



**DRAFT  
CHARACTER APPRAISAL  
FOR  
BROOME**

**April 2008**



# BROOME CONSERVATION AREA CHARACTER APPRAISAL

April 2008

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## **1. INTRODUCTION**

Broome Conservation Area (the Area) was designated by Wyre Forest District Council in 1991. It is situated about four miles north east of Kidderminster in the county of Worcestershire.

The Conservation Area encompasses a small rural hamlet containing buildings that mainly date from the eighteenth and nineteenth centuries, together with adjoining landscape features.

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

The Adopted Wyre Forest District Local Plan (January 2004) contains policies, outlined in Appendix 1 of this document, to assist in preserving and enhancing Conservation Areas within the District: these will be used when considering any development or other proposals within the defined boundaries of this Conservation Area. Appendix 2 of this document shows the boundary of the Conservation Area, in map form, together with a number of the features referred to in this document.

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

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 This Act was superseded by the Planning (Listed Buildings and Conservation Areas) Act 1990.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

Planning Policy Guidance Note 15 (PPG 15) *Planning and the Historic Environment* gives further guidance on Conservation Areas, their designation and their assessment, and clarifies the legal responsibilities of both owners of properties within Conservation Areas, and the Local Authorities whose areas the Conservation Area falls within.

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

The Adopted Wyre Forest District Local Plan (January 2004) contains various policies describing the aims and objectives of the Local Authority with relation to the wider historic environment and in particular to the preservation and enhancement of the conservation areas within the District. These policies are contained within Appendix 1 of this Appraisal.

English Heritage published new guidance on Conservation Area Appraisals in August 2006. In preparing this draft Appraisal, regard has been given to this guidance; likewise, the management plan and public consultation will all be in accordance with these guidelines.

It should be noted here that it is not only buildings that are protected when a Conservation Area is designated – trees are also given some protection. Furthermore, PPG 15 also advises that highway work should reflect the need to protect the historic environment, including road building and highway maintenance.

### 3. ANALYSIS OF CHARACTER

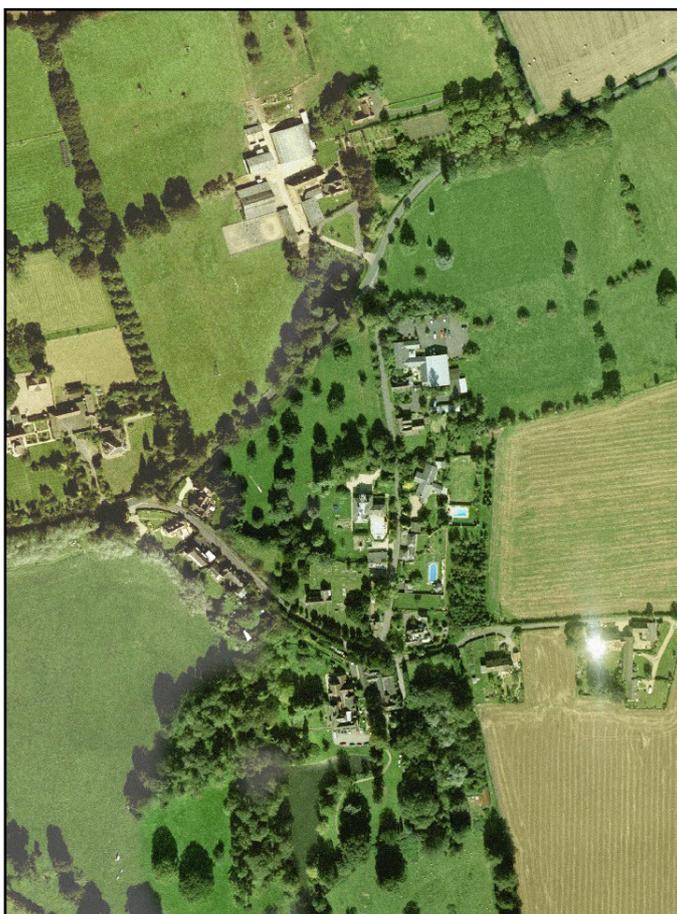
#### 3.1 *Setting and topography*

Broome is a parish that until the mid 19<sup>th</sup> century was included in the parish of Staffordshire.

The hamlet of Broome is situated approximately four miles north east of Kidderminster. The Conservation Area covers an area of 12.7 hectares and is set amidst agricultural land.

The settlement centres around a large triangular green, the majority of which now forms part of the grounds of Church House. On each corner of the Conservation Area is a historic building set in extensive grounds.

Soil in the parish is a sandy loam and the subsoil chiefly New Red Sandstone



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*Aerial view of the Conservation Area and surrounding land*

#### 3.2 *Historic Evolution*

Archaeological finds indicated that there may well have been some form of pre-medieval settlement in the Parish. Certainly by the medieval period there was an agricultural settlement at Broome. At the time of the Domesday Survey in 1086, Broome formed part of the manor of Clent, and remained so until the mid 12<sup>th</sup> century. In 1199 the manor of Broome was given by King John to the Black Ladies Priory of Brewood, whose property it remained until the Priory was dissolved during the sixteenth century Reformation. The Manor of Broome was subsequently sold to the Whorwood family in whose hands it remained until 1672, when it was conveyed to Philip Foley. Eventually it came into the possession of the Earl of Dudley, who owned land in the parish until 1919.

The eighteenth century witnessed an important change for Broome with the Broome Enclosures Act of 1779. Prior to this act some 145 acres of the parish were still common, or waste land, crossed by a track from Hagley to Hackman's Gate. The effect of the Enclosure Act, which divided and allotted the common land, was to begin to give shape to Broome as we see it today.

### 3.3 *Land-uses*

**Agricultural:** The majority of the land in the parish of Broome has historically been given over to agriculture. In 1868 the principal crops were wheat, barley and roots. Land adjacent to the Conservation Area is still used for farming and the Area itself contains two farms.

**Residential:** Within the Area there are a small number of residential dwellings, mainly dating from the 18<sup>th</sup> and 19<sup>th</sup> centuries.

**Religious:** The Church of St.Peter provides a religious and social focal point for Broome. The current church was rebuilt c1780 but a church has existed on this site since the medieval period.

**Education:** Sources indicate that there was a school in the village from at least the mid 19<sup>th</sup> century and in 1889 a school house was constructed, which is now used as the village hall. The school continued in use until 1933, when it was closed and the children transferred to Blakedown.

**Commercial:** The Studio houses a recording studio for filming, editing and photography. Although the space has been given over for commercial use, the signage that it has used is discrete and therefore it does not intrude onto the character of the Area and is a successful addition of a commercial business in a rural location

One of the key features of Broome is that unlike many other rural settlements there has never been a local squire, no manufacture, no shop and no public house.



*Example of land uses within the Area*

### 3.4 Colours

Colour in the Area is provided by both the built and natural environment.

**Built Environment:** the use of red brick and red sandstone as the predominant building material provides the Area with a certain uniformity in colour. Aside from the varying shades of red, white is also a noticeable colour within the Area as it is often used as the colour for window frames and doors and is also the colour used to paint the brick infill on two of the three timber framed properties



*Colour is provided by both the natural and built environment*

**Natural Environment:** the strong presence of trees, hedges and grass within the Area contributes significantly to colour, which changes as a result dependent on the seasons.

### 3.5 Climate

The surrounding countryside creates the setting for the Area and is heavily influenced by the climate, which changes scenery, colours and view with the seasons.

### 3.6 Green Spaces

The hamlet is surrounded by a landscape of open green spaces and these natural features and the harmonious interaction with the buildings, significantly contribute to the character and appearance of the Area.

Within the Area itself a significant proportion is taken up by the large triangular green. Although it now forms the grounds of Church House, it is the space on which the settlement centres and views into it can be gained from the various parts of the Area. As such, this green space is very important part of the character and appearance of Broome.



*The Church stands in part of the green that lies at the centre of the Area*

There is a property at each apex of the triangle and each of these are set in large landscaped grounds. Although these gardens are not necessarily visible from the road, cartographical evidence demonstrates the historic significance of these gardens to the layout of Broome.

#### 3.6.1 Trees

The many trees and hedges within, and adjacent to, the Area forms a key component of the character and appearance of the Area. They assist in creating and maintaining the rural character of the hamlet.

The trees and hedges as well as providing the Area with colour variations and interest throughout the year also provide a screen, limiting views into and out of the Area. Some of the buildings are ‘hidden’ behind trees and hedges allowing only partial glimpses of the properties.

The line of Yew trees along the south east of the wall of the Churchyard makes a significant contribution to the character of the Area as it affords the churchyard some screening and privacy from the road.



*Trees and hedges are an important contribution to the character and appearance of the Area*

There is one Tree Preservation Order in place within the Conservation Area, however most trees are afforded some protection through the designation of the Conservation Area.

### *3.7 Historic pattern and movement*

Historic maps of the Area, including successive Ordnance Survey maps, show that the layout of Broome is little altered than that of the mid 19<sup>th</sup> century. It is evident that the large triangular green at the centre of the hamlet has been a key factor in the pattern of development. Until the mid 19<sup>th</sup> century, when Church House was built, the Church stood alone on the green.

Broome is accessed from the A450 Stourbridge Road and Broome Lane provides access through to Clent. However, the importance of the roads in the Parish has varied over time for example Hossil Lane was once an important pack horse track and is now seldom used. As such the historic pattern and movement in the Area may have altered over time.

The church would have provided a social and religious focal point for the village itself and the outer lying community. The lack of other social focal points such as a public house, shop or industry serves to further heighten the historic importance of the Church as a focus for movement.

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

There is an absence of street lighting in the Area, which helps it retain a rural and uncluttered feel.

### 3.9 Views

The views provide important links between the village and its surroundings.

#### a) Into the Area

Views into the Area are limited by topography and tree cover. The pattern of settlement also limits views into the Area, allowing for only certain sections to be viewed at any one time.

#### b) Out of the Area

Views out of the Area reinforce the sense of the rural location of Broome. Views across agricultural land can be gained from many parts of the Area. One particular view can be gained at the south east corner of the Area which allows views out to the grade II\* obelisk at Hagley.



*An example of a wide ranging view that can be gained out of the Area across agricultural land*

#### c) Views within the Area

Again due to topography and the degree of tree cover, views within the Area are limited. The layout of the Area again results in views being limited to sections. The buildings are often screened behind high hedgerows, allowing for only tantalising glimpses of the buildings. Even views into the large plot of land around which the settlement is based is screened in some parts.

### 3.10 Style of buildings

There are several different architectural styles throughout the village, with the majority of buildings dating from the 18<sup>th</sup> and 19<sup>th</sup> centuries. The architectural styles include the Italiante Church House, element of gothick architecture at Broome House, classical detailing at the former school (now the village hall) and the School House. Timber framing is also evident in the Area, and these buildings predate the brick built buildings.

The buildings are in a good state of repair and most retain much of their original character.

### 3.11 Size and morphology of buildings

As would be expected, the larger plots of land and often the most dominant in terms of aspect and topography, are taken up by the larger properties. At each corner of the triangle, formed by the green, stands the largest of the properties and associated plots of land.

Most of the buildings in the Area are detached, they are predominantly two storey , although other buildings range from one to four storey.

### 3.12 Materials and construction

#### a) Walls and construction methods

The predominant building material in the Area is red brick, which ranges from dark orange/red to a more burnt plum colour. Brick is also used for decorative effect, most noticeably at Bourne Cottage.



*Example of materials used in the Area*

There are also a few examples of timber framing within the Area, brick forms the standard in-fill for the timber-frame panels.

Sandstone tends to be used for dressings and in boundary walls rather than as a principal building material for dwellings. Broome House being the only building in the Area constructed of sandstone ashlar.

Within the Area the facing material is typically left untreated, emphasising the natural colours of the brick work. The exceptions are the timber framed properties, the Dower House and the Old Well House which have been painted white.

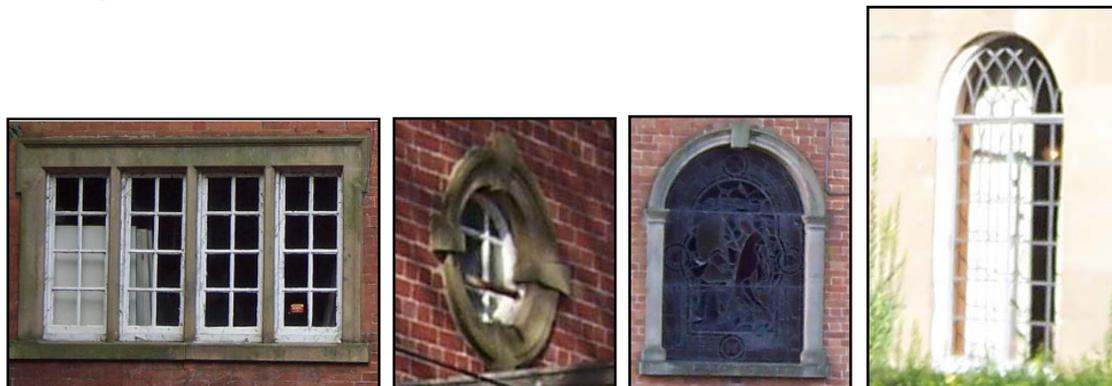
#### b) Windows

There are a variety of window types within the Area and range from side hung casements, to sash windows, to gabled dormer casements. Circular and semi circular headed windows are a feature of the Area and can be found at the Church, The School House, the Village Hall and Broome House and associated coach house.

Windows are predominantly constructed in timber or metal. The Area is enhanced through the lack of use of Upvc, which due to its material and finish is not considered appropriate for historic properties.

Stone is a material commonly used in the Area to provide detailing around the windows including keystones and lintels.

The variation in the type, construction and finishing details of the windows assist in creating the Area's character.



*An example of the variety of windows that can be found in the Area*

c) Doors

The Area contains a variety of doors and surrounds that range from glazed doors to ledged and boarded doors. Door surrounds are also varied and range from simple stone lintels to gabled tiled porches and pedimented wooden doorcases. The door at the west side of the Church is particularly noticeable with its striking ornamental hinges.



*Principal door at St. Peter's Church*

d) Roofs

Roofing materials are predominantly tile, although examples of slate covered roofs can also be found.

Many of the roofs in the Area are gabled, however hipped roofs are also a notable feature. The pitch of the roofs are generally steep varying between 35 and 50 degrees.

A characteristic of the Area is the interest provided by the roofscape. This has been created in several ways. For example some buildings within the Area have decorative barge boards, such as Rose Cottage and Broome Cottages. These barge boards provide interest to the gables and eaves of the building. They are typically constructed in timber and painted white. Further decoration can be found within the Area with stone and metal finials at the apex of gables, examples of such can be found at the Church, the village Hall and the School House. The chimneys throughout the Area also helps to create interest and split up the roofscape.

The effect of the varied roofscape adds further interest and character to the Area and is an important feature.



*An example of roofing style, materials and decoration found in the Area*

e) Rainwater goods



Rainwater goods are traditionally cast iron, predominantly in half round profile for guttering. Of particular interest is the rainwater good at the Village Hall, which has a decorative and dated rainwater head,.

f) Boundary walls, copings and railings

Boundary ‘treatments’ are a highly important feature of the Area. They assist in defining, both physically and visually, the boundary of the property or group of properties.

There is an extensive use of boundary treatments within the Area but the type varies ranging from brick and sandstone walls, to estate fencing and high hedges. The boundary walls and hedges also vary in height.

One particularly prominent boundary wall in the Area is the sandstone and brick wall that forms the boundary to the Old Rectory.



*Boundary treatments play a significant part in the character and appearance of the Area*

### 3.13 *Survival of architectural features*

The area has retained many original architectural features. These include:

- Traditional windows and doors – both in traditional materials and designs
- Traditional roofs and roof coverings
- Gable finials
- Boundary walls and railings
- Verges and kerbstones

### 3.14 Landmarks, focal points and special features

#### a) Landmarks

Landmarks are buildings, structures, or other features that are important because of their size, design or position makes them particularly noticeable. Landmarks in the Area include the following:

- Church House: The size of Church House, its design, its location on the green and therefore in the centre of the hamlet makes this a landmark within the Area,
- The Church: Although the current church was built during the late 18<sup>th</sup> century – it is on the site of a much earlier church. It is set apart from other buildings and slightly elevated, making it as a landmark at the centre of the Area,
- Rose Cottage and Dower Cottage: The position of these properties at the corner of Broome Lane, flanking either side of the road into the hamlet makes these buildings landmarks for the Area. Attention is further drawn to them by the use of the colour white, at Rose Cottage the striking white barge boards and at Dower Cottage the brick infill has been painted white. The use of colour makes both buildings more prominent in the street scene,
- Broome Farm – although one of three properties that occupy a large plot of land on the corner of the Area, Broome Farm is the only one that can be viewed from the road. It is one of the tallest buildings in the Area which further draws attention to it.



*An example of landmarks within the Area. Top: St Peter's Church, Bottom: Rose Cottage and Dower Cottage*

#### b) Focal Points

Focal points are buildings, structures or areas that are important because of their position in view lines, or because they are the centre of well-frequented public activity. Focal points include the following:

- The Green: One of the principal focal points of the Area is the triangular green at the centre. The influence it has had on the development of the settlement is palpable and emphasised by the line of the road that runs along side it. The use of railings as a boundary treatment for the Church House allows for views into the green,
- The Village Hall: The Hall is a focal point not only because of its position in view lines but also because it is the centre of social activity.



*The Village Hall*

This activity is both historical, because of its origin as a school, and current because of its use as a village hall,

- The School House and Bourne Cottage: The position of these buildings at the corner of one of the road junctions and their architectural design make these buildings focal points for the Area

### c) Special Features

There are 7 statutory listed buildings in the Area. There are also several other buildings, that whilst not included in the statutory list, are of architectural and historic interest.

Particular special features include the following:

- The triangular layout. The historic pattern of development formed around the green at the centre is a very distinguishable feature of Broome
- The predominance of 18<sup>th</sup> and 19<sup>th</sup> century brick buildings and the variety of period architectural detailing
- The Village Hall is of interest not only because it is a late 19<sup>th</sup> century building with architectural qualities but also because of the social function it carried out for Broome as the village school
- High proportion of trees and hedges
- Adjacent agricultural land

### 3.15 Ground Surfaces

There are several types of ground surface within the Area. These include;

- Grass: there is a large extent of grass both within and adjacent to the Area which helps to soften man made structures and surfaces and reinforce the rural aspect of the hamlet,
- Water: Lakes are present at Broome Farm and Broome House, the latter is believed to be a redevelopment of earlier medieval fishponds,
- Standard tarmacadam: Road surfaces and pavements (which occur only infrequently in the Area) are covered in standard tarmacadam. A noticeable feature of the Area is the use of traditional kerbstones



*An example of ground surfaces found within the Area*

### 3.16 Hard landscaping/street furniture

There are elements of street furniture within the Area and these include:

- Signs: Highway signs are present in the Area, while the design of these may not be complimentary to the Conservation Area, they are a necessary requirement and have been kept to a minimum
- Benches: There are two benches within the Area. Perhaps the most noticeable is the wooden circular bench surrounding the large lime tree on the west corner of the Conservation Area.

- Post box: there is a ‘lampbox’ style of letter box situated at the west corner of the Area
- Telephone box: There is a traditional style telephone box within the Area. This along with the letter box is a highly recognisable item and both are an important part of the character of a rural village



*Example of street furniture present in the Area*

### 3.17 *Tranquil areas and active areas*

The rural setting of the Conservation Area and the small number of buildings within the Area, results in an overall feeling of tranquillity.

There are however some active parts in the Area. In particular the eastern section of the Area has the highest number of houses, it is also where the village Hall is located and is also the location of the only car park in the Area and as such is perhaps one of the more active parts of the Area. Broome Lane, running along the north-west of the Area is used as an access route through to Clent from the Stourbridge Road. The result is a fairly regular traffic flow passing along the perimeter of the Area.

Tranquil areas can also be found. In particular the churchyard, sheltered by the avenue of trees, provides a tranquil place. The lane up to The Old Well House is also tranquil as there is little traffic flow and wide reaching views out to the surrounding countryside.

### 3.18 *Noise*

On the whole the Area is quiet and peaceful with noise reflecting its rural location. The Area is situated far enough away from the A450 Stourbridge Road that the noise of vehicular traffic is kept to a minimum although this level of noise increases during commuter times.

### 3.19 *Paths*

Although there are a number of paths within the vicinity there is only one path within the Area. This is situated at the south east corner of the Area and runs along side the boundary to Broome House. The path allows for views out of the Area.

### 3.20 *Neutral areas*

A neutral area is defined as a small part of an area whose character does not conform with that of its immediate surroundings. These sites do not necessarily detract from an area, but should development proposals be forthcoming, then they should improve the site, in terms of visual impact on the Area.

The Area, on the whole, has maintained its “traditional character”. Perhaps the most noticeable neutral area is the brick built building that lies between the village Hall and The School House. Although it is brick built, the use of a flat roof and grey Upvc rainwater goods are not typical features of the Area. Thus while the building does not detract from the Area neither does it enhance.



#### **4.0 CONCLUDING STATEMENT**

Broome Conservation Area covers a historic village of predominantly brick built eighteenth and nineteenth century buildings. The pattern of settlement, around a triangular green, is a key feature of the Area. Its historic basis as an agricultural settlement can still be evidenced by the adjoining agricultural land and the presence of two farms within the Area.

The rural setting, in addition to the number of trees and hedges found within the Area, further add to the special character and appearance of the Area.

# Appendix 1

## Adopted Wyre Forest Local Plan Policies

### Development in Conservation Areas

#### Policy CA.1

Development within an existing or proposed Conservation Area, or which affects its setting, or views into or out of the area, will not be permitted unless it includes detailed plans and preserves or enhances, and otherwise harmonises with the special character and appearance of the area. In considering how development meets the above, particular regard will be paid to existing and proposed Conservation Area Character Appraisals.

### Demolition in Conservation Areas

#### Policy CA.2

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

- i) it has no recognised interest in itself or by association, and no value to the character or appearance of the Conservation Area;
- ii) its demolition or replacement would benefit the character or appearance of the Conservation Area; and
- iii) they include detailed and appropriate proposals for redevelopment, together with clear evidence such redevelopment will proceed; or
- iv) it is wholly beyond repair and they include detailed and appropriate proposals for redevelopment, together with clear evidence the redevelopment will proceed.

### Shop Fronts in Conservation Areas and in Relation to Listed Buildings

#### Policy CA.3

Within Conservation Areas and in relation to statutorily and non-statutorily Listed Buildings, shop fronts and their repair must:

- i) minimise the loss of, impact upon and be compatible with, historic fabric;
- ii) be of traditional design, materials and surface finish;
- iii) be of appropriate proportions;
- iv) avoid internally illuminated fascias and other internally illuminated signage, and externally mounted lighting and advertisements;
- v) avoid externally mounted, opaque or incompatibly coloured security shuttering;
- vi) not spread across individual adjoining buildings; and
- vii) otherwise harmonise with the building or structure, its curtilage and setting.

## **Trees and Hedgerows in Conservation Areas**

### **Policy CA.4**

Trees and hedgerows that contribute to the special character, appearance or amenity of Conservation Areas must be retained and not directly or indirectly adversely affected. Appropriate topping, lopping or felling of trees will usually be acceptable if it is essential:

- i) to their health or stability;
- ii) to the safety or condition of buildings, structures or land; or
- iii) would otherwise benefit the character or appearance of a Conservation Area.

Care should be taken to conserve root systems. Proposals for felling must be clearly justified and exceptional, and accompanied by appropriate proposals for replanting. Consideration will be given to making Tree Preservation Orders, as appropriate.

## **Highways Works in Conservation Areas**

### **Policy CA.5**

Within and adjoining Conservation Areas, highway works must preserve or enhance the special character and appearance of the area.

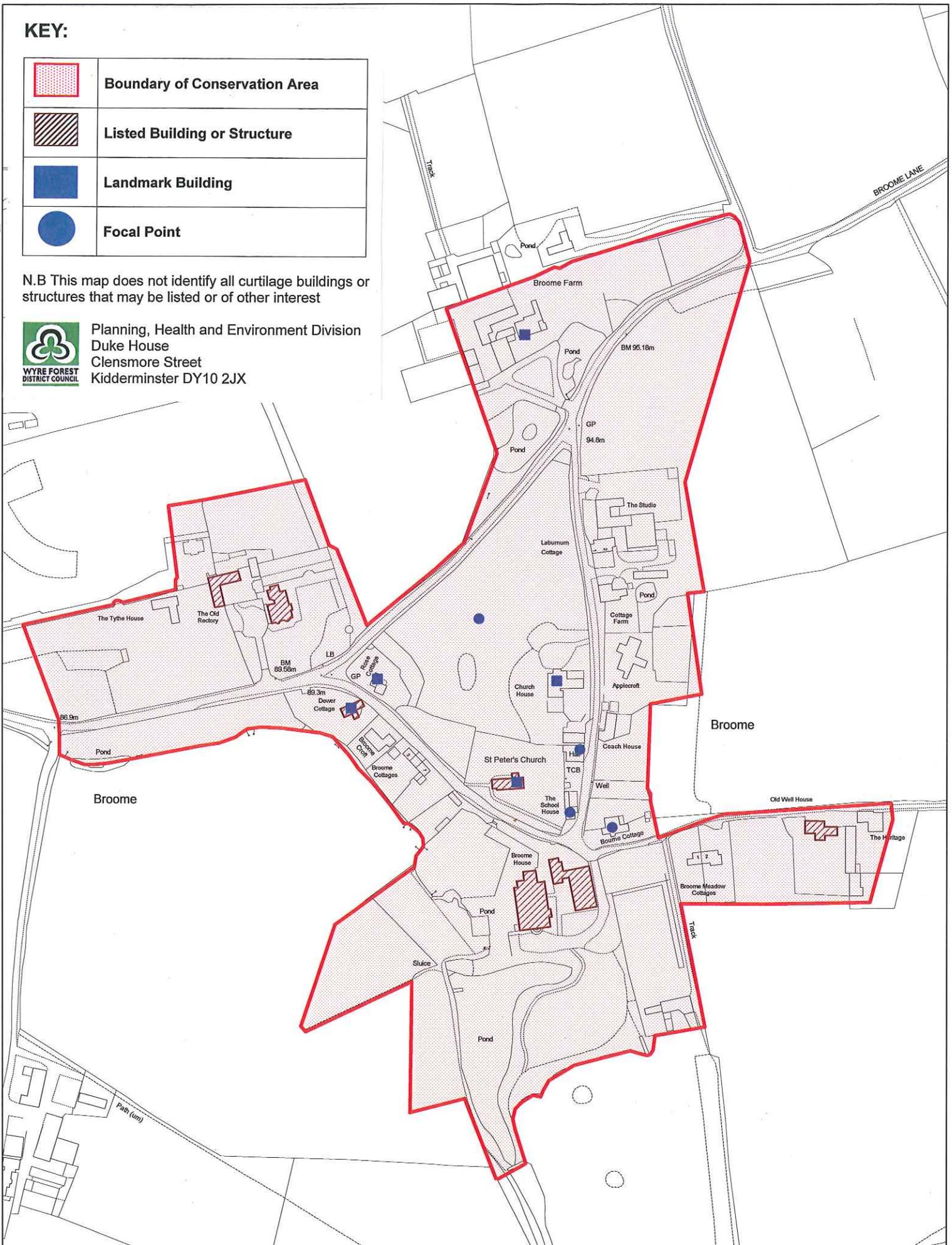
**KEY:**

	Boundary of Conservation Area
	Listed Building or Structure
	Landmark Building
	Focal Point

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



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**Appendix 2: Broome Conservation Area Boundary**

