the boundary walls conspire to create an intimate setting.

3.04 The interest of the village also lies in the informal mix of building types that exist side by side. Mostly of red brick and with some timber framing, the roofs are mostly steep and the chimneys are mostly tall. The ages of the buildings (with the exception of the ancient St Michael’s Church) vary from the 1700s onwards with several C18 houses and some C19 cottages and, from the 1900s onwards, some newer C20 houses and some C19 cottages and, from the 1900s onwards, some newer C20 properties. This creates a fairly homogenous settlement with several C18 houses and some C19 cottages and, from the 1900s onwards, some newer C20 properties.
4.00 Assessing Special Interest

4.01 Location and setting

Abberley Village is set amongst fine hill country countryside in the north of the District. It lies ten miles to the north west of Worcester on a plateau of high ground. Access to it is through country lanes and from the south, via a steep hill.

4.02 The land to the south of Abberley Village rises steeply to form the range of Abberley Hills, a horse-shoe shaped range which effectively protects the village from the south and the west. These hills, which are an extension of the Malvern Hills, are of mixed woodland which in part is ancient and semi-natural.

4.03 The main approach to Abberley Village is from Abberley Common which is a larger settlement to the west and which, being close to the main A443 road to Tenbury, Worcester and Kidderminster, provides essential services such as school and shop.

4.04 The Worcestershire County Council Landscape Character Assessment describes the area as a varied agricultural landscape of hedged fields, scattered farms, woods and wooded valleys associated with upstanding areas of undulating relief. The Malvern-Abberley range comprises the Malvern Hills and the Abberley Hills. Geologists think that the Old Red Sandstone folded over the Middle and Upper Coal Measures, parts of which appear close to Abberley Village, which extend northwards towards Bewdley.

4.05 Abberley Village is not as prominent within the wider landscape as one would expect. Only from the east is presence of the Village noted by the prominence of Tump House and some modern farm buildings. Further along the lane drops into the Village square. From the west and north the steep, wooded side of Abberley Hill, which is one of the surprises, the narrow lane which, with the steep, wooded side of Abberley Hill, give a deep sense of unveiling which is abruptly dispelled as the lane twists and falls. The steep, wooded side of Abberley Hill, which is one of the surprises, the narrow lane which, with the steep, wooded side of Abberley Hill, give a deep sense of unveiling which is abruptly dispelled as the lane twists and falls. The steep, wooded side of Abberley Hill, which is one of the surprises, the narrow lane which, with the steep, wooded side of Abberley Hill, give a deep sense of unveiling which is abruptly dispelled as the lane twists and falls. The steep, wooded side of Abberley Hill, which is one of the surprises, the narrow lane which, with the steep, wooded side of Abberley Hill, give a deep sense of unveiling which is abruptly dispelled as the lane twists and falls.
5.04 Views

> Views open to a wide panorama.

Views appear to be elusive.

> But drops into the Village Square.

> View open to a wide panorama.

5.03 Origins, Historical Development and Archaeology

> Ball drops into the Village Square.

Although only a tiny hamlet, the history of Abberley Village can be traced to the dark ages. It is likely that the village was settled by the Saxons during the 6th century, and the name 'Abberley' is thought to derive from the Old English words 'Abba' (father) and 'bercy' (clearing). The village was mentioned in the Domesday Book in 1086, and it is recorded that the settlement had a population of 150 persons and a priest.

5.02 Early names for Abberley include 'Edboldelega' or 'Ealdbeald's clearing'. In the Domesday Book, the village is named 'Edboldelege'. Together with the legend that the Saxon chief, Eobald, settled in a clearing north of the River Teme during the 6th century, these place names give strong credence to the suggestion that Abberley was a Saxon settlement. Certainly, the nature of the undulating landscape with hidden valleys and the defensive range of wooded hills, which have played their part in the history of Worcestershire, would make this a likely location for an early hamlet.

5.01 Although only a tiny hamlet, the history of Abberley Village can be traced to the dark ages. It is likely that the village was settled by the Saxons during the 6th century, and the name 'Abberley' is thought to derive from the Old English words 'Abba' (father) and 'bercy' (clearing). The village was mentioned in the Domesday Book in 1086, and it is recorded that the settlement had a population of 150 persons and a priest.

5.00 Origins, Historical Development and Archaeology

Archaeology

> Village looking towards the wider landscape.

Although only a tiny hamlet, the history of Abberley Village can be traced to the dark ages. It is likely that the village was settled by the Saxons during the 6th century, and the name 'Abberley' is thought to derive from the Old English words 'Abba' (father) and 'bercy' (clearing). The village was mentioned in the Domesday Book in 1086, and it is recorded that the settlement had a population of 150 persons and a priest.
Early medieval history of Abberley is not well documented although it is clear that it was held by Guy Beauchamp, Earl of Warwick and then passed to the crown in 1487. During this time, archaeological evidence suggests that there was a medieval church of St Michael's, which was re-used during the post-medieval period to form the core of the present church. The early meaning of Town Meadow is uncertain, but the field could contain Town Meadow remains. It is known that in 1836 the village was sold to Mr Mollett of Abberley Hall.

By now, St Michael's was in a state of collapse. Many of its walls were required as building materials in 1850 as part of the rebuilding. The village is on the other side of Abberley Hill, and lies within the parish of Abberley. The village was abandoned in the 1830s, and the built form of Abberley Village has barely changed. The churches, the Square and the most notable properties are still prominent. The settlement was occupied by two farms, Tump Farm and Hillhead Farm, before the building of St Mary's. The field pattern surrounding the village is almost unchanged from the 1842 tithe map.

Beehive Colliery and Poolhouse Colliery date from the mid 1500s. The beds were of poor quality and were no longer worked by the 1820s. The village was sold to the Walsh family in 1531 and it remained in their protective custody until 1640 when the village was mortgaged to raise funds. Joseph Walsh (who fought in the Civil War on the Royalist side) and William Walsh tried to mortgage or sell Abberley several times to raise funds or pay off debts.

According to the Worcestershire Environment Record, two coal mines, Beehive Colliery and Poolhouse Colliery were recordable. The presence of the Church and, no doubt, a change in the agricultural finances encouraged some small development during the late C19. This western part of Abberley Village is climbable, and possibly climable, some forms of development are still holding place. The churches, the Square and the most notable properties are still prominent.

On St Michael's Church, the building is in a state of collapse and the remains of the church are still prominent. The field called Town Meadow remains. It is known that in 1836 the village was sold to Mr Mollett of Abberley Hall. The church is on the other side of Abberley Hill, and lies within the parish of Abberley. The village was abandoned in the 1830s, and the built form of Abberley Village has barely changed. The churches, the Square and the most notable properties are still prominent. The settlement was occupied by two farms, Tump Farm and Hillhead Farm. The field pattern surrounding the village is almost unchanged from the 1842 tithe map.
Abberley Village 1891 - 1912

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Abberley Conservation Area with Historic Mapping

Epoch 2 (1891-1912)
6.00 Character and Appearance

6.01 General

Set in a rolling landscape where trees, fields and leafy lanes interact with buildings to contribute to the special characteristics of the place. The hamlet is in two parts but joined by a communal wood and Green; each part having its own special identity as well as having its own Church. Common features are few although several buildings predominate and are notable for their location. Although the several buildings define the quality of the place, red brick tends to predominate in colour and character. It would be fair to say that Abberley’s buildings generally have a traditional vernacular appearance.

6.02 Settlement

A widening of three roadways to create the Square... which has a certain formality to it.

A backwater of a place, Abberley is quiet, but because of the narrowness of the lanes, traffic can be a disruption. St Michael’s Church attracts tourists during the summer months which introduce business to the place. Distinctively pretty, it has a long history and is of notable architectural interest, yet remains a quiet place, away from the bustle of the outside world.

6.03 Agricultural Outbuildings

Environmet: This is the older part of the settlement, and the buildings which define the area are St Mary’s Church and the adjacent farms and their barns. The buildings here have a random plan and are scattered around the edges of the village. The buildings around St Mary’s Church are more formal and define the older part of the village.

6.04 Buildings

Several buildings are listed which underpin the special interest of the village. Red brick tends to predominate, although there is sufficient variety of constructional forms and materials to create character and interest. Several buildings have notable streets, buildings that define the quality and formality of the place. Although the several buildings define the quality of the place, red brick tends to predominate in colour and character. It would be fair to say that Abberley’s buildings generally have a traditional vernacular appearance.

6.05 A widening of three roadways to create the Square... which has a certain formality to it.
Building about St Mary's have an unplanned layout.

The presence of the heat remains elusive. Formality dissipates outwards. Buildings gather to block forward vision so that even from the south where the road is flatter.

6.06 To appreciate the different parts of the village more clearly, the two areas are described separately and for the purpose of this appraisal are zoned as follows:

### ST. MICHAEL’S
- Which is the historic core and where the oldest buildings group together to form the ‘square’.

This first Zone extends from Town Farm to the north, encompasses the ‘square’ and Applegarth and Summerhill. In this area the most historic buildings group together and the Manor Hotel up to the Peck at the north end.

### ST. MARY’S
- Where the Victorian church stands above scattered farm buildings.

This Zone extends from Town Farm to the south-east, and where the oldest buildings group together to form the ‘square’.
From the south, buildings create a jumbled effect and heighten expectation on the Square. High walls and roadside buildings work together to block forward vision on the Square. From the east, buildings and trees block forward vision onto the Square. From the west, buildings have a jumbled effect.

Two minor access lanes, one to the Orchards and one to the Public House, lead to the village and although they do not go far, they add depth and bring the Square into clearer focus.

Two minor access lanes, one to the Orchards and one to the rear of the Public House, both leading off from the Square and depth and the other to the rear of the Public House, are independent and distinct from the Square. They invite exploration.

Here is the place of Abberley’s beginning, an ancient edifice set in its circular, stone-walled churchyard which is also a public open space. And as if that were not enough, from this open, public space, beyond the stone boundary wall lies partly ruinous St Michael’s Church and its attendant, early Rectory.

Minor lane leading from the Square invites exploration.
of Abberley Village is significant. buildings whose contribution to the character of the village are identified as key and/or their positions in the village lends to this characterisation. Some of their size and height depart from the general small-scale, generally one or two storeys high and on the whole, they display a simple, picturesque, architectural style. Apart from those notable exceptions, most of the buildings are small-scale, generally one storey high and on the whole, they display a simple, picturesque, architectural style.

7.0.6

On the environs of the public space, development appears to have evolved piecemeal and generally, but not always, along the lane sides with a loosening planned structure until Town Farm. Here, to the south east this small complex comprising Farmhouse and barns creates a minor intensity of development. The buildings are small-scale, generally one storey high and on the whole, they display a simple, picturesque, architectural style. Apart from those notable exceptions, most of the buildings are small-scale, generally one storey high and on the whole, they display a simple, picturesque, architectural style.

7.0.7

Aside from two or three impressive buildings the built character is mixed with some new properties having been introduced and with some residential conversion of agricultural buildings. Not all of this later work is to the benefit of the overall appearance of the area. In addition there are several Victorian properties which line the lanes and these add variety to the historical development as well as the appearance of the area.

7.0.8

Density and plot size

The Square is clearly the dominant spatial feature of the village, but moving away from this centre the buildings increasingly become more relaxed in their density and in their architectural styling. Some buildings face the road, some are set back and others are gable-end on to the thoroughfare so there is an element of haphazardness in their layout. Garden plots also appear to be haphazardly determined. There is no indication of the medieval burgage plot in their shape or form but several seem to share a common boundary, for instance, the properties to the rear of Applegarth, so that the garden and fields beyond have a clear demarcation.

7.0.9

The loosening outward density means that the spaces between some buildings are wider than others. These are a characteristic of the piecemeal development of the village and are not necessarily ‘gap’ sites in developmental terms. Architectural and historical quality of the buildings

For such a small settlement as Abberley Village, it is remarkable that not all of the major buildings are of such high architectural quality. Nonetheless, these are architecturally significant being four storeys high and on the whole, they display a simple, picturesque, architectural style. The buildings are small-scale, generally one storey high and on the whole, they display a simple, picturesque, architectural style.

7.0.10

Aside from those notable exceptions, most of the buildings are small-scale; generally one or two storeys high and on the whole, they display a simple, picturesque, architectural style. Some, by their size and position in the village, tend to stand out and these are identified as key buildings whose contribution to the character of the village are identified as key and/or their positions in the village lends to this characterisation. Some of their size and height depart from the general small-scale, generally one or two storeys high and on the whole, they display a simple, picturesque, architectural style. Apart from those notable exceptions, most of the buildings are small-scale, generally one storey high and on the whole, they display a simple, picturesque, architectural style.

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7.0.12

The buildings that form the Square are arranged in a way that might be described as ‘loosely formal’. The impressive C18 Jaylands faces the open space, while on the opposite side of the public endures, the Churchyard to St Michael’s is nearly circular as would be expected for an ancient holy place.

7.0.13

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7.0.14

From the south east it is relevant to note that the buildings form the Square are arranged in a way that might be described as ‘loosely formal’. The impressive C18 Jaylands faces the open space, while on the opposite side of the public endures, the Churchyard to St Michael’s is nearly circular as would be expected for an ancient holy place. From the south east it is relevant to note that the buildings form the Square are arranged in a way that might be described as ‘loosely formal’. The impressive C18 Jaylands faces the open space, while on the opposite side of the public endures, the Churchyard to St Michael’s is nearly circular as would be expected for an ancient holy place. From the south east it is relevant to note that the buildings form the Square are arranged in a way that might be described as ‘loosely formal’. The impressive C18 Jaylands faces the open space, while on the opposite side of the public endures, the Churchyard to St Michael’s is nearly circular as would be expected for an ancient holy place. From the south east it is relevant to note that the buildings form the Square are arranged in a way that might be described as ‘loosely formal’. The impressive C18 Jaylands faces the open space, while on the opposite side of the public endures, the Churchyard to St Michael’s is nearly circular as would be expected for an ancient holy place.

Abberley Conservation Appraisal and Management Strategy
One of the most important buildings in the village has to be St Michael’s Church. Now with the nave picturesquely ruinous, its presence in this green churchyard expresses the foundation of the beginning of Abberley. Its Norman doorways and the steep roof of the Chancel are not particularly prominent from the lanes and the Square. Nevertheless, the configuration of whitewashed buildings, walls and signs make sure that its presence is obvious. The survival of early 12th and 13th century fabric is recognised by its grade 1 listing. The survival of early 17th and 18th century buildings is evident. Although now rendered externally, the former, a hall house and early timber frame, lies behind the Church. Just behind the Church lies the Rectory. One of the most notable houses in the village must be The Jaylands. One of the few distinguished properties in the area, its early 18th century high status property, with its highlighted and decorated central gable, is pleasingly long and low. Its shape and form dominate the setting of St Michael’s. Formerly a parsonage, The Rectory has seen much change over the lifetime of the building. Its prominent position, with its steep roof and views over the village, sets the tone of the Square. Its presence is powerful. At two stories high, its pleasing long, low shape and whitewashed elevations contribute very positively to the setting of St Michael’s. Note Dutch gable and garden high walls.
The Stores, although earlier in date than its neighbour, is not quite so prominent. With the rise in the road and with attic stories, the property is admittedly tall and it too faces St Michael's, albeit obliquely, but it is the distinctive Dutch-style curvilinear gable that is most notable. That, and the tall boundary walls which lead into, and form, the northern side of the square are very important features in the creation of the public open space.

The other listed building in this part of Abberley is the Town Farm. This large timber framed farmhouse of about 1600 is slightly earlier than The Stores and its architectural quality is indicative of the wealth of Abberley’s inhabitants at the time. Town Farmhouse and its barns create an interesting grouping and although they are some distance from St Michael’s Church, they add much character and interest to the village. The other listed building in this part of Abberley is the Town Farm. This large timber framed farmhouse, built in 1600, is显著ly different from the other buildings.

Number 38 The Village is possibly the most important of the unlisted buildings. When entering the Square from the west, this is the first building that comes into view; not St Michael’s or its Rectory which is shielded by trees, not impressive Jaylands or The Stores but this fairly humble whitewashed cottage. It is a focal point in the heart of the village.

Neighbouring 34 and 36 The Village, although with a humble demeanour, contribute to the setting of the square and its grouped buildings. The cottages are prominent and could be classed as key buildings.

38 The Village. A key unlisted building.
**Key Issues for St Michael’s zone:**

- Spaces between buildings are important as the building themselves impact on the setting of St Michael’s.
- Impact on the setting of St Michael’s will have the capacity to affect the character of the area.
- Minor additions, will have the capacity to affect the character of the area.
- Opportunities for new development will affect the character of the area.

**Other notable buildings are:**

- Number 42 The Village: a heavily changed but an important location on approach to the Village.
- Number 43 The Village: a heavily changed but an important location.
- The Manor Arms at Abberley, the village’s pub, must be equally important. Squarely solid, it faces the Square and is highly prominent in this small space. With its height and massing, it complements the other buildings and enhances the visual impact of the Square and the rest of the village.

**Number 43 again**

43 The Village: a pretty, whitened roadside cottage on the edge of the village.
This area is centred upon St Mary's Church, extends to the north to encompass The Barn and then drops south to enclose Church Farm and Tump House. This is a small area with a cluster of buildings that formerly related to farming. Here the density is loose and, with the exception of the Church, the buildings are informally placed.

7.1.02

Almost opposite St Mary's Church is Church Farm, with its range of agricultural buildings and sheds, set above the lane.

7.1.04

Abberley Village.

The St Michael's part of the village is dominated by St Michael's Church, although from the east visible from some distance, especially from lane, is distinctive lower with plain spire is designed in a 13th century style. On the brow of the hill, a cluster of buildings, set around the church, which is easily missed. The lane running up the winding, undulating course from Abberley Common, the lane is Abberley Hill, this is not far from the village.

7.1.05

St Mary's Church: a Victorian building but designed in a 13th century style. On the brow of a small rise and set off from the curving lane, its distinctive tower with broach spire is visible from some distance, especially from the westerly approach lane. It is almost hidden.

7.1.06

Towards the other part of the village, the unstructured layout and the close proximity of fields, trees and leafy lanes give this zone a distinctly rural character.

7.1.07

General and spatial analysis.

This area is centred upon St Mary's Church, the buildings are almost opposite St Mary's Church, with its range of agricultural buildings and sheds, set above the lane.
Garden shapes tend to be generous and boundaries appear to be more generous and

Architectural and historic quality of the buildings

closer to the properties.

there are some individual plot demarcations follow the curving lines of the lanes although
follow the curving lines of the lanes although

Garden shapes tend to be generous and

Agricultural type buildings

Hillhead Farmhouse with its converted barns.

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The only other listed building is Tump House, a rendered and whitened Country house with a balconied projecting bay which is named on earlier maps as Tump Farm. This impressive large 17th century house sits on high ground on the opposite side of the lane to the Church. Of red brick and mock timber framing to its gables, it was designed to impress and was a profitable business, now malting. This lane, even the side elevation which is visible from Abberley Common, has an imposing appearance.  

New development will be firmly controlled to ensure that the loose density and spacing between buildings, which defines its rural character, is maintained.
8.00 Contribution made by open spaces, green spaces and trees.

Open and green spaces

8.01 Abberley’s landscape setting makes an overwhelming contribution to the character of the village. Had the settlement been surrounded by development, its architectural and historical importance would have been radically diminished for only few of the buildings here are notable and significance of the open space of the Churchyard is with its small landscaped setting, encircled by dense foliage and trees. The Shower Green is a small landscaped setting, encircled by dense foliage and trees. The Shower Green is a public open space that perfectly accommodates the significance of the village layout. The Shower Green is a small landscaped setting, encircled by dense foliage and trees. The Shower Green is a public open space that perfectly accommodates the significance of the village layout.

8.02 Abberley’s landscape setting forms a great curve of protective, visual as well as physical, background. To the north east the land falls down towards Netherton and beyond, out into the vast Severn Valley. The combination of distant views and the shielding hillsides are why this defensive location was chosen for the early settlement of Abberley. The Shower Green is a public open space that perfectly accommodates the significance of the village layout.

Green spaces and trees

8.03 Abberley’s landscape setting forms a protective backdrop for the church, and being well planted and maintained, it is an important unifying feature for Abberley. It is only on the edges of each part does the significance of the other become apparent. From St Mary’s to the small tree-lined brook and then rises again up to the Shower Green, which offers a fine view of the village from St Mary’s, to a small tree-lined brook that serves to separate and yet unite them.

8.04 It had already been noted that from the twisting lanes that parts of Abberley Village are not particularly prominent. This is also true of the two parts of the village from which only glimpses of the one can be seen from the other. The land rises up to the Shower Green, which offers a fine view of the village from St Mary’s and The Green below it are owned and cared for by the Abberley Village Green Trust. The Green is a public open space that perfectly accommodates the significance of the village layout. The Shower Green is a public open space that perfectly accommodates the significance of the village layout.
8.05 Other spaces are by default, being unplanned and random. Spaces between buildings, especially on the south easterly route towards Great Witley, are simply undeveloped fields and are part of the characteristic of loosening density as the village spreads outwards.

8.06 None of the trees in Abberley Village are protected by a tree preservation order. Nevertheless, trees play a huge part in ensuring that Abberley blends with the wider landscape and in maintaining Abberley’s rural feel.

8.07 Mature hedgerows leading into the Square contribute to the effect of heightened expectation, especially about the public house and St Michael’s Churchyard. The individual trees and green boundaries at the Jaylands and The Stores help to define the open space and add to a sense of place. Mature trees about the Stores and Jaylands... and around the churchyard.

8.08 Softening effect from Town Farm.

Contribution of trees in framing the Square.

... and mature trees about the stores and Jaylands...
Trees about the Tump House

8.08 Roadside trees from the Town Farm down towards the Village soften the approach to the Square and help the transition from open country to the built formality at the heart.

8.09 In the St Mary’s part of the village, trees tend to shield and frame buildings. The tall trees about Tump House are noteworthy in that they herald a property of distinction and form a visual stop to the easterly end of the village.

8.10 Between the zones the strong visual effect so that the Church remains dominant. Willow's have, on the other hand, a screening effect so that the Church Farm creates a distinctive entrance and the trees at the entrance to St Mary’s Church and Church Farm create a distinctive entrance and Similarly, mature trees at the entrance to Church Farm create a distinctive entrance and form a visual stop to the aesthetiy end of the village.

Key issues:
The local Authority will require formal notice before works to trees (over 75mm in diameter) may be undertaken.

Site of Regional or Local Wildlife Importance:

There are no sites of special interest in the area although Abbotsley Hill to the south is an Important Venue for Wildlife. Although already been noted in this appraisal the tree-bordered stream creates an important venue for wildlife.

8.09 The Local Authority will require formal notice before works to trees (over 75mm in diameter) may be undertaken.

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9.00 Views in and out of the Conservation Area.

9.01 Views form an important component of any conservation area and they help to define the special interest of the place. Alterations to individual properties can cause major changes and can have a detrimental effect on the area. Identifying those aspects that are important and highlighting particular views of importance can have a detrimental effect on the area.

Identifying particular views of importance can have a detrimental effect on the area. Alterations to individual properties can cause major changes and can have a detrimental effect on the area. Identifying particular views of importance can have a detrimental effect on the area.

9.02 Outward views from the public footpath close to Tump House towards the west and further outward views from the public footpath close to Tump House towards the west help to reinforce the visual and rural setting of the place.

9.03 Occasional outward views may be glimpsed from between properties, such as from between properties on the outward edges of the settlement. The views on the outward edges of the settlement are important in maintaining the relationship of the village to the surrounding countryside. Occasional outward views may be glimpsed from between properties, such as from between properties on the outward edges of the settlement.

9.04 Views from the west side of St Michael's, there are important views eastwards to St Mary's and Church Farm. Equally, views from St Mary's and St Michael's, there are important views eastwards to St Mary's and Church Farm. Equally, views from St Mary's and St Michael's, there are important views eastwards to St Mary's and Church Farm. Equally, views from St Mary's and St Michael's, there are important views eastwards to St Mary's and Church Farm.
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Timber framed part of the Stores forms 'visual stop'.

Southwards out of the Village.

View from Town Farmhouse. St Mary’s spire in the distance.

View eastwards between houses.

Eastwards from Town Farm.

View eastwards between houses.
10.00 Local Details and Architectural Decoration

10.01 With such a wide range of building types in Abberley, ranging from Norman St Michael’s and 15th, 17th, 18th and 19th century buildings to the present time, it is difficult to define a distinct building type. The most noteworthy properties are the timbered buildings of the Rectory and Town Farm, followed by the brick buildings of the 18th and 19th centuries.

10.02 Of the earlier properties that have survived, all are of high quality and status, having been built to impress and having been designed according to the fashion of the time. Some later buildings such as the Manor House and Church Farm also exhibit strong period characteristic features and design detail. A few smaller 19th century cottages and slatted windows have seen some change although many retain their vernacular character.

10.03 Some interest is found in minor details; eaves decoration with dentil brickwork, for example, a variety of doors and window frames. Interestingly, a few houses are relatively low key.

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Interesting brick verge detail.

Copings stones upon churchyard wall.

Juxtaposition of buildings.

Simple doorway with decorative gable behind.

and a wealth of detail at the Manor Arms.
11.00 Prevalent local building materials

11.01 In villages throughout west Worcestershire locally available materials have determined the method of construction. The palette of building materials is fairly mixed, but timber framing was clearly an early form of construction followed by brick and some stone.

11.02 With the exception of the Churches which are built from local stone, St Michael’s in coursed rubble, and St Mary’s dressed ashlar, the presence of some timber framing in the village is not unsurprising as this was ancient woodland. The most noted brick buildings being nineteenth century buildings and for the later 18th and 19th century, especially for the 18th century, dressed stone. Red brick has been used widely, especially in the 19th century. The Jaylands and at 33 The Village are built with some outbuildings, particularly at the rear, of coursed stone. The 20th century properties are roofed with cheaper and less attractive, interlocking concrete tiles.

11.03 Painted brick and render feature frequently; the Rectory having both rendered elevations and painted brick and 38 The Village being of painted brick.

11.04 Stone appears mostly in the construction of boundary walls, especially around the churchyard and on the approach lane from the west. Some stone is not ancient, and in the 19th century, especially around the perimeter of the churchyard, and on the approach lane from the west. Some stone is not ancient; in the 19th century, especially around the perimeter of the churchyard, and on the approach lane from the west.
12.00 Boundary Treatments and the Public Realm.

12.01 As with all villages, boundary treatments can make a considerable impact on the character and appearance of the area. Several properties have no roadside enclosure, but close to St Michael’s there are many high brick boundary walls. Some garden walls are close to St Michael’s, with occasional picket fences and occasional picket fences and gables can add character to the appearance of the Conservation Area. Close to the Square there are mature hedges, which erupt above boundary walls. Occasionally there are railings. These range from the heavy protective rail at the Manor House to the decorative, and perfectly fitting railings at St Michael’s. Other, newly introduced railings about the more recent properties are untraditional here.

12.02 Mature hedges are also prominent throughout the area, but especially notable close to the Square where they erupt above boundary walls. Some garden walls are close to St Michael’s, and usually have no roadside enclosures, but several properties have occasional picket fences and railings can add character to the appearance of the area. Several properties have no roadside enclosures, but close to St Michael’s there are many high brick boundary walls. Some garden walls are close to St Michael’s, with occasional picket fences and occasional picket fences and gables can add character to the appearance of the Conservation Area. Close to the Square there are mature hedges, which erupt above boundary walls. Occasionally there are railings. These range from the heavy protective rail at the Manor House to the decorative, and perfectly fitting railings at St Michael’s. Other, newly introduced railings about the more recent properties are untraditional here.

12.03 Occasionally there are railings. These range from the heavy protective rail at the Manor Hotel to the decorative, and perfectly fitting railings at St Michael’s. Other, newly introduced railings about the more recent properties are untraditional here.

12.04 Gates are not particularly numerous, but the most prominent tend to be simple, limbered.

12.05 Kerb edgings, signs and seats can add character to the appearance of the Conservation Area. Close to The Stores, there are some interesting chamfered blue-brick kerb edgings and the Square is enhanced by a cast road sign.
More picket-type fencing at St Mary's. Note stone wall.

Railings and gate at St Michael's

Simple wooden gate

More ornate wooden gate with brick kerbs at roadside.

Victorian Road Sign - (pity about the notices)
Although Abberley retains much of its character and appearance there are some negative and neutral areas. In particular, some modern development within the village has compromised its special interest. Modern development

13.01 Some of the new houses within the St Michael's area are constructed in a style and with materials alien to this part of the village. Bungalows, for instance, are an untraditional building form in an historic environment. Snaefell and Applegarth, with their long, unbroken concrete tiled roofs and UPVC features, depart radically from the type of buildings that surround them. Although they are set back from the road and their boundaries help to ensure that they are not heavily prominent, their design is not compatible with the historic environment. Although unassuming, their height and massing, their intrusion in the village is not unnoticeable, their impact is not neutral. Similarly, the materials of construction and finish of the new houses within the St Michael's area contribute to the village's special interest. Similarly, the materials of construction and finish of the new houses within the St Michael's area contribute to the village's special interest.

13.02 Buildings made less intrusive by boundary treatment. brick colour, roofing material and fenestration are discordant features. Wide dormer windows and integral garage introduce an urban appearance.
Although the conversion of some outbuildings has been successful in some locations, the appearance of others has caused some loss. The conservation area. The buildings themselves are often out of scale and the conversion process. During the conversion, it is important to retain traditional features such as an unbroken roof line, original materials of construction and window detail. Loss of these features produces a negative effect. Although Abberley is a farming area and farming buildings are to be expected, some modern agricultural buildings can have a damaging effect on the conservation area. The buildings themselves are often out of scale and the conversion process can have a detrimental effect on the character of the original building. The buildings themselves are often out of scale and the conversion process has been successful in some locations. The building on the edge of St Michael’s has lost character.

Overflowing waste basket and concrete bench do not enhance character of original building.
Throughout the area, posts and wires from the Utility companies are distracting by their positions and conditions.

Boundary treatments

Some properties are bounded with concrete block walls which jar with the quality of the stone walls nearby.

Upvc products

Many properties, and not only the newer ones, have been fitted with Upvc windows. This often bright white, plastic material which has a damaging effect on the overall appearance of the area and which weakens character, should be avoided. This bright white, plastic material which has a damaging effect on the overall appearance of the area and which weakens character, should be avoided. This often bright white, plastic material which has a damaging effect on the overall appearance of the area and which weakens character, should be avoided.

3.08

Concrete block garden walling

Some properties are bounded with concrete block walls which jar with the quality of the stone walls nearby.

13.07

Ugly wires in Churchyard

Boundary treatments

Positions and conditions

Throughout the area, posts and wires from the Utility companies are distracting by their positions and conditions.
14.00 Problems, Pressures and the Capacity for Change

This appraisal has highlighted the following problems and pressure spots in the conservation area.

14.01 St. Michael’s:
- Changes in height and massing of properties, especially close to the Square.
- Design quality of additions and use of materials.
- Retaining gaps between buildings.
- Boundary treatments and fences.

14.02 St. Mary’s:
- Boundary walls, fences.
- Retaining spaces between buildings.
- Retaining trees/hedges.

14.03 Generally:
- Untidy poles and wires.
- Untidy areas.
- Retention of trees/hedges.
- Boundary walls, fences.

15.00 Changes to the Conservation Area Boundary.

15.01 The present conservation area boundary is now over thirty years old and it is drawn widely about the settlement to encompass fields some distance from it. Since then, PPG 15 has heightened awareness and appreciation of historic areas and their setting. This appraisal should identify and assess the architectural and historical interest of any conservation area, especially where there is no evidence of a strong historical connection to the village. The current guidance advises that unless they form part of the historic built environment, landscape features should not be included. Thus, if the boundary is drawn to include parts that have no special interest, the justification for the conservation area will be weakened and, in the event of appeal, Conservation Area status might not be given the weight that it deserves.

15.02 Bearing this in mind, it is suggested that Abberley is given a new conservation area boundary; a boundary that is drawn closely around buildings but excluding some fields and woods where there is no evidence of a strong historical connection to the village. A boundary that is drawn closely around buildings that are of architectural or historical interest, and that are easily identifiable and are unlikely to change significantly in the future, will make the edge of the village clearly defined. Abberley is given a new conservation area boundary that is suggested to be as follows:

15.03 The new boundaries follow robust strategies. Abberley’s importance in creating a setting for the village is maintained in creating a setting for the village. The present open parkland and fields around buildings that exclude some fields between the zones and the retention of fields around buildings. A boundary that is drawn closely around buildings that are of architectural or historical interest, and that are easily identifiable and are unlikely to change significantly in the future, will make the edge of the village clearly defined. Abberley is given a new conservation area boundary that is suggested to be as follows:

15.04 The present conservation area boundary is drawn to include all of the buildings within this part of the village, but excluding Grey Croft which is considered to be too far away from the heart of the village to contribute and which, in any case, has never been in the Conservation Area. The present conservation area boundary is drawn to include all of the buildings within this part of the village, but excluding Grey Croft which is considered to be too far away from the heart of the village to contribute and which, in any case, has never been in the Conservation Area.
Some of the later buildings, such as the bungalows or the 1970s houses, have been identified as having a neutral effect on the appearance and character of the Conservation Area but these have nevertheless been retained within the boundary. This is because most of them are well established with gardens about them and their positions in the village maintain the density and historic layout of the place. The Pleck, for instance, is a boarded bungalow but it, together with the Glebe, occupies a plot that was significant on early maps. The retention of the old field shape and their medieval connection with the development of the village justifies the inclusion of Town Meadow and Mill Meadow within the conservation area boundary.

15.05 At St Mary's: The boundary is drawn to encompass the Church and the most significant buildings about it. It is considered that Jacob's Well is too distant to contribute to this group of properties – its position lends itself to be grouped with those in Suffolk Lane. Although the Abbey Field Green is owned by the Abbey Field Green Trust, it is included in the conservation area boundary because it contains the coffin path which relates historically to St Mary's Church.

15.06 The woodland to the east of St Mary's Church is owned and managed by the Abberley Green Village Trust and the cutting of trees is subject to a felling licence. As none of the trees are considered to be of sufficient quality to justify a tree preservation order, it is not appropriate to include this area within the conservation area boundary.

16.00 Community Involvement

Community involvement in the appraisal process has been drawn to encompass the Church Farm and adjacent properties. The modern buildings belonging to Church Farm are of no architectural interest and they have been excluded from the boundary because it contains the then most significant buildings about the church. Leeroy, a modern boarded bungalow, is excluded.

16.02 A full report in which all comments were taken into account was put before the Planning Committee. A full report in which all comments were taken into account was put before the Planning Committee. A full report in which all comments were taken into account was put before the Planning Committee.