

Local List Supplementary Planning Document



1. Introduction

1.1 Malvern Hills District has many listed buildings and structures, scheduled monuments, conservation areas, registered parks and gardens and even one registered battlefield which are 'designated heritage assets' ('designated heritage assets' is the term used to describe heritage that is identified and protected under legislation).

1.2 There are still however many buildings, structures and historic designed landscapes which the community holds dear and which make a valuable contribution to a local sense of history, place and quality of life. Whilst these heritage assets can be a consideration in planning matters, inclusion of a non- designated heritage asset on a local list will give them a greater level of protection by helping to inform decisions on matters that affect them. The asset must have a significant heritage interest for its significance to be a material consideration in the planning process. The purpose of this Local List Supplementary Planning Document (SPD) is to provide guidance on how the list will be compiled for Malvern Hills District, the criteria for inclusion of a heritage asset on the list and the effects of its inclusion.

1.3 Anyone can nominate an asset for inclusion using the nomination form, which can be downloaded from the District Council's website. A completed nomination form will include details such as:

- Location – parish, Ordnance Survey grid reference, street address and/or a site location plan
- Photographs taken from public viewpoints
- A statement of significance

1.4 This document has been written in line with the guidance from English Heritage *Good Practice Guide for Local Heritage Listing*¹

2. The Policy Context

National Policy

2.1 The National Planning Policy Framework defines a heritage asset as:

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

2.2 It also advises local planning authorities to set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment and in their plan-making and decision-taking to take account of the desirability of sustaining and enhancing the significance of heritage assets.

¹ *Good Practice Guide for Local Heritage Listing*, English Heritage, May 2012

Local Policy

2.3 The emerging South Worcestershire Development Plan (SWDP) has two policies relating to the historic environment; SWDP6 Historic Environment and SWDP 24 Management of the Historic Environment. These draft policies and the key saved local plan policies are set out in Appendix 1.

3. Criteria and Assessment Procedures for Inclusion of Heritage Assets on the Local List

Criteria

3.1 It is important when choosing or nominating assets to be included on a local list that they should be judged against firm selection criteria which define the boundaries of acceptability. The following criteria have been prepared both as a guide for those considering making a nomination and also to inform the selection process. It is essential that the list of heritage assets of local importance is not de-valued by the inclusion of those which do not meet the criteria. Although an asset does not need to meet all criteria, it should be significant with regard to at least one of the following:

- a significant period in the district's history
- the social history of the district,
- a notable example of planned or incidental planning or associated with an individual of local importance.

3.2 In addition a nominated asset will need to be significant having regard to one or more of the following:

Criterion:	Description :
Age	The age of an asset is an important criterion; the more recent an asset is the more unaltered it will need to be to be included. It is unlikely that any asset less than thirty years old will be included unless it is exceptionally important and under threat
Rarity	Appropriate for all assets, as judged against local characteristics
Aesthetic value	The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics (the interest of their architectural design, decoration and craftsmanship; also important examples of particular building types and techniques)
Group value	Groupings of assets with a clear visual, design or historic relationship
Evidential value	The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record

Historic association	The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures
Archaeological interest	This may be an appropriate reason to designate a locally significant asset on the grounds of archaeological interest if the evidence base is sufficiently compelling and if a distinct area can be identified
Designed landscapes	Relating to the interest attached to locally important designed landscapes, such as parks and gardens, cemeteries (not those laid out on a regular grid), squares etc.
Landmark status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene
Social and communal value	Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence; often residing in intangible aspects of heritage contributing to the “collective memory” of a place

Further details on selection criteria can be found in the following guidance: <https://www.english-heritage.org.uk/content/imported-docs/p-t/principles-of-selection-for-listing-buildings-2010.pdf> and <http://www.english-heritage.org.uk/caring/listing/criteria-for-protection/selection-guidelines/>

Assessment procedures

3.3 This will be carried out in five stages by the District Council’s conservation staff:

1. An initial assessment of the information submitted, to see if the nominated asset meets the criteria sufficiently to warrant further investigation.
2. If it does warrant further investigation, further research will be carried out including a site visit and meeting with the owner. A draft report will be prepared for consultation with the owner who will have four weeks to respond if they wish. The presumption in favour of adopting the asset will remain; any request by the owner for an asset not to be added to the list will need to be based on evidence that it fails to meet the selection criteria.
3. Reports from the conservation staff will normally be provided in batches of 10-12 to the Selection Review Panel for an independent assessment.
4. A list of nominations will be published on the District Council’s website for public comment.
5. The recommendations of the Selection Review Panel, together with a summary of responses received from third parties, will be reported to the District Council’s Planning Committee to consider their addition to/removal from the Local List. The Local List will be updated accordingly and made available on the District Council’s website and the Worcestershire Historic Environment Record (HER).

In the interests of openness and transparency the officer report to Planning Committee will include the following:-

- A list of those on the Selection Review Panel with brief details of their qualifications/ experience/ specialism, when the nomination was considered
- A summary of the Selection Panel's deliberations when the nomination was considered

Selection Review Panel

3.4 This will be drawn from a range of people within the community and will normally include: a county archaeologist, a conservation officer, an architect/surveyor with an interest and knowledge of local buildings, a representative from the Hereford and Worcester Gardens Trust and an architectural historian. In addition a representative from a local interest group such as a civic or local history society, a representative from the local town or parish council and the ward member(s) will be invited to attend and be given the opportunity to contribute to the discussion, when nominations in their area are being considered.

3.5 Owners of nominated assets will also be invited to attend and allowed to speak briefly at selection review panel meetings where their nominated asset is being discussed. It is anticipated that the selection review panel would meet at least annually to consider new nominations and to review the list once the list is established. Until then it may have to meet more frequently dependent on the number of volunteers who are willing to participate in the selection process. The annual review may result in the removal of assets if they no longer meet the local list criteria, perhaps through development changes that have had a negative impact on their significance or because they have been demolished.

4. Effect of Inclusion on the Local List

Implications for development management

4.1 Heritage assets included on the local list are not subject to any additional planning controls over alteration or demolition. Where a planning application is needed, or allocation proposed within a Local Plan, then its inclusion on the Local List will be a "material consideration" i.e. the heritage asset's local architectural or historic interest and heritage significance will be taken into account when making a decision on the development proposals.

4.2 The district council will monitor the effect of the local list and, if necessary, consider whether to introduce an Article 4 Direction² to remove certain permitted development rights that would otherwise allow alterations to be made to the heritage asset without the need for express planning permission.

² An article 4 direction is made by the local planning authority and restricts the scope of permitted development rights either in relation to a particular area or site, or a particular type of development anywhere in the authority's area. Where an article 4 direction is in effect, a planning application may be required for development that would otherwise have been permitted development. Article 4 directions may be used to require planning permission for the demolition of a non-designated heritage asset (such as a locally listed building outside a conservation area), by removing demolition rights

4.3 Tree Preservation Orders (TPOs) may also be introduced where additional controls are thought desirable for example, where trees are part of a heritage asset such as a historic designed landscape.

4.4 Statutory designation (nomination for national listing) may be considered where, during the process of assessment, it is considered that nominated heritage assets are of more than just local interest.

4.5 New conservation areas may be designated or boundaries of existing ones reviewed where there are significant groups of local heritage assets to give them greater protection.

Implications for building control

4.6 Heritage assets included in a local list would also become a building where special considerations apply in relation to Approved Documents L1B and L2B of the Building Regulations (this already applies to a building in a conservation area, a nationally listed building or scheduled monument, a building of architectural and historic interest within an AONB or a registered park and garden, a building within the curtilage of a scheduled monument and traditionally constructed buildings). This effectively means that heritage significance can be taken into account when considering the requirements under the building regulations in relation to the conservation of fuel and power in existing homes and other buildings to ensure that the special interest of the heritage asset is better safeguarded.

5 GLOSSARY

The following definitions are from the National Planning Policy Framework (NPPF) with the exception of the following: those marked “*” which are taken from the Planning Portal website:

<http://www.planningportal.gov.uk/general/glossaryandlinks/glossary>, marked “**” which is taken from the council’s website:

<http://modern.gov.malvern hills.gov.uk/mgListCommittees.aspx?bcr=1> and marked “***” which is taken from *Energy Efficiency and Historic Buildings*, English Heritage 2011

Archaeological interest

There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Conservation (for heritage policy)

The process of maintaining and managing change to a heritage asset in a way that sustains and where appropriate enhances its significance.

Designated heritage asset

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Heritage asset

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic environment record (HER)

Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

Local planning authority

The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the district council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.

Local plan

The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Material consideration*

A material consideration is a matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.

Portfolio holder**

Although neither the Leader nor any of the Committee Members have individual delegated powers, 7 council members have been allocated a portfolio relevant to a service area or function of the district council.

Setting of a heritage asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Traditionally constructed building ***

This includes nearly all buildings constructed before 1919 as well as a significant proportion of those built before 1945. They were designed and built before the development of reliable and cost-effective impermeable membranes or moisture barriers and rely instead on their ability to allow moisture to evaporate so preventing the build-up of damp which will cause decay.

APPENDIX 1

National Planning Policy Framework (NPPF)

Ministerial foreword - Our historic environment – buildings, landscapes, towns and villages – can better be cherished if their spirit of place thrives, rather than withers.

7. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

9. Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- making it easier for jobs to be created in cities, towns and villages;
- moving from a net loss of bio-diversity to achieving net gains for nature;
- replacing poor design with better design;
- improving the conditions in which people live, work, travel and take leisure; and
- widening the choice of high quality homes.

17. Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should:

- conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;

12. Conserving and enhancing the historic environment

126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

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- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - the desirability of new development making a positive contribution to local character and distinctiveness; and
 - opportunities to draw on the contribution made by the historic environment to the character of a place.

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

130. Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

131. In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

136. Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

139. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

140. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Annex 2: Glossary

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Draft South Worcestershire Development Plan

(The wording below shows the Proposed Submission Document wording (Jan 2013) as amended by the minor modifications set out by the south Worcestershire Councils in the schedule of Minor Changes May 2013) These policies may be subject to change through the SWDP Examination – see [http://www.swdevelopmentplan.org/SDWP Examination](http://www.swdevelopmentplan.org/SDWP%20Examination)

SWDP 6: ~~HISTORIC ENVIRONMENT~~ Historic Environment

A. South Worcestershire's historic environment is a valuable, finite and irreplaceable resource, which is central to the character and identity of the area. It has a crucial role in supporting sustainable development through enhancing the quality of life of those currently living in and visiting the area and for generations to come, as well as delivering wider economic benefits through tourism and uplift in related development benefits.

B. ~~To sustain the historic character, sense of place, environmental quality and economic vibrancy of south Worcestershire,~~ Development proposals should conserve and enhance those aspects of the historic environment that are recognised as being of significance for their historic, archaeological, architectural, or artistic interest. ~~and Their contribution to the character of the landscape or townscape should be protected in order to sustain the historic quality, sense of place, environmental quality and economic vibrancy of south Worcestershire.~~

C. Development proposals will be supported where ~~these they~~ sustain and enhance the significance of heritage assets, including their setting. ~~particularly In particular this refers to:~~

i. Designated heritage assets; i.e. listed buildings, conservation areas, scheduled monuments, registered parks and gardens and registered battlefields, as well as undesignated heritage assets²⁵ ~~as identified in local lists and heritage assets recorded in Historic Environment Records (as shown on the Proposals Map).~~

ii. The wider historic landscape of south Worcestershire, including locally distinctive settlement patterns, field systems, woodlands and commons and historic farmstead and smallholdings.

iii. Designed and other landscapes, including ~~historic parks, and gardens,~~ historic cemeteries, churchyards, public parks, urban open spaces and industrial, military or institutional landscapes.

iv. Archaeological remains of all periods from the earliest human habitation to modern times.

v. Historic transportation networks and infrastructure including roads and trackways canals, river navigations, railways and their associated industries.

vi. The civic, religious and market cores of ~~South-south~~ Worcestershire's city, towns and villages ~~fabric~~ with their wide variety of building styles, materials and street plot patterns.

D. In addition to designated assets, south Worcestershire possesses a wealth of heritage assets of local significance and a variety of building styles and materials. The informed management of this resource will benefit current and future generations, with its importance being recognised in legislation and policy.

²⁵ ~~as identified in extant local lists and heritage assets recorded in Historic Environment Records~~

SWDP 24: Management of the Historic Environment

A. Substantial harm to or ~~the~~ loss of the significance of designated heritage assets (as shown on the ~~Proposals Policies~~ Map) should be wholly exceptional. Proposals likely to result in harm to or ~~the~~ loss of significance of heritage assets will ~~normally~~ be resisted, unless clear and convincing justification ~~or an overriding benefit can be identified~~, in accordance with ~~legislation and national guidance policy, can be provided~~. The greater the harm or loss to the significance of the asset or its setting, and the greater the significance of the asset itself, the greater the justification required.

B. Proposals involving new build, repair, alteration or extension of heritage assets should conserve the significance of the existing asset and its setting. This should be achieved by means of appropriate siting, massing, form, height, scale, detail and use of local materials.

C. Proposals likely to affect the significance of a heritage asset, including the contribution made by its setting, should demonstrate an understanding of such significance in sufficient detail to allow the potential impacts to be adequately assessed. This should be informed by available evidence, **desk-based evaluations and, where appropriate, further **site** investigation to establish the significance of known or potential heritage assets.**

D. The sympathetic and creative reuse and adaptation of historic buildings will be encouraged, as well as other proposals ~~which~~ that provide a sustainable future for heritage assets identified as at risk.

E. Where material change to a heritage asset has been agreed, recording and interpretation should be undertaken to document and understand the asset's archaeological, architectural, artistic or historic significance. The scope of the recording should be proportionate to the asset's significance and the impact of the development on the asset. The information and understanding gained should be made publicly available, as a minimum through the relevant Historic Environment Record and where appropriate at the asset itself through on-site interpretation.

Saved Malvern Hills District Local Plan 1996-2011 (2006)

Policy DS3 - General Development Requirements

Development will only be permitted where:

Environmental Impact and Implications

.....

- e) proposals seek to safeguard and enhance features of landscape, ecological, geological, heritage, archaeological and amenity value;

.....

Design and External Appearance

.....

- h) the development will not adversely affect the landscape character of the area or the setting of existing buildings especially where these are of special architectural, environmental or historic value;

Policy QL2 - Protection And Enhancement of Greenspace in and Adjacent to Malvern

- (1) Areas identified as Malvern urban greenspace on the Proposals Map will be safeguarded. Development or other land use change will not be allowed unless it can be demonstrated that the proposal will not have an adverse affect on:-

- a) the characteristics and quality of the greenspace;
- b) important wildlife corridors or links between wildlife habitats;
- c) informal recreational value and opportunities for public access; and
- d) the overall integrity of the wider greenspace network.

- (2) Any development which may be permitted utilising any part of an identified greenspace will need to demonstrate the benefits of the development to the remaining area and may need to include proposals for its enhancement and management.

Reasoned Justification

4.2.11 Greenspaces include both formally designated public open spaces – such as parks, play areas and other green spaces specifically intended and managed for recreational use, and other areas of greenspace with varying ‘green’ characteristics – such as greenspaces around housing and industrial sites, churchyards, private gardens and ‘green corridors’ comprising woodland, watercourses and road and railway verges.

Policy QL4 - Advertisement Signs

- (1) Advertisement consent for advertisement signs will only be given where
 - a) the proposal would not have an adverse effect on the amenity, character and visual appearance of an area; either individually or by cumulative effect; and
 - b) the proposal would not distract or confuse highway users by virtue of obstruction, maintenance requirements or level of illumination.

Policy QL8 - Demolition of Buildings in Conservation Areas

Proposals for the demolition of a building or structure in a Conservation Area will not be permitted unless it is clearly demonstrated that:-

- a) the building or structure is of no recognised interest by itself or by association and has no value to, or has a character or appearance inappropriate to, the Conservation Area;

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- b) its demolition or replacement would enhance the character or appearance of the Conservation Area;**
 - c) in the case of buildings which are considered to make a positive contribution to the character or appearance of the Conservation Area, it is clearly demonstrated to be redundant and wholly beyond repair and there are detailed and appropriate proposals for redevelopment, together with clear evidence that such redevelopment will proceed; and**
 - d) there are overriding safety or other reasons.**

Reasoned Justification

4.3.16 Not all buildings within a Conservation Area are listed. There are many unlisted buildings which make a positive contribution to the character of a Conservation Area either on their own or as part of a group. They can also be important in providing a sense of enclosure or act as a focal point. In these circumstances the Council will not normally be prepared to grant permission for demolition or redevelopment, and in any application involving demolition would expect to see clear and convincing evidence of the building's obsolescence in line with the advice in PPG15, "Planning and the Historic Environment".

THE CHARACTER OF THE DISTRICT OF MALVERN HILLS

This section is intended as a brief guide to some of the District's key characteristics and periods of development. Sources include Victoria County History, Vol 4, William Page and J W Willis-Bund (editors), 1924 and Pevsner Architectural Guides: Worcestershire, Alan Brooks and Nikolaus Pevsner, Yale University Press (2007).

Malvern Hills District is an area of considerable scenic quality characterised by a rich pattern of towns and villages, set within countryside, much of which is outstanding landscape quality. The district also has a diversity of architectural styles ranging from nineteenth century gothic revival buildings to sixteenth and seventeenth century vernacular timber framed buildings.

It is the design, appearance, landscaping, mixture and the arrangement of buildings, which together make an area unique. This 'local distinctiveness' in terms of size, design, siting, external materials and landscaping contributes to the quality of life of an area and also attracts visitors to the area.

Materials

The local materials of an area are influenced by the underlying geology creating a connection between it and the built environment. The influence of the geology is particularly apparent in those buildings constructed before it was easy to transport material by first canals and then railways. It is evident in the types of building stone available, roofing materials and the colour of bricks made from local clays. The type, range and the constraints imposed by local materials also influences the local vernacular style.

The geology of the district is predominately sandstones and clays which gave rise to dense oak woods. Oak was used to construct the vernacular timber framed buildings which can be seen in the numerous hamlets and villages throughout the district. Whilst there are a number of cottages with thatched roofs, in the majority of cases, thatch has been replaced by plain clay tiles. The Malvern Hills are formed of igneous and metamorphic rock and are over 700 million years old. The quarrying of this material, which was particularly difficult to work, took place in Tank Quarry, Little Malvern Quarry and North Quarry from the mid 1880's until the mid 1960's. The demand for local building material increased as the town expanded following the introduction of the water cure.

Stone

The combination of granite and diorite rocks is the predominant local building material throughout Malvern, Malvern Wells, Malvern Link and West Malvern. It can be seen on churches, houses and boundary walls throughout the area. The pink granite rock contrasts with the black/dark grey diorite rock and the yellow/green hue of the mineral epidote. The presence of large individually designed villas constructed from Malvern stone makes a significant contribution to the character of the Malvern.

There are some stone buildings constructed in New Red Sandstone, as in the case of the Church of Saint Peter in Martley and the Church of Saint Kenelm in Clifton-upon-Teme.

Brick

Generally, throughout the remainder of the district brick is used. The county benefitted from numerous clay deposits for brickmaking particularly during the nineteenth and twentieth centuries. There was a brickworks in the Belmont area of Malvern but this has since closed down. The dark red bricks which are in evidence throughout the District are as a result of the sandstone rock formation which dominates this part of the county.

In Tenbury Wells and Upton upon Severn brick is prevalent although there are examples of timber framed buildings. There is also evidence of a former brickworks in Upton upon Severn to the north of the river near the site of the current marina.

Timber

The use of timber is widespread throughout the county and district with early examples surviving in both churches, Mamble, Shelsley Walsh and Knighton upon Teme, and associated buildings such as the tithe barn at Leigh and secular buildings such as Old Hall, Martley and the great hall at Eastington Hall, Longdon.

Other Materials

Other materials include painted render (stucco) and terracotta evident in 19th and early 20th century buildings. Examples of stucco can be found in Upton upon Severn such as the former Royal Oak and in Malvern Lansdowne Terrace. In Malvern there are many examples of the use of terracotta, such as The Exchange, Church Street and 16 – 26, Worcester Road

Roofing

Thatch and plain clay tiles appear to have been the customary roofing material in the immediate post-Medieval and Georgian periods, slates became widely used in the 19th century as a result of the development of the railways. The principle roofing material in Malvern is Welsh slate. The railway was established in Great Malvern and Malvern Link in the 1890's and this enabled slate to be transported more easily.

Spa towns

The character of Malvern was transformed in 1842 when Doctor Wilson and Doctor Gully arrived and introduced the water cure. The presence of water springs in the area had long been known, and they were already famed for their healing properties. In 1622, water is recorded as being bottled at the Holy Well, and in 1756 the purity of Malvern Water had been tested by Dr Wall and it was found to be exceptionally pure, containing very few minerals:

St Ann's Well was constructed in around 1819. It was considerably extended in the 1860s when the springs began to be marketed as a medical treatment on a wide scale. The water cure, also known as hydropathy, attracted huge numbers of upper class visitors to the town, transforming the town into a fashionable spa resort.

The 1840s Tithe Map for Malvern shows the extent of the town at that time. A number of wells are depicted, with St Ann's Well situated in an isolated location to the west. The overall footprint of the town remained small at this point, with large detached houses spaced along the main north-south thoroughfare, with a denser concentration of structures around Belle Vue Terrace and down Church Street.

Towards the end of the 1800s Malvern's heyday as a spa town came to an end. Instead, a number of alternative industries became prominent in the town, including quarrying and the motor car industry. Quarrying had occurred in the hills surrounding Great Malvern since the mid 19th century, and the industry became particularly important to the town in the 20th century; only recently ceasing completely in the 1970s (Smith 1985, 8).

The other spa town in the district is Tenbury Wells; a major development in the history of this town took place in 1839, when mineral water springs were discovered. The first spring was discovered when the landowner at The Court (now Greenhill Close), Mr Septimus H. Godson, was searching for a better drinking water supply. A. B. Granville, an expert in spas in Germany and Britain, visited the newly constructed well that year and advised on modification to the structure in order to seal it from the diluting land springs. He also analysed the chemical content of the water, and found it to contain iodine. This confirmed the claim that the water had healing properties (Miller n.d.).

A second well was sunk in August 1840 by Mr Price at the adjacent Crow Inn. This reached a depth of 42ft and aimed to supply bottled water. It was bought out soon after construction by Godson. In 1862 a further spa building was constructed to the rear of the Crow Inn by his son, S. H. Godson. First evident on the 1885 Ordnance Survey map, where it is labelled as 'Pump Room and Baths,' the buildings were designed by James Cranston in a rather unusual Chinese Gothic style. Construction work was undertaken by G. Smith of Tenbury for £945. Forming a prefabricated timber and iron-clad structure, the Pump Rooms were described by Pevsner in his architectural guide to Worcestershire as '*without seriousness or taste*'.

The spa, however, was not successful. In 1889 the associated boarding house was let to the Crow Inn. The spa closed briefly in the 1900s, only to be reopened in 1911 after a complete refurbishment. Undertaken by the newly formed Tenbury Baths Company Ltd, this involved the installation of a steam engine over the well and conversion of part of the site to bottling. The town name was changed to Tenbury Wells in an effort to attract further tourists.

Throughout the nineteenth and twentieth centuries Tenbury functioned as the centre for fruit and hop growing and many orchards are still present in the surrounding Teme Valley.

APPENDIX 3

SELECTION REVIEW PANEL TERMS OF REFERENCE

Purpose

The purpose of the Local List Selection Review Panel is to make recommendations as to whether proposed heritage assets should be included on the local list or, where appropriate, removed from the local list. The recommendations of the Selection Review Panel shall be presented to Planning Committee for final consideration.

Membership

The Selection Review Panel will consist of a maximum of ten people, to include:

- representatives from:
 - o local history and amenity societies
 - o a member of the town council/parish council/parish meeting
 - o a conservation officer from a Worcestershire local authority (to ensure consistency across the county)
 - o where appropriate, a representative of the county gardens trust, industrial archaeology society or a county archaeologist.
 - o local architects/surveyors with conservation accreditation
- the conservation team of Malvern Hills District Council shall act as secretary to the Selection Review Panel.
- the Selection Review Panel shall elect a chair and vice chair annually from its members.
- vacancies shall be filled by the relevant bodies as they arise.
- if any member of the panel is unable to attend any meeting, the member may nominate a substitute from within their representative group. The member shall be responsible for passing on any relevant documents to the substitute.

Responsibilities

The Local List Selection Review Panel shall meet annually, or when necessary, regarding the establishment and maintenance of a Local List of Heritage Assets. Its recommendations on whether a heritage asset is included in the Local List of Heritage Assets will be presented to the district council's Planning Committee for final consideration.

Procedures

- The Malvern Hills District Council conservation team shall act as an advisor and make recommendations to the Selection Review Panel on the inclusion or omission of nominations of heritage assets.
- The inclusion or omission of nominations on the Local List will be decided by a majority vote of members present. The Chair shall have the casting vote where agreement cannot otherwise be reached.
- A reason will be given for each decision, referring back to the criteria contained within the Local List SPD and the outcome and reasons will be presented to Planning Committee.

-
- A quorum of at least three Selection Review Panel members shall be required for the committee to meet and consider nominations/ conservation team recommendations.
 - It is not intended that members of the general public be allowed to attend apart from the owner of the heritage asset under consideration; minutes of the panel's meetings shall be made public.
 - The District Council ward members will be invited to attend a Selection Review Panel meeting if an asset in their ward is being considered.
 - If any member of the Selection Review Panel has any conflict of interest, direct or indirect, in any heritage asset being considered by said panel, that member shall declare their interest, withdraw from the meeting while the matter is under consideration, and this should be noted in the minutes.
 - Details of the members of the Selection Review Panel will be kept on the District Council's website.

NOMINATION FORM

Application type: building or structure/designed landscape or
battlefield/archaeological site (please delete as appropriate)

Addition/removal/amendment (please delete as appropriate)

Identification:

Site name _____

Location:

National grid reference _____

Post code _____

(Only one of the above is needed)

Map (with site boundary edged in red)

Ownership/occupancy

Name _____

Address _____

Planning

Please give details of any current planning applications (including the application number(s))

Reasons

Architectural interest

Historic interest

Artistic interest

Archaeological interest

Photographs

Please include photographs of each elevation (taken from the public highway). If possible please also include internal photographs. Each photograph should be clearly labelled e.g. North (front) elevation

Documents

Please state clearly the source of the document e.g. Pevsner, Buildings of England (2nd ed.) pp. 15-18, Country Life, March 8, 1913, Transactions of the Worcestershire Archaeological Society NS III, 1925 xii exc. 1. Shelsley Walsh etc.

This information is available in large print, Braille, PC, CD-ROM and audio tape on request.

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Arabic

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Polish

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Urdu

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