

# Hanley Castle Parish Building Design Guide 2017



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# 1. Introduction

## 1.1 Buildings and landscape in the Hanleys

The landscape of the Malvern Hills and surrounding areas has been designated an Area of Outstanding Natural Beauty (AONB) with the primary purposes of conserving and enhancing their natural beauty. The parish of Hanley Castle is adjacent to the AONB and although of a different landscape type it shares many of the natural and cultural influences that have combined to produce these landscapes which are so highly valued today. It is commonly accepted that buildings can make a key contribution to the special character of the area, they help to tell a rich and fascinating story about the history of the area: The location of development in the parish, the different types of building which have been constructed, and the varying materials which have been used in their construction all help to inform us about how humans have settled and lived in the area since pre-Roman times and how they have been influenced by the landscape. That story is not complete. This generation, and those that follow, will continue to contribute, adding further layers which in turn will make that narrative richer still.

Landscapes comprise a range of components which influence and are influenced by buildings:



**EXPERIENCE:** The value of the landscape is partly reliant upon the standard and character of buildings. It is the responsibility and opportunity of all potential developers to ensure each development adds value to the landscape through good design.

**HISTORY:** Settlement in the parish illustrates time depth: Roman remains have been found near the River Severn. The parish formed a major part of Malvern Chase a forested area and in medieval times the parish became the centre of a pottery industry utilising the river for distribution purposes. Hanley Castle was constructed in the early 13<sup>th</sup> century as a hunting lodge for King John. This provided the impetus for the development of Hanley Castle village and only in later years was the

village of Hanley Swan developed. The deposits of red clay in the area formed the basis for pottery and brick manufacture, the bricks being used for many local properties. The area was once heavily wooded and timber framed buildings in the parish demonstrate the use of this easily available resource.

**LAND USE:** Patterns of land use and settlement, from farming to residential living, are fundamental to the rich diversity of building types, scales and styles found in the parish. These include modest houses found around areas of common land, villas, country houses, traditional farmsteads and in modern times detached and semi-detached homes.

**WILDLIFE:** Bats and barn owls often inhabit spaces in buildings, whilst many gardens provide feeding and shelter to birds, butterflies, spiders and bees.

**NATURAL FORM:** Land form influences location in terms of proximity of resources such as shelter and water. The River Severn forms the eastern boundary of the parish, limiting development and in times of spate causing flooding but also providing an historic transport corridor. Much of the parish is relatively flat comprising farmland, commons and woodland.

## 1.2 The purpose of this document

The purpose of this document is to promote good practice and assist anyone proposing new development in the parish. The guidance in this document can help to ensure that new development meets the requirements set out in the National Planning Policy Framework (NPPF) and the South Worcester Development Plan (SWDP). It helps in conserving and enhancing the natural and historic environments<sup>1</sup>, whilst also helping provide homes for the continued development of the area. It recognises that many of the buildings and settlements we see today have a character which needs to be respected and used to guide the design of future buildings. It explains how understanding the landscape itself should continue to play a central role in designing new development, as it has done so effectively in the past.

Design documents of this nature are not without their difficulties. They chart a difficult course between those who are wary of change and those who wish to embrace it, whilst recognising that different people will have strong but often contrasting views on what constitutes 'good' and 'bad' design. This document aims to promote an awareness of and sense of pride in the distinctive character of the Hanleys to ensure that this character is respected whilst recognising the needs and challenges of the modern day.

## 1.3 Who this document is for?

This document provides guidance to everyone involved in developing or altering buildings in the parish, including property owners, developers, agents, advisers and architects. It is also targeted at those with responsibility for setting the framework for development and for making decisions about individual planning applications; this includes Parish and District Councillors, planning staff and associated colleagues in local authorities. Every single development, from the construction of a new house to the hanging of a new gate, has the potential to make a positive or negative contribution to the parish. The guidance in this document will help those who value and care for this area to ensure that future developments contribute to the local distinctiveness and sense of place.

Subjects specifically defined within the policies of the Neighbourhood Plan are identified by ***bold italic text***.

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<sup>1</sup> Department for Communities and Local Government (2012) National Planning Policy Framework, Crown Copyright P25-32.

## 1.4 Status of the Building Design Guide

This document has been produced to provide specific guidance to help achieve the Aims, Objectives and Policies embodied within the Hanley Castle Neighbourhood Plan. Policy Des 1 – General Building Design Principles cross refers to this Design Guide by saying: ***‘The above criteria have been developed from the Parish Design Guide (2017) which is a supplementary guidance document to this Neighbourhood Plan and should be read alongside this policy. The Design Guide gives specific advice on the use of appropriate materials.’***

The overall local planning framework is set by the South Worcestershire Development Plan.

## 2. How to use this guide

The Building Design Guide provides essential information required for good and sustainable design in the Hanley Castle parish. It is for everyone who plans to develop or alter buildings within the area. It explains the relationship of buildings to the landscape, the design process, what comprises good design and appropriate building materials to use.

Specific guidelines have been developed for ‘Domestic buildings’ and Extensions. Other development, such as that for a pub or other business can take principles from these chapters. All developments, alterations and conversions should consider the guidelines for ‘Landscape and setting’, ‘Gardens and boundaries’, ‘Materials’ and ‘Details’.

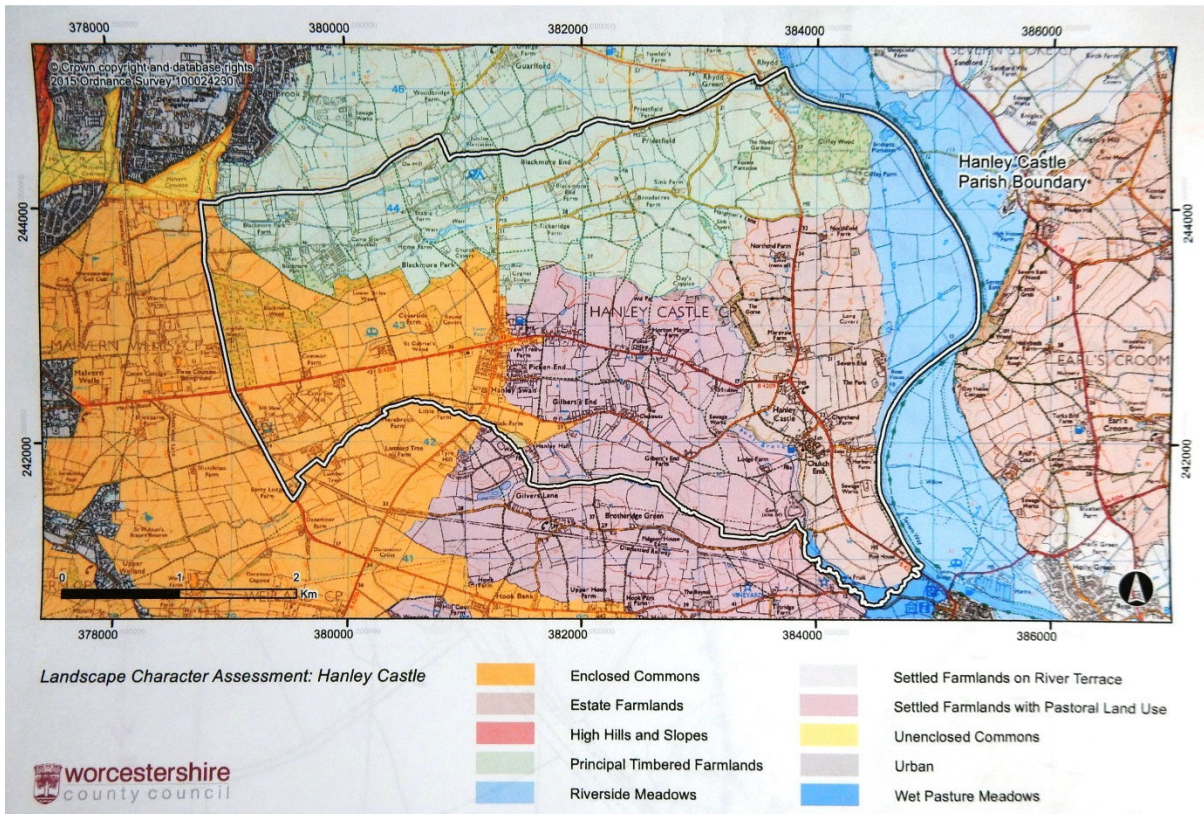
This Building Design Guide is not definitive and must be used alongside existing planning guidance and policies which also influence planning decisions. These include but are not limited to:

- National Planning Policy Framework (NPPF)
- Local planning policy – including the South Worcestershire Development Plan (SWDP), county and district level Supplementary Planning Documents (SPDs) and the Hanley Castle Neighbourhood Plan
- County and local Landscape Character Assessments
- County and local Historic Landscape Character Assessments

This Building Design Guide does not cover all aspects of the design and construction process. Further advice should be sought on issues such as: building regulations and building control; the planning process and its requirements for obtaining planning permission; Landscape and Visual Impact Assessment and Environmental Impact Assessment; accessibility and legibility; listed buildings and Conservation Areas; sustainability initiatives e.g. BREEAM.

### 3. The Landscape Today

There are six distinct landscape character types covering the parish.



- Principal Timbered Farmlands - A small - to medium-scale wooded, agricultural landscape characterised by filtered views through densely scattered hedgerow trees. This is a complex, in places intimate, landscape of irregularly shaped woodlands, winding lanes and frequent wayside dwellings and farmsteads. It is a landscape of great interest and exception, yet also one of balance. This area runs from Northfield and Northend Farms up to the Rhydd, then westward to Blackmore Park Farm, including part of the former Blackmore Park Estate.
- Settled Farmlands with Pastoral Land Use - A rolling, lowland, settled agricultural landscape with a dominant pastoral land use and small scale, defined by its hedged fields. Hedgerow and streamside trees, together with those associated with settlements, provide tree cover in a landscape with a notable network of winding lanes, scattered farms and clusters of wayside settlements. This is a landscape with a domestic character defined by the density of settlement, grazed pastures, orchards and some arable fields. It encompasses the land from Hanley Swan eastwards until it meets with Estate Farmlands, south to the parish boundary and northwards to the Cygnet Lodge area.

- Estate Farmlands - An ordered agricultural landscape characterised by a sub-regular pattern of medium to large sized fields, small geometric plantations and groups of ornamental trees associated with large country houses. Settlement is largely restricted to discrete clusters of dwellings and occasional small estate villages. This area runs either side of the B4211 from Pool House up to Hangman's Lane and largely comprises farmland belonging to the Lechmere Estate.
- Riverside Meadows - A linear riverline landscape associated with a flat, generally well-defined alluvial floodplain, in places framed by steeply rising ground. This is a secluded pastoral landscape, characterised by meandering, tree-lined rivers, flanked by alluvial meadows and grazing animals. Running from Quay Lane along the river to Cliffey Wood, again on land forming part of the Lechmere Estate.
- Wet Pasture Meadows - A flat, low-lying, largely uninhabited landscape associated with irregularly shaped, poorly draining basins fringed by low hills or scarps. This is a secluded pastoral landscape characterised by a regular pattern of hedged fields and ditches fringed by lines of willow and alder. It encompasses a small area southwards from Brotheridge Green Lane following the parish boundary to the River Severn.
- Enclosed Commons - A landscape comprising an ordered pattern of large fields of regular outline, straight roads and estate plantations. It is an open, formal landscape with a visual clarity primarily defined by the straightness of the field boundaries, patterns that have arisen as a result of late enclosure from former waste and woodland. Regular and straight fields of pastoral use with some arable farmland and isolated farms with clusters of wayside dwellings. The planned nature of this landscape, with straight roads and red brick farmsteads gives it a distinctly structured and human influenced character. This area runs from Hanley Swan either side of the B4209 up to the junction with Blackmore Park Road. It includes Langdale and Blackmore Woods and stretches as far as Berry Lodge in the south-west.

*The locations given for these landscape types are approximate for information purposes, the precise boundaries can be seen on the Worcestershire Landscape Characterisation map at the start of this section. More details and the maps themselves are available on the Worcestershire County Council website.*



## 4. Building Design

### 4.1 Design and the Built Environment

Landscapes and buildings are constantly evolving and changing. New development, extensions and alterations are not new in Hanley Castle parish. There is now no consistent formal structure to the built environment through the parish and even within settlements there is a singular lack of cohesion of building styles, materials and appearance. This reflects in particular within Hanley Swan where various developments since the 1940s have created a medley of house types and construction. However several themes can be determined both across and within the main areas of the parish. The vernacular architecture of the parish prior to these developments comprised:

- Red brick cottages or houses with tiled or slate roofs. Many of the older ones were originally built for workers upon the various large estates that existed.
- Half-timbered cottages or farmhouses with tiled or thatched roofs. Examples still exist within Hanley Castle and Hanley Swan.
- Malvern stone was used for some buildings in the area of the parish to the west of Hanley Swan.

There are also a number of substantial Georgian style properties within Hanley Swan.

Changes to the built environment which respect and consider the character of the landscape create positive change by strengthening landscape character. ***Proposals for all forms of new development must plan positively for the achievement of high quality and inclusive design, at the same time demonstrating they have sought to conserve local distinctiveness and the aesthetic qualities of traditional rural settlements and buildings found in the parish. (Policy RE 1 – Sympathetic Design)*** This in turn will have a positive effect on the tourism sector and on the quality of life in the parish.

Existing, locally characteristic buildings provide design cues for new development. However, it is important not to simply copy or pastiche existing building style but instead be inspired by this style, developing something which is characteristic both to the place and the time in which it is created. This requires good, individual and thoughtful design.

Good design is essential for all new developments, alterations or extensions within the parish. The National Planning Policy Framework (2012)<sup>2</sup> emphasises the link between good design and sustainable development:

*“Good design is a key aspect of sustainable development; is indivisible from good planning and should contribute positively to making places better for people.”*

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<sup>2</sup> Department of Communities and Local Government (2012) *National Planning Policy Framework*, Crown Copyright. P3

Well-designed buildings are likely to be more sustainable as good design can “add value and can lead to a number of economic, social and environmental benefits.” Environmental benefits, in terms of low impact and low carbon design, are increasingly important aspects of good design. Buildings which demonstrate good design are more likely to be valued and cared for, increasing property or rental values, reducing maintenance costs and enhancing the aesthetics of a place.

## 4.2 Energy sustainability

The Parish Council are keen to encourage the adoption of energy saving and conservation measures. This includes PV and solar water heating panels, ground and air heat pumps, biomass heating, improved insulation and water harvesting.

### 4.2.1 Energy efficiency and generating renewable energy

The energy efficiency of a building should be considered before thinking about generating renewable energy. Energy efficiency or conservation measures usually have no visual impact and will reduce the amount of energy required from renewable sources, reducing the amount of infrastructure needed and the initial cost of renewable energy production.

*Issues to consider:*

Consider how a new or existing building can be made more energy efficient. This can be achieved by:

- Reducing heat loss through leaks in the building fabric, such as walls, roof, windows and external doors, which may make it difficult and costly to keep the building warm.
- Exploring ways to provide adequate ventilation during warmer temperatures and control moisture levels.
- Taking advantage of passive design features: using the landform, layout and orientation of buildings to maximise natural light, passive solar heat gain and shelter from the prevailing wind.
- Exploring the use of new materials with a high thermal mass to regulate temperature fluctuations in summer and winter and reduce energy demands.

Explore the potential for small scale renewable energy which suits the needs and respects the character of the building and local landscape. The relevant policy (Des 2 – Renewable and Low Carbon Energy) states: ***With the exception of wind turbines, proposals by the community or businesses for stand-alone renewable and other low carbon energy schemes will be supported if their impacts are (or can be made) acceptable.***

The following should be key considerations:

- Explore renewable energy options at the concept design stage to ensure they integrate into the building and are sensitive to the landscape. Additional space may be required and the building should be able to accommodate any additional load requirements.
- Consider combining different complementary technologies such as water management alongside heat management.

- It may be necessary to install or use conventional carbon emitting technologies as a top up when the renewable technology is not able to produce sufficient energy.
- Consider the use of cooperatives or community schemes to make use of larger scale renewable energy technologies which could heat or power several buildings for example a large scale biomass boiler could heat a small group of houses.

## 4.2.2 Water management

There is increasing pressure on our water supply from the growing population and as a consequence of climate change. Sustainable management of water should be considered at the outset of a building design.

*Issues to consider:*

- Explore options for sustainable drainage systems to manage surface water run-off around a development and ensure water drains as it would in a natural system, particularly during heavy rainfall, to minimise the chances of flooding.
- Depending on the size of the site, sustainable drainage systems can be small scale, with a small garden pond or large scale, including a system of drainage ditches, ponds and wetlands.
- Incorporate soft surfaces around the building to reduce water run-off.
- Where hard surfacing is required use porous surfaces which enable water to drain, e.g. crushed or loose stone or gravel.
- Restoring or enhancing water features e.g. ponds or culverted watercourses can help store water for use in the garden and to reduce the impact of heavy rainfall and flooding.
- Consider rainwater harvesting to collect rainwater for future use, or grey water recycling, to clean and reuse domestic waste water produced from activities such as washing dishes and clothes.

## 5. Landscape and setting

### 5.1 Landscape

Understanding the character of the landscape is essential to ensure any new building, extension or alteration is appropriate to its context and respects the natural beauty of the parish. Responding to local landscape character and the special qualities of the site will ensure development is locally distinctive and appropriate to its setting: a building that is appropriate in one area of the parish may not be appropriate in another area.

### 5.2 Historic environment assets



*(Severn End – West Front)*

The parish has a rich heritage which includes many heritage assets identified as having a degree of significance, including: Scheduled Ancient Monuments, Listed Buildings (Grades II\*, II), Registered Parks and Gardens, a Conservation Area, undesignated heritage assets of archaeological interest, and undesignated buildings of local significance. Any future development in the parish should recognise that these assets are irreplaceable and conserve them in a manner appropriate to their significance.



*(St Mary's Church – Hanley Castle)*

*Issues to consider:*

- ***Proposed developments or changes in the environs of or adjacent to nationally listed and local heritage listed historic buildings or structures should enhance or sustain the heritage asset, its role in contributing to a sustainable community and make a positive contribution to the local character and sense of place.*** (Taken from policy BHN 2 – The Environs of Heritage Assets). In some cases it may be necessary to consult an expert.
- Consider how heritage assets can be put to viable uses that will allow them to be conserved for future generations. It may be necessary to seek the advice of an expert when converting or making alterations to a heritage asset.
- ***Following adoption by Malvern Hills District Council, proposals requiring consent which affect a building or structure on the Local List must demonstrate how they protect or enhance the heritage asset.*** (Taken from policy BHN 1 – Protection of Buildings or Structures on the Local List of Heritage Assets (Local List).)

## 5.3 Views

Views within the parish and views from and towards the Malvern Hills and Bredon Hill form distinguishing and valued characteristics of the area.

*Issues to consider:*

- Consider how a building will look when viewed from short and long distances and from higher or lower ground.
- Generally speaking, new buildings should not dominate views to and from unsettled areas.
- Where buildings are highly visible the design of all elevations on public view should be considered, not just the front of the building.
- Development should not distract from key views across the parish but should complement and respect natural beauty and character. This is achieved through good siting of development and avoiding skylines, choice of materials, appropriate boundary treatment and scale, e.g. by ensuring new buildings are not considerably larger than existing locally characteristic buildings.

## 6. Domestic buildings

### 6.1 Locally characteristic building styles

Locally characteristic buildings are those which have been built using locally available materials or which follow the traditions used in the parish and in the surrounding Malvern Hills region. ***Proposals for all forms of new development must plan positively for the achievement of high quality and inclusive design, at the same time demonstrating they have sought to conserve local distinctiveness and the aesthetic qualities of traditional rural settlements and buildings found in the parish.*** (Taken from policy RE 1 – Sympathetic Design). The most common features of the parish are:

Wayside dwellings, located on the roadside, or around commons and sometimes as small clusters. They are generally one or one and a half storeys, with one to two bays. They are usually highly individual buildings, each with a distinctive character.



*(Wayside cottage – Steyning House)*

Timber framed houses and cottages; they include cruck-framed houses which are scattered throughout the parish and farmhouses no longer in agricultural use, which have lost their working buildings. The timber frames were infilled with wattle and daub and later brick. Timber framed houses generally date from the 17<sup>th</sup> and early 18<sup>th</sup> centuries, although some are earlier. Since the 18<sup>th</sup> century they have been considerably extended in some areas, using red brick.



*(Birley Mill Cottage – Brotheridge Green)*

Large estates developed in the 18<sup>th</sup> and 19<sup>th</sup> centuries, e.g. Severn End / Lechmere Estate and its landscape. Houses in these landscapes are influenced by estate management and there are many red brick built workmen's cottages throughout the parish.



*(Northend Cottages)*

Victorian architecture, notably in Hanley Swan where villas and cottages form part of the housing stock. Victorian houses are generally built from traditional brick or stone and are taller than older buildings. They often include more decorative elements designed in the arts and craft style incorporating moulded cornices and architraves.



*(No 2 Gothic House – Hanley Swan)*

Regency and Georgian style properties are prevalent in part of Robert's End within Hanley Swan. Some have been converted for other uses and most extended / improved over the years; many have lost the full extent of the grounds they used to stand in.



*(Brummell Court – Hanley Swan)*

Post war developments, including local authority development in settled areas, 1960s and 1970s bungalows within both Hanley Castle and Hanley Swan and a range of detached houses of the executive type, but they are generally not locally characteristic due to their standardised designs.

## 6.2 New domestic development

New development is any proposed new building in the parish. It includes anything from a single dwelling to a development of several units. ***Planning permission will only be granted for a maximum of 10 new homes, on any identified site outside of the SWDP allocation, unless there is an agreed master plan demonstrating the phasing of development over a number of years.*** (Policy MnGr 5 – Scale of New Development).

The following provides a guide for new development to ensure it responds to the local landscape and has a distinct identity.

### 6.2.1 Siting and density

Care should be taken to ensure new development does not damage a settlement's character and that the density of the new development reflects the existing settlement pattern and plot sizes.

*Issues to consider:*

- ***Potential sites have been identified within the SWDP and the Hanley Castle Neighbourhood Plan.*** (Policy MnGr 7 – Preferred Site Allocations). Building of new properties outside of these sites will not be supported.
- In some cases, where the landscape is sparsely settled, it will be more appropriate to alter, extend or replace an existing building than to introduce additional buildings into the landscape.
- The local pattern of spacing between buildings and roads should be respected. For example, in areas where cottages are set back from the road new buildings should continue this character and not be sited directly onto the roadside.
- ***The design and layout of all new housing developments in excess of five properties must, where appropriate and practicable, ensure easy access for cyclists, pedestrians and the disabled and other users with the surrounding residential areas and facilities of the villages.*** (Taken from Policy Des 3 – Integrating New Developments with the Existing Villages).
- Consider the location of existing routes, such as public rights of way or roads and access points, to ensure that the new development does not affect access for others and to provide privacy and security for the new development.

### 6.2.2 Building style

Within the parish the characteristic building style often varies between each locality. ***Any development should be of a character, scale, mass and built form which responds to the characteristics of the site and its surroundings; the Design and Access Statements should clearly demonstrate how this is achieved.***



*Issues to consider:*

- ***To avoid visual uniformity, proposals should not feature designs specific to a generic “scheme”. They should display, within Design and Access Statements, how the proposed individual designs take account of the locally distinctive character of the area in which they are to be sited.*** (Taken from Policy Des 1 – General Building Design Principles)
- Innovative designs can integrate the needs of sustainability, energy use and respect for landscape character.
- Explore the potential for new buildings to creatively reflect features on locally characteristic buildings such as exterior chimneys, steeply pitched roofs, ornamentation or a mix of materials where they are characteristic locally.
- Consider the roof shape and style of existing locally characteristic buildings. Roofs in the parish are generally pitched, gabled or in some cases hipped. It is generally more appropriate for roofs to be simple with uncomplicated shapes.
- Always consider the use of sustainable drainage systems (SuDS), irrespective of the size of the development.
- Footpaths within settlements should be of edged tarmac and not concrete slabbing.
- Planting should be used, where appropriate, to help assimilate buildings into the landscape, but it should not be used to screen poor development. Good building design is always essential.

### 6.2.3 Scale, mass and form

Scale, mass and form are generally interlinked. The scale of a building refers to its height, length and width. The mass is its overall shape and size, taking into account the building scale and volume. The form is generally considered to be the 3D outline of the building including the floor plan and shape.

*Issues to consider:*

- ***The parish has a particular need for:***
  - ***Affordable housing***
  - ***Starter homes***
  - ***Two and three bedroom family homes***
  - ***Homes for the elderly or disabled***

(Taken from Policy MnGr 1 – Housing Mix)

- ***Care should be taken to ensure that building(s) height, scale and form, including the roofline, do not disrupt the visual amenities of the street scene and impact on any significant wider landscape views.*** (Taken from Policy Des 1 – General Building Design Principles)
- New development should respect the scale and simplicity of smaller-scale buildings where these are common.

- Developing larger buildings will be most appropriate in areas where such buildings are characteristic.
- It is unlikely to be appropriate to build a house with a large and complex shape in proximity to simple, rectangular form dwellings, especially where such buildings are characteristic.
- Where it is necessary for a new building to be taller than surrounding buildings, sensitively design the new building to minimise its impact. For example, through the use of set back and projecting sections where appropriately characteristic and by taking advantage of height changes in topography. Generally the parish is not in favour of buildings taller than the traditional two storeys.

### 6.2.4 Colour

Contrasts in colour are characteristic of development in the area, from the use of local timber, brick and stone to the use of strong colour, particularly white, for 19<sup>th</sup> and early 20<sup>th</sup> century villas and also for limewashing cottages and other houses.

The local landscape and the significance of short and long distance views of the development should be key considerations. It is not the intention that colours should necessarily 'match' those in the landscape, but they should usually complement them, and as a general rule new development should not set out to be too prominent in the landscape.

## 6.3 Alterations and conversions

Alterations and conversions are the improvement or renovation of existing buildings and are nearly always preferable to new development because re-use / renovation is usually more sustainable in terms of retaining embodied energy, resource use and cost. Alterations and conversions include reconfiguring the building inside, changing its use to enable a new lease of life, or enhancing the character of a building and removing historical changes which have harmed character or weakened visual unity. It may be appropriate to make a record of a historic building's character, features and layout before altering or converting it to ensure future changes are informed by the original character. English Heritage provides guidance regarding this.



*(New windows retain scale and proportions of traditional wayside cottage)*

*Issues to consider:*

- Alterations or conversions should respect the architectural integrity, character and scale of the building. For example, where a building is characterised by a simple, non-decorative design, this should be retained.
- Consider opportunities to reinstate historic character. This could include replacing uPVC window frames with wooden frames or introducing elements of locally characteristic materials or design where appropriate.
- In some circumstances, for example where materials are to be replaced or when closing or creating an opening, it is appropriate to closely match the materials on the original building rather than use contrasting materials. It may be possible to find reclaimed materials locally which provide a match.
- Natural building materials should be used wherever possible on buildings where they are part of the building character, especially if the building is listed or in a conservation area.
- Where decorative details need to be replaced or where new openings are added, the decorative details should normally copy those on the original building. However, it is sometimes necessary to design an alteration in a contemporary style, distinguishing it from the historic fabric of the building.
- Avoid creating new detailing or decoration on simple buildings where it would traditionally not have existed.
- Historically or architecturally important features such as arches, lintels, ventilation slits and fixed machinery related to, or forming an important intrinsic part of, the building's original use should be retained in situ and integrated with the proposed alterations or conversion.

## 6.4 Alterations, conversions and extensions of existing farm buildings

As the economic vitality of agriculture has declined and as farming practices have changed so has the demand for working farm buildings. Consequently, some are being converted to new uses, such as a residential use. This reflects our ability to revitalise and re-use buildings to suit new needs whilst maintaining them as valuable elements within the landscape.



*(Agricultural building now restored and in office use at Cygnet Lodge)*

*Issues to consider:*

- **Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the parish should be sensitive to their distinctive character, materials and form. Due reference and consideration should be made to the *Worcestershire Farmstead Assessment Framework; a document jointly produced by Worcestershire County Council and English Heritage.*** (Taken from Policy Des 1 – General Building Design Principles)
- The separate characters of domestic and working buildings should be retained. Working buildings have a more simple form and fewer openings (particularly windows, although there may be ventilation holes).
- Where extensions, alterations or conversions are considered, the agricultural character should be retained. Decorative elements should not be introduced; these erode the functional and simple character of buildings whilst introducing suburbanising or residential elements.

*(Sensitive barn conversion)*



- Drains and gutters should be dark, discreet and minimal, unless the traditional colours associated with the Estates are locally characteristic.
- When converting buildings there is often demand to increase openings to allow natural light inside. It is generally preferable to avoid creating new openings and to work with the existing openings. Careful internal planning and design can enable the introduction and borrowing of natural light.
- Where new openings are essential, avoid prominent elevations and place them on the least sensitive elevation in terms of the character of the farm building.
- The use of rooflights should be minimal and positioned on the least sensitive roof slopes in terms of views to the farmstead. Normally a new window within a gable is preferable to a rooflight.
- Alterations and extensions may use new materials which are of a suitably good quality to ensure durability and sustainability: traditional materials are preferable but their cost and availability may be an issue.

- Where new materials are introduced to a historic farm building they should match or, if this is not possible, complement existing materials in colour, size and shape. The use of contrasting materials will generally be inappropriate.
- When converting farm buildings, particularly to residential use, private areas such as gardens need to be carefully sited and contained, to ensure privacy and prevent the introduction of residential or suburbanising features in the landscape.
- There is often no hard boundary definition between farm buildings and the landscape: where this is the case new buildings and extensions should follow this characteristic.

## 6.5 Extensions

Well-designed extensions can revitalise older buildings and contribute positively to local character. If done badly, extensions detract from the original building and can impact on the wider local landscape. It is essential to ensure an extension has strong unity and a relationship to the original building, strengthening character rather than weakening it. This does not mean that extensions should copy existing development: a sensitive and good modern design can complement the original building and respect local character.

***New developments, alterations or extensions especially in the parish Conservation Area should be sensitive to the local context in terms of materials, design, colour scheme, scale and structure.*** (Taken from Policy Des 1 – General Building Design Principles)



*(Simple modern extension with ridge set beneath earlier ridge line)*

### 6.5.1 Scale, mass and form

Extensions are dependent on the original building. There may be some buildings which cannot easily accommodate an extension or will require very sensitive design and planning. On some buildings it may be that any extension is inappropriate.

*Issues to consider:*

- The general size, height and width of the extension should normally be less than the original building, ensuring it remains subordinate to the original building in terms of scale and form. This can be achieved by:

- Setting the extension back from the main elevation.
  - Setting the eaves and ridge of the extension lower than those of the original building.
  - The side extension length being less than the length of the front elevation of the original building.
- The cumulative effect of previous extensions to the original building should be considered. The effect of several extensions from different periods can erode the character of the original building. It may not be appropriate to enlarge the building further, but instead to rework existing extensions more sympathetically or appropriately.
  - Consider where to locate an extension. A rear extension can limit the impact on the original building when the building faces onto a road or public right of way. A side extension can be appropriate where space for a rear extension is limited or a rear extension would be highly visible e.g. from a viewpoint.
  - Occasionally, and where space allows, it may be most appropriate to build a separate building which is connected to the main building by a link. This can help maintain the form of the existing building.

## 6.5.2 Building style

The style of extension will very much depend on the character of the original building. Some buildings may be able to accommodate extensions which are clearly different whilst it would be preferable for others to closely match the original building. The design approach should be rooted in a strong understanding of the building's character and the landscape context.

### *Issues to consider:*

- Consider the appropriate building methods, colours and architectural styles for the extension. These can be traditional or contemporary as long as they complement the original building and local character.
- It may be most appropriate for extensions on significant or notable buildings to be clearly different to the original building. This can allow the merits of the original building to clearly stand out.
- When using materials which do not match those on the original building they should not detract from the original building in terms of colour and details.
- The roof style and pitch of an extension should normally reflect the original roof: for example where the original building has a hipped roof, the extension should also have a hipped roof.
- Decorative detailing on the original building should be reflected, not necessarily copied. Fewer details on the extension will help make it subordinate to the original building.
- Ensure characteristic features such as large exterior chimneys are maintained.



*(Windows in this red brick extension are proportionate; first floor windows reflect proximity to the roofline of windows on the original building. Window frame and door colour creates unity)*

## 6.6 Conservatories

A conservatory is often considered as an alternative to an extension. The guidance on extensions may therefore provide additional help to that below.

*Issues to consider:*

- Conservatories should respect the style of the original building and not dominate. For example, if appropriate, a conservatory on a simple traditional cottage should be simple with few details. More ornate conservatories might be appropriate on decorative buildings, such as Victorian villas.



*(This conservatory on Honey Pot cottage is no more than one storey high and reflects the style of the building)*

- The height of a conservatory should be carefully considered to ensure it does not dominate the original building. The conservatory should normally be no higher than the underside of first floor sills of the original building. On a bungalow, the height of the conservatory should normally be lower than the eaves of the original building.
- It is usually preferable to locate conservatories on the rear of the house.
- Timber or steel are the most appropriate materials for conservatory frames. (See 'Materials' chapter for reasons not to use uPVC)



*(This conservatory uses matching details and colours to those on the front door and hood)*

## 6.7 Infill and backland developments

Large / long gardens are a distinctive feature of the parish and this type of development relates to the dividing up of these gardens of existing properties to enable further, new development for residential purposes. These can range from new dwellings with their own curtilage to small 'granny flats' associated with the existing building. This kind of development can impact upon both the setting of the original house and the wider settlement pattern and backland developments in particular have proven to be particularly contentious. Although land owners may feel this is an attractive way to realise some of their capital it does not mean that such developments can take place without considering the needs of the community as a whole.

Proposals for infill / backland developments will be supported providing that they meet the requirements of our Neighbourhood Plan on the issue; this states:

***Applications for small residential developments on infill and backland sites within the parish will be supported subject to proposals being well designed and meeting all relevant requirements set out in other policies in this plan and the SWDP, and where such development:***

- i. fills a small, restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area of the village where the site is closely surrounded by buildings;***
- ii. will not involve the outward extension of the built-up area of the village;***
- iii. if backland, is not considered to be an unneighbourly development that requires unsuitable access, reduces the privacy of adjoining properties, unacceptably increases housing density or is inconsistent with the character of the locality;***
- iv. provides homes to a maximum size of three bedrooms; OR***
- v. provides the plots for self-build development of homes to a maximum size of three bedrooms.***

***However not all gaps may be appropriate for infill development as they may form important features in the settlement and/or allow attractive views to be gained of features beyond the site. In such cases development will not be permitted.***

(Policy MnGr 4 – Infill / Backland Housing)

*Issues to consider:*

- A new dwelling in a garden will only be acceptable where it can be proved it does not negatively affect the character of the existing building or the existing settlement pattern.
- This type of development is only allowable within the development boundary of our existing villages.
- The support of neighbours is essential if this type of application is to succeed in obtaining planning permission.
- The policy deliberately restricts the size of homes to be constructed to that identified as being required within the parish.



## 6.8 Apartments

There may be limited locations where small apartment buildings could be appropriately located. In the open countryside new apartment developments could have a serious impact and would not be acceptable.

*Issues to consider:*

- The principles of good design, scale and mass discussed in the 'Domestic buildings' section should be considered in the design of apartments. Properties should not exceed two stories, the height of traditional housing.
- The location of apartments should be carefully considered and only sited in areas where they would not impact on the character and settlement pattern or be out of scale with existing buildings.
- Consider the density of development, avoiding a large number of units that would be out of scale with surrounding buildings.
- When converting existing buildings to apartments consider the impact on the character of the building. The principles set out in 'Alterations and conversions' of this document should be considered.
- The impact of additional parking requirements and other ancillary structures such as communal bin / recycling areas should be considered and carefully designed.

## 7. Materials

Local building materials used in the parish make a strong contribution to landscape character. As a result of the varied landscape in the parish a variety of local building materials has been used, often within the same development, including timber frames with wattle and daub or brick infill, traditional local red brick, Malvern stone, limestone and sandstone. The use of these local materials enhances the character of the parish as they provide a link between development and the local landscape. However the predominant material is that once produced in the area; red brick.

### *Issues to consider*

- The use of locally characteristic materials is generally preferred as they provide a link with the landscape. Carefully consider the use of modern materials to ensure they are an appropriate colour and texture which will enhance the local landscape character and not detract from it.
- Consider the sustainability of materials, aim to source natural materials.
- Some man-made materials, such as uPVC, have a negative impact on the environment: uPVC is a plastic derived from the non-renewable resource of oil and uses a high amount of energy during production. Although if a building is not listed but within a conservation area that does not have an Article 4 in place, uPVC is permitted under the General Permitted Development Order 2015.
- Where it is characteristic, consider a mix of different materials to add to the variety of development, e.g. a red brick chimney or extension on a timber building.

### 7.1 Reclaimed or recycled materials

There is a growing opportunity to use materials which are recycled, such as timber cladding made from recycled materials, or materials which have been reclaimed. These can be regarded as preferable, particularly for new buildings, because they are more sustainable as they retain embodied energy from their manufacture meaning that no new materials are quarried or extracted, reducing environmental impacts.

### *Issues to consider:*

- When considering the use of recycled materials it is important to consider whether their manufacture, processing and transport make them a suitable and sustainable alternative.
- Consider the use of locally reclaimed materials: they are usually already weathered / aged and help to ensure that the colours, shapes and textures are appropriate.
- It may be possible to reuse and salvage materials, including stones, bricks or clay tiles during alteration and upgrade work from the original building being renovated.
- It is important to use only appropriate recycled materials on historic or traditional buildings as impervious materials can damage the breathability of traditionally constructed buildings.

### 7.2 Timber

Some buildings in the parish testify to the use of locally-grown timber from the medieval period. However there has been a recent trend to include weather boarding on some new build

developments, presumably because it can be used over blockwork and thus seem a cheaper alternative to bricks. However unless the weatherboarding is of oak its longevity is likely to be poor compared to the alternatives. This approach on new buildings or extensions is not characteristic of the parish where the vernacular style for housing was based around red brick construction or in-filled timber framing.

*Issues to consider:*

- Consider the use of timber which reflects that found locally in the area. Local timber is preferable as this reflects its traditional use in the area and can be a sustainable, cost effective resource.
- The use of a timber frame reflects a characteristic and traditional construction method used in some areas of the parish.
- There has been a limited use of weatherboarding within the parish so it does not form part of the vernacular architecture. Excessive use of weatherboarding on housing would be inappropriate within the parish.
- More appropriately, external walls on agricultural buildings can be clad in timber weatherboarding, Yorkshire boarding, vertical overlap boarding or feather edge boarding. This is particularly suitable within wooded landscapes.
- Where render or paint is characteristic, timber panels can be rendered, limewashed or painted.

## 7.3 Brick

From the end of the 18<sup>th</sup> century red brick became a key building material, initially used for higher status homes and chimney stacks. Later, red brick was used to re-front timber framed buildings or replace wattle and daub panels. Although red brick generally dominates in the parish, blue bricks were also used decoratively, especially during the Victorian periods, alongside red brick.

Historically, the red brick used in the parish would have been handmade, creating bricks in soft, mellow shades with a textured finish. Machine-made brick was commonly used from the mid-19<sup>th</sup> century. Bricks should therefore be mellow red in colour and ideally reflect the appearance of hand-made or character bricks. Many of the older properties utilised bricks that were manufactured locally but this is obviously no longer an option. The allowable exception to this colouring would be if there is a need to match existing brickwork.

Some properties within the parish have been fully or partially rendered. Although this is often done to aid weather resistance it can cause as many problems as it solves. Rendering would not be expected on any new build properties and pebble dash is not in keeping with the characteristics of the parish.

*Issues to consider:*

- Consider the colour, texture and size of any brick and mortar to ensure it complements, and is not at odds, with characteristic brickwork. It is preferable to use traditional handmade

bricks or reclaimed bricks where possible. Machine made bricks which replicate the appearance of traditional handmade bricks may also be acceptable to reduce costs.

- Consider using a mix of different soft shades of red brick in one building, rather than one standard shade throughout, as this may help to avoid uniformity and complement the traditional red brick.
- Bricks of a hard / shiny appearance or which have an orange, yellow, buff or grey appearance should not be used.



*(The use of various mellow shades of red brick softens the colour, avoids uniformity and helps to respect local characteristics)*

## 7.4 Stone

There are a limited number of stone built properties within the parish which have used the local Malvern stone for construction. These tend to be in the areas closest to the Malvern Hills. As the stone is no longer quarried it is not expected that any new buildings will utilise this material. There has also been some recycled sandstone used around Hanley Castle, dating from the destruction of the castle itself. However there is still the need for renovation and extension of existing properties which should utilise the same stone as the original. Malvern stone can still be available in the areas around the Malvern Hills from demolitions, old walls etc. If this cannot be obtained alternative stone which achieves a reasonable match with the original material can be utilised.

*Issues to consider:*

- Consider the use of local stone where it is characteristic in the parish. It is important to follow the stone and style of construction used locally. This includes the size and shape of blocks, the bond pattern and mortaring technique used on buildings and boundary walls.
- Where stone is to be used for extensions or alterations, it should be locally sourced. Sometimes, it may not be possible to source new supplies of characteristic stone. In this case, consider sourcing reclaimed materials.
- Where sufficient amounts of reclaimed local stone cannot be sourced, it may be possible to use stone from across the three counties of Herefordshire, Worcestershire or Gloucestershire where it reflects that of surrounding buildings.
- A traditional lime mortar, as opposed to a cement based mortar is preferred when using natural stone as this is softer, more durable and flexible, and more characteristic.

## 7.5 Roofing materials

Roofs are generally red / russet / heather coloured clay / concrete tiles although there are also some red clay pan tiles in use, these are of the curved variety not square. There are a number of Georgian style properties, particularly in Hanley Swan which have slate roofs. There are still a few thatched

cottages in both Hanley Castle and Hanley Swan, but most of the half-timbered properties had their thatch replaced by tile many years ago. On new build properties light coloured tiling would not be appropriate.

Although there has been a modern trend to reduce the pitch of roofs, the majority of the roof pitches within the parish are 40/45°. Perhaps the increased tendency for torrential downpours favours the steeper pitch?

Thatching in the area would traditionally have used a wheat thatch but availability of such thatch in this country is now very limited. Water reed is now most frequently used but this is often sourced from outside the UK and thus may be far less sustainable. It is likely that buildings built before the 19<sup>th</sup> century employed a plain thatch style with little embellishment, later thatching can sometimes be more decorative.



*(Characteristic roofing materials)*

*Issues to consider:*

- Clay or slate tiles are encouraged in the parish where they are locally characteristic. However, other roofing materials may be appropriate where they complement the materials and colours used locally and should generally be dark and matt.
- Ideally thatch roofs should be maintained and not replaced with a different material. Where possible, thatching materials should be sourced locally. Work with your thatcher to replace the roof with a similar style, if in doubt, reduce embellishments and aim for a simple style.
- Guttering and downpipes should be of a shape and material in keeping with the area and adjacent properties. Predominantly plastics are now used, but it is better to use matt finishes rather than gloss. Within the Hanley Castle conservation area the planning officers may require metal fittings to be utilised.

## 8. Details

Details include porches, windows, doors, chimneys and ornamentation which are small scale features helping to tie buildings to the local area and provide local character.

### 8.1 Porches

There are a variety of porch styles within the parish; they are often simple oak framed constructions with pitched tile roofs. Some are open, others have brick and / or glazed sides and some are totally enclosed. If the latter option is chosen the doors should be in keeping with the house.

*Issues to consider:*

- In some cases, where the original building is a simple design, an external porch or porch hood could detract from this simplicity. In others, a porch could detract from a characteristic doorway. An internal porch (vestibule) may therefore provide a suitable alternative.
- Where they are considered appropriate, the size of porches and porch hoods should not appear to dominate the original building. As a general rule, they should normally not be any larger than required to surround the door opening itself and normally be no higher than the first floor sills of the original building.
- They should be suitable for the property and well-designed: a decorative porch would not be appropriate on a simple traditional building.



*(Porches on these dwellings are proportionate. Simple materials and colours complement the original buildings)*

### 8.2 Windows and doors

The position, arrangement, style and size of openings, such as windows and doors, are important aspects of building design as they help create a visual unity and rhythm to the building.

The solid to void ratio is the proportion of wall area to the amount of openings on the exterior of a building. This is a key consideration in new development and when altering openings. Traditional building techniques created smaller openings thus older buildings tend to have a higher solid to void ratio than newer buildings which tend to have larger and more frequent openings. Positioning of openings also creates character in a building and helps define age, original design and purpose.

Doors should be in keeping with the age of the property and the immediate surroundings. The appearance of older houses can be adversely affected by the replacement of original doors by modern mass produced varieties.

Buildings in the parish display a range of window styles. Common features of windows in the parish are brick arches and sills, sometimes in blue brick. There are various window types throughout the parish. It is important to blend with those in the immediate neighbourhood. uPVC frames are not considered to be in keeping with older properties, but if you do have to use uPVC then it is better to submit your windows to the MHDC conservation officer for approval.

On smaller, older buildings small casement windows with timber or metal frames are common. Larger sash windows are more prevalent on larger buildings such as rebuilt Georgian farmhouses. More decorative buildings can include large stone-mullioned windows.



*(3 light casement window) (Sash windows with glazing bars)*

Dormer windows are also a particularly prevalent characteristic throughout the parish. There are a number of styles of Dormer window in use as they help give height to the older cottage style properties and the style has been utilised in more newly built homes. The preferred approach is for one of the following styles:

- Pitched roof
- Partially pitched
- Hipped

A style sometimes used in modern loft conversions is a flat roofed dormer but this is not sympathetic to the character of the parish and is best avoided.

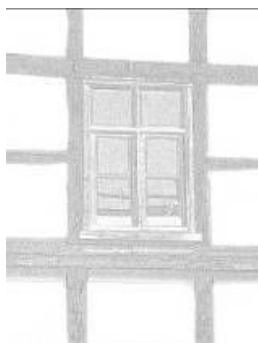
### 8.2.1 Alterations to existing buildings

It may be necessary to make alterations to existing openings or create new openings when altering or converting an existing building. In some cases, it may be that the openings are being altered because previous alterations have introduced uncharacteristic features to the building or because

more energy efficient openings are required. The following provide some general principles. It may be necessary to seek further advice for listed buildings or those in the Hanley Castle conservation area to ensure the style of openings are characteristic of the building.

### *Issues to consider:*

- When altering a building the characteristic style, size, shape, proportion and position of doors and windows should be understood. In some cases previous changes may have resulted in uncharacteristic openings. Future changes should therefore be based on the original character and not informed by later alterations. Respect, and be sensitive to, this original character and the solid to void ratio of the building.
- Wherever possible, and where they are characteristic to the building they serve, existing openings should be used and their proportions maintained: adding new openings can damage the visual unity of the building. If it is necessary to add a new opening ensure there is enough wall space to do this sensitively and respect the age and style of the building.
- Openings should generally be in proportion with existing openings and sensitively located so as not to disrupt the building character.
- When making alterations or replacing openings on timber framed buildings, openings should relate to the frame and structural characteristics.



*(The scale of the new windows on a traditional cottage respects the pattern of the timber frame)*

- If it is necessary to enlarge existing openings ensure this is done in proportion: for example, if windows are mainly tall and narrow then maintain this shape rather than using windows with a horizontal emphasis.
- When introducing dormer windows to an existing building they should reflect the roof shape and pitch of the building and be lower than the ridge line. To maintain visual unity they should normally be directly above, and be smaller than existing windows. Flat roofed dormers are generally inappropriate.
- When replacing doors on an existing building the size of the new opening should not normally be larger than the original opening and should respect the style and decoration (or lack of), of the character of the building.
- The use of timber is generally preferred for doors and window frames as this is usually more locally characteristic and sustainable than other materials.





*(This new timber door respects the building's scale not being larger than the original opening. The porch respects scale and complements the door.)*

## 8.2.2 New buildings

The solid to void ratio should be a key consideration when designing a new building in order to create a building with visual unity and rhythm.

Consider the openings of the characteristic buildings locally and respect their style, size, shape and position.

Large areas of glazing on new buildings can sometimes appear out of character and can create visual impact as a result of glare. Large areas of glazing could be appropriate if consideration is given to design and specification.



*(The impact of large areas of glazing is reduced by timber canopy and anti-reflection glass, broken up by timber)*

## 8.3 Chimneys

Chimneys create visual interest in settlements and contribute to complex rooflines which may be a characteristic feature. Open fires are still very much in use within the parish although these days some of the chimneys contain flues for boilers or log burners. Chimneys have corbels, are often stepped in construction and do not have plain pots. On older cottages and farm houses the chimney may be built away from the gable end of the property, sometimes with a bread oven projection to the

side. Brick or larger dwellings often have tall brick chimney stacks, sometimes as later additions. The use of woodfuel and wood burning stoves for heating is now more popular, therefore on new builds the cap required for flues can be concealed within the top part of the chimney stack.

*Issues to consider:*

- Where exterior chimneys and chimney stacks exist they should be retained.
- Consider incorporating a traditional, characteristic open fire and chimney into a new development where exterior chimneys and chimney stacks are locally characteristic.
- If an open fire is not included, consider incorporating the central heating flue or wood burning stove into a chimney.



*(Examples of traditional chimneys)*

## 8.4 Ornamentation

Ornamentation provides decoration to buildings. It includes decorative lintels, keystones, cornice mouldings, pillars, segmental or gothic arches, ridge tiles, bargeboards, finials and carved patterns. Such decoration is mostly found on larger Victorian houses and villas, usually in settlements. Dwellings in the open countryside are generally modest and often free of ornamentation. Where ornamentation is characteristic, it creates variety between buildings.



*(Bargeboards and decorative roof and ridge tiles)*



*(Moulded brick)*



*(Decorative portico)*

*Issues to consider:*

- Detailing should be in context of the original building's character and scale. Unless decorative buildings are characteristic locally, it is often more appropriate to use modest, simple details that do not detract from the building's character.
- It would generally be preferable to have a degree of variation between buildings, taking account of the ornamentation that is characteristic of the local area.
- Ornamentation should reflect local character and where appropriate traditional craftsmanship.
- Materials used for ornamentation should be traditional, such as local stone or handmade brick, rather than modern materials such as plastics.
- Detailing on extensions or outbuildings should be subordinate to the detailing on the main property.

## 9. Gardens, boundaries, trees and outbuildings

Good design of the external areas surrounding a building, including gardens, boundaries and car parking, is critically important in complementing and enhancing the building and in maintaining the rural feel of the parish. It is crucial to integrating a building into the surrounding landscape. Consider what is characteristic locally when designing the areas around a building: creating a garden or boundary which is at odds with the surrounding landscape will create a negative impact for the building. Car parking should not dominate.

### 9.1 Gardens

Buildings in the parish are often set back from roads in their own grounds. In some areas of the parish, however, there are no front gardens and buildings front directly onto the roads, as in the Hanley Castle conservation area.

***Where development might have an adverse impact on significant trees, orchards, hedgerows and other natural features such as ponds then mitigation measures should be included in the development details. This may include, for example, replanting with appropriate native species and recreation or replacement of ponds of equivalent biodiversity value. Planting species should be appropriate to the location and setting in terms of type, height, density and the need for on-going management. The development approach should demonstrate in the Design and Access Statement that it has been landscape led in order to avoid retrofitting of poor quality or token landscaping.***

(Policy RE 3 – Replacing Natural Features Lost Through Development)

*Issues to consider:*

- Where characteristic, set buildings in their own grounds, with front, side and rear gardens.
- Avoid extending gardens onto farmland / the wider countryside: this creates inappropriate textures and colours in the landscape and suburbanises the landscape character.
- Plant native and/or locally characteristic species to help tie development into the local landscape and enhance biodiversity. Planting native thorny species such as blackthorn, hawthorn and holly can provide a secure boundary and deterrent to intruders.
- Remember when planting trees that once fully grown they can have an adverse effect upon adjacent buildings and key views. Better to use smaller species within the settlements.
- Keep hard surfacing to a minimum: avoid formal kerbs, tarmac and paving, particularly in the wider countryside or on the edges of settlement.
- Use materials, such as loose gravel or crushed stone, from a local source. (Cotswold stone is not local to the area and tends to break down to dust.) This reduces visual impact whilst helping prevent flooding as part of a sustainable drainage system.
- Creative design of outside space should minimise potential hiding places or opportunities to access upper floors.

## 9.2 Boundaries

A variety of characteristic boundaries exist in different parts of the parish including stone or brick walls in settled areas and native mixed species or thorn hedgerows in open countryside. In some areas of the parish there is no boundary definition between buildings and the surrounding area.

*Issues to consider:*

- Avoid the removal of characteristic boundaries, especially where they play an essential role in the enclosure pattern of the landscape.
- For new boundaries, observe and follow characteristic local boundaries:
  - Where hedgerows are dominant, new hedgerow boundaries should be planted using locally occurring species.
  - Brick walls can be wholly of red brick or topped with blue bricks or coping bricks. Brick can be used as a facing to a wall constructed in another material.
  - Fencing is not generally characteristic in the landscape and would usually be inappropriate where native hedgerows or walls are the characteristic boundary. Occasionally, fencing may be acceptable if it is low, avoids uniformity and does not erode the local character through inappropriate colours or the introduction of suburbanising characteristics.
  - Where they exist, the style of Malvern stone wall construction and the mortaring technique used can change on a very local scale. Follow the local style, including the size and shapes of stone blocks, the bond pattern and mortaring technique.
- Low, timber gates are preferred, particularly to modest, rural dwellings. Metal or large gates may be appropriate in certain locations, for example, low metal gates at entrances to agricultural land / buildings, or ornate gates to large properties.

## 9.3 Sheds, garages and other outbuildings

Ancillary buildings, such as sheds, garages and outbuildings, are often necessary additions to a development, providing useful extra space for storage, car parking or domestic activities. The following guidelines aim to ensure they do not impact negatively upon the design and character of the building which they are linked to.



*(New three bay garage)*

*Issues to consider:*

- Sheds, garages and other outbuildings should be designed and sited to relate to, and not dominate, the original building. Use of more subdued colours and simple designs will allow them to be less obtrusive.
- Materials should aim to complement those on the original building, either by closely matching or using different materials which are complementary in terms of colour, texture and size.
- The roof pitch should normally be similar to the original building. Garages appear less dominant when their roof slopes towards the garage entrance.
- Where a garage adjoins the original building, the guidelines for extensions should be followed.
- For security purposes, site sheds where there would be surveillance from buildings, roads or footpaths, but where this would not impact on landscape character or key views.
- Careful consideration should be given to the siting of elements which can become permanent and detract from the character of the area such as dustbin areas and garden furniture. Screening with appropriate planting can help.

## 9.4 Car parking

Nearby spaces to park cars tend to be associated with most new developments or redevelopments. Their impact on the setting of the building and the wider countryside should be minimised.

*Issues to consider:*

- New large car parks are unlikely to be acceptable.
- Site car parking away from key views and integrate it into the landscape through the use of planting, appropriate boundary treatment and permeable surfacing (crushed or loose stones and gravel). The more detailed policies on the use of sustainable drainage systems (SuDS) should be considered.
- Avoid formal drives which are edged and surfaced particularly in the open countryside, unless they are locally characteristic.
- For security, site car parking where there would be surveillance from other buildings, roads or footpaths, but where this would not impact on landscape character, key views or people's privacy.

## 10. Lighting

The dark skies of the parish and Malvern Hills are a key component of its natural beauty, making an important contribution to the sense of tranquillity and the rural character of the landscape. The parish has a policy of not having street lighting other than on road signs. This of course means that most properties have some form of external lighting or security lighting which may contribute to light pollution and can have a negative impact on the rural landscape. Outdoor lighting can also negatively affect bats, moths and other nocturnal animals.

***Light pollution should, wherever possible, be removed.*** (Taken from Policy Des 1 – General Building Design Principles)

### *Issues to consider:*

- External lighting should only be installed where necessary and should be kept to an absolute minimum. Any non-essential lighting should be switched off at night.
- Lighting should be kept low to the ground wherever possible.
- Permanently lit outside lights are unlikely to be acceptable. Consider the use of motion sensors so that lights are only on when necessary.
- Use low level wattage bulbs. A 150 watt outside security light is recommended.
- Angle external lighting downwards to avoid illuminating neighbouring buildings.
- Fit hoods or shields to external lights to minimise light spillage.
- On commercial buildings, if illumination of signs is required, these should be lit from above, not below.

## 11. Hanley Castle Conservation Area

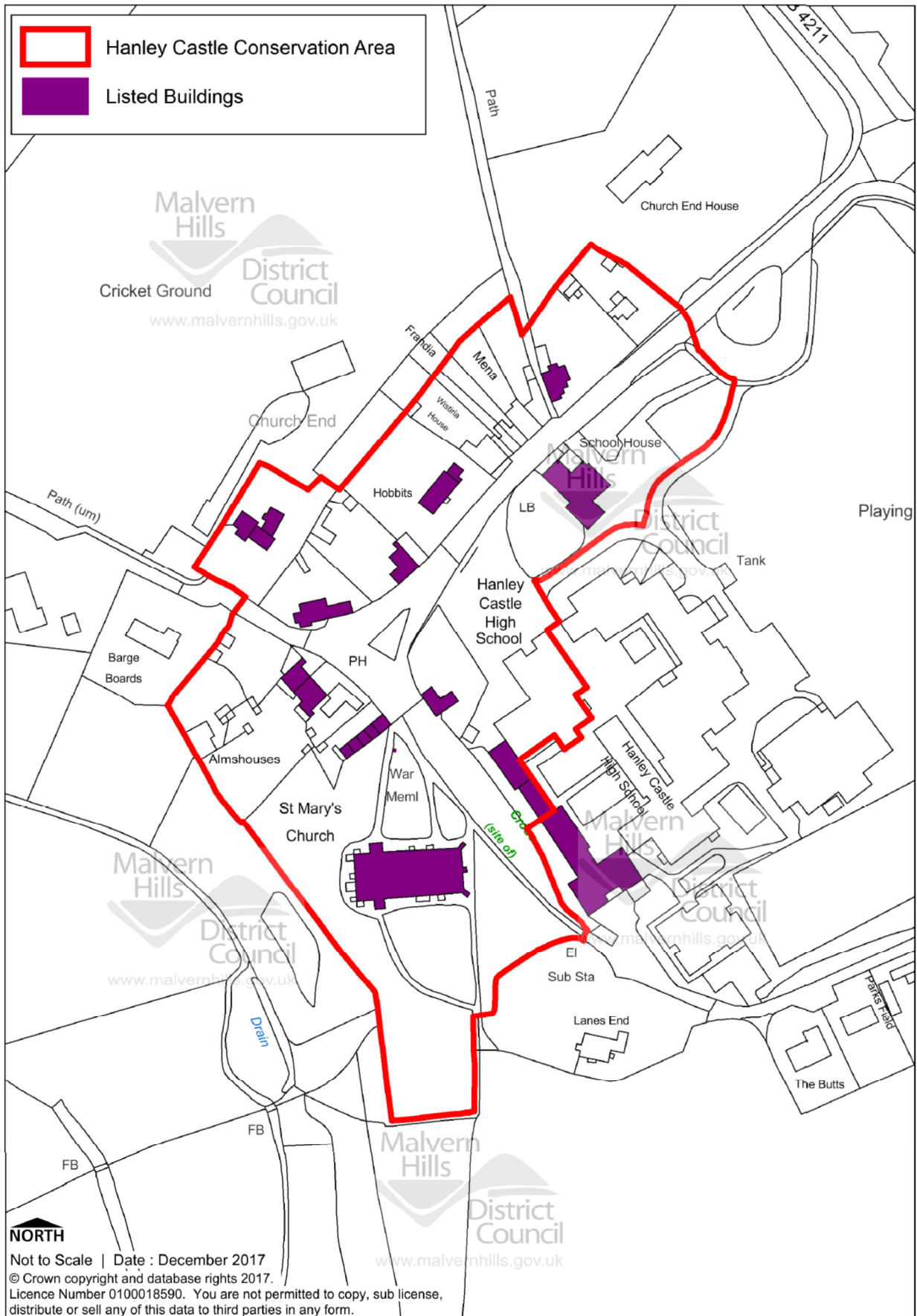
A Conservation Area – defined as an area of “special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” – has been designated within the village of Hanley Castle. The Conservation Area boundary and listed buildings are shown on the map below.

The map identifies:

- 12 listed buildings – Hanley Castle High School Sixth Form House, Hanley Castle High School western block, White Cottage, St Mary’s Church, War Memorial, Almshouses, Three Kings Inn, Glebe Cottage, 29 Church End, 27 Church End, Hobbits and Niblets. Many of these are 17th century timber-framed cottages forming the heart of the village.
- The cedar tree in the centre of the village green and a row of trees to the south and west of St Mary’s, are all protected against felling, lopping or pruning without authorisation.

Any proposed development within the Conservation Area will be subject to the strictest controls.





**NORTH**

Not to Scale | Date : December 2017

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## Glossary

**Affordable Housing:** affordable housing includes social rented, affordable rented and intermediate housing, provided to specified eligible households whose needs are not met by the market.

**Architrave:** the moulded frame around a doorway or window OR a main beam resting across the tops of columns.

**Backland:** development usually involving the re-use of parts of a number of rear gardens to existing houses for further residential development.

**Bargeboards:** a board fixed to the gable end of a roof to hide the ends of the roof timbers.

**Biodiversity:** the variety of all living things on earth.

**BREEAM:** Building Research Establishment Environmental Assessment Methodology, a sustainability assessment method for buildings.

**Built environment:** refers to man-made structures in the landscape, ranging from just one building, to a whole city. It can include an isolated dwelling, a hamlet, a village or the roads that connect them.

**Conservation area:** an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

**Corbel:** a projection jutting out from a wall to support a structure above it.

**Cornice:** an ornamental moulding around the top of the walls of a room OR a horizontal moulded projection crowning a building.

**Curtilage:** a legal term to define the land immediately surrounding a house or dwelling within which the owner can expect privacy. This is not necessarily marked or enclosed but usually includes the garden, parking areas and any out-buildings.

**Eaves:** the part of a roof that overhangs the walls in order to carry rainwater away from the building wall.

**Elevation:** the front, sides or back of a building.

**Grey water:** is any household wastewater with the exception of wastewater from toilets.

**Heritage assets:** a building, monument, site, place or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest.

**Hipped:** a roof with sharp edges running from the ridge to the corner eaves.

**Infill:** the use of vacant land within a village or town for development, helping to limit the growth of the village or town.

**Landscape:** landscape is more than just scenery. The European Landscape Convention defines landscape as 'an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors'.

**Landscape character:** a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.

**Lifetime homes:** the Lifetime Homes standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes that will meet the differing and changing needs of households as they experience life events.

**Lintel:** the horizontal beam that can be found across the uprights of a door or window.

**Listed buildings:** a listed building, in the United Kingdom, is one that has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest. The statutory body maintaining the list are Historic England.

**NPPF:** National Planning Policy Framework, the government set planning policies.

**Permeable:** surfaces which are permeable allow water to penetrate through to underground, reducing surface water run-off and risk of flooding during heavy rainfall.

**Portico:** a structure consisting of a roof supported by columns at regular intervals, often attached as a porch to a building.

**PV:** photovoltaic panels.

**Renewable energy:** energy from renewable sources, meaning energy from non-fossil fuel sources, namely wind, solar, aerothermal, geothermal, hydrothermal and ocean energy, hydropower, biomass, landfill gas, sewage treatment plant gas and biogases.

**Ridge:** the elevated crest of the roofline

**Solid to Void:** the proportion of openings (windows or doors) in a wall or roof.

**Sustainable development:** sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs.

**SWDP:** the South Worcestershire Development Plan which sets out local development plans and criteria up to 2030.

**Tranquillity:** the quality of calm experienced in places with mainly natural features and activities, free from disturbance from manmade ones.

**Vernacular architecture:** following the traditions which appear to be unique to the district or region in which they are found.

**Ventilation slits:** small openings in the wall of buildings to enable airflow.

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