



Alvechurch Historic Environment Resource Assessment

Urban and landscape characterisation to inform the enhancement, management and conservation of a distinctive environment

"To ensure that the character and quality of Alvechurch's historic environment is fully appreciated in terms of its townscape, landscapes, historic buildings, urban form, and archaeology. That they are capitalised upon to its best advantage through locally responsive conservation and development initiatives, which recognise them as amongst the area's most significant assets"

Worcestershire Archive and Archaeology Service
Worcestershire County Council

The Hive
Sawmill Walk
The Butts
Worcester
WR1 3PD

01905 822866

archaeology@worcestershire.gov.uk

www.worcestershire.gov.uk/archaeology/villages

© Worcestershire Archive and Archaeology Service, Worcestershire County Council

A digital copy of this document and the associated project report is available from the [Worcestershire Archive and Archaeology Service Online Library](#), or by contacting the Worcestershire Historic Environment Record. Reference - [SWR22436](#)

Worcestershire County Council is committed to offering equal access to its services to all members of the community. We recognise that some of our customers will have particular communication needs, and we endeavor to provide services befitting to their individual requirements. This document can be made available in alternative formats (large print, audio tape, computer disk, and Braille) and in other languages (including British Sign Language) on request from the Corporate Equality and Diversity Team, County Hall, Spetchley Road, Worcester, WR5 2NP, telephone 01905 766 938, email E&D@worcestershire.gov.uk. We also have staff trained in providing effective and appropriate face-to-face services to the deaf, deafblind, deafened, hard of hearing or speech-impaired customers; those with learning disabilities; and customers who need help communicating in English.

Alvechurch Historic Environment Resource Assessment

This document contains the products of an intensive urban and landscape characterisation exercise undertaken within the settlement of Alvechurch, Worcestershire.

The Alvechurch Historic Environment Resource Assessment has been produced as part of a [Worcestershire Archive and Archaeology Service](#) pilot project, funded by [English Heritage](#). The project aimed to develop a method of 'historic townscape characterisation' for Worcestershire's urban areas, identify means through which to support local communities in the promotion of local distinctiveness and character, and generate evidence bases to inform locally responsive design and planning.

Alvechurch and its immediate environ were selected as a case study through which to assess and refine the methodology. A detailed appraisal of the local historic environment and character has therefore been produced, with thirty-seven distinctive 'Character Areas' identified and outlined within bespoke character statements describing historic urban morphology, landscape context, built form, and inherited characteristics. The Historic Environment Record for Alvechurch has also been substantially enhanced, with over one-hundred historic buildings and archaeological monuments identified and recorded.

The Alvechurch Historic Environment Resource Assessment has numerous potential applications for the betterment of the modern settlement. This includes use to support local initiatives such as Neighbourhood Planning, aimed at engaging communities in shaping the future of their area. The assessments can be used to improve knowledge and awareness of Alvechurch's distinctive environments and landscapes. The statements can be used to promote the enhancement of local character by informing locally responsive urban design, development and restoration. The products are well



placed to support reappraisal of the Conservation Area, appraise the condition of designated heritage assets, and identify locally significant historic structures and archaeology monuments for local listing.

These are just a few applications of the assessment, contributing to a singular aim: To ensure that the character and quality of Alvechurch's historic environment is fully appreciated in terms of its townscape, landscapes, historic buildings, urban form, and archaeology. Further, that it is capitalised upon to its best advantage through locally responsive conservation and development initiatives, which recognise them as amongst the area's most significant assets.

Digital copies of the individual character statements and the pilot project report can be obtained from the project website:

www.worcestershire.gov.uk/archaeology/villages

Numerous historic and archaeological assets were identified and recorded during the project. Additional information on individual assets can be obtained from the Worcestershire Historic Environment Record at: archaeology@worcestershire.gov.uk or 01905 822866

A substantial photographic record of Alvechurch and the surrounding landscape was obtained during the project. This is freely available for use for non-commercial initiatives

The project datasets can be made available on request, in ESRI 'Shapefile' or Google Earth KMZ format

Using the Alvechurch Historic Environment Resource Assessment

Community Advocacy

The Alvechurch characterisation project aims to enable a greater level of engagement with the planning and 'place-shaping' process by local communities. This can be achieved through the provision of an historic environment 'evidence base' to be used to frame productive and proactive discussions on character, distinctiveness, and heritage between communities, planners, and developers.

The historic environment and historic character influences a wide array of local agendas far beyond solely considerations of the historic aesthetic and urban form of a settlement. The project has worked to facilitate greater levels of understanding of the complexities of 'character' within historic settlements, alongside the capacity for historic environment to be utilised to enhance the village relative to its development, economy, infrastructure, natural and historic environment, and community amenities. For instance, the character statements can be used to promote: the conservation of historic structural assets or areas (see Alv_032); locally-responsive urban design and development (see Alv_022); the enhancement of local biodiversity and habitats which often form in association to historic land-use and activity (see Alv_017); or the retention and enhancement of local environmental amenities, such as footpaths providing urban-to-rural access (see Alv_034).

The character statements can provide an evidence base for local communities to definitively outline their vision for the form, design and function of future development. At present, this is being pursued through the production of Alvechurch Neighbourhood Plan within the 'Localism' initiative.

The statements can support engagement between architects, developers, and local communities, allowing them to display how their respective development can enhance a locality through sustainable and locally-responsive design. Conversely, the potential for the degradation or fragmentation of an area through insensitive urban expansion or modification can be readily identified, providing a means through which local advocates can discourage or contest potential change which does not adequately consider its impact on the area's environment or character.

The character statements can be used to promote both the prominent areas of historic character within the village, alongside the many locally distinctive localities and characteristics which are often overlooked and under-appreciated as assets to the community. The characterisation process allows for the identification and promotion of undesignated, locally significant heritage assets – highlighting features and attributes which while not qualifying for national designation or inclusion within the Conservation Area are valued for their contribution to local character, distinctiveness and amenity. The character statements identify and promote these assets, provide evidence of their influence on a local 'sense of place'; and therefore will support advocacy for their enhancement and/or conservation in future.

Environmental Management and Conservation

Historic characterisation can be utilised to promote the significance of historic assets and character that while not deemed suitable for national designation, remain of equal significance and value to a local area or community. The character statements can therefore aid in the protection of assets and features of significance relative to the area in question, alongside promoting the importance of characteristics beyond singular sites including landscape or townscape setting and 'sense of place'. This will allow for the more effective environmental management and conservation of the village's distinctive streetscapes, landscapes and environments through more contextualised and informed planning and decision-making.

The historic characterisation of Alvechurch can be used to support the reappraisal of the Conservation Area, alongside the review of the statutory designations of historic and archaeological assets associated with the village. The character statements provide a synthesis of local character and historic environment, aimed at supporting both Conservation Officers and local communities in the appraisal of local distinctiveness. The statements can provide a framework for the management of change within Conservation Areas, allowing greater representation and preservation of the inherited urban and landscape characteristics of the historic settlement, while informing the design of locally responsive development which



Distinctive post-war housing, Latimer Road and George Road, Alvechurch (Alv_015)

enhances the designated area and its heritage assets. The statements can be used to identify deficiencies of statutory designation within an area or respective of a theme, highlighting assets for potential listing or scheduling, alongside nominating those where more localised initiatives such as inclusion within a 'Local List' may be of significant benefit.

The characterisation statements can be used to inform the design and implementation of effective and efficient environmental schemes within future development and landscape management. The statements highlight both risks of degradation, alongside opportunities for conservation or enhancement of the environment. The synthesis of historic environment assets with appraisal of resources and sensitivities can provide a framework for improved management of features and landscapes through the development of appropriate strategies and objectives. This is applicable within a number of areas, including the development of Sustainable Urban Drainage Systems (SUDS), or informing historic environment consultations for schemes including Environmental Stewardship. Characterisation can also be used to promote the sustainable management of the environment through multi-objective, holistic approaches such as Green Infrastructure, delivering numerous benefits to both the historic and natural environments.

Urban Design and Development

Future development within Alvechurch should aim to both enhance and conserve its distinctiveness, heritage, and environment through locally responsive urban and rural design. Development must ensure the built and natural characteristics of the village are capitalised upon to the area's advantage through contextual and sustainable design principles, which recognises that the townscapes, landscapes, buildings, urban form, archaeology, and environmental features are amongst the area's most significant assets.

As shown by the characterisation methodology, quantifying the 'character' of a place is readily achievable, and should not therefore be only nominally represented within the design of prospective development. The character statements can be used to contextualise development relative to the structural, environmental, and inherited characteristics of an area – informing locally responsive design which enhances local amenity, distinctiveness and identity, rather than imposing upon them through ill-informed and generic urban morphologies and forms. In doing so, future urban development can be both designed and promoted to be of benefit to both specific neighbourhoods and the wider village.



Birmingham to Worcester Canal (Alv_012)

The character statements may be used to inform and support planning application documentation including Design and Access Statements. The means through which a potential development has been designed to be of benefit to village environment and character can be highlighted relative to a locally contextual evidence base - displaying how opportunities for the enhancement of an area could be achieved through locally responsive design and planning. The characterisation can therefore be used to endorse development which has truly been designed with issues of local sustainability, amenity and environment at the fore to communities and planners.

Planning for Character

The character statements can be utilised as a robust evidence base to identify key local issues, opportunities, and drivers for change to ensure they have been adequately addressed within planning applications. The statements can support evaluation of applications by providing a locally contextual framework within which the potential impact or benefit of a development upon the inherited character and characteristics of the area in which it is to be sited can be assessed. Characterisation can inform appraisals of a development's sustainability or environment impact, highlighting where potential development may be of benefit to an area, alongside where it may be of significant detriment to local assets. The statements can therefore be applied to inform and justify decision-making, supporting in the differentiation of applications for development which successfully or inadequately seek to enhance local environment distinctiveness.

The character statements can also support private, public and third sector planners in promoting sustainable and locally responsive urban design at all stages of the application and design process. The characterisation can achieve this through facilitating informed discussion on the opportunities and issues pertaining to local distinctiveness, environment and character specific to the area in question. In doing so, the potential for sustainable and locally responsive development can be both outlined and advocated, ensuring the tenants of good urban design and 'place-shaping' prescribed by organisations including the Design Council, English Heritage, and Natural England can be applied contextually to Alvechurch and its environ.

The character areas can be used as a framework and evidence base to aid in strategic and spatial planning and the formulation of planning policies and strategies. The Alvechurch characterisation can be used to define the key qualities and character of the settlements and landscapes; and therefore inform policies which seek to sustain them. The statements allow the principal opportunities and forces for change relative to the area's environment to be identified, and consequently provide evidence and insights through which to formulate strategies to successfully address them. The implementation of planning policy or strategies, which aim to deliver an authority's vision for the creation of sustainable and high quality places, can be supported through a robust, and critically contextual evidence base. Finally, the evidence base can be used to promote and enhance sustainable place-shaping methods – highlighting the substantial potential for achieving multi-objective benefits through well-designed and locally contextual urban and rural planning, such as through Green Infrastructure frameworks.

Using the Alvechurch Historic Environment Resource Assessment - Case Studies



Western Alvechurch 'At Risk' Landscape

Identifying, conserving and enhancing locally significant environments and landscapes

The western Alvechurch landscape (comprised of Alv_011, Alv_012, Alv_017, Alv_019, Alv_024, Alv_025) was identified as an area of particular historic landscape distinctiveness deemed 'at risk' due to its low representation within historic environment listings and records; and consequent potential for degradation through inappropriate consideration of the historic landscape within local and regional planning. The character areas are situated within a coherent remnant historic landscape incorporating the historic settlements and farmsteads of Scarfields, Withybed Green and Cooper's Hill, interspersed with well-preserved enclosures adjacent to the industrial waterways, marina and brickworks of the Worcester and Birmingham Canal and the 19th century railway.

The landscape is divided by piecemeal enclosures of exceptional condition with a plethora of historic hedgerows and mature hedgerow-trees. Minimal sub-division or amalgamation of the enclosures has occurred in marked contrast to the broader regional landscape, with the enclosures interspersed by highly discernible earthworks and ponds pertaining to former marl pits. Historic footpaths and bridleways continue to generate a high sense of permeability throughout the landscape, and the raising topography grants highly characteristic viewsheds of the parish mirroring the slopes of Rowney Green and the northern and eastern parish. Semi-ancient natural woodlands and modern plantations are interspersed between the field parcels, with dense tree-lines defining many of the topographic ridgelines. These historic landscape features also facilitate a locally distinctive and significant biodiversity.

The settlements are comprised of 18th through 20th century cottages, many of which represent the former dwellings of the agricultural and industrial workers of the farms, brickworks and canal. Several historic public houses form landmark structures within their respective settlements, with Cooper's Hill defined by large, statement Victorian through early 20th century dwellings along a highly enclosed historic route alongside further 19th and 20th century cottages. A number of well-preserved and maintained historic farmsteads intersperse the rural landscape, further enhancing the historic landscape character and setting of the area.

The linear infrastructure of the Worcester to Birmingham canal and the 'Cross-City' (historically 'Gloucester Loop Line') railway demarcate the furthest extents of the 20th century westward expansion of Alvechurch village. The brick canal bridges and plate-girder railway bridges therefore form highly distinctive gateways between the historic western parish landscape and the modern settlement. The canal has retained much of its historic character and condition through a continued commercial functionality facilitated by the expanded Alvechurch Marina, which services the now recreational narrow-boat industry. This, in conjunction with the continued industrial utilisation of the site of the historic Alvechurch brickworks has ensured a distinctive historic character persists through preserved canal-side features, architecture and activity.

In spite of this clear environmental value, sensitivity and potential the landscape's representation within national and county listings was particularly low prior to the project: incorporating a single listed building, one historic building record on the HER, and a small number of records pertaining to archaeological ridge and furrow. Though numerous structures and archaeological monuments have subsequently been identified and recorded within the HER, these cannot adequately represent the collective influence of a diverse array of historic and archaeological features to a coherent landscape character of local distinctiveness and significance.

The landscape and its component character areas are therefore seen to be of high sensitivity to degradation or fragmentation through development, redevelopment and modifications which do not appropriately reflect the area's historic environment and character. The area's 'character', formed of the collective influence of numerous inherited features and characteristics, is therefore at considerable risk from erosion through incremental change. Further, the diversity of distinctive characteristics presents numerous opportunities for sustainable, locally responsive design which utilises these assets and attributes for the betterment of the environment and landscape. These opportunities are likely to be overlooked without consideration of the landscape relative to its character and wider setting.

The character statements and characterisation methodologies provide a vehicle through which to channel and promote the significance of this landscape within local planning, development and conservation. The local significance of the landscape as the product of an amalgamation of numerous distinctive features of lesser individual, but higher collective value, can be readily promoted to ensure discussion of the design and planning of future development can be undertaken more sensitively and appropriately to the area's historic environments. Opportunities for multi-objective environmental enhancement can be highlighted for application with schemes including Green Infrastructure or Environment Stewardship. The character statements can be deployed within other initiatives such as the production of Historic Environment Action Plan and Conservation Area Appraisals within the parish; thus, providing further guidance to inform sustainable management and adequate representation of this locally distinctive and significant environment.



The Distinctive 20th Century Housing of Alvechurch

Identifying locally significant heritage assets

Twentieth century housing developments form integral components of the urban morphologies of many modern settlements and encompass a vast collection of architectural forms and design. Further, the streets, structures and features of these developments are likely to directly resonate with local residents who have occupied or even constructed the properties at some point in their lifetime. While these areas should therefore be seen as significant elements of a settlement's historic and inherited character, they do not qualify for representation with national listings and are rarely identified within Historic Environment Records; they are therefore often overlooked when considering local historic environment and setting. The character statements provide a means through which to advocate the importance of these areas to and by the local community, with a comprehensive evidence base outlining their distinctive architecture and features. A number of example character areas are summarised below:

The 1950s houses north of Callow Hill Road, Alvechurch (Alv_026) are semi-detached red-brick dwellings with a highly distinctive hipped roofline and a prominent cat-slide roof between cross-gabled forward-projections. The structures are set back and above the street behind large grass verges with minimal front boundaries. The structural-position and form contributes to a highly distinctive streetscape forming an avenue along the north-western approach to the village-core. The structures were constructed as part of a 'homebuild' programme instigated, undertaken and completed by local residents, a number of which continue to occupy the properties. With a singular 'historic' building located within the character area and no discernible archaeological monuments the perceived historic environment value of this street would likely be deemed 'low' without the application of the characterisation methodology, enabling the provenance and significance of the area to the village's history and environment to be appropriately reflected.

The mid-20th century housing of the northern and eastern extents of Latimer Road and George Road, Alvechurch (Alv_015) are properties constructed of cross-hipped and cross-gabled forward projections extending from two-storey, semi-detached structures with highly distinctive roof lines and aperture-dressing. The properties are largely situated behind their original box-hedgerows and lawns. The structural form and aesthetic is particularly distinctive of this phase of Alvechurch's early to mid-20th century piecemeal westward expansion which preceded the more extensive urban infill of the latter decades of the century. This project has promoted the significance of these constructive phases of the settlement and their associated urban designs and morphologies towards local character, alongside highlighting their relative significance to the local community. The generated discussion of their contribution to Alvechurch's heritage, and increased the desire for their adequate representation within local planning.



Mill Court, Alvechurch

Informing locally responsive urban design and development

The character statements can be utilised as an evidence base to inform locally responsive urban design and architecture, to assess the potential positive or detrimental impacts of proposed developments on local character and setting, and to support local planning through the advocacy of local distinctiveness.

Developments which promote local historic character and are deemed to be of favourable design or functional benefit to a settlement can therefore be highlighted and advocated utilising the respective character statements. Conversely, the evidence base can be utilised to underline policies aimed at discouraging development deemed insensitive or inappropriate, informing constructive negotiations between local and strategic stakeholders.

Mill Court, Alvechurch (Alv_022) is defined by the site of a series of watermills which have consequently occupied the locality since the medieval period. The contemporary landscape is formed of a 18th to 19th century mill and factory situated at the fore of a 21st century housing development constructed on the site of the former mill-complex and subsequent 20th century prefabricated farm-buildings. While 20th century demolition of the mill pond, an associated cottage and many of the ancillary 19th century structures and features has partially eroded the historic built form, the primary structures of the mill complex remain extant and well maintained with minimal inappropriate modern alteration despite several changes in functionality.

The 21st century redevelopment at the rear of the historic mill complex has been undertaken in an exceptionally sensitive manner. Despite the loss of a large majority of the mill's ancillary structures in the mid-20th century, the newly built housing has successfully maintained the historic coherence and aesthetic of the area through due reverence to the architectural design and urban form of the extant 19th century assets. The appropriation of distinctive architectural details and forms alongside the inheritance of street orientation, placenames and reference to sub-surface archaeological monuments has generated a highly distinctive streetscape of considerable historic integrity, which not only maintains but considerably enhances the historic character and value of the locality. Mill Court therefore represents a prime example of how a relatively high density of housing development can be seen as of benefit to local character and distinctiveness through appropriate reverence to both the settlements historic assets and streetscapes. This contrasts markedly to the common grievance of housing being perceived to be imposed upon local communities by developers.

Historic Townscape Characterisation

What follows is a summary of the method of historic townscape characterisation undertaken for Alvechurch.

A comprehensive overview of the methodology and toolkits utilised for the appraisal is included within the pilot project report – available from the Worcestershire Archive and Archaeology Online Library [[click to download](#)] or by contacting the Worcestershire Historic Environment Record.

The assessment and appraisal of Alvechurch was undertaken in respect of the widely accepted definition of 'character' relative to landscape and townscape characterisation: that character is comprised of the cumulative influence of a wide array of environmental and anthropogenic assets and attributes, which collectively inform how people perceive and experience a particular place. The composition of an area's 'character' can therefore be recorded through both professional survey and community consultation to identify the extent, form and provenance of the various inherited characteristics of a locality.

A desk based assessment was undertaken to assess broader landscape and urban characteristics which included land use, periods of origin, urban morphologies, communications and architectural form amongst others. This was accompanied by assessment of the settlement's historic development and setting within the landscape. This determined a 'baseline' characterisation of the village, defining numerous character areas, which were subsequently refined through intensive streetscape, landscape, structural, environmental, and photographic surveys. This preceded the appraisal of the individual character areas and production of bespoke Character Statements.

This occurred in conjunction with a programme of community engagement and consultation to promote the potential and principles of historic characterisation, to consult on the contents and form of the characterisation products, and to inform how the Worcestershire Archive and Archaeology Service can best support local communities in the advocacy of their environment.

The assessment of Alvechurch was undertaken with the following key principles of historic characterisation:

- **Historic characterisation does not aim to fossilise the existing village, landscape, or environment.** Rather, it seeks to inform the management of change - ensuring future development is locally responsive through engagement with the inherited character of the area.
- **Characterisation assesses the modern landscape,** identifying the historic environment features and characteristics inherited from the past which have survived, and remain both tangible and influential to the modern locality.
- **The environment is not purely 'natural'** - it has been formed through millennia of human occupation, activity, and modification which have resulted in a diverse array of features, landscapes, and characteristics which facilitate the presence of our valued ecological assets, biodiversity and habitats.
- Therefore... **the assessment process must be holistic,** encompassing a wide array of environmental components ranging from those associated with historic environment and archaeology, to ecology, biodiversity, geomorphology, architecture, and landform amongst many other areas. It is the inter-relationship of these cross-disciplinary features which form local character and distinctiveness.
- **Characterisation should avoid 'value judgements'** including statements on the appropriateness of previous development, outlining potential locations of future expansion, or dictating the relative significance of local assets. Instead, the products are designed to readily facilitate such judgements by the local community or various stakeholders. The products therefore aim to inform and encourage discussion of historic character and significance through **a robust, comprehensive, and objective evidence base.**
- The statements should not attribute significance relative to pre-established criteria, such as those which define the listing of a historic building and designation of a particular area. **The relative nuances of the local distinctiveness of each character area should be the most significant aspect of the appraisal,** assessed in respect of its own unique composition.



Historic Environment Character Statements

1

Character area titles and unique reference number. The titles have been informed by both modern and historic placenames, and are designed to be recognisable to local communities. The 'Alv_xxx' numbers are utilised for quick reference both between character statements and within external documentation. A brief summary is provided of the character area's form and extent.

2

The **'Urban Morphology and Landscape Context'** section outlines both the broader landscape characteristics of an area, alongside more detailed description of urban/rural and environmental form. The section examines aspects of both historic land form and usage, urban morphology, and provides detailed appraisals of the landscapes, townscape, and/or 'streetscapes' and their inherited characteristics. The wider setting of the character area is also discussed and its inter-relationships with both surrounding areas and the village as a whole.

3

'Built Form' discusses the architectural form and character of the area in question. This includes further discussion on the urban form including the presence of landmark, 'gateway' or public buildings, or levels of coherence or diversity across the area. The form, density and provenance of any historic built assets are outlined, with descriptive records of notable historic structures within the character area.

4

The **'Statement of Inherited Character'** summarises the historic character of an area, outlining the form and inter-relationships of the various inherited attributes and assets, and displaying how they may continue to be significant towards the formation of modern character and distinctiveness. This section may also highlight key forces for change to historic character or environment, alongside where heritage assets continue to influence other environmental agendas including biodiversity, rural access, or local hydrology. A brief appraisal of surface and sub-surface archaeological deposits is provided alongside an assessment of archaeological potential.

5

A summary of the **'Primary Characteristic Components'** alongside the predominant **'Historic & Inherited Characteristics'** within the area in question.

6

Scored appraisal of **Historic Environment Resource, Inherited Characteristics, and Sensitivity to change** (see following section).

7

Supporting and representative photographs of local landscapes, streetscapes, inherited features, characteristics, assets and attributes.

8

Map of the character area location, extent and form.

Worcestershire Villages Historic Environment Resource Assessment: Alvechurch

1 The Buckleys Alv_009

3 **Built Form**
The predominant architectural component is later-20th century two-storey terraced dwellings situated within a terraced-quadrant-block street pattern, aligned along The Becks and Buckleys Green. The quadrant-block terracing forms highly linear building lines which run perpendicular to one-another along NNE / SSW and ENE / WSW orientations. The roof line is stepped due to the rising topography of the landscape. Buildings are setback at an average of 5m, with minimal public/private boundaries, and with fencing dividing rear-of-plot private spaces. Buildings are generally positioned at the mid-front of rectangular plots of an average 150 square metres in area.

2 **Urban Morphology and Landscape Context**
The character of the area has a low correlation with the broader urban landscape, with its terraced quadrant-block street pattern and open-green spaces forming a strong sense of distinctiveness from neighbouring areas. While the street pattern forms a strong sense of enclosure, the broad avenues, peripheral open-spaces and numerous footpaths and alleyways which pass between the urban-blocks creates a high sense of permeability.

The street pattern generates distinctive long, linear site-lines along and throughout the character area. The south-facing sloped topography of the area affords views of St. Lawrence's church and Bear Hill from along 'Buckleys Green'.

There are no roads within the character area, with footpaths and alleyways providing access to, within and between the terraced blocks and avenues. Footways are on average 1.8m in width and are constructed with pre-cast concrete kerbing. Street furniture is entirely comprised of 20th-century signage and lighting.

The Character Area is demarcated to the east and south by wooden lap-panel and steel-palisade fencing of adjacent plot-boundaries, partially masked by hedgerows and trees and by the road-line of Crown Meadow to the north.

Despite the neighbourhood's position within an area of 20th-century expansion, extensive open and green spaces are evident in playground in the east and large unaltered green spaces at the east and eastern extents of the character area. The terrace-blocks are subdivided by broad grass verges and lawns.

There are numerous mature trees located throughout the area, including poplars and pollarded birch, which contribute to the area's distinctive green-open character. Planting schemes are largely restricted to private gardens, alongside a small number of hedgerow plot boundaries.

The character area has a contrasting sense of tranquillity and vibrancy between the residential and recreational spaces respectively. Despite the area's proximity to the M5 motorway its aural impact is relatively low. The St. Lawrence's Church bells are clearly perceivable due to the street pattern and the area's southeast facing sloped topography.

4 **Statement of Inherited Character**
While a single phase of 20th century settlement expansion has radically altered the local environment, there remain tangible remnants of a historic agricultural landscape in the form of unaltered open-spaces, mature trees associated to a former clay pit, and the extent of the housing development roughly aligning to the post-medieval field boundaries. These features represent a rare manifestation of the 19th century farming regime which characterised the landscape between the historic village of Alvechurch and the transportation infrastructure to its west.

5 **Primary Characteristic Components**

- Terraced quadrant urban-block street pattern
- Open, green spaces with numerous mature trees
- Architectural form
- Strong sense of enclosure

Historic & Inherited Characteristics

- Green-spaces and mature trees alluding to historic piecemeal enclosure
- Visual and aural connectivity with St. Lawrence's Church

Historic Environment Resource:	B: 0	A: 1	L: 1
Inherited Character	S: 1	B: 1	L: 2
Sensitivity	Moderate		

7 **Built Form**
The predominant architectural component is later-20th century two-storey terraced dwellings situated within a terraced-quadrant-block street pattern, aligned along The Becks and Buckleys Green. The quadrant-block terracing forms highly linear building lines which run perpendicular to one-another along NNE / SSW and ENE / WSW orientations. The roof line is stepped due to the rising topography of the landscape. Buildings are setback at an average of 5m, with minimal public/private boundaries, and with fencing dividing rear-of-plot private spaces. Buildings are generally positioned at the mid-front of rectangular plots of an average 150 square metres in area.

8 **Map of the character area location, extent and form.**

Worcestershire Archive and Archaeology Service

English Heritage

Historic Environment Resource Assessment

While detailed consideration of the nuances of each character area is strongly encouraged, it was recognised that there is a need to ensure that rapid evaluation of the character areas is achievable to facilitate efficient use of the Alvechurch products.

A scoring system has therefore been implemented to reflect: the relative quantities and densities of the local historic environment resource; the influence of various character-forming attributes and themes towards the inherited character of the areas; and the relative sensitivity of each area as a component of the villages' historic character and setting.

The criteria are designed to inform and guide future assessments of significance, value, and influence undertaken by stakeholders and community groups. The assessment criteria were as follows:

Historic Environment Resource

Historic Buildings (B)

The relative presence or absence of historic structures within the character area. This is a representation of the density or proportion of historic buildings within an area relative to its size, it does not differentiate between designated or non-designated buildings, and considers structures which pre-date the large-scale post-war housing developments of the mid to late-20th century.

- 0 There is an absence of historic buildings within the character area.
- 1 There are a small number of historic structures within the character area interspersed between a predominantly modern built-form.
- 2 There are numerous historic structures within the character area, forming a significant proportion of the area's built-form.
- 3 The structural component of the character area is entirely, or almost entirely, composed of historic buildings.



Disused station buildings, Alvechurch train station (Alv_007)

Above and Below Ground Archaeology (A)

An evidence based assessment drawing on sources including the Historic Environment Record, historical documentation, grey-literature, historic mapping and aerial photographs to assess the presence of, and potential for, archaeological monuments and subsurface deposits within a character area.

- 0 The area is of unknown archaeological potential with no known monuments currently located within the character area.
- 1 No known archaeological monuments are currently located within the character area. The area is thought to be of moderate archaeological potential.
- 2 There are known archaeological monuments within the character area. The area is thought to be of moderate to high archaeological potential.
- 3 Numerous and/or significant above or below ground archaeological monuments are located within the character area which is thought to be of considerable archaeological potential.

Historic and Archaeological Landscapes (L)

The presence of features pertaining to distinctive historic landscapes and land-use. This includes a broad range of 'designed' environments, including: ornamental, parkland, and recreational spaces; distinctive agricultural fields and enclosure systems; militarised landscapes; unenclosed lands; and woodlands.

- 0 There are no features pertaining to an existing or former historic landscape.
- 1 A small number of subtle features pertaining to a historic landscape or land-use are discernible.
- 2 Numerous historic and/or archaeological features clearly allude to a historic land use; however, contemporary landscape character is primarily formed from proceeding activity and redevelopment.
- 3 A historic landscape or land-use and its component archaeological features are clearly discernible and remain the primary character forming components of the area.

Inherited Character

Streetscape (S)

An assessment of an array of historic features which collectively form a distinctive inherited urban character, or historic 'streetscape'. This includes an examination of architectural themes, materials and hierarchies in conjunction with consideration of the presence of historic street furnishing (e.g. ornamental structures, road and shop signage); infrastructure (e.g. street lighting, paving); boundaries (e.g. railings, walling, bollards); and urban design (e.g. planting schemes, green spaces).

- 0 No inherited historic streetscape features are evident.
- 1 A small number of historic streetscape features are evident, referencing a largely eroded historic character. Redevelopments and/or modifications of the area have diminished their collective influence on local distinctiveness.

- 2 Numerous historic streetscape features have been retained which continue to contribute to local character, while not forming primary character-forming components.
- 3 The character area has retained a historic streetscape, with a numerous and diverse array of historic features continuing to contribute significantly to a local inherited character and distinctiveness.

Built Form (B)

The built environment will regularly represent the primary character forming component of an area, with the many and varying structural types, forms, materials and functionalities collectively influencing local distinctiveness and 'place-shaping'. When scoring the inherited character of an area's built form consideration is given to: local buildings' period of construction and the discernibility of period-defining features; architectural form; architectural details and aesthetic; the survival and on-going utilisation of original and locally distinctive construction materials; the historic and contemporary functionality of buildings; and the setting of structures within their associated urban blocks, plots and building lines. No distinction of significance is made between the structural period of origin, instead their respective influences to an area's character with, for instance, 1930s ribbon development seen as an equally distinctive 'historic' built form as 19th century workers' cottages.

- 0 Built form does not contribute to the inherited character of the area. Buildings and urban morphology do not reflect local or historic architectural themes.
- 1 Modern development has had a significant impact on the local historic built form, leaving only a small number of fragmented inherited structural characteristic features discernible.
- 2 While numerous historic buildings and structural features are evident within the area, providing a strong sense of inherited character, insensitive modern redevelopment and/or alterations to the built form has eroded the historical cohesion of the area.
- 3 Local architecture and urban morphology contributes considerably to a local historic character. Numerous buildings with distinctive period features and local materials remain a predominant character forming component of the area. Alternatively, modern development and redevelopment has been successfully integrated with the extant historic urban environment through the use of locally appropriate designs and materials.

Landscape Setting (L)

This category examines the historic setting of a character area relative to its immediate environment, adjacent areas and the wider historic landscape. Consideration is given to the presence and survival of significant views; historic land-use and the discernibility of associated features; the relationship (distinctiveness or coherence) to adjacent character areas and the wider settlement; and the significance of the natural environment and geomorphology towards an areas prevailing character.



Mature hedgerow trees pertaining to an historic field boundary, Witherbed Green (Alv_017)

- 0 The landscape has undergone dramatic modern transformation, removing all components of the historic landscape character and making earlier land usage, visual and spatial relationships indistinguishable.
- 1 The land-use and landscape setting of the area has undergone considerable transformation; however, a small number of features pertaining to the preceding setting of the character area remain evident.
- 2 While a modicum of landscape transformation has occurred, inherited characteristics from previous land-usage and the broader landscape setting continue to contribute to local distinctiveness.
- 3 The character area represents a largely unaltered and coherent historic landscape, retaining a significant proportion of its original features, relationships and setting which collectively produce a distinctive inherited character.

Sensitivity

The assessment of sensitivity is designed to reflect the influences of a particular character area's distinctive historic environmental features and attributes towards the broader form, setting and character of the settlement. While the 'Inherited Character' scoring provides a representation of the influence of streetscape, built form and landscape-setting towards a particular locality, the sensitivity scoring assesses the area's contribution towards the wider urban and rural environments of the village.

Sensitivity is not defined by the cumulative score of the 'Inherited Character' criteria; instead it is designed to examine their influence relative to the settlement as a whole. For instance, an area of pastoral landscape lying immediately adjacent to a settlement may maintain a strong influence and therefore sensitivity through its viewsheds and inter-visibility despite an absence of prominent historic buildings or archaeological monuments. Conversely, a highly enclosed streetscape lined with structures and features of a particular provenance and aesthetic may be deemed as highly sensitive due to its demarcation of a distinctive route or gateway into the settlement, despite a relative detachment from the broader urban or rural environments.

Critically, sensitivity scoring is not a definitive representation of appropriateness or potential for future development, modification or change in relation to Historic Environment. Rather, it seeks to inform as to where historic and inherited characteristics are of particular influence to the form and setting of the wider settlement; and therefore the relative need for their appropriate consideration during the planning and urban-design processes and associated local initiatives.

Furthermore while the presence of historic and archaeological features, buildings and landscapes are likely to increase the relative sensitivities of a particular character area, a high accumulated score from the 'Historic Environment Resource Assessment' will not necessitate a high sensitivity - avoiding the relegation of areas of considerable local distinctiveness below those of broader regional or national significance.



Additional Resources and Information

Worcestershire Historic Environment Record and Archive

It is a statutory obligation to consult the Historic Environment Record in advance of development, and it can provide an ideal starting point for those undertaking private research into a local area or a particular period of Worcestershire's past.

The Worcestershire Historic Environment Record (HER) is the largest collection of historic environment information in the County with details of over 54,000 sites, buildings, finds, and landscapes alongside information on past archaeological research and investigations. These records hold information on a vast and diverse array of archaeological remains, from Iron Age Hillforts to Second World War pillboxes. The HER is held in a database linked to a Geographical Information System (GIS), a computer mapping system designed to allow users to collect, manage and analyse large volumes of spatially referenced data. When you request information from us we carry out a search around a grid reference supplied by you, withdrawing all the records within that area from the database and allowing us to produce reports and mapping which fulfil your requirements. Our standard search radius is 500m from your specified location; however, we are able to undertake searches of more defined extents if requested. We are also able to provide information for records of particular types or dates such as a search for Neolithic enclosures or 19th century mills.

The HER holds a wide range of historic mapping, ranging from digitised estate and tithe mapping to a broad collection of Ordnance Survey 19th through 20th century assets. The HER holds thousands of aerial photographs of the county, which are supported by large terrestrial photographic collections (further enhanced by the 'Villages' project).

The service holds an online collection of archaeological reports regarding Worcestershire's heritage accessible at www.worcestershire.gov.uk/archaeology/library and curates a reference library at The Hive with general, specialist and local-specific texts. Finally, many of the archaeologists working at our offices are knowledgeable about particular places, or are specialists in certain subjects or periods and are keen to help independent researchers and provide advice on sustainable historic environmental management. Many of our records are also now available online with the Heritage Gateway at www.heritagegateway.org.uk.

The potential value of our records may not however be restricted to an initial assessment of a particular area. We believe an appreciation of the historic form of landscapes is vital to understanding the people that occupied them; allowing us to contextualise and therefore improve our understanding of past activity. Our records and historic mapping can be used to understand these historic environments providing either fresh perspectives upon people and places identified through documentary research, or reconstructing historic landscapes to be populated through further research. We therefore strongly recommend consulting our Archive Service on 01905 822 866 or Archive@worcestershire.gov.uk or by visiting us at The Hive, Worcester.

If you require additional information or assistance we encourage you to contact or visit us at

The Hive. Historic Environment Record searches can be requested for a defined area or theme (such as 'Alvechurch village'). HER searches for non-commercial customers are free of charge and include digital copies of the 'Landmark' 1st through 4th Ordnance Survey mapping at both 1:2500 and 1:10560 scales.

We would be extremely grateful to receive new information that may emerge during the course of environmental appraisals or research in order for us to continue improving the scope, quality and reliability of Worcestershire's Historic Environment Record.

Landscape and Historic Characterisation

There are numerous additional environmental characterisation 'products' available which may be used to assess Alvechurch within its wider landscape setting. These include:

The modern rural and urban environment is the product of millennia of change and development, producing dynamic landscapes of distinct historical character. **Historic Landscape Characterisation (HLC)** aims to holistically identify and map these character areas through examination of their current and preceding forms, facilitating a deeper understanding and appreciation of a landscape's evolution through time, and contextualising archaeological features within their contemporary landscape settings. Combining HLC and HER data can therefore provide a valuable tool for the research into many environmental features and landscapes. HLC data can be requested from the Worcestershire HER, or accessed via www.worcestershire.gov.uk/archaeology/hlc.

The **Worcestershire Historic Environment Assessment (HEA)** provides a strategic level evidence base for district local development plans, to inform agendas such as the sub-regional Green Infrastructure programmes. The HEA defined broad areas of distinctive historic landscape character (more extensive than HLC) in form of 'Historic Environment Character Zones' with supporting character statement outlining historic environment survival, potential, documentation, diversity, group value, density and amenity potential. The HEA for Bromsgrove District can be obtained by contacting the Worcestershire HER.

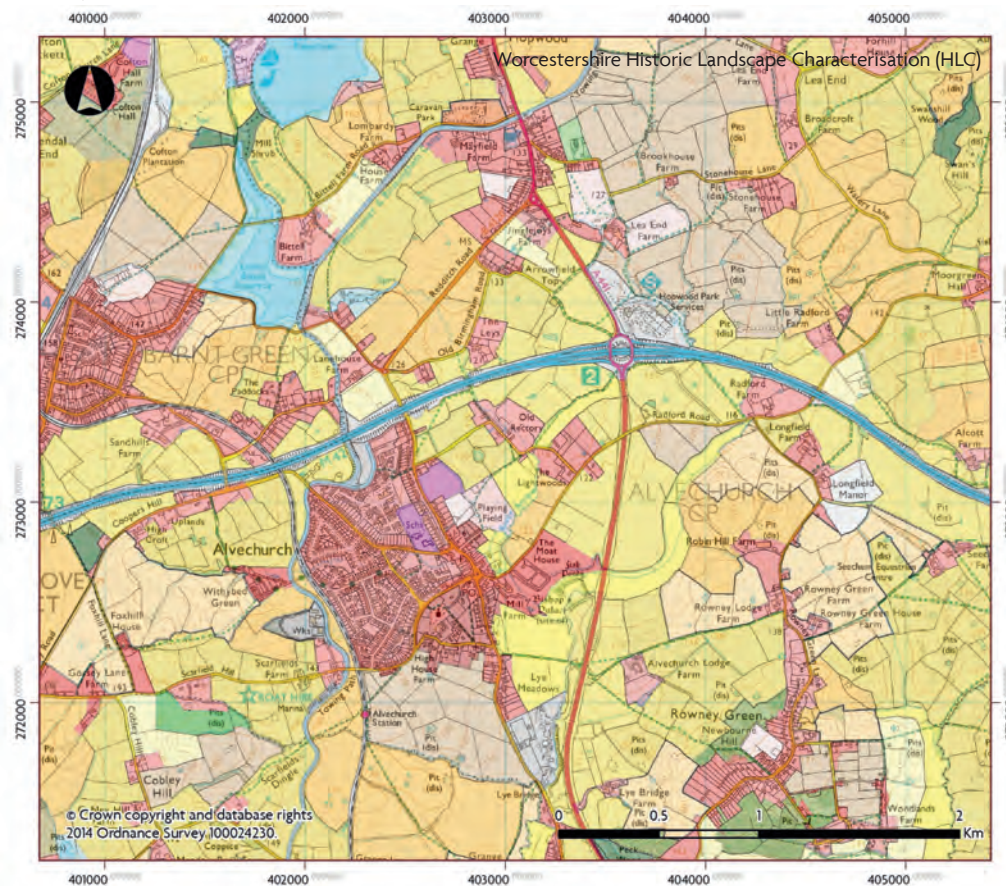
The **West Midlands Historic Farmsteads Characterisation Project** has identified, characterised, and assessed a substantial majority of Worcestershire's historic farmsteads and outfarms. The project aimed to improve our understanding of farmstead distribution and scale, the arrangement and function of buildings and the degree of change between the early 20th century and the present. This knowledge has been used to inform the production of design and development guidance to encourage good practice conservation, adaption and conversion of historic farmsteads to ensure their continue significance and influence towards the county's historic environment and character. www.worcestershire.gov.uk/archaeology/farmsteads

The **Worcestershire Historic Environment Action Plans (HEAP) Pilot Project** has been commissioned by English Heritage consequent to the 'Villages' project, aiming to provide concise appraisals of the historic environment and landscapes of priority areas within Worcestershire. Alvechurch has been selected as a case study for this project, and 'HEAPs' will be generated to provide frameworks to inform the management of change within its

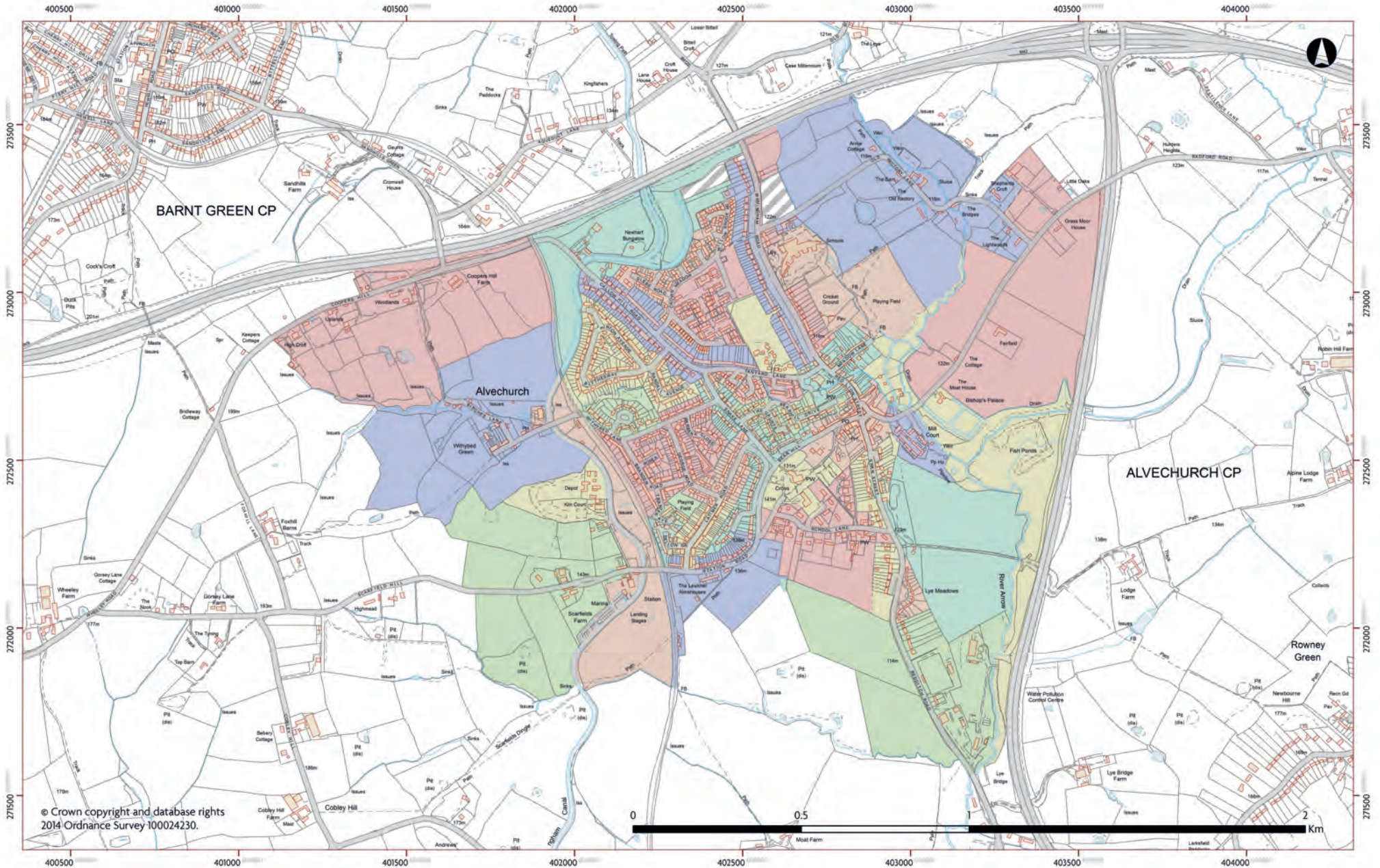
distinctive landscapes and settlements. More information on the project can be found by contacting the Worcestershire Historic Environment Record.

The **National Character Areas (NCAs)** project and **Landscape Character Assessment (LCA)** are led by Natural England. The NCAs divide England into 159 distinct areas of "natural" character, defined by a unique combination of landscape, biodiversity, geodiversity, and cultural and economic activity. The LCAs are more 'fine grained' than the NCA, but less so than HLC. The LCA is a technique used to develop consistent and comprehensive understanding of what gives England's landscape its "natural" character using statistical analysis and application of structured landscape assessment techniques. More information can be found at <http://www.naturalengland.org.uk/ourwork/landscape/englands/character>

There are a wide range of additional resources, methodologies, techniques, and assessments available which characterise and appraise the distinctive historic environments and landscape of parishes such as Alvechurch. For more information, or to discuss the potential applications of landscape and environmental characterisation please contact the Historic Environment Advisory Service of the Worcestershire Historic Environment Record.

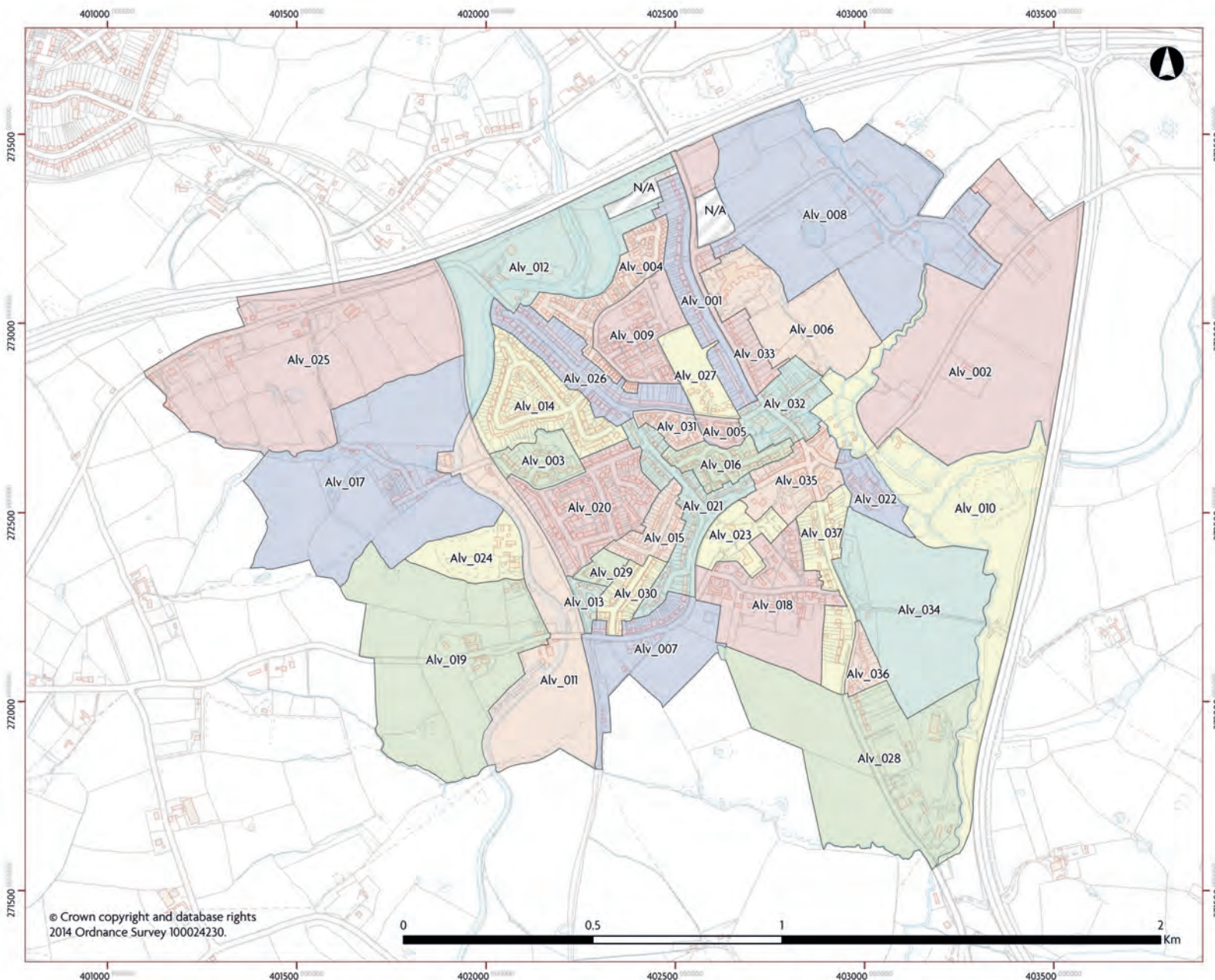


Alvechurch Character Areas: Statements and Mapping



Alvechurch Character Areas: Statements and Mapping

Alv_001	Birmingham Road West
Alv_002	Radford Road
Alv_003	Withybed Close
Alv_004	Crown Meadow
Alv_005	Tanyard Close
Alv_006	Alvechurch Middle School
Alv_007	Station Road
Alv_008	Old Rectory Lane
Alv_009	The Buckleys
Alv_010	Bishop's Palace
Alv_011	Alvechurch Marina
Alv_012	Birmingham and Worcester Canal
Alv_013	Dellow Grove
Alv_014	Blythesway & Hinton
Alv_015	Latimer Road
Alv_016	Bear Hill Drive
Alv_017	Withybed Green
Alv_018	School Lane
Alv_019	Scarfields Hill
Alv_020	Alvechurch West
Alv_021	Bear Street & Snake Lane
Alv_022	Town Mill
Alv_023	St. Laurence's
Alv_024	Scarfields Brick Works
Alv_025	Cooper's Hill
Alv_026	Callow Hill
Alv_027	Hollington Road
Alv_028	Redditch Road
Alv_029	Tranter Avenue
Alv_030	New Station Road
Alv_031	Brookside
Alv_032	Red Lion Street
Alv_033	Birmingham Road East
Alv_034	Lye Meadows
Alv_035	Alvechurch Village
Alv_036	Redditch Road East
Alv_037	Swan Street
N/A	Under development



NB. The character area dataset can be made available on request in ESRI 'Shapefile' or Google Earth KMZ format

Birmingham Road West

Alv_001

The Birmingham Road West character area constitutes two phases of residential ribbon development emerging northwest from the historic village-core along Birmingham Road. The area is defined by the main road to the east, the rear-plot boundaries to the west, and the motorway-underpass at the northern extent. The historic development of the character area began with the construction of the 1930s/40s housing adjacent the main road (no. 51 – 129), annexing a circa 65m linear-strip of the piecemeal enclosure of which historically characterised the landscape immediate west of the village-core. Further development of comparable urban form extended southwards in the later 20th century towards the junction of Birmingham Road and Red Lion Street (no. 1 – 49), forming a largely contiguous linear character area bounding the northern approach to the historic Alvechurch village-core.

Urban Morphology and Landscape Context

The Birmingham Road West character is defined by a linear residential streetscape of prominent housing-frontages, with a large majority of housing (no. 1 – 113) set-back from the adjacent main road along a dedicated street, divided by a wide-grass verge with a central tree-lined hedgerow and wrought-iron bow-top fencing boundary. While the northern-most line of housing (no. 115 – 129) is situated immediately adjacent to Birmingham Road a variety of hedgerow, brick and fencing-boundaries provide a continued element of structural separation. There is minimal street-side demarcation of the mid-and-southern housing plots, with low-walling and hedgerows defining the frontage and inter-plot boundaries respectively, alongside an equal proportion that contain no boundary features.

The high set-back of buildings in conjunction with the physical and visual demarcation of the housing-plots creates a distinctively strong sense of enclosure, creating a corridor of residential-dwellings parallel yet largely separated from Birmingham Road. This enclosure has created a reduced sense of permeability, with only a small number of access points to the housing-corridor alongside northern and southern gapsites with respective historic (adjacent no. 89) and modern (adjacent no. 37) pathways granting access to the housing estates to the rear (Alv_004; Alv_009; Alv_027).

There is minimal street furniture, with that present comprising of 20th century signage and lighting, alongside a number of ornamental or decorative features evident within private front-gardens. Alongside the linear hedgerow-boundary, there a number of small planting schemes along the grass verges and within front-gardens. While there are no footways adjacent the central extent of the character area, asphalt pavements with pre-cast concrete kerbs border the asphalt-constructed local street and main road of the northern and southern housing.

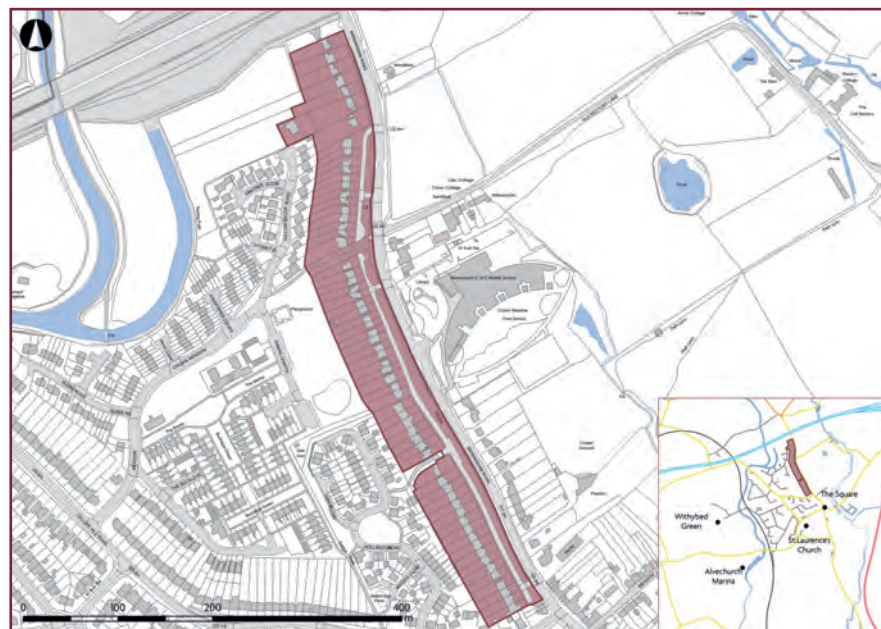
Traffic noise from Birmingham Road is enhanced by that of the motorway to the north, and periodic interludes of activity associated to the school; thus, despite a universally residential built form, infrastructural and communal activity strongly influence the character area's sense of place. Seasonal variations influence local character, with the density of the hedgerow-vegetation reducing or enhancing the area's sense of demarcation and enclosure during the autumn/winter and spring/summer months respectively. The discernibility and subsequent influence of the wrought-iron bow-top fencing also varies as it is differentially concealed throughout the year.

Built Form

Although the character area contains two phases of residential development with subsequent variations in buildings-design, there are discernible and distinctive structural trends identifiable throughout area's built-form producing a clear structural coherence. Structures are two to two-and-a-half storey and largely semi-detached, with the exception of the detached dwellings immediately adjacent Birmingham Road to the north. The buildings are of stretcher-bonded brick construction with plain tiles roofs of moderate pitch and predominantly hipped form. The house footings cover between 120 and 150 square metres situated at the mid-front of long-rectangular plots of average 450 square metres dimensions. The structures are set-back between 10m and 15m from either a low-walled boundary or non-bounded frontage, featuring small lawns and flower beds adjacent a variety of paved driveways. Windows and doors are predominantly UVPC in construction of mullioned or bay, and square-headed construction respectively.

The buildings of the southern phase of residential development (no. 1 – 49) are of un-rendered solid-wall construction. Roofs are both hipped and gable-ended and are devoid of projections are additional details. Chimneys are situated centrally along the ridge and are of rectangular-stack, brick construction. Ground floor garages are projected towards the front of the plot, often modified to incorporate doorway-porches or utility rooms. These projections vary between flat-roofed and hipped roofing with a singular front-gabled example.

The 1930s structures of the central quadrant of the character area (no. 51 – 113) are highly distinctive. The roofs are highly characteristic with a forward projecting, hipped, cat-slide roof extending down to the junction of the ground and first floors. The cat-slide roof projects either side of alternating cross-gabled or cross-hipped, mid-property, two-storey, forward projections which emerge in a singular or double-unit. The cat-slide roofs contain hipped dormer windows projecting from the first-storey. A number of properties have been altered to include additional side-and-rear dormer windows alongside modifications to the roof-line to increase internal room capacity. Roof decoration is minimal,



with bargeboards along the cat-slide roof and plain ridge tiles without crests. Chimneys are generally central, off-ridged and of brick, square-stack construction. Further, minor modification to the structures is evident in the form of small porch and garage extensions. Several structures are rendered to variable extents, with coverage varying across the forward projections, a single storey, or the entire frontage. Numerous distinctive architectural details are evident including brick segmental arches above the door frames, alongside brick string-courses of both matching and contrasting colouration running adjacent to the window lintels and sills. A large proportion of the original side-hung garage doors also remain as characteristic features of the 1930s/40s architectural form.

Statement of Inherited Character

The Birmingham Road West character area is representative of the extensive ribbon developments which occurred in the vicinity of numerous small settlements in the early 20th century. The architectural form is highly distinctive of this phase of Alvechurch's development, later supplemented by the additional and comparable housing constructed between the southern extent of the 1930/40s housing and the historic village core. While the dominant hedgerows along the grass verge are contemporary with the housing, these planting schemes are aligned to the historic field boundary adjacent the Birmingham Road; thus alluding to the historic feature and maintaining a small degree of connectivity to the road's former rural setting.

Primary Characteristic Components

- Early 20th century ribbon development urban morphology
- 1930s/40s structural form
- Grass verge, hedgerow and fencing division from Birmingham Road

Historic & Inherited Characteristics

- 1930s/40s architectural style
- Linear, ribbon development street pattern
- Remnant field boundary



Historic Environment Resource:	B : 0	A : 1	L : 1
Inherited Character	S : 2	B : 2	L : 1
Sensitivity	Moderate		

Radford Road

Alv_002

The Radford Road character area is comprised of several parcels of truncated and partially-amalgamated post-medieval parliamentary enclosure, punctuated by large late 19th to mid-20th century wayside properties, and divided by the historic north-eastern approach to the village-core along Radford Road. The character area is demarcated by the River Arrow to the west, the A441 in the north and east, and the earthworks and watercourses of the Bishop's Palace in the south.

Urban Morphology and Landscape Context

The landscape is comprised of partially reorganised and amalgamated parliamentary enclosures which formed a historic component of a broader agricultural regime which occupied the former Alvechurch Deer Park and the slopes of Rowney Green. Field-enclosure boundaries continue to contribute significantly to the character area with hedgerows and mature hedgerow-trees a dominant aspect of the landscape. The hedgerow boundaries which sit immediately adjacent Radford Road are well-established and create a highly distinctive corridor of approach to Alvechurch village from the northeast, along a narrow asphalt-surfaced lane with minimal street furnishing and roadside grass-verges. The condition and density of the roadside vegetation varies seasonally, granting either panoramic or highly restricted views of the surrounding landscapes. The significance of the vegetative-boundaries is compounded within the early and mid-20th century plots of 'Fairfield' and 'Grass Moor House' respectively, with their demarcation with large hedgerows and mature trees creating a particularly strong sense of enclosure, restricting visibility of the properties to their road-side frontages. The parliamentary enclosures have been truncated by the later 20th century construction of the A441. In spite of this physical separation of the enclosures to their historic landscapes further east, its recession into a cutting has reduced the visual impact; thus, largely retaining the distinctive rural views of the south-eastern parish landscapes. The presence of the highway is however made apparent by road noise.

The area's immediate proximity to the Bishop's Palace and the associated managed watercourses and Deer Park landscape imply a relatively high potential for sub-surface medieval archaeological deposits. Cropmarks that may pertain to enclosures of unknown period have been identified with the field-parcels immediately north of the Bishop's Palace; however further investigation is required to establish any archaeological provenance or significance. Mid-20th century excavation identified a medieval tithe barn immediately north of the Bishop's Palace moat.

Built Form

The built form of the Radford Road character area is comprised of three wayside dwellings of early through mid-20th century origin. This limited way-side construction has facilitated the preservation of the open-green

spaces, allowing a strong sense of rural connectivity and character to be retained in the immediate vicinity of the historic village core, in marked contrast to the heavily developed elements of the western-village landscape.

'Great Moor House' and 'Fairfield' are situated at the centre of large, highly enclosed, rectangular plots which comprise of expansive detached houses set-back from the road behind gated driveways and at the fore of lawns bounded by expansive hedgerows and punctuated by numerous mature trees. Both properties have statement frontages, with 'Grass Moor House' elevated from the roadside beyond a box-hedgerow, while 'Fairfield' is partially more visually-restricted behind a red-and-engineering-brick wall topped with wrought-iron fencing, and mature trees dominating the front-of-plot space. The properties have considerable correlation to the architecture and urban-form of 'The Moat House' on the site of the former Bishop's Palace, where the earthworks create a comparable large rectangular plot, alongside further demarcation through large hedgerows and mature trees. The form of 'The Moat House' plot is therefore reflected in the annexations of the historic parliamentary-enclosures for the plots of 'Grass Moor House' and 'Fairfield'. While the archaeological component of the Bishop's Palace character area (Alv_010) has superseded the late 19th and early 20th century architecture as the primary character-forming component of the plot, thus resulting in the partition of the two as separate character areas, the coherence of character between the three large housing plots along Radford Road is highly distinctive.

'Grass Moor House' is a mid-20th century two-and-a-half storey dwelling with steep plain-tiled hipped roof, with large cross-hipped dormers, and a cross-gabled front porch. The house is constructed of stretcher-bonded brickwork, with soldier-orientated brickwork trim above mullioned, glazed UPVC windows within large apertures which lie flush with the structural façade. Tall, rectangular-stack chimneys emerge from within the property, avoiding the ridge and a single-storey cross-hipped extension emerges from the north-eastern structure. 'Fairfield' is a two-and-a-half storey, early-20th century gabled property, with two cross-gabled wings below a steeply pitched plain-tiled roof. The structure is constructed of stretcher-bonded red-brickwork, with distinctive apertures with a range of segmental, stilted and semi-circular arched forms and mullioned, rectangular UPVC windows with glazing alongside a distinctive, arched wooden doorway. A later single-pitched extension projects the property eastwards to the rear of the house. 'The Cottage' is the earliest architectural component of the character area, situated immediately northwest of Radford Road around 100m northeast of the village-core. The two-storeyed, detached property with distinctive saltbox roof and projecting gable-chimney has been expanded and modified considerably, with later rendering and structural and roof



extensions altering the late-19th or early 20th century character. The low-walled boundary does however maintain the cottages 'landmark' status, demarcating the initial point of transition between the rural landscapes and the historic urban core of Alvechurch village.

Statement of Inherited Character

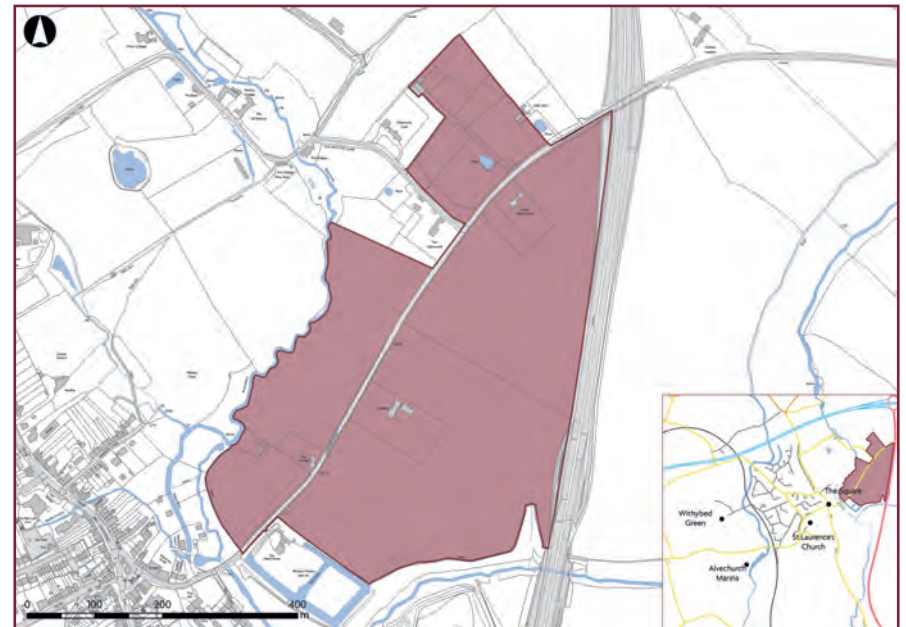
The character area contains numerous extant components of the historic parliamentary enclosures which dominated the landscape northeast of Alvechurch village. The mature hedgerows and hedgerow-trees contribute to intermittent rural views, and combine to form a highly distinctive enclosed avenue of approach to the village-core from the northeast. The wayside plots of 'Fairfield' and 'Great Moor House' are coherent in form, within strongly demarcated rectangular plots with large two-and-a-half storey housing with steeply-pitched, cross-pitched roofs. The plots are highly comparable to that of 'The Moat House' within the former Bishop's Palace, creating a distinctive assemblage of late-19th through early-20th century statement-frontages and landmark structures along Radford Road. While little archaeological investigation has occurred, the proximity to The Bishop's Palace and associated features suggest a high potential for sub-surface archaeological deposits.

Primary Characteristic Components

- Prominent hedgerow boundaries of post-medieval parliamentary enclosures
- Expansive late-19th and early-20th century housing
- Highly demarcated and enclosed late-19th and early-20th century plots

Historic & Inherited Characteristics

- Remnant parliamentary enclosure landscape with mature hedgerows and trees
- Coherent late-19th through early-20th century plots and architectural form
- Distinctive historic avenue of approach to Alvechurch from the northeast
- Seasonal views of southern Alvechurch rural landscapes
- High archaeological potential for medieval through post-medieval deposits



Historic Environment Resource:	B : 1	A : 2	L : 2
Inherited Character	S : 3	B : 1	L : 2
Sensitivity	Moderate		

Withybed Close

Alv_003



The Withybed Close character area is formed of a highly distinctive curvilinear arrangement of 1930s/40s housing, supplemented with mid-20th century bungalows which were constructed within a former parliamentary enclosure. The character area is largely defined by the extent of this historic enclosure: aligned with Withybed Lane in the south and west; a small brook and the encroachment of 20th century plot-boundaries of 'Alv_014' to the north; and further rear-plot boundaries of area 'Alv_014' which correlate to the historic field-boundary in the east. The character area contains housing along the linear, historic-routeway of Withybed Lane and the 20th century Withybed Close cul-de-sac, and demarcates the modern, western extent of Alvechurch village and the gateway of the village and western-parish landscape.

Urban Morphology and Landscape Context

The character area is formed of wayside-dwellings adjacent the western extent of Withybed Lane, situated at the fore of contemporary housing within the Withybed Close cul-de-sac. The streetscape is highly distinctive, with the two-phases of construction generating characteristic frontages, comprised of lawns and private-garden planting situated adjacent driveways, sat behind prominent box-hedgerows at the fore of the housing. Withybed Close is aligned around a central roundabout, which is now partitioned from Withybed Lane through the subsequent construction of three bungalows in the south of the character area, creating a strong sense of enclosure. Historically, the cul-de-sac would have formed a distinctive, consistent frontage from Withybed Lane; however the bungalows construction has altered the streetscape to form the set-back, and strong sense of enclosure. The prominent building-frontages, architectural form, curved building-lines, and box-hedgerows generate a sense of distinctiveness from the surrounding character areas; however, there is clear cohesion with the

architectural form and landmark corner-buildings of the of Latimer and George Road character areas further east (Alv_015).

The railway bridge at the western extent of the character area forms a significant historic gateway between Alvechurch-village, the canal, and the Withybed Green landscapes to the west. These transportation-infrastructure gateways form a highly characteristic component of the contemporary settlement, with the numerous canal bridges, railway bridges and the motorway-underpass all demarcating the transition between the village and the rural-parish landscapes.

The mid-20th century housing has been constructed within a historic parliamentary enclosure, defined by the historic alignment of Withybed Lane and the brook to the north. While the housing development has removed the majority of the historic components of the enclosure, an area of open-green space remains behind the building plots, with subtle earthworks pertaining to a historic clay pit, mature trees and a largely unaltered watercourse alluding to the historic rural character of the area.

Road and footways are of asphalt construction with pre-cast concrete kerbing and 20th century road furnishing. Narrow grass verges are aligned with a number of the front-plot box-hedgerows.

Built Form

The built form of the Withybed Close character area is formed of two phases of construction: the 1930s to 1940s development of semi-detached, two-storey housing along Withybed Lane and Close, and the subsequent construction of three bungalows within the resultant open-spaces adjacent Withybed Lane. There is a high coherence of architectural form within the 1930/40s housing, generating a distinctive



architectural hierarchy relative to the bungalows.

Eleven structures, comprising of twenty-two dwellings of highly distinctive architectural form are evident aligned with Withybed Lane and Withybed Close. The structures are situated within a curvilinear building line, originating at the north-western extent of Withybed lane, curving northwards around the Withybed Close cul-de-sac, before returning to alignment with the lane further east. The building density is therefore moderate, with the corner-structures (52 & 52 Withybed Lane; 2 & 24 Withybed Close) conjoining the Withybed Lane and Close housing forming distinctive

landmark structures, akin to those elsewhere within the settlement (see Alv_015). These large, two-storey dwellings are predominantly situated at the centre of rectangular plots, set-back approximately 10-12m behind the box-hedgerows atop low-walling and behind front-lawns. The housing plots are sub-divided by further box-hedgerows, with large-lawns dominating the private, rear-gardens. The structures are gable-ended and rectangular, constructed of stretcher-bonded brickwork with prominent forward and rear projections respectively emanating from the centre and outer-corners of each semi-detached dwelling. The roofs are steeply pitched with plain ridge tiles. The forward projections are two-storeyed and alternate between cross-gabled and cross-hipped roofs, with decorative stepped-brickwork-flashing along the gable verges and ventilation slits. The rear-projections are single-storeyed and flat-roofed, with the exception of the corner-structures where cat-slide roofs emanate from the hipped roof-structures. The windows are rectangular, mullioned, UPVC and set flush-with the façade above and below lintels and sills of header-orientated and canted brickwork respectively. Rectangular-stack chimneys emerge through the ridge with engineering brick coping and small chimney-pots.

Three rectangular, gable-ended structures comprise six bungalows, with stretcher-bonded brickwork, low-pitched pan-tile roofs, square-stack brick chimneys through the ridge within the structure, and small rectangular and square mullioned windows below header-brickwork lintels. The plots are small, demarcated by lap-panel fences, low-brick walling and box-hedgerows, and visually-shielded from Witherby Lane by an enclosed green-space with prominent hedgerows along a raised bank adjacent the road.

Statement of Inherited Character

While only remnants of the pre-war historic rural landscapes remain extant to the rear of the mid-20th century housing developments the character area has a considerable inherited character and integrity. The 1930s-40s dwellings are highly distinctive of the early phases of the westward expansion of Alvechurch, and are stylistically contemporary to the built forms of George and Latimer Road (see Alv_015). These are landmark structures situated at one of several transport-infrastructure

gateways at the urban-fringe of Alvechurch village, forming a distinctive point of transition between the relatively modern-urban environments of the expanded village and the historic rural and industrial landscapes of the western-parish. The character area is deemed to be of moderate potential for sub-surface archaeological deposits pertaining to the post-medieval clay extraction.

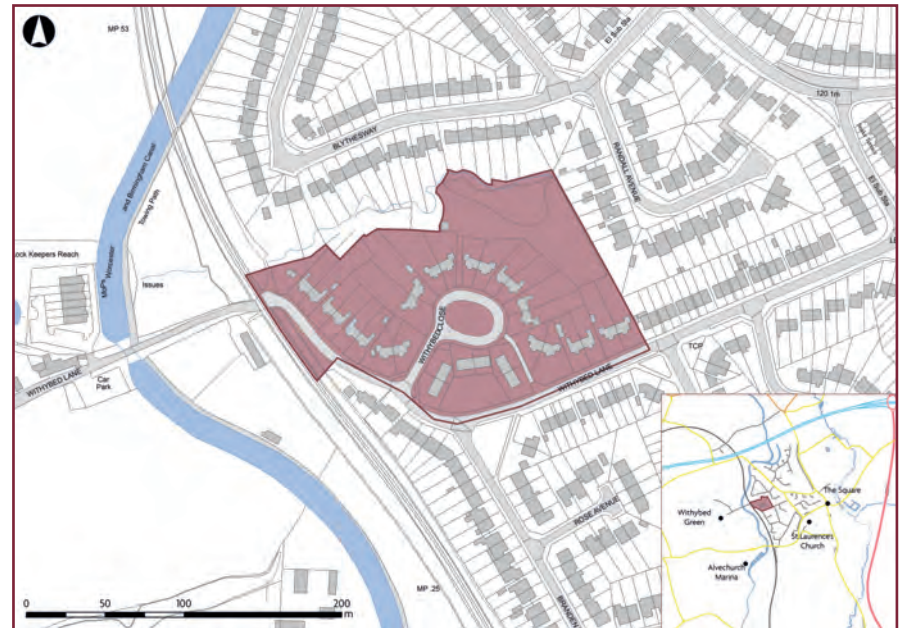
Primary Characteristic Components

- 1930/40s architectural form
- Prominent box-hedgerow plot boundaries
- Strong sense of enclosure and urban-distinctiveness
- Curvilinear and cul-de-sac street pattern

Historic & Inherited Characteristics

- Distinctive 1930s/40s built form
- Prominent box-hedgerows and plot frontages
- Historic brick railway-bridge forming a distinctive settlement gateway
- Landmark corner-structures with architectural coherence to those of Alv_015

Historic Environment Resource:	B : 0	A : 2	L : 1
Inherited Character	S : 2	B : 2	L : 1
Sensitivity	Moderate		



Crown Meadow

Alv_004

The character area is defined by a series of residential cul-de-sacs constructed off Crown Meadow in the later 20th century as a singular phase of Alvechurch's north-westerly expansion, culminating in the urban-infill of the final remnant field parcels of the post-medieval parliamentary enclosure. The character area is defined by Crown Meadow in the south, subdividing the cul-de-sacs with The Buckley's estate (Alv_009), and the Worcester to Birmingham Canal in the north, along which the rear-plot boundaries are aligned.

Urban Morphology and Landscape Context

The character area is formed of four main and three secondary cul-de-sacs which radiate northwards and north-westwards from Crown Meadow opposite the large, open-green spaces of The Buckley's estate immediately to the south. While this orientation facilitates a strong visual connectivity to this area, alongside sporadic viewsheds of Bear



Hill, St Laurence's Church and the south-eastward hills of Rowney Green, there is strong sense of distinctiveness from the area due to the architectural form. The cul-de-sacs generate a variable sense of enclosure, with areas on or immediately adjacent Crown Meadows afforded connectivity to the green-spaces with mature trees and aforementioned viewsheds, whereas areas further northwards are strongly enclosed by the moderately high structural density and the topographic elevation of the canal. There are minimal formal boundaries within the area, with few front-plot boundaries, with occasional lap-panel and box-hedgerows demarcating the inter-plot spaces. Street-furniture is of twentieth-century origin, with the pavement and road of asphalt construction with pre-cast concrete kerbing. Several planting schemes are evident along roadside grass verges incorporating hedges and flower-beds which complement those within private front-gardens.

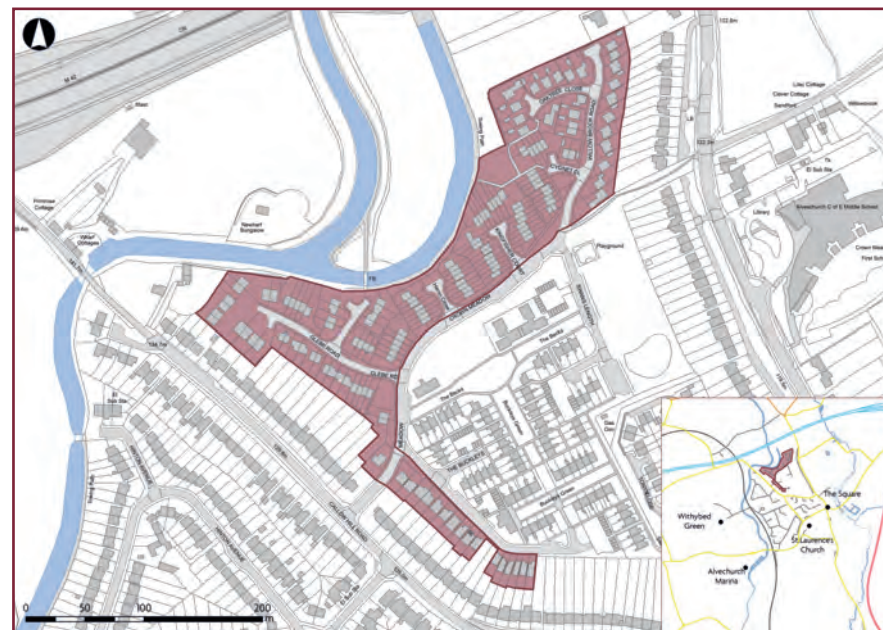
Built Form

The character area is predominantly comprised of two-storey, semi-detached dwellings aligned irregularly along the cul-de-sacs emerging northwards from Crown Meadow. The building and roof lines are therefore irregular, with a number of the structures orientated at oblique angles to the road. Structural density is moderate to high, with minimal gap-sites between the semi-detached dwellings. The buildings are set-back approximately 7-10m, situated at the centre of small, narrow, rectangular plots of uniform size and dimension.

The roofs have a moderate to steep pitch, are universally gabled with cross-gabled forward projections and dormers and are constructed of pantiles with no distinctive decoration at the eaves or verge. The structures are constructed of stretcher-bonded brickwork, with numerous distinctive decorative features including multiple string-courses, window sills and lintels if header-orientated brickwork alongside additional brickwork decoration on the cross-gable. The buildings are formed of both light-red and 'sandy' coloured brickwork which alternate as the predominant structural material and that used for the decorative features. Despite the uniformity of structural form, this therefore creates a moderate impression of architectural variety. Windows are rectangular, mullioned and of UPVC construction, with doorways situated within a variety of cross-hipped and cross-gabled canopies and porches.

Statement of Inherited Character

The construction of the late-20th century residential housing estate which represents the character area has removed all traces of the historic enclosures and field-boundaries which once dominated this area of the Alvechurch landscape. The character area therefore has minimal inherited character pertaining to the historic landscapes; however, the architectural form, uniformity and street-pattern should be seen as



highly distinctive of later 20th century housing design. The character area is situated immediately adjacent to two areas with distinctive historic attributes: the open green-spaces, former marl-pit and mature trees of The Buckley's, and the Worcester to Birmingham Canal to the south and north respectively. The character area therefore retains a partial historic rural and industrial connectivity through proximity to, and viewsheds of these areas. While there are no known archaeological monuments within the character area, it is considered to be of moderate potential for post-medieval below ground deposits.

Primary Characteristic Components

- Highly uniform later-20th century architectural form and aesthetic
- Cul-de-sac street pattern
- Low front-plot boundaries

Historic & Inherited Characteristics

- Late-20th century housing style and street pattern
- Proximity to historic canal and features pertaining to post-medieval parliamentary enclosure
- Sporadic viewsheds of Bear Hill and St. Laurence's Church from Crown Meadow

Historic Environment Resource:	B : 0	A : 1	L : 1
Inherited Character	S : 1	B : 0	L : 0
Sensitivity	Low/Moderate		

Tanyard Close

Alv_005

The Tanyard Close character area is comprised of an area of mid-20th century terraced dwellings situated within a highly-enclosed cul-de-sac immediately adjacent the historic Tanyard Lane to the north and the redeveloped medieval tenement plots of the historic village core to the east. The area is a component of the extensive 20th century westward urban expansion and infill of Alvechurch village, occupying a parcel of post-medieval parliamentary enclosure, elements of which remain both tangible and influential towards the contemporary urban-character.

Urban Morphology and Landscape Context

The character area is formed of an area of mid-20th century urban infill. Tanyard Close is a cul-de-sac with adjacent terraced-blocks situated within a historic parliamentary enclosure immediately east of the medieval village core. The area is highly enclosed due to the terraced-building lines, minimal gap-sites, large historic hedgerows and the watercourse in the south and west. The prominent hedgerow situated immediately adjacent Tanyard Lane is partially elevated along an earthwork bank, and is likely a remnant component of the historic field-boundaries within which the residential development occurred.

The road is narrow and of asphalt construction, with adjacent engineering-brick kerbing and grass verges. Street furnishing is comprised of 20th century signage, with a number of late-20th century 'heritage' streetlamps and wayside trees. Wooden panel-fencing demarcate the inter-property boundaries, with the water-side plantation and water-channel of the brook a distinctive component of the southern plots. The historic watercourse flows along the southern boundary of the character area and has been partially diverted and culverted during the mid-20th century construction.

The proximity of the character area to the burgage plots of the historic village core indicate a potential for below-ground medieval and/or post-medieval archaeological deposits adjacent Tanyard Lane.

Built Form

Tanyard Close is formed of a cul-de-sac of four structural-blocks of between three and six terraced dwellings. The eastern, southern and western terraces are two-storeyed, in contrast to the single-storey bungalow-terrace of the northern block. The structures are constructed of stretcher-bonded brick of red-colouration with shallow-pitched pantile roofs culminating in gable-ends. Decorative features include bargeboards below the eaves, brick gable-kneelers, and shallow segmental arches of header-orientated brickwork above mullioned UPVC windows. The terraces sit within rectangular plots of varying size, determined by their relative proximities to the historic brook or hedgerow boundary. A single detached dwelling is located immediately east of Tanyard Close, off Tanyard Lane, set-back behind a prominent

hedgerow and walled-boundary. The structure is two-storey with a shallow-pitched, plain tile, multi-winged and cross-hipped roof with several dormer-windows situated wholly within the roof space. The structure is constructed of tan-colouration stretcher-bonded brickwork, with rectangular UPVC windows with faux-glazing, with weatherboarding and bargeboards at a number of the gable-ends.

Statement of Inherited Character

The urban form and architecture of the mid-20th century urban infill is distinctive of local authority housing of this period. The hedgerow and earthwork boundary which subdivides Tanyard Lane and Tanyard Close represents a well-preserved component of the historic parliamentary enclosures which dominated the western-Alvechurch landscape prior to the expansive, westward urban development in the mid-to-late 20th century. There is moderate potential for below ground post-medieval archaeological deposits in association to the historic village fringe.

Primary Characteristic Components

- Terraced-blocks of mid-20th century local authority housing
- Strong sense of enclosure from urban form and hedgerow boundaries
- Narrow cul-de-sac streetscape with bespoke street furnishing and kerbing

Historic & Inherited Characteristics

- Earthwork and hedgerow boundaries of historic parliamentary enclosure



Historic Environment Resource:	B : 0	A : 1	L : 1
Inherited Character	S : 1	B : 0	L : 0
Sensitivity	Low/Moderate		



Alvechurch Middle School

Alv_006

The character area is comprised of three piecemeal enclosures immediately north of the historic village core which have been developed or modified for 20th and 21st century recreational and educational functions. The enclosures contain the modern Alvechurch Church of England Middle School northwest of a cricket ground and playing field of mid-20th century origins. The character area is a component of a well-preserved landscape of post-medieval piecemeal enclosure situated between Old Rectory Lane (Alv_008) and Birmingham Road, including numerous historic hedgerows, mature trees, ponds, woodland and architecture pertaining to this now largely historic land-use.

Urban Morphology and Landscape Context

Despite the change in land-use the open-green environments of the historic enclosures have been well maintained and continue to strongly influence the character of both the school grounds and playing fields. The field parcels of the school and recreational grounds have retained a large proportion of their historic tree-lined hedgerows, many of which are likely of late-medieval origin. These are largely in favourable condition and form a primary character-forming component of the area. The influence of tree-lined boundaries is further enhanced by the mid-20th century creation of a distinctive tree-lined avenue along the historic path within the playing fields in the southeast. A historic brook divides the cricket ground and playing field, culminating in the adjacent River Arrow. The south-eastern components of the historic watercourse have been preserved, with archaeological evaluations indicating the brook was straightened and diverted during the medieval period, with the original channel identified behind the flood-bank. The area therefore has a strong sense of rural connectivity, maintaining a close association and cohesion with the late-medieval piecemeal enclosures between Old Rectory Lane and Birmingham Road.

While the playing fields and cricket grounds have been in use since the early and mid-20th century respectively, they are predominantly comprised of later 20th and 21st century furnishing. A tennis court once situated between the cricket ground and playing field has been demolished, now replaced with those associated to the recently constructed school-facilities. The school grounds are furnished with modern street-lighting and signage alongside extensive planting schemes. Despite the extensive landscaping during the school's construction, the hedgerows adjacent Birmingham Road have been maintained, ensuring the retention of an historic component of the Birmingham Road village-approach and preserved the historic demarcation of the landscape.

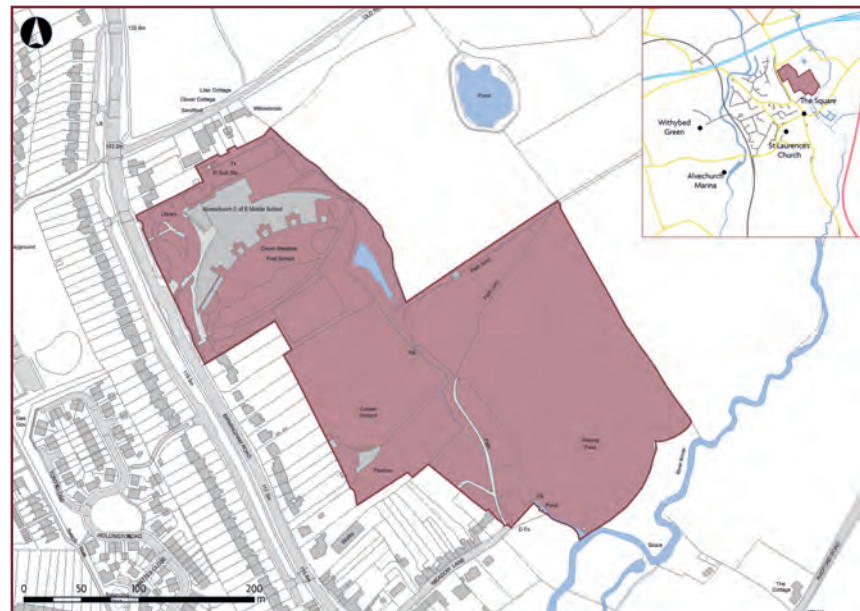
Built Form

The modern school is the predominant architectural facet of the

character area, formed of a post-modernist single-storey structure of roughly crescent-shape constructed of a combination of brickwork, wood-cladding and anodized steel. Square and rectangular mullioned apertures of varying scale accompany numerous skylights within a flat roof with skillion-roofed extensions. Extensive landscaping and ancillary construction with the school grounds have created features including a retention pond, tennis courts, playgrounds and asphalt-paved parking space with demarcation by lap-panel fencing, pre-cast concrete kerbing, low stone-rubble walling, planting schemes and grass verges. A flat-roofed mid-to-late 20th century single-storey brick pavilion is located in the southern extent of the cricket ground.

Statement of Inherited Character

Despite modifications in land-use the late-medieval piecemeal enclosures have been well preserved within the character area. There has been minimal hedgerow loss with the large tree-lined boundaries continuing to form a highly distinctive character-forming component of the landscape, accompanied by the historic brooks and open-green spaces of the cricket ground and playing fields. While the 21st century school and grounds has redeveloped the north-western parcel, the retention of wayside hedgerows and extensive planting schemes has minimised its impact on the rural connectivity of the character area and its cohesion with a broader landscape of well-preserved late-medieval enclosures northeast of Birmingham Road towards Old Rectory Lane.



Primary Characteristic Components

- Rural connectivity through open-green environments and well-maintained tree-lined hedgerows
- Distinctive post-modernist 21st century school and grounds

Historic & Inherited Characteristics

- Well-preserved late-medieval piecemeal enclosures
- Tree-lined hedgerow boundaries
- Historic watercourse subdividing enclosures adjacent the River Arrow
- Element of coherent late-medieval historic-agricultural landscape between Birmingham Road and Old Rectory Lane

Historic Environment Resource:	B : 0	A : 1	L : 2
Inherited Character	S : 1	B : 0	L : 2
Sensitivity	Moderate/High		

Station Road

Alv_007

The Station Road character area is defined by 19th and 20th century infrastructural and residential development adjacent Station Road. The character area demarcates the southern extent of the major 20th century westward expansion of the village, with components of the 1930s ribbon developments sat opposite remnant parliamentary enclosure of the historic rural landscapes in the north and south respectively. The railway line borders the character area in the west, with Alvechurch train station situated in the south-western extent of the character area.

Urban Morphology and Landscape Context

Station Road is relatively narrow, asphalt-surfaced with pre-cast concrete kerbing adjacent a broad pavement with grass verges. Modern road signage and lighting is accompanied by a small assortment of more historic, mid-20th century furnishings. The road continues to form the major southwestern approach to the village-core, now demarcating the southern extent of the settlement, bounding the extensive 20th century westward expansion. The engineering-brick railway bridge forms a distinctive gateway to the modern settlement, accompanying the numerous canal, rail and road-infrastructure which demarcates Alvechurch village from its rural environ. The character area is relatively distinctive from the surrounding area, with the south-facing building line of the 1930s housing forming a distinctive boundary between the rural-landscape character south of the village and the 20th century urban developments.

The character area has a strong rural connectivity. A prominent post-medieval hedgerow field-boundary demarcates Station Road from the adjacent parliamentary enclosures, with panoramic viewsheds over the rural landscapes south of the parish. Several mature trees are situated within the hedgerow boundaries. A Public Right of Way bisects the enclosures between 'Sunnymead', The Lewkner Almshouses and Alvechurch train station. Earthworks pertaining to post-medieval ridge and furrow are evident south of Station Road, with the area deemed of moderate potential for early-medieval through post-medieval sub-surface archaeological deposits. There is a high potential for archaeological deposits pertaining to the earlier Lewkner Almshouses, with deposits pertaining to the previous structure likely extant below the contemporary car-park and front-lawns.

Alvechurch railway station occupies a long, linear area east of the railway line, comprised of 20th and 21st century components of the redevelopment of the historic platform. While the maintenance of adjacent hedgerows atop the earthworks banks has retained the station's strong sense of enclosure and a minimal visual impact on the surrounding landscape, a large majority of the historic features have become disused including two later-19th century structures which are at

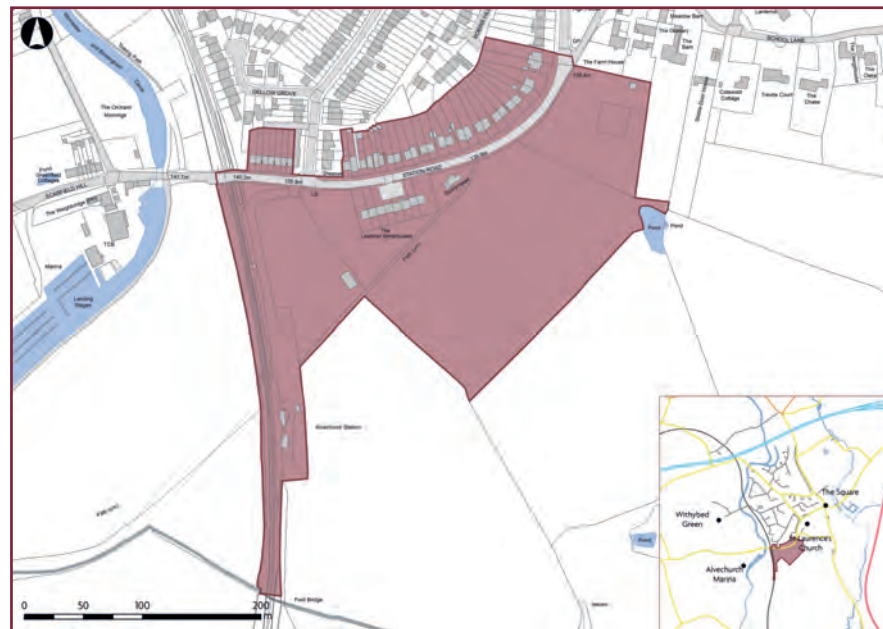
discernible risk of dereliction.

Built Form

The northern extent of the character area is defined by the 1930s properties constructed immediately north of Station Road. These two-storey, semi-detached structures are characterised by their distinctive double, front-gables, with full or partial rendering of the elevations. While a variety of modifications have occurred to the majority of the housing, numerous original features remain evident including stilted and segmental arches above recessed doorways and windows, brick lintels courses, decorative gables at the primary elevations, and full-circle and octagonal windows. The 1930s housing has a consistent linear building-line, set-back 6 metres from the roadside. The buildings are at the fore of long, narrow plots, situated behind low front-boundaries of varying forms including pickets fencing, walling and box-hedgerows.

The Lewkner Almshouses are a 1980s manifestation of a series of social housing originating in the late 16th century. The 1980s building's design, dimensions, and features all directly mirror the historic architectural-form of the preceding 18th century almshouses, providing a continuity of historic character and aesthetic. The almshouses are comprised of eight terraced structures, incorporating two-sections of single-storey properties flanking a two-storey structure of four apartments. The structures are gable-ended, of stretcher-bonded red-brickwork below moderately pitched roofs of darkly coloured plain tiles. Both front and side gabled canopies and porches project from the primary elevation, which features rectangular mullioned windows and UPVC doors. The almshouses sit between 16m and 20m back from the roadside behind a car-park and grass-lawns. While the houses have dedicated rectangular plots, minimal inter-plot demarcation forms largely open-green spaces to the front and rear of the housing.

A number of 19th century structures remain extant within the area. 'Sunnymead', situated south of Station Road and immediately east of the Almshouses, is a two-storey, cross-gabled red-brick property with steep, tiled roofs. The structure has a number of distinctive features including bargeboards at the gable-verges, rounded ridge-tiles, lean-to roofs, and gable-end chimneys. The plot is demarcated by large hedgerows over prominent brick-walls with internal rounded arches. Two distinctive 19th century buildings are situated at the south of the modern railway platform, representing the structural form of the historic Alvechurch station. While the Station Master's house has been converted for residential use both it, and the adjacent waiting room, lay vacant at the time of survey. The house is a two-storey, gable-ended property with shallow-pitched, tile roof. While the chimney is evident projecting from the gable wall the distinctive rectangular stacks have been lost. The house is rendered and painted with mullioned UPVC windows are varying form in place of the historic, glazed apertures. The historic waiting room is a well-preserved, gable-ended, single-storey structure of English-bonded brickwork, below a shallow-pitched tile roof with gable-end bargeboards. A rectangular-stack chimney emerges from the southern gable, and ashlar-stone arches with keystones, and stone-stills





define the window and door-frames. A small number of historic furnishing remains extant including cast-iron platform lighting.

Statement of Inherited Character

The Station Road character area contains several distinctive phases of historic development: post-medieval rural enclosure; 19th century transport infrastructure; and inter-war urban expansion. The rural historic environment continues to strongly influence local character through the retention of historic hedgerows which bound Station Road, the panoramic viewsheds over the south-Alvechurch and Tutnall and Copley landscapes, and a number of archaeological earthworks pertaining to historic cultivation. Several components of the historic railway-infrastructure remain extant, including the 19th century Station House and waiting room; however, their current vacancy places them at risk of dereliction. The 19th century railway bridge forms a gateway to the western-Alvechurch urban-area, with 'Sunnymead' representing the only other pre-20th century structure within the character area. The 1930s ribbon development along the northern-side of Station Road has a distinctive urban form, characteristic of this period of 20th century residential expansion. While the Lewkner Almshouses are of 1980s origin, their design directly references the preceding structure, maintaining a distinctive architectural form and aesthetic formed of several inherited attributes.

Historic Environment Resource:	B : 2	A : 2	L : 2
Inherited Character	S : 2	B : 2	L : 2
Sensitivity	Moderate/High		

Primary Characteristic Components

- 1930s architectural form and aesthetic
- Strong rural connectivity and viewsheds
- Transportation infrastructure and gateway structures

Historic & Inherited Characteristics

- Remnant 19th century domestic and railway architecture
- Reconstructed almshouses with inherited design and aesthetic
- Rural landscape with historic enclosures, hedgerows, viewsheds and archaeological monuments



Old Rectory Lane

Alv_008

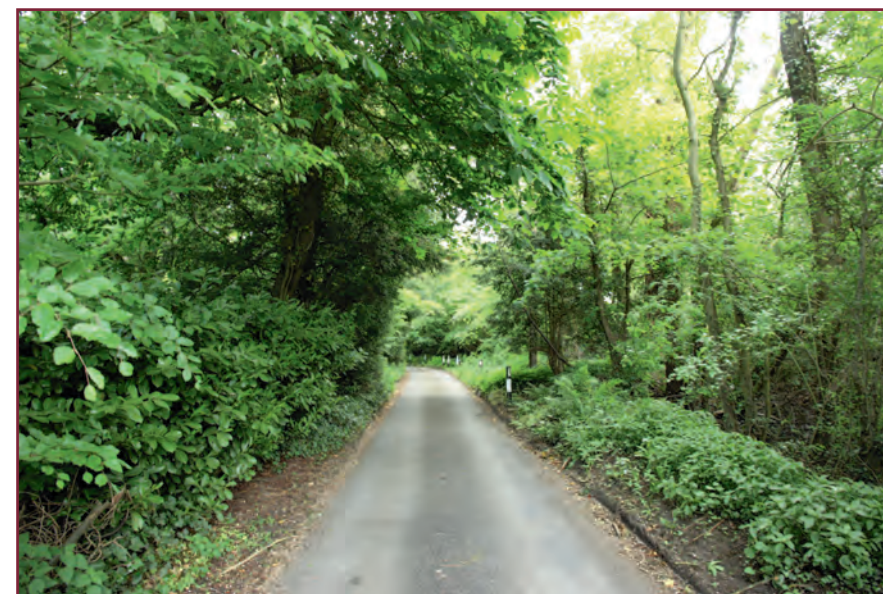
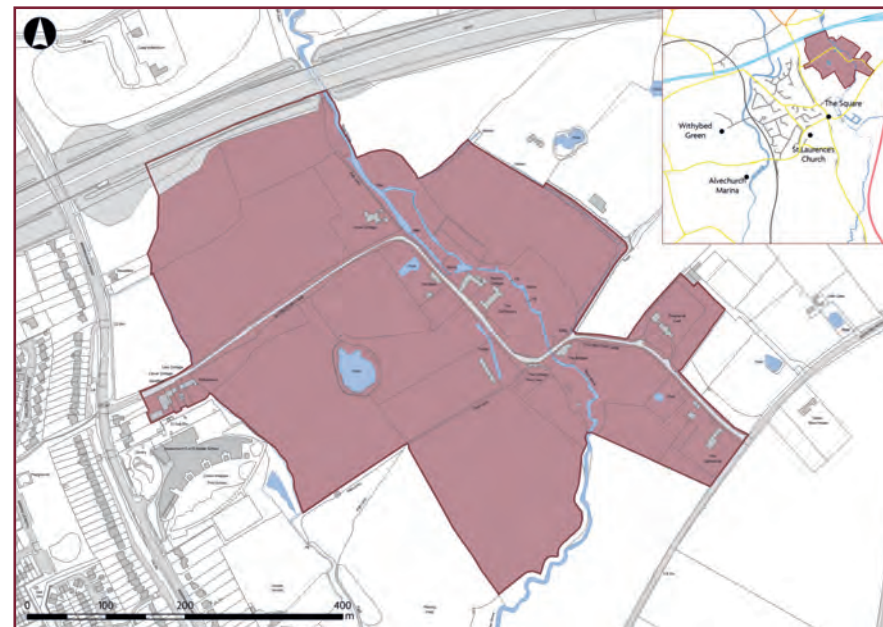
The Old Rectory Lane character area is formed of post-medieval interrupted row settlement, aligned to the medieval historic watercourse, constructed along the River Arrow to service the mills and Bishop's Palace north and west of Alvechurch village. The lane transects well-preserved piecemeal enclosures interspersed with archaeological monuments and woodland plantations, sub-divided by extensive hedgerow-boundaries and mature trees. The area is comprised of numerous historic environmental assets of varying provenance, many of which are in good to exceptional condition, forming a landscape of distinctive inherited character.

Urban Morphology and Landscape Context

The piecemeal enclosures adjacent the historic lane are well-preserved with minimal sub-division or amalgamation. The hedgerow boundaries of the enclosures and housing plots continue to form a highly distinctive component of the area. The wayside hedgerows are of considerable scale and are interspersed with numerous mature trees and areas of broadleaved woodland, set-back minimally from the roadside creating a highly enclosed streetscape with restricted viewsheds. A large mid-to-late 20th century mixed-woodland plantation in the north-east of the character area has modified the landscape immediately adjacent the lane, further increasing the sense of enclosure of the historic street, watercourse and settlement. The rural character of the area has been enhanced with the recent reintroduction of allotment gardens on the site of the historic allotments prevalent in the area prior to the mid-20th century. The enclosures contain several archaeological monuments including areas of ridge and furrow earthworks alongside ponds pertaining to historic clay and marl extraction. The pond southwest of the post-medieval interrupted row settlement, northeast of the modern school, is particularly large with prominent earthwork banks lined with broadleaved woodland. While minimal archaeological evaluation has occurred within the area it is deemed of considerable archaeological



Worcestershire Archive and Archaeology Service



potential for medieval and post-medieval deposits, particularly along the lane and adjacent the watercourse, and including the site of the now demolished Rectory Needle Mill, with earlier iterations believed to date back to the 13th century.

Old Rectory Lane is a narrow, curvilinear historic routeway demarcated by grass verges and the boundaries of the adjacent enclosures and plots. Within the interrupted row settlement several prominent boundary-forms are evident alongside the hedgerows including Flemish-garden-wall bonded walling with decorative engineering-brick coping, lap-panel fencing, picket-fencing, and a distinctive historic, railed barrier. The sense of enclosure is compounded by the low set-back of several structures, with walls directly adjacent the roadside and the dense woodland aligned to the eastern extent of the lane. While the enclosed streetscape generates a sense of remoteness from the village-core, despite its immediate proximity to the historic settlement, the historic watercourse and Public Right of Way maintains connectivity. The character area is furnished by numerous ornamental features and planting schemes within the large private plots of the cottages and housing. There is minimal road-furniture with little modern signage or

street-lighting. The historic watercourse with associated millponds, sluices and weirs continues to strongly influence the landscape context of the local area, transecting the settlements and enclosures with both earthwork and brick-lined channels and numerous ancillary archaeological and architectural features. The private gardens continue to incorporate the watercourse and associated monuments and structures as prominent aspects of their landscaping, maintaining their local significance.

Built Form

The built form of the Old Rectory Lane character area is comprised of low-density interrupted-row settlement incorporating historic through early 20th century large housing and wayside cottages, constructed adjacent to the industrial water-management features along the River Arrow. The extant structures and built-features largely pertain to, or are influenced by, the 19th century industrial utilisation of the watercourse by the demolished Needle Mill, alongside the modified and extended structures of the Old Rectory homestead. While a modicum of early-20th century development has occurred along the lane the low-density, wayside character of the urban form has been retained.

The brick and stone-lined watercourse which channels the River Arrow through the character area includes numerous sluices, weirs and mill-ponds of varying forms. While the diversion of the watercourse is likely to have been initiated during the medieval period, the extant structural form is largely of 19th century provenance. The brick-lined channel is particularly prominent within the grounds of Rectory Cottage. Here, sluice gates framed within engineering-brick tunnels with header-orientated segmental archways divide and subsequently reconnect the river in the west and east respectively over prominent stone weirs adjacent weir ponds. The channel deepens to the west, lined with brick and stone revetments and retaining-earthwork banks of earlier origin. The 19th century industrial architecture of the watercourse has strongly influenced more modern construction in the immediate area, with adjacent walling, paving and structures designed to both maintain and reference the aesthetic of the monument through, for instance, the use of engineering-brick detail.

The two large, multi-phased properties at the centre of Old Rectory Lane represent The Old Rectory and Rectory Cottage, of 15th and 19th century origin respectively. The Old Rectory is an H-plan structure aligned northeast/southwest originating from the 15th century, with extensive early 18th, late-19th and some later 20th century modification. The Old Rectory is timber-framed, clad in brickwork, with a cross-gabled, plain-tiled and moderately pitched roof. A 19th century cross-gabled porch emerges from the north-western face. The phases of the Old Rectory's construction are evident within the architectural detail including: variation in the brickwork-bonding; mullioned windows set below various brickwork arches; plain-tile cladding or brickwork facades at the cross-gables; and triple-course, projecting brickwork, lintel string-course within the more historic façades. Rectory Cottage is formed of two 19th century stables, conjoined and modified in the mid-to-late 20th century forming a distinctive house of varied aesthetic. The historic components of the structure are gable-ended, with steeply-pitched tile-roofs, constructed of Flemish bonded brickwork. The 19th century features include highly distinctive windows, set above sills of engineering brick and below segmental brickwork archways, reflecting the industrial architecture of the 19th century watercourse which bisects the cottage's grounds. The 20th century structure is formed of

stretcher-bonded brickwork with red-tile cladding, below half-hipped roofs with catslide and cross-gabled dormers set wholly within the roof space.

The Lightwoods is a large later-19th century house forming a landmark structure at the eastern junction of Old Rectory Lane with Radford Road. The two-and-a-half storey, cross-gabled property is formed of a number of structural units, with several phases of expansion, including mid-20th century flat-roofed, single storey extensions to the north and south. The historic structure is constructed of English-bonded red brickwork with the header-orientated bricks situated at every fourth course. The roofs are steep, with plain deep-red tiles, roll-top ridge tiles, and several, large rectangular-stack chimneys emerging both from within the roof and projecting from the gable. Windows are of varying form including bays, oriels and glazed, rectangular, mullioned windows of both vertical and horizontal emphasis. The windows are framed by lintels of solid-orientated bricks, with canted-brick sills. Numerous cross-gabled and cross-hipped canopies project above the windows and doorways.

A number of historic wayside dwellings contribute to the inherited character of the landscape. This includes the 19th century, converted, gabled-ended barn with moderately-pitched roof situated opposite Rectory Cottage, constructed of Flemish bonding with brickwork detail including dentilated eaves and gable-verge, segmental-arched window frames and ventilation features. Further east Pine View Cottage is a single-storey, gable-ended detached cottage of painted brick with tile-cladding at a southern cross-gable, situated below a shallow-pitched slate roof with large rectangular stack chimneys emerging through the ridge. The cottage features distinctive engineering-brick sills and segmental-archways framing rectangular, glazed windows, further reflecting the industrial architectural influences evident with Rectory

Cottage and the watercourse. Immediately north of Pine View Cottage lies The Bridges, an early 20th century detached house on the site of an earlier structure, of two-stories with moderately-pitched hipped roof. The structure has been extended further northwards in the mid-20th century, and is constructed of painted-brick with extensive pebble-dash rendering. The windows are rectangular, mullioned and lead-glazed, with bay-windows at the ground floor. A cross-hipped, forward-facing projection emerges from the centre of the first storey with faux-half-timbered design, forming a distinctive polite façade. A historic side-hung garage door remains extant, and a large, brick rectangular-stack chimney emerges from the house within the southern wall.



Shepherds Croft and Arrow Cottage represent 1930s iterations of the large-housing and wayside-cottages of Old Rectory Lane in the east and west respectively, both of bespoke design with various, tangible historic-architectural influences. Shepherds Croft is set-back 25m from the roadside with no formal front-plot demarcation generating a statement polite frontage and landmark structure along the lane. The structure is two-and-a-half storeys with single storey modern extension, constructed of stretcher-bonded brickwork, with a very tall and steeply pitched, hipped, tile roof. A number of cross-gabled and cross-hipped dormers and porches emerge from the facades, which features rectangular, mullioned, and wooden-framed windows and doorways set below segmental arches of header-orientated brickwork. Arrow Cottage is a one-and-a-half storey, large, detached dwelling situated within a highly enclosed plot at the north-western corner of Old Rectory Lane. The cottage has a diverse and distinctive array of inherited characteristics in a bespoke design, incorporating both thatched and tiled roofs with areas of wooden-panelling and brick walling, with both hedgerow and brick-walled boundaries with engineering brick coping mirroring the rural-industrial streetscape character of the lane.

At the western extent of Old Rectory Lane, the early-20th century wayside cottages of Willowbrook, Lilac Cottage, Clover Cottage and Sandford form distinctive gateway structures from the Birmingham Road character areas (Alv_001, Alv_036). The semi-detached, gabled structures feature steep, plain-tiled roofs with bargeboards, and are of stretcher-bonded brick construction with pebble-dashed second storeys. The cottages feature highly distinctive square-stack chimneys set within the roof space, avoiding the ridge at both the centre of the primary and rear elevations. Engineering brick coping and dog-tooth dentilation decorate the chimneys below common, tapered pots. Windows are mullioned, UPVC replacements set above header-brick sills. Flat-roofed bay windows extend from the ground floor of the primary elevations, with front-gabled canopies above the doorways. Immediately west of the wayside cottages are two large commercial structures, one historic dating to the early-20th century, the other modern but strongly influenced by the former's architecture. The structures are large, two-storey rectangular units with gable-ends and steep plain-tiled roofs. Square, mullioned windows are set below single-course segmental arches. Timbers and features pertaining to historic industry are discernible within the roadside elevation of the historic structure, while the central area of the modern building's primary elevation is weather-boarded.

Statement of Inherited Character

The character area is of considerable historic character, incorporating distinctive inherited components of the medieval through post-medieval and industrial landscapes. The watercourse, weirs and sluices which have exploited the River Arrow from the medieval through industrial mills continues to contribute strongly to local character through the exceptional preservation of the later-19th century channel and ancillary features. The industrial architecture has influenced the adjacent structural form, with engineering-brick décor prevalent among

the contemporary architecture. The narrow and highly enclosed Old Rectory Lane has retained its historic streetscape with minimal degradation through modern alterations, redevelopment or insensitive furnishing. While a modicum of early-20th century development has occurred along the lane, the low-density, wayside character of the urban form has been retained. The piecemeal enclosures of the character area are preserved in good condition, with minimal amalgamation or subdivision and numerous prominent hedgerow boundaries and mature trees evident throughout. Several archaeological monuments pertaining to medieval to post-medieval agriculture survive in the form of ridge and furrow and pond pertaining to historic marl pits. The area is deemed to be of considerable archaeological potential, with a high-probability for sub-surface deposits pertaining to the medieval through early-20th century industrial, agricultural and domestic exploitation of the River Arrow and adjacent landscapes immediately north of the historic Alvechurch village core.

Primary Characteristic Components

- Highly enclosed streetscape with large hedgerow and woodland boundaries
- Dispersed, low-density interrupted-row settlement
- 19th century built form with early 20th century expansion and modification
- Enclosed landscape with extant archaeology monuments
- Historic, managed watercourse of the River Arrow

Historic & Inherited Characteristics

- Dispersed, 19th and early 20th century urban form
- 19th century, industrial architectural aesthetic
- Water-management features pertaining to historic industrial utilisation of the River Arrow
- Well-preserved piecemeal enclosure with prominent hedgerow boundaries
- Archaeological monuments pertaining to historic agriculture and industry

Historic Environment Resource:	B : 3	A : 3	L : 3
Inherited Character	S : 3	B : 3	L : 2
Sensitivity	High		



The Buckleys

Alv_009

The Buckleys character area is located within the 20th century westward expansion of Alvechurch village. The character area is bordered by Crown Meadow to the north and west, and the plot boundaries of the Hollington Road estate and dwellings of Birmingham Road, to the south and east respectively.

Urban Morphology and Landscape Context

The character of the area has a low correlation with the broader urban landscape, with its terraced quadrant-block street pattern and open-green spaces forming a strong sense of distinctiveness from neighbouring areas. While the street pattern forms a strong sense of enclosure; the broad avenues, peripheral open-spaces and numerous footpaths and alleyways which pass between the urban-blocks creates a high sense of permeability.

The street pattern generates distinctive long, linear site-lines along and throughout the character area. The south-facing sloped topography of the area affords views of St. Lawrence's church and Bear Hill from along 'Buckleys Green'.

There are no roads within the character area, with footpaths and alleyways providing access to, within and between the terrace-quadrants and avenues. Footways are on average 1.8m in width and of asphalt construction with pre-cast concrete kerbing. Street furniture is entirely comprised of 20th century signage and lighting.

The Character Area is demarcated to the east and south by wooden lap-panel and steel-palisade fencing of adjacent plot-boundaries, partially masked by hedgerows and trees and by the road-line of Crown Meadow to the north.

Despite the neighbourhood's position within an area of settlement expansion, extensive open and green spaces are evident including a playground in the east and large unaltered green spaces at the northern and eastern extents of the character area. The terrace-blocks are subdivided by broad grass verges and lawns.

There are numerous mature trees located throughout the area, including poplars and pollarded birch, which contribute to the area's distinctive green-open character. Planting schemes are largely restricted to private gardens, alongside a small number of hedgerow plot boundaries.

The character area has a contrasting sense of tranquillity and vibrancy between the residential and recreational spaces respectively. Despite the area's proximity to the M5 motorway its audial impact is relatively low. The St. Lawrence's Church bells are clearly perceivable due to the avenue street pattern and the area's southeast facing sloped topography.

Built Form

The predominant architectural component is later-20th century two-storey terraced dwellings situated within a terraced-quadrant-block street pattern, aligned along The Becks and Buckleys Green. The quadrant-block terracing forms highly linear building lines which run perpendicular to one-another along NNE / SSW and ENE / WSW orientations. The roof line is stepped due to the rising topography of the landscape. Buildings are setback at an average of 5m, with minimal public/private boundaries, and with fencing dividing rear-of-plot private spaces. Buildings are generally positioned at the mid-front of rectangular plots of an average 150 square metres in area.

There is a strong uniformity and coherence of the character area's structural component with no distinct architectural hierarchy. Structures are universally residential, remaining within their original intended functionality and are in good condition. The dwellings are of solid-brick construction of light colouration. Roofs are side-gabled with dark pantiles, are moderate in pitch and are devoid of distinctive projections or detail. Windows are rectangular and of UPVC construction. Doorways are square-headed with UPVC doors below canopies of varying form and dimension. A number of dwellings have flat or hipped-roofed ground floor projections forming porches.

Statement of Inherited Character

While a single phase of 20th century settlement expansion has radically altered the local environment, there remain tangible remnants of a historic agricultural landscape in the form of unaltered open-spaces, mature trees associated to a former clay pit, and the extent of the housing development roughly aligning to the post-medieval field boundaries. These features represent a rare manifestation of the 19th century farming regime which characterised the landscape between the historic village of Alvechurch and the transportation infrastructure to its west.

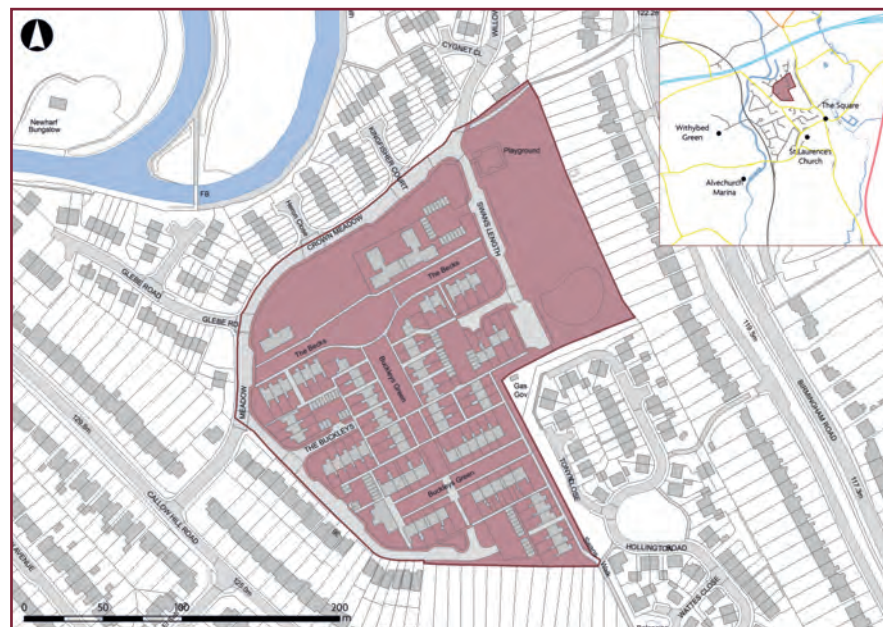
Primary Characteristic Components

- Terraced quadrant urban-block street pattern
- Open, green spaces with numerous mature trees
- Architectural form
- Strong sense of enclosure

Historic & Inherited Characteristics

- Green-spaces and mature trees alluding to historic piecemeal enclosure
- Visual and audial connectivity with St. Lawrence's Church

Historic Environment Resource:	B : 0	A : 1	L : 1
Inherited Character	S : 1	B : 1	L : 2
Sensitivity	Moderate		



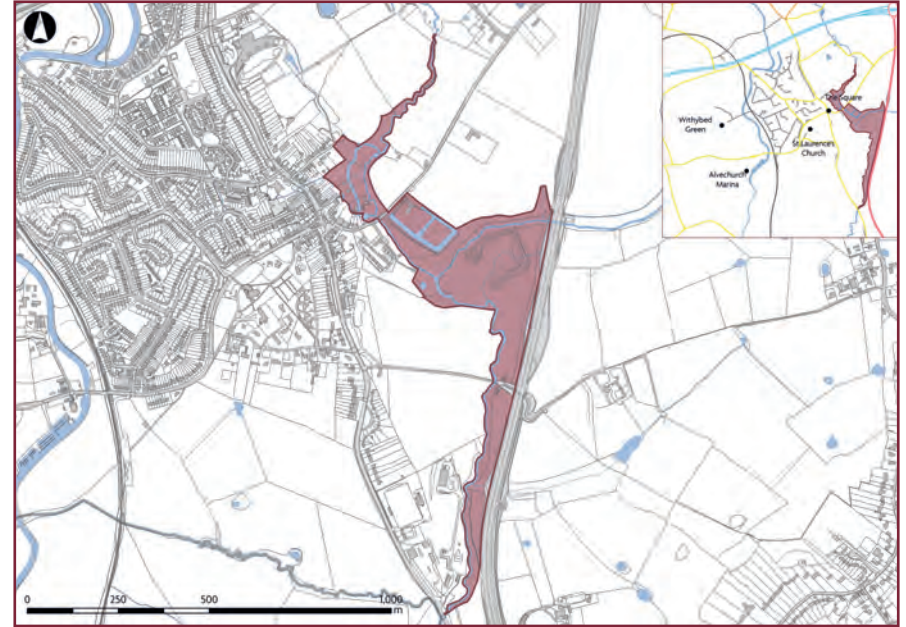
Bishop's Palace

Alv_010

The character area is defined by the double-moated enclosure of the medieval Alvechurch Bishop's Palace and the monuments pertaining to the associated modification, management and utilisation of the River Arrow's watercourse and terraces. The 12th century Palace, once a major residence of the Bishops of Worcester, historically dominated the south-Alvechurch landscape with extensive parkland extending south-and-eastwards towards Rowney Green, meadows along the river and its tributaries, and industries both immediately adjacent the moated-enclosure and to the northwest towards the locality of the Old Rectory Lane character area (Alv_008). The construction of the A441 has fragmented the medieval landscape, dividing the Bishop's Palace and associated monuments from both the historic parkland to the west and the watermeadows adjacent the brook flowing from the northeast. The character area is therefore truncated by the modern highway, reflecting this physical division of the historic Alvechurch village core from the landscapes of Newbourne Hill and Rowney Green. While late-19th/early-20th century landscaping and redevelopment of the internal enclosures of the double-moated site has partially reformed the setting and form of the space; the condition of the abundant archaeological monuments, in conjunction with a considerable sub-surface archaeological potential, ensures the Palace's continued and significant contribution to the inherited character and distinctiveness of both the village and parish.

Urban Morphology and Landscape Context

The Bishop's Palace is formed of a medieval, double-moated enclosure believed to originate from the 12th century. The moat is in exceptional condition, with only a portion of the north-eastern channel now silted and devoid of water. The moated enclosure is situated atop a steep northern bank of the River Arrow valley, with both active and silted leats and overflow channels connecting the two watercourses. While the



medieval earthworks and watercourses remain in notable condition, the interior enclosure has been landscaped and redeveloped, with late-19th/early-20th century development, plantation and gardens redefining the character of the north-western enclosure from that of the medieval and post-medieval occupation. While few trees survive from the orchard once cultivated within the south-eastern enclosure, subtle ridge and furrow earthworks are discernible.

The River Arrow features numerous culverts, sluices and managed watercourses. It flows from the north and northwest with man-made channels diverting the water along the landscape's contours for further exploitation by the industries of Old Rectory Lane (see Alv_008), the Town Mill (Alv_022), and within the meadows and fish ponds adjacent the Bishop's Palace. The steep, prominent earthworks of both the Bishop's Palace moat and the managed watercourses remain influential towards the village, particularly to the Town Mill area (Alv_022) and the eastern components of the historic settlement-core (Alv_032, Alv_035). The prominence of the earthworks is compounded by the dense, mixed broadleaved woodland which defines the moated site and the river banks. The woodland encloses the watercourse and Bishop's Palace,



enhancing the visual distinctiveness and physical demarcation of the late-19th/early-20th century plot and the archaeological monuments.

Numerous riverside meadows remain extant, within which are situated earthworks pertaining to disused medieval fish ponds once managed in association to the Bishop's Palace. The most prominent of these are situated immediately east



and southeast of the moated site, set below the Bishop's Palace in the River Arrow valley, and historically supplied by leats and sluices conjoining the moat, ponds and watercourses. The ponds, leats and an associated holloway remain clearly discernible within the landscape as earthworks, with details including the ponds' islands tangible.

The medieval landscape of the Bishop's Palace and deer park has been bisected by the later-20th century construction of the A441 fragmenting the moated site, the most prominent earthwork-monuments, and the primary channels of the River Arrow from the park and subsequent post-medieval enclosures to the east. While this has created a physical disconnection between the historic core of Alvechurch and the now enclosed parkland across the slopes of Newbourne Hill, the sunken setting of the road ensures a visual connectivity is maintained through relatively uninterrupted views.

Archaeological investigation within and immediately adjacent the Bishop's Palace has identified several structures and features of varying provenance, alongside substantial materials pertaining to medieval through post-medieval activity. This, compounded by the presence of cropmark enclosures immediately north (within Alv_002) and the likelihood of waterlogged environmental deposits, indicates a landscape of particular and significance archaeological potential.

Built Form

The Moat House is a large, detached property of late-19th to early-20th century origin situated within the north-western enclosure of the Bishop's Palace moated site. The house is situated around 30 metres back from the roadside, behind a prominent hedgerow with ashlar-stone framed gateway. The house is constructed of English-bond red brick, is two-and-a-half storeys in scale, on a northwest/southeast orientation. A primary rectangular structure is extended partially to the northwest, northeast, and southwest culminating in an irregular and distinctive roof-line. The roof is steeply pitched, hipped and clad in dark plain-tiling with half-round ridge tiles. Cross-gabled projections emerge from the north-

eastern and south-eastern elevations with prominent verges. Two large chimneys project from the primary and south-western elevations with small, gabled roofs masking the joints with the main roof-structure. Further square or rectangular stack chimneys emerge from within the roof space, avoiding the ridge, with brick coping and subtle string-courses. Chimney pots are hooded and of common, tapered form. A single dormer window is located within the hipped-roof of the primary elevation, of shallow cross-gabled form with tile-cladding at the sides. The ground floor windows of the primary elevation are set within ashlar sandstone surrounds with prominent mullions, sills and lintels and square-leaded apertures. The remaining windows are of UPVC material, and are again mullioned. A number of bay windows are visible at the ground floor of each elevation alongside oriel windows at the upper-storeys. A minority of the apertures feature relieving arches above the frame of single or multi-course segmental brickwork. Several interconnected single-storey outbuildings are located immediately northeast of The Moat House, of contemporary form if not chronology to the primary structure.

The river and watercourses are interspersed by a number of structural features pertaining to the historic management and exploitation of the River Arrow and its tributaries. This includes remnants of post-medieval through 20th century red brick and earthwork sluices and leats, alongside the 19th to early-20th century bridges which cross the river and water-channels, constructed of English-bonded brickwork with ashlar coping, and forming distinctive gateways to the modern settlement.

While no structures pertaining to the medieval and post-medieval activity within and associated to the Bishop's Palace survive, archaeological components of the historic structural form are readily identifiable. Stone rubble is evident within the grounds of The Moat House, in places incorporated into the re-landscaping of the double-moated enclosure. Further, the identification of a medieval Tithe Barn during excavation in the mid-20th century alongside the aforementioned cropmark-enclosures suggests a high potential for structural archaeological deposits within and in association to the character area.

Statement of Inherited Character

The Bishop's Palace landscape is one of distinctive inherited character, incorporating a plethora of historic and archaeological features and environments. The medieval moat, managed watercourses, and fish ponds remain in exceptional condition with a continued influence over the modern settlement. The watercourses and channels are largely extant as either active hydrological features or as earthworks due to the abandonment of river-side agriculture and industry. Numerous sluices and leats of post-medieval origin are evident in association to the industries of Town Mill and Old Rectory Lane. The late-19th/early-20th century re-landscaping and redevelopment of the moated-enclosures and 'The Moat House' respectively has reformed the character of the space to a more contemporary, residential context; however, distinctive

archaeological features remain evident including orchard ridge and furrow and structural debris. 'The Moat House' also contains numerous architectural details and forms distinctive of the late-19th century. Archaeological investigation has identified numerous features of significance within the area, with the potential for further deposits deemed especially high particularly within the moated enclosure, as waterlogged environmental deposits, and immediately northeast in relation to the cropmark enclosures.

Primary Characteristic Components

- Prominent medieval archaeological monuments and landscape pertaining to the Bishop's Palace and associated activity
- Late-19th/early-20th century 'The Moat House' with distinctive, landscaped grounds within the moated-enclosure
- Broadleaved woodland and prominent earthwork banks forming a distinctive sense of enclosure of the Bishop's Palace and River Arrow
- River Arrow watercourse, ancillary channels, and water-management features

Historic & Inherited Characteristics

- Extant and well-preserved medieval double-moated enclosure with associated fish ponds, meadows and managed watercourses
- Known presence of highly significant sub-surface archaeological deposits including a medieval Tithe Barn
- Significant potential for medieval archaeological materials within the moated enclosure, as waterlogged environmental deposits, and pertaining to the cropmark enclosures immediately northeast
- Visual connectivity to the medieval parkland landscape, despite physical fragmentation through modern infrastructural development

Historic Environment Resource:	B : 1	A : 3	L : 3
Inherited Character	S : 3	B : 1	L : 3
Sensitivity	High		



Alvechurch Marina

Alv_011

The Alvechurch Marina character area is formed of the waterway and adjacent land of a one kilometre section of the Worcester and Birmingham Canal which demarcates the western extent of Alvechurch village. In conjunction with the railway, the canal divides the 20th century modern expansion of Alvechurch with the post-medieval and industrial environments of Scarfields (Alv_019; Alv_024), Withybed Green (Alv_017) and Coopers Hill (Alv_025); with the canal bridges forming distinctive gateways between the urban and rural components of the western-parish landscapes. The character area has a retained sense of both industrial and recreational activity associated to the continued narrow boat services and moorings at Alvechurch Marina; the architectural form of 21st century cottages adjacent Withybed Green; and the historic structures and land-use of the immediately adjacent character areas.

Urban Morphology and Landscape Context

The canal is bounded by earthwork banks and the prominent hedgerows of the historic, reorganised field enclosures through which the waterway bisected in the early 19th century. While a sense of enclosure and area-demarcation is generated by these boundaries, a strong connectivity to the immediate rural landscapes is maintained through intermittent viewsheds of the pastoral slopes and settlements, varying in extent depending on seasonal variations in vegetation density.

A towing path runs along the eastern edge of the canal, opposite the marina, defined by a dirt-track and large grass verges. Extensive canal-side 'street'-furniture is evident with several historic features remaining in use for narrow boat mooring and maintenance alongside various signage and relic-machinery.

The 20th century expansion of the wharf to form Alvechurch Marina has ensured continued canal-side activity within Alvechurch, with the contemporary recreational utilisation of the waterway proceeding the



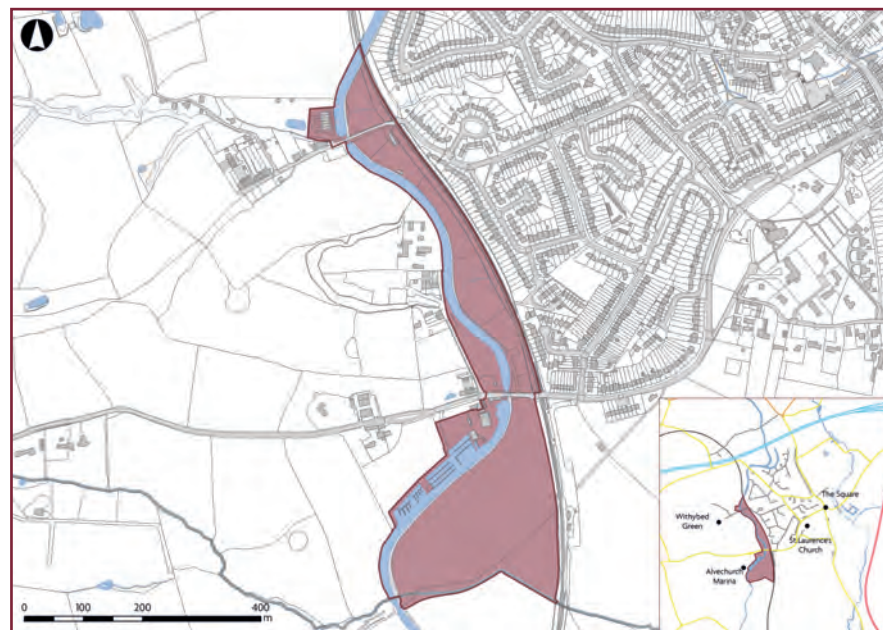
historic industrial activity associated to the wharf and brickworks. The mooring and maintenance of narrow boats at the marina has facilitated the survival of historic machinery for both functional and ornamental purpose situated between the modern workshops and services. The marina therefore mirrors the former Alvechurch brickworks (Alv_024) to the north, with both continuing to allude to the extensive historic industrial usage of the waterway prior to the canal's modern recreational function through a combination of the extant features and commercial land-use.

Despite the proximity of 'Lock Keeper's Reach' to Withybed Green, the cottages' demarcation from the immediate urban area results in a greater sense of historic coherence with the canal. The gated-entrance to the cottages creates a strong sense of enclosure from the village, contrasting with their open frontage-boundaries and immediate physical connectivity to the canal. While the terraced structural-form of the six cottages reflects those of the 'Rear', 'Front', and 'Forward' cottages further east, their scale and architectural design more closely references a 'waterside' character.

Built Form

21st century canal-side cottages, and the canal itself with a variety of 19th century railway and road bridges forming distinctive gateways into the 20th century estates of Alvechurch village. While the structures are therefore of irregular plan and of low-density urban-form relative to the immediate urban environments, their density is moderately high relative to comparable sub-rural stretches of the Worcester and Birmingham Canal, forming a distinctive remnant-industrial structural character.

The Alvechurch Marina contains a variety of structures of both 19th and 20th century provenance. The most historic components of the area's built form are comprised of the canal bridge of Scarfield Hill and the immediately adjacent workshops or storage-unit, which are largely contemporary and coherent with the Weighbridge public house and Greenfield Cottages. The building is a gable-ended, two-storey structure constructed of Flemish 'garden wall' bonded brickwork with a moderately-steep pitched slate roof, and a projecting course of bricks



following the gable verge. The marina-side frontage of the structures contains numerous apertures, including an extant 'taking-in' door within the first-storey and tall, wooden double-doors and windows set below double-ringed archways of segmental brickwork. There is a degree of discernible 20th century modification to the historic structures in the form of replacement, mullioned windows and a galvanised steel lean-to. The 20th century expansion of the historic wharf to form the contemporary marina has resulted in the construction of two additional structures: a double-pile, gable-ended single storey industrial unit of galvanised steel and breeze blocks; alongside a distinctive structure comprised of an A-framed roof with plain-tiles down to ground level. The marina also facilitates the continued presence of narrow boats, moored within the marina and along the immediate canal-banks, forming a temporary 'structural' component of the area while stationary. The moored boats therefore form a distinctive 'built' character of mobile residences, greatly enhancing the historic integrity of the area as a remnant 19th century waterway.

The 21st century cottages of 'Lock Keeper's Reach' situated adjacent the canal at Withybed Green are formed of six, terraced residential properties. The cottages are set-back circa 4m from the canal, and 2.5m from their plot-frontages. There are no boundaries demarcating the front plots, with lap-panel fencing at the rear; however the structures are collectively enclosed by a brick and wrought-iron gateway off Withybed Lane. The cottages are a one-and-a-half storey, double-pile structure with an eastward aspect, constructed of stretcher-bonded brickwork. The roof is double-gabled (with a false third gable generated by a central façade) and steeply-pitched, with plain tiles and dog-tooth dentilation flashing following the gable verge. Balconies and windows are situated within front-gabled dormers that emerge from the first-storey roof space at the front and rear of the properties respectively and are decorated with bargeboards. Windows are largely rectangular, mullioned and of UPVC construction and are situated alongside broad, wooden doorways.

Statement of Inherited Character

The canal forms the spine of a coherent landscape of distinctive historic character situated immediately west of the modern extent of Alvechurch village. The landscapes of the Worcester and Birmingham Canal (Alv_011; Alv_012), Scarfields (Alv_019; Alv_024), Withybed Green (Alv_017) and Coopers Hill (Alv_025) have retained and inherited numerous historic landscape and structural components pertaining to the area's 18th through 20th century industry and agriculture. The continued utilisation of the canal for both commercial and recreational purposes has maintained a distinctive sense of activity along and adjacent to the waterway, in contrast to more isolated components (such as that of Alv_012) where a distinctive sense of tranquillity has emerged from the demise of the canal's industrial functionality. While 20th and 21st century redevelopment has occurred at the marina and at 'Lock Keeper's Reach', the architectural form and/or function of the structures has largely maintained the historic integrity of the area. The marina has also ensured the maintenance and restoration of canal-side

features and machinery in functional or decorative contexts, alongside facilitating the continued presence of narrow boats and their inherently distinctive characteristics along the canal-side.

Primary Characteristic Components

- 19th century canal and canal-side features
- Commercial and recreational canal land-use
- Intermittent rural viewsheds and connectivity
- 'Gateway' canal-bridges

Historic & Inherited Characteristics

- 19th century canal-side structures and features
- Continued commercial and recreational utilisation of the waterway
- Component of a coherent historic industrial and rural landscape

Historic Environment Resource:	B : 2	A : 3	L : 3
Inherited Character	S : 3	B : 3	L : 3
Sensitivity	High		



Birmingham and Worcester Canal

Alv_012

The Worcester and Birmingham Canal character area encompasses the northern extent of the Alvechurch-stretch of the Worcester and Birmingham Canal, defined by the earthwork banks of the railway in the west, the railway bridge over the canal in the south, the adjacent rear-plot boundaries of the 20th century expansion of Alvechurch, and the line of the M42 motorway. The railway, canal and later motorway consecutively truncated and partitioned an area of post-medieval piecemeal enclosure, producing a highly enclosed landscape with a distinctive infrastructural-character. While the character area is strongly coherent with the 'Alvechurch Marina' (Alv_011) zone immediately south, the northern locality is distinguished by the lack of clearly discernible modern or historic industrial and commercial utilisation of the waterway, forming a distinctive sense of tranquillity to the area. In conjunction with the railway, the canal demarcates the transition between the 20th century modern expansion of Alvechurch with the post-medieval and industrial environments of Scarfields (Alv_019; Alv_024), Withybed Green (Alv_017) and Coopers Hill (Alv_025); with the canal bridges forming distinctive gateways between the urban and rural components of the western-parish landscapes.

Urban Morphology and Landscape Context

The area has been heavily enclosed by the construction of the canal, railway and motorway with both the physical and sensory (e.g. road noise) impact of these major infrastructural arteries having a considerable influence on the area's character. The demise of the canal-industries has however diminished the sense of activity along the waterway, with a modern sense of tranquillity and recreation replacing the historic commerce. This sense of tranquillity distinguishes the character area from the 'Alvechurch Marina' (Alv_011) extent of the canal, where continued commercial functionality and remnant industrial architecture continue to allude to the waterway's historic productivity. The construction of the motorway has resulted in the diversion of the canal, with a remnant, truncated spur still evident beyond a modern footbridge which leads to the resultant 'peninsula' of green-field between the modern and historic watercourse.

Prominent hedgerows with mature trees create a strong sense of enclosure along the canal, punctuated by sporadic viewsheds of the adjacent remnant piecemeal enclosures and the rear-plots of Wharf Cottages. The railway and motorway are constructed atop earthwork banks, enhancing the sense of enclosure and demarcation and forming distinctive gateways between the 20th century urban expansion of Alvechurch and the rural landscapes to the west in the form of bridges and underpasses of brick, plate-girder, and concrete construction.

A narrow dirt track follows the canal adjacent a grass verge of varying proportion. A small component of the historic canal-furnishing remains

evident in the form of signage and mooring features at the historic wharf.

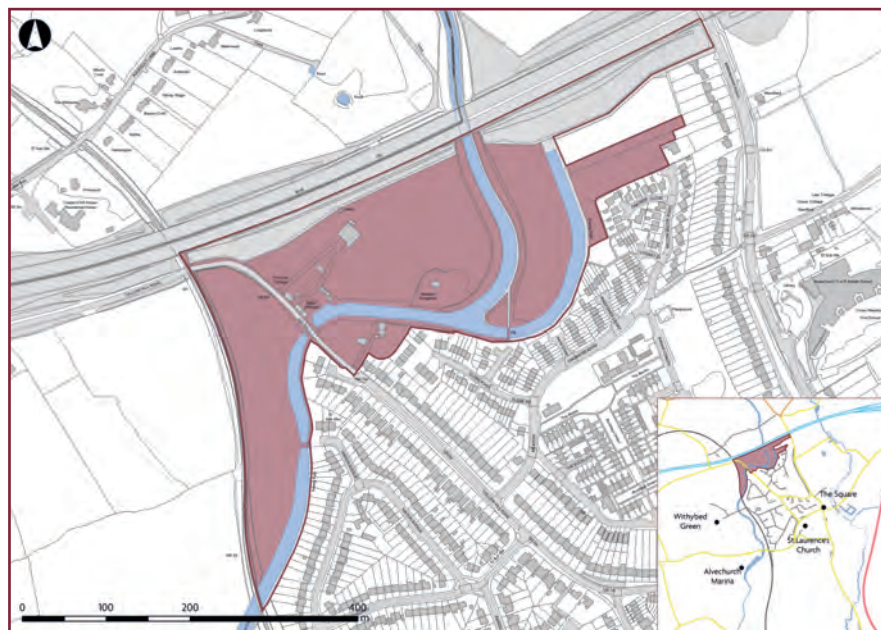
A small number of archaeological earthworks pertaining to historic marl or clay extraction remain partially evident in the landscape, with the plot boundaries of Newharf Cottage defined by the historic banks of an historic pit.

Built Form

The built form of the character area is divided between the canal and wayside cottages and the infrastructure of the railway, motorway and canal.

The railway bridges of the historic Gloucester Loop Line are formed of plate-girder structures atop English-bonded engineering-brick abutments and wing-walls with rounded coping. The road-bridges are constructed of English 'Garden Wall' bonded brickwork, with string courses of engineering-header bricks at every fourth course alongside stone capstones. Considerable erosion to the road-bridge brickwork is evident with degradation to the structural façade (particularly within the barrel) and along the now only partially rendered archway. Both the railway and road-bridges remain furnished with historic, cast-iron signage. The canal passes under the motorway below a concrete underpass.

Wharf Cottages are formed of two semi-detached, gable-ended cottages in a regular, rectangular plan-form predominantly constructed of stone with a contrasting section of 19th century Flemish-bonded brickwork at the north-western extent. A shallow pitched slate roof covers the properties, with brick rectangular and square-stack chimneys emerging through the ridge in the centre of the structures, and avoiding the ridge at either gable end. The stone-built component of the



structure has rectangular, mullioned windows of replacement-UPVC construction situated above stone sills and below single and double ring arches of tapered, header-orientated bricks. The north-western brickwork has comparable apertures, except with engineering brick relieving arches. The transition of structural materials is inconsistent, with the road-side frontage containing a full span of stone contrasting with the canal-side frontage displaying an irregular conversion. This may be indicative of a deficit of structural materials during the original construction, or conversely a later reconstruction of this element of the cottage. Similar variation in structural material is evident at the adjacent two-storey, gable-ended Primrose Cottage with the stonework of the ground floor contrasting with the relatively modern painted-blocks of the upper stories which sit below a shallow-sloped roof of pantiles with rectangular stack chimneys at the gable. To the rear of the cottages within the open courtyard which lies adjacent the canal, there is a single-storey multi-faceted historic storage unit, now functioning as garages, with plain-tiled gable-ended roofs. Further northeast of the cottages is a large corrugated-iron-sheet storage unit, and the gabled-ended mid-20th century Newharf Bungalow.

Statement of Inherited Character

The Birmingham and Worcester Canal character area has retained a proportion of its rural canal-side historic character; however, the 20th century truncation of the waterway by the motorway and incursion of the adjacent westward expansion of Alvechurch village have diminished its rural connectivity through a heightened sense of enclosure and reduction in rural views. In contrast to 'Alvechurch Marina' (Alv_011) the area has not retained canal-side industry and commerce, with the subsequent sense of tranquillity lending to the modern recreational functionality of the waterway. While the modification of the historic structures of the character area and the partial degradation of the rail and road-bridges has resulted in a modicum of degradation to the area's historic-architectural condition, the absence of extensive modern development or redevelopment beyond the motorway has facilitated a favourable degree of preservation of the area's historic character, in a truncated and newly isolated landscape setting.

Primary Characteristic Components

- Disused industrial waterway of contemporary recreational functionality
- 19th and 20th century transportation infrastructure
- Partially degrading canal, canal-structures and canal-furnishing
- Modified historic wayside cottages
- Distinctive bridge and underpass 'gateways' to and from the modern village of Alvechurch

Historic & Inherited Characteristics

- 19th century canal and railway with associated features and furnishings
- 19th century road and rail bridges continuing to form modern 'gateways' between Alvechurch and the western rural landscapes
- Modified 19th century cottages and outbuildings
- Sporadic viewsheds of the reorganised and truncated piecemeal enclosures

Historic Environment Resource:	B : 2	A : 2	L : 3
Inherited Character	S : 3	B : 2	L : 2
Sensitivity	Moderate/High		



Dellow Grove

Alv_013

The Dellow Grove character area is an area of late-20th century residential development, bounded by the 'Cross-City' railway line to the west, and the rear-plots of Latimer Road and Station Road to the east and south respectively. The area has emerged from the 20th century settlement-expansion and infill of the landscape west of the Alvechurch village-core towards the railway line and Worcester-to-Birmingham canal. The area was historically situated within a rural landscape of post-medieval parliamentary enclosure prior to the industrial and subsequent residential redevelopments of the early and later 20th century.

Urban Morphology and Landscape Context

The character area's architectural form and layout is highly distinctive from that of adjacent areas and the broader village. A strong sense of enclosure is generated due to the demarcation of the area by the singular access-point off Latimer Road in conjunction with the visual and topographic dominance of the elevated railway-line immediately west. The visual and physical enclosure of the area reduces the sense of rural connectivity despite its relatively peripheral location within the village. There is a strong sense of tranquillity despite periodic disturbance from railway noise.

There is no distinctive or historic street furniture or ornamental structures, with 20th century street-lighting and signage dominating. There are no public open or green spaces, and planting schemes are restricted to private-gardening and lawns. Roads and pavements are of 5-6m and 1.6m widths respectively, and of asphalt construction with pre-cast concrete kerbs.

Built Form

The architectural component of the character area is almost entirely comprised of two-storey semi-detached late-20th century dwellings situated within a modern cul-de-sac constructed for the purpose of the housing development. There is a moderate-to-high building density, with low levels of architectural diversity or hierarchy. Both linear and irregular building lines are evident along the western and northern extents respectively alongside a consistent roof line. Buildings are set back 3-5m from a public/private boundary with no or minimal physical demarcation. Buildings are situated at the mid-front of their short-rectangular plots of average 200 square metres dimensions, subdivided from adjacent properties by varying wooden fencing and hedgerows.

The structures are of red-brick, solid wall, stretcher-bond construction. Roofs are steeply-pitched and side-gabled, with front-gabled forward projections situated either off-centre above the left first-storey window or spanning the majority of the frontage from a central origin. The roofs are of pantile construction, with plain ridge tiles and bargeboards alongside a trim of perpendicular brickwork below the gable-rake and

across the larger roof-projections. Doorways and windows are of UVPC construction, with ground-floor bay windows situated under a frontage-spanning front-hipped pantile canopy, below the mullioned windows of the upper-stories. A small number of additional projections and modifications are evident in the form of front-gabled dormer windows and skylights. There are no chimneys or additional decorative features evident.

Statement of Inherited Character

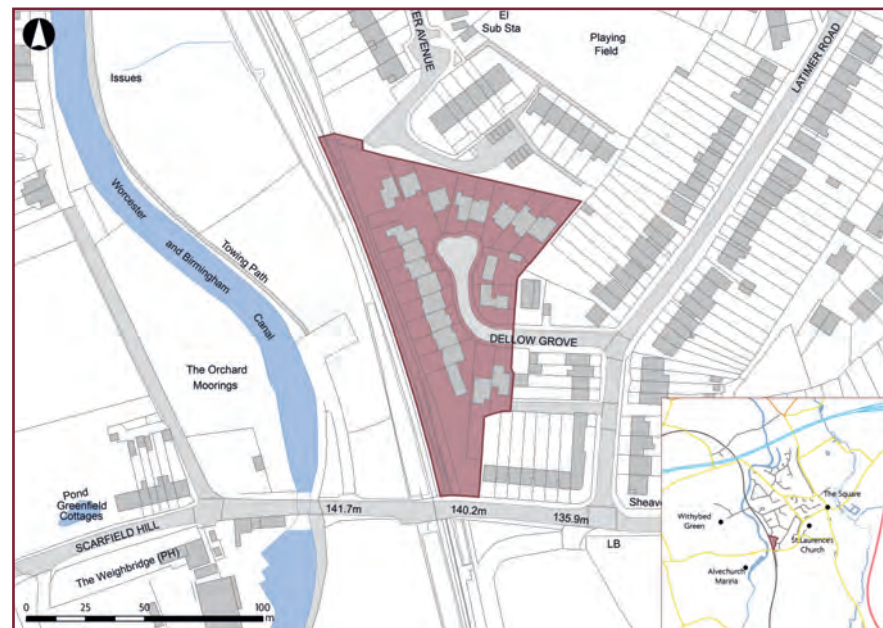
The inherited character of the area is minimal, with the late-20th century redevelopment largely erasing surface-evidence of the historic field parcels and industrial land-use. A singular structure pertaining to the early-20th century land-use remains extant in the form of a one-storey timber-framed outbuilding. The character area has a degree of connectivity to the historic transportation infrastructure of the canal and railway immediately to the west.

Primary Characteristic Components

- Late 20th century architectural form
- Open front public/private boundary
- Strong sense of enclosure

Historic & Inherited Characteristics

- Historic-vernacular early 20th century outbuilding
- Adjacent to historic railway and canal



Historic Environment Resource:	B : 1	A : 1	L : 0
Inherited Character	S : 0	B : 1	L : 1
Sensitivity	Low		

Hinton and Blythesway

Alv_014

The Hinton and Blythesway character area is situated within the extensive 20th century westward expansion of Alvechurch village comprised of a high-density arrangement of later-1960s housing. The area is defined by its architecture and urban morphology, distinctive of mid-20th century residential form. While the 20th century development has radically altered the locality, leaving few traces of the historic enclosed landscapes which defined the western-Alvechurch parish, the survival of structural elements of the 19th century Callow Hill Farm farmstead ensures a modicum the 19th century rural character remains tangible.

Urban Morphology and Landscape Context

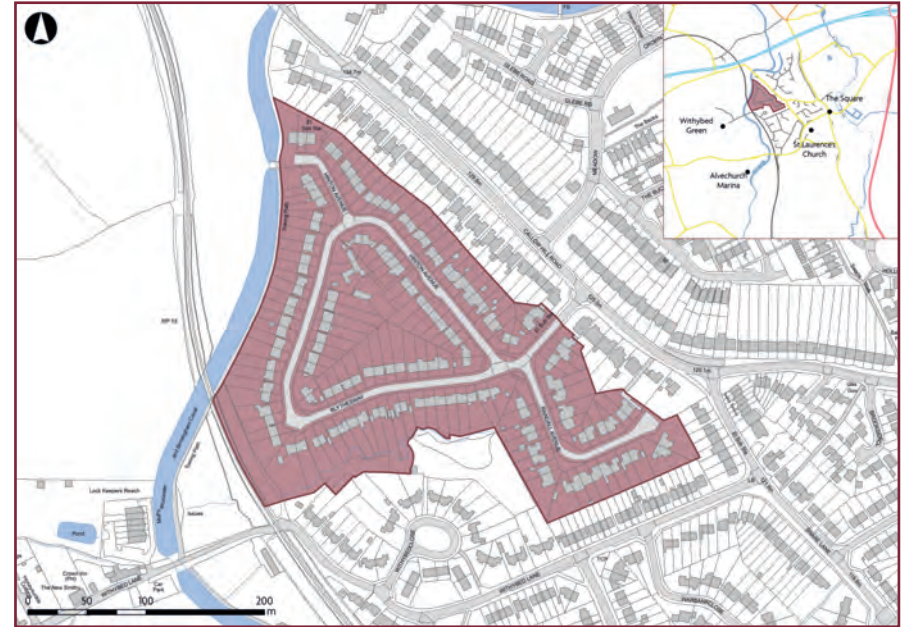
The character area is formed of 1960s residential urban expansion, occupying a large swathe of the now developed enclosure-landscape historically situated between the village-core and the rail and canal infrastructure in the west of the parish. A triangular street-pattern defines Hinton Avenue and Blythesway, emerging from a southern junction with the Randall Avenue cul-de-sac. The high-density of housing, minimal gap-sits, and low permeability generate a strong sense of enclosure and distinctiveness from the surrounding areas. The housing plots are small relative to the property-size and other areas of the village, with rear-plot boundaries truncated by both preceding developments and the canal. Front-of-plot boundaries are distinctively

minimalist, with very low stone or brick walls commonly situated at the fore of lawns and adjacent driveways. The road and pavements are broad, with asphalt surfacing and pre-cast concrete kerbing. Street furnishing is largely of later-20th century origin, with private garden plantation forming the primary streetscape décor.

There are few remnant features the historic landscape character, beyond the extant structures of the Callow Hill Farm farmstead, with the high-density of housing development largely reforming both the urban morphology and landscape context of the area. The rear-plot boundaries of the outer-triangle of housing have retained hedgerow boundaries, alluding to the historic rural enclosures; however, their fragmentation minimalizes their influence. Further, the loss of local footpaths and the removal of the canal crossing to the north of Hinton Avenue have considerably reduced the rural and inter-urban connectivity of the area.

Built Form

The built form of the character area is comprised of a single phase of 1960s residential expansion, developing the field parcels immediately adjacent to the historic Callow Hill Farm farmstead. The housing is relatively high-density, predominantly formed of two-storey, semi-detached or stepped-terraced dwellings alongside a number of bungalows. The semi-detached and terraced dwellings are situated within curvilinear and stepped building-and-roof lines, varying with the landscape's topography and the curvature of the road. There is considerable coherence within the architectural form and aesthetic of the character area's housing. The semi-detached and terraced dwellings



are gable-ended, with white-bargeboards defining the gable-verge and below the eaves. Roofs are moderately shallow-pitched, with pan-tiles of varying colouration and small, square-stack chimneys emerging from within the properties, passing through the ridge. Each of the stretcher-bonded brick-built properties has a combination of painted-rendering and/or tile-cladding which varies in colouration, extent and position within the primary, side or rear elevations. Windows are rectangular, mullioned and of UPVC materials. A number of the properties have been subsequently modified, with features including bay and dormer windows, bespoke porches and garages, and rear-extensions or conservatories. The bungalows are coherent of those within the adjacent Callow Hill Road character area (Alv_026) and of Branden Road (Alv_020) with several of the distinctive 'H'-plan, with cross-hipped forward projections from steeply-pitched, hipped, pantile-roofs. The bungalows are constructed of stretcher-bonded brickwork, with numerous bay-windows and small, rectangular-stack chimneys evident as characteristic features.

Four, large semi-detached structures situated at the junction of Blythesway, Hinton Avenue and Randall Avenue form landmark, gateway structures within the character area. These two-and-a-half storey houses are cross-gabled, with moderately pitched roofs of pan-tiles, with bargeboards and rectangular, mullioned, UPVC windows reflecting the aesthetic of the aforementioned semi-detached and terraced dwellings. The structures, however, have a number of distinctive features including a tall, square-stack chimney prominently situated within the primary elevation, soldier-brick lintels, and an arrangement of three adjacent, square windows set in the gable-end. The structures are contemporary to those situated within the Alvechurch West character area (Alv_020) situated at the junction of both George Road and Rose Avenue with Branden Road.

The Callow Hill Farm farmstead was situated near the centre of the modern housing estate, formed of a 19th century regular U-plan courtyard. While the north-western and north-eastern components of the courtyard were lost with the mid-20th century development, the south-western farmhouse and a small number of attached, ancillary structures remain extant and converted for modern residential use. The extant buildings are multi-phased, with various extensions and modification dating from the 19th through 21st century. This, in conjunction with the sub-division of the property into several residencies, has resulted in a single structural-unit with several distinct architectural details. The structure has multiple gables and cross-gables below both moderate and steeply pitched roofs defined by bargeboards or prominent dentilation along both the gable-ferges and below the eaves. Numerous, and varying windows and doors of UPVC or timber materials are framed by segmental or soldier-arch lintels. Square and rectangular-stack chimneys are a distinctive feature, constructed at both the gable-ends and emerging from within the structure passing through the ridge.

Statement of Inherited Character

The Hinton and Blythesway area is highly characteristic of 1960s architectural vernacular and urban morphology, with numerous distinctive features and attributes within the built form and streetscape. While a majority of the rural-landscape features have been lost, the partially extant 19th century farmstead is a tangible, remnant component of the historic land-use and character. There is moderate potential for post-medieval sub-surface archaeological deposits adjacent the canal and pertaining to the historic farmstead.

Primary Characteristic Components

- 1960s architectural vernacular
- High-density housing in a distinctive street-orientation
- Minimalist front-of-plot boundaries

Historic & Inherited Characteristics

- Partially extant 19th century regular u-plan courtyard farmstead
- Distinctive mid-20th century urban morphology and built form

Historic Environment Resource:	B : 1	A : 1	L : 0
Inherited Character	S : 2	B : 2	L : 0
Sensitivity	Moderate		



Latimer Road

Alv_015

The Latimer Road character area is defined by late-1930s and highly distinctive 1950s housing development constructed within the historic parliamentary enclosures west of the village-core. The housing was developed south of Snake Lane in order to conjoin it, New Station Road, and the newly constructed George Road into a permeable urban area of post-war expansion. While there is a strong architectural coherence within the area generated through common details and aesthetics, two distinct forms of mid-20th century semi-detached properties are evident, sat opposite one-another to the east and south, and west and north, of George Road and Latimer Road respectively.

Urban Morphology and Landscape Context

The housing is largely situated at the mid-front of rectangular plots. The housing has a linear building line set far back from the roadside due to the wide pavements and grass verges, at the fore of front-lawns and driveways, forming a distinctively broad streetscape. Box hedgerows are highly characteristic features of the area and continue to demarcate the majority of the plots, despite the replacement of several with picket-fencing and low-walling. There is minimal street furnishing, with asphalt paved roads and pavements, and pre-cast concrete kerbing. The grass verges, box-hedgerows, front-lawns and a number of mature trees contribute to moderate open and green sense of place.

The linear street pattern facilitates sight lines along the 1930s terraces of south Latimer Road (née New Station Road; Alv_030), generating a low sense of enclosure further compounded by the broad streetscape. The character area is however distinctive of its environ due to its unique architectural form within the village. The housing at the corner of George Road and Snake Lane form landmark, gateway structures with their prominent elevations demarcating the points of transition between Snake Lane, Latimer Road, and George Road.



Built Form

There is a moderate to high coherence of the built form within the character area, with several distinctive attributes common across the mid-20th century housing. Three housing-forms are evident, with prominent features and designs contributing to an area of particular architectural distinctiveness, highly characteristic of a phase of mid-20th century public housing and urban design.

Ten 1950s semi-detached, two-storey properties form twenty dwellings aligned to the west and north of Latimer and George Road respectively. These are constructed in a highly distinctive architectural form and aesthetic. The structures are characterised by their unique roof-lines and furnished with numerous brickwork details. The roofs are hipped with highly distinctive cross-gabled extensions emerging from the primary elevation which feature cat-slide roofs projecting inwards across the façade. The roofs are notably steep, with darkly coloured plain tiling and square stack chimneys emerging from within the structure passing through the ridge, alongside a number of taller chimneys projecting through the hipped roofs. The housing is built of red/orange coloured, stretcher-bonded brickwork. Rectangular, mullioned windows are framed by canted brick sills and header- brick lintels. The gables are decorated with cornice returns and ventilation slits. Numerous bespoke front-or-side-gabled canopies extend above doorways and windows.

Two distinctive structures are situated at the junctions of Latimer Road with Snake Lane and George Road. These structures are aesthetically contemporary with those of Withybed Close to the northwest (Alv_003). The houses are constructed of stretcher-bonded brickwork with prominent forward and rear projections respectively emanating from the centre, and outer-corners of each semi-detached dwelling. The roofs are hipped, steeply pitched with plain ridge tiles. The forward projections are two-storeyed with cross-hipped roofs. The rear-projections of the southern



property are single-storeyed with flat-roofs, while the northern structure has cat-slide roofs emanating from the hipped roof. The windows are rectangular, mullioned, UPVC and set flush-with the façade again above and below lintels and sills of header and canted brickwork respectively. Rectangular-stack chimneys emerge through the ridge from within the structure.

The late-1930s housing east of Latimer Road and south of George Road is comprised of moderate-density, semi-detached dwellings of low architectural diversity. The properties are gabled, constructed of lightly coloured stretcher-bonded brickwork, with shallow-pitched roofs of darkly coloured pantiles. Rectangular, mullioned windows of UPVC material are again situated below lintels of header-bricks with canted brick sills, mirroring those within the aforementioned housing. A cornice is formed by bargeboards at the primary elevation, and as with the adjacent housing brick cornice returns are evident at the gables and small ventilation slits are set within the gable-elevations. Three, small square-stack chimneys emerge from within each structure, with a shared, central chimney passing through the ridge, and a dedicated flue for each semi-detached dwelling narrowly avoiding the ridge. Numerous properties have side-gabled canopies above ground floor doorways and windows.

Statement of Inherited Character

While no tangible traces of the pre-20th century landscape remain, the Latimer Road area has a strong sense of historic character generated through its urban and architectural form. The structures of the northern and eastern extents of Latimer and George Roads are characteristic of a highly distinctive phase of mid-20th century housing design. There has been minimal erosion of this urban form through insensitive modifications; therefore, the streetscape has retained much of its historic integrity. The modern Latimer Road is therefore comprised of two streetscapes of distinctive character formed by early-to-mid-20th century public housing, with the 1930s terraces (Alv_030) south of late-1930s and 1950s semi-detached properties.

Primary Characteristic Components

- Broad streetscape with wide roadside spaces extending the structural set-back
- Highly distinctive mid-20th century architectural form and aesthetic
- Box-hedgerow boundaries
- Long, linear sight lines southwards along the 1930s terraces of south Latimer Road

Historic & Inherited Characteristics

- Historic early-to-mid 20th century public-housing architecture
- Correlation with 1930s terraces of south Latimer Road

Historic Environment Resource:	B : 0	A : 0	L : 0
Inherited Character	S : 2	B : 3	L : 1
Sensitivity	Moderate/High		



Bear Hill Drive

Alv_016

The Bear Hill Drive character area is situated immediately west of the historic town, developed over the tenement plots and parliamentary enclosures which characterised Alvechurch's post-medieval through early-20th century urban-fringe. The area is formed of 1960/70s urban infill of moderate density, with further expansion through later-20th century high-density terraced dwellings.

Urban Morphology and Landscape Context

The character area is comprised of moderate density post-war urban infill, with 1960/70s through later-20th century development. The character area is multi-phased with 1960/70s semi-detached housing and bungalows along The Gaunts and Bear Hill Drive in conjunction with the stepped-terraces of circa 1950s and later-20th or early-21st century origin. The street pattern is curvilinear with a relatively broad streetscape generated by wide pavements with large grass verges. Road furnishing is predominantly of mid-to-late 20th century origin, with asphalt road-surfacing and pre-cast concrete kerbs, with numerous trees, private plantation and box-hedgerows 'greening' the space. The housing plots are rectangular and relatively short, with properties situated marginally forward of the centre of their respective enclosures. The absence of front-plot demarcation within the majority of the plots is characteristic of the area, with grass-lawns and driveways defining the roadside spaces. The semi-detached housing of The Gaunts is however exceptional of this, with well-maintained box-hedgerows. The rear-plot environments are extensively enclosed with tall palisade fencing and hedgerows. The character area has a high sense of permeability, with gap-sites in the east permitting access to the historic village-core via Bear Hill and Red Lion Street, alongside access to Snake Lane and subsequently the large areas of 20th century urban expansion of western Alvechurch. This compounds the sense of open-environment generated by the broad streetscape and grass verges. While the 20th century development has resulted in the redirection of the adjacent



brook into a largely subterranean channel, elements of the historic watercourse remain tangible and of influence to local character.

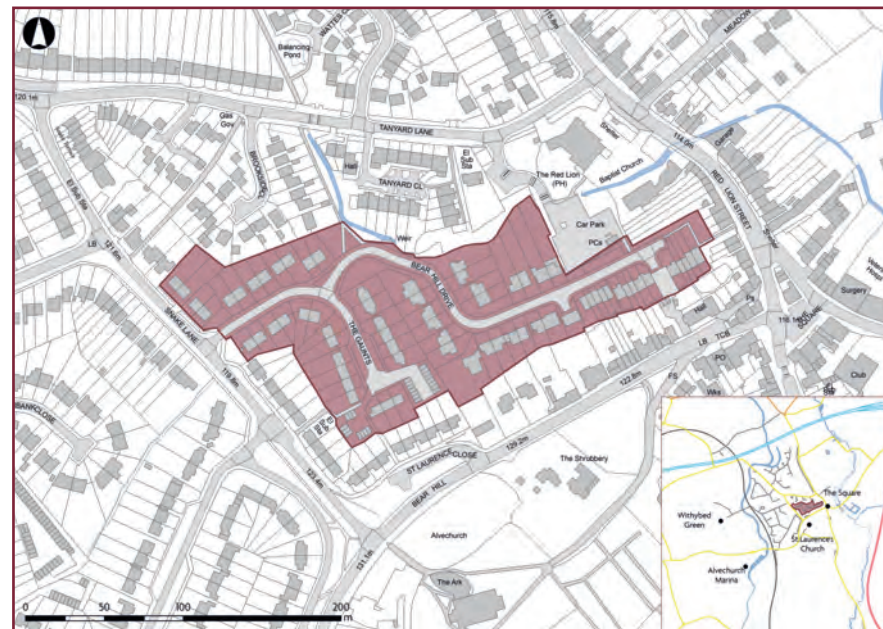
Built Form

The 1960/70s semi-detached housing is highly characteristic of the period, with strong coherence to contemporary areas of Alvechurch's westward expansion such as the housing of Hinton Avenue and Blythesway (Alv_014). The two-storey, gabled properties of lightly coloured stretcher-bonded brick, are situated below moderately pitched roofs of darkly coloured pantiles. Tile cladding and weatherboarding is situated above the ground floor and between the window frames respectively at the primary and rear elevations. Windows are rectangular, mullioned and of UPVC materials with bay-windows at the ground floor. Single storey, flat-roofed extensions emerge from the rear and side of the houses, alongside varying flat-roofed and side-gabled porches. Small, rectangular stack chimneys emerge from within the structure, avoiding the ridge. The roof projects beyond the gable with painted, plain bargeboards at the eaves and gable-verge.

The bungalows of The Gaunts also reflect this 1960/70s architectural form. Gable-ends define lightly-coloured brick buildings with moderate-pitch pantile roofs. The roof again projects beyond the gable, with painted bargeboards at the verge, and small square-stack chimneys projecting through the ridge. The primary and rear elevations are largely rendered, framed by projecting or recessed, bare brickwork at the corners, base and around the doorframe. Windows are mullioned and of UPVC material with header-brick lintels.

While contemporary with the 1950s or early 1960s development along Bear Hill, the stepped-terrace dwellings of the Gaunts are included as a component of the Bear Hill Drive character area due to their enclosure within the 1960/70s estate. The structures are gabled, with shallow-pitch roofs of pantiles and brick cornice-returns. The houses are constructed of lightly-coloured stretcher-bonded brick, with rectangular, mullioned UPVC windows. Small, square stack chimneys emerge from within the structures. Bespoke flat-roofed or lean-to doorway-canopies or porches have been constructed at the fore of several dwellings.

The later-20th century or early-21st century housing at the eastern extent of Bear Hill Drive are distinctive of the 1960/70s properties. The housing is higher density, terraced, with a stepped-building and roof line due to the rising topography of Bear Hill. The structures are built of stretcher-bonded red brickwork, with shallow roofs of plain-tiles with a variable roof-line. The properties are gabled, with bargeboards defining the verge and eaves. Mullioned windows of vertical-emphasis and UPVC material are set within sills and lintels of header and soldier brickwork respectively. Lean-to roofs and front-gabled canopies project from the



primary elevation over doorways and garages. Subtle string-courses of differentially coloured brickwork are evident within the gable-ends of the terraces.

Statement of Inherited Character

The character area is defined by its 1960/70s urban and architectural form, distinctive of several areas of Alvechurch's extensive post-war westward expansion. The eastern areas of Bearhill Drive are deemed to be of high potential for below ground archaeological deposits associated with the former medieval and post-medieval tenements and a medieval tithe barn, historically situated at the fringe of village.



Primary Characteristic Components

- 1960/70s urban form
- Broad streetscape with large grass verges
- Absence of front-plot demarcation
- Permeability between historic village-core and post-war urban-expansion

Historic & Inherited Characteristics

- Distinctive 1960s/70 architecture
- High archaeological potential for medieval and post-medieval deposits
- Remnants of a historic watercourse

Historic Environment Resource:	B : 0	A : 2	L : 0
Inherited Character	S : 1	B : 2	L : 0
Sensitivity	Moderate		



Withybed Green

Alv_017

The Withybed Green character area is situated within an exceptionally well-preserved historic landscape situated along the western slopes of Alvechurch parish, incorporating the Worcester and Birmingham Canal (Alv_011; Alv_012), Scarfields (Alv_019; Alv_024), Withybed Green (Alv_017) and Coopers Hill (Alv_025). The area is defined by a clustered settlement of late-18th, 19th and 20th century worker's cottages situated within a landscape of largely extant piecemeal enclosure adjacent a formerly industrialised canal and brick works.

Urban Morphology and Landscape Context

The Withybed Green character area is comprised of a clustered, canal-side settlement situated within a landscape of post-medieval piecemeal enclosure. The character area is loosely defined by the topographic basin within which the settlement is situated, positioned at the base of northward, westward and southward slopes, truncated by the village and the Worcester and Birmingham canal.

The settlement has a particularly strong sense of rural connectivity and historic integrity. The landscape's piecemeal enclosures are well preserved, with minimal amalgamation or sub-division occurring during the 20th century. Historic hedgerows with mature hedgerow-trees are therefore in abundance, alongside discernible relic boundary-features where field-amalgamation is evident. Woodland also demarcates the ridge-lines of numerous adjacent slopes further enhancing the enclosed-topographic setting of the settlement and immediate enclosures, with the northern boundary of the former Alvechurch Brick Works of particular note. Considerable proportions of the area's ancient woodlands remain extant, with broadleaved woodland demarcating the course of a stream which flows from the northwest, supplemented by later-20th century 'Withybed Wood' plantation north of Birches Lane. Numerous earthworks and ponds pertaining to former marl pits are evident within the field parcels which preceded or are contemporary to the 19th century Alvechurch Brick Works immediately to the south. The permeability and rural connectivity of Withybed Green is further enhanced by the continued usage of the historic footpaths and bridle paths situated north and west of the settlement proceeding towards Cooper's Hill along a hedgerow-lined footpath, and across the field parcels towards the Foxhill House farmstead respectively. The well-preserved features of the historic pastoral landscapes of Withybed Green have facilitated a distinctive biodiversity. A range of remnant flora pertaining to both extant and historic hedgerows and woodland is identifiable across the fields and within the settlement, alongside locally distinctive plum-trees within the orchards and housing plots.

The Crown Inn on Withybed Lane forms the focal point of the character area and a landmark structure which demarcates the entrance to the settlement from the canal bridge. The structures of Withybed Lane are

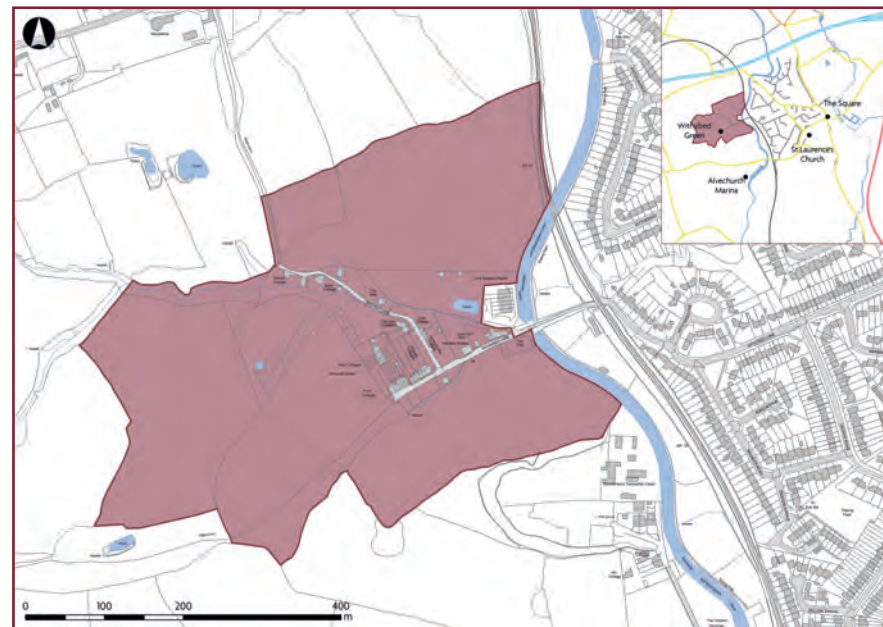
concentrated along the north-western roadside with exception of a singular modern structure opposite the junction with Birches Lane. This structural pattern forms a distinctive, open-streetscape. In contrast, Birches Lane is heavily enclosed by adjacent hedgerows which follows the partially sunken lane that continues beyond the settlement along the historic right of way.

The rising topography of the western-Alvechurch landscape grants panoramic views of the parish. These intermittent viewsheds of the pastoral and wooded hillsides which enclose the northern, eastern and western extent of the parish are particularly distinctive of the locality, and contribute significantly to the historic setting, environments, and character of the villages within.

Built Form

Withybed Green is comprised of late-18th, 19th and 20th century cottages in a clustered settlement pattern. There is some variation in architectural form, with rows of terraced worker's cottages dominating the western extent of Withybed Lane, with a more dispersed pattern of detached properties along Birches Lane to the north. The cottages are complimented by the Crown Inn public house, and the adjacent properties of Lock Keeper's Reach (within Alv_011).

The terraced late 18th, 19th and early 20th century cottages of western Withybed Green originated as dwellings constructed for those working in the agricultural and brick-working industries of the surrounding landscape. The structures are two or three-storey, gabled-ended terraces constructed of Flemish-bonded brickwork, creating linear building lines but an inconsistent roof-line which varies with the structural scale and rising topography. The roofs are moderately pitched with a variety of tiling and decorative features introduced to individual dwellings over the course of the preceding century. Prominent square-stacked chimneys pass through the ridges of the cottages. Numerous decorative features are evident along the structural facades including dentilation below the eaves and segmental arches of header-bricks above a majority of the window-frames which are largely of rectangular, mullioned construction. Front-gabled doorway canopies project from the frontages above rectangular square-head doorways with segmental arches. The cottages are situated at the fore of long, rectangular plots defined by hedgerows and fencing, with minimal front-of-plot boundaries. The plot form and extent has facilitated the continuation of a small-holding culture, with private 'allotment' style gardens, poultry farming and bee-keeping among the continued, historic land-uses. There has been relatively extensive modification to various aspects of individual properties with varying degrees of sensitivity and discernibility. This includes: the widespread replacement of windows with UVPC frames; the extension of end-properties in differentially bonded brickwork; the construction of side or front porches and bay-windows; the construction of dormer windows; the conversion of a corner-shop for residential purposes, and the modification of boundary features. However, despite these modifications the cottages have maintained a considerable historic integrity and continue to contribute significantly to the 19th century,



clustered settlement-character of Withybed Green.

The late-18th, 19th and 20th century detached cottages of Birches Lane are irregular in form relative to their Withybed Lane contemporaries. Both hedgerow and tall-walled boundaries define irregular plots of detached, two-storey cottages with considerable variations in their structural form and historic integrity. The earliest extant structures are

'Selvas' and 'Brook' cottages, situated at the north-western extent of the lane. Selvas Cottage is a brick-built, two-storey dwelling, with both a hipped and gabled roof and numerous distinctive features including a two-centred pointed segmental arch above the doorway, segmental archways above the window frames and a double-flue chimney of decorative plan. Extensive modification has occurred to Brook Cottage, with numerous gabled-ended projecting extensions added to the original English-bonded brick cottage with a dentil cornice and stepped brickwork at the eaves to the gable. Although a trend of partial 20th century modification of the historic cottages is repeated along Birches Lane, with the extensions and redevelopments of The Rest, Fairview Cottage (with distinctive engineering brick string-courses), Lilac Cottage and Honeysuckle Cottage, there is a distinctive coherence to the built form of the area and its historic character.

The 19th century Crown Inn forms a landmark structure, defining the entrance to Withybed Green from the village of Alvechurch after passing over the canal bridge. The structure is in excellent historic condition, with partial modification and small extensions undertaken in a largely sensitive manner. The building is two-storey with single-storey extensions, gabled, and of Flemish-bond brick construction. The roof has a moderately steep slope of plain tiles, with dentilation below the eaves and stepped projecting brickwork at the gable. The ground floor windows are rectangular, with thick glazing bars below mullioned UVPC windows at the 1st floor. The window frames sit below segmental arches of tapered bricks, with doorways situated under historic front-gabled canopies with two-hole hexagonal crest ridge-tiles and 'ball-on-a-peg' finials. While a pigsty once situated at the eastern extent of the plot has been demolished, the attached former stable block has been sensitively converted to extend the interior space of the public house, with an extant 'taking-in' door retained within the 1st floor frontage.

Statement of Inherited Character

The character area is situated within a coherent and well-preserved historic landscape west of the modern village of Alvechurch. This remnant landscape incorporates the historic settlements and farmsteads of Scarfields, Withybed Green and Coopers Hill situated in association with exceptionally preserved piecemeal enclosures adjacent to the industrial waterway, marina and brickworks of the Worcester and Birmingham Canal.

While a large proportion of the historic structures of the Withybed Green character area have seen some degree of sensitive or insensitive 20th century modifications, there has been minimal degradation to the area's collective built-historic character. The low-density, clustered settlement pattern of both detached and terraced cottages has been well maintained, as has their broader landscape contexts, with exceptional levels of hedgerow-boundary and piecemeal enclosure preservation, which in turn maintains the distinctive rural viewsheds of the parish. The continuation of a pastoral land-use has facilitated the preservation of archaeological features pertaining to post-medieval clay and marl extraction, further enhancing the historic and archaeological integrity of the character area the enhanced tangibility of the settlements connection to the former brick works immediately to the south.

The character area is therefore seen to be of high sensitivity to development or modification which overlooks these extensive inherited, historic characteristics of both the Withybed Green settlement and its immediate landscapes.

Historic Environment Resource:	B : 2	A : 2	L : 3
Inherited Character	S : 3	B : 3	L : 3
Sensitivity	High		



Primary Characteristic Components

- Clustered settlement pattern of late-18th, 19th and 20th century cottages
- Pastoral rural landscapes, connectivity, and viewsheds

Historic & Inherited Characteristics

- Late-18th and 19th century worker-cottage architectural form
- Well-preserved piecemeal enclosure pastoral landscapes
- Hedgerow boundaries with mature hedgerow trees
- Component of a coherent historic industrial and rural landscape
- Remnant biodiversity pertaining to historic woodlands, hedgerows and orchard

School Lane

Alv_018

The School Lane character area is defined by the plot boundaries of the 19th through 21st century development adjacent School Lane, a curvilinear historic routeway bypassing the village core between Swan Street and Station Road. The character area occupies the hilltop and upper eastern slopes of Bear Hill and is formed of a highly enclosed streetscape, generating a suburban environment distinctive from other areas of the settlement. While multi-phased, piecemeal housing development has modified the local character from a historic rural lane to a contemporary suburban street numerous inherited characteristics have been retained, remaining highly influential. This includes the 19th century built form, historic boundaries and intermittent rural viewsheds.

Urban Morphology and Landscape Context

The character area is set atop the topography of Bear Hill, encompassing the 19th through 21st century plots constructed adjacent to the lane, aligned perpendicular to the contours. Comparably to the St. Laurence's character area (Alv_023) there is a distinctive sense of enclosure, with the prominent plot-boundaries reducing inter-visibility between the hill-top housing and the surrounding parish landscape. A sense of rural connectively has however been retained despite the relative prominence of the 20th through 21st century roadside development through a sensitively converted 19th century farmstead and panoramic viewsheds over the south-parish enclosures from the rear of the southern plots. These views encompass well-preserved hedgerows and agricultural monuments in the form of ridge and furrow, disused marl pits, and ponds.

School Lane has gradually developed since the mid-19th century through the piecemeal, low-density annexation of both the historic Rectory gardens and the adjacent enclosures associated to High House Farm to form a distinctive curvilinear streetscape of architecturally varying wayside dwellings. The plots are moderate to large in dimensions, of irregular forms and orientation. The 20th through 21st century development has elevated the lane from a small rural routeway, bypassing the village core and linking the southern village arteries of Swan Street and Bear Hill/Station Road, to a prominent component of the modern settlement. The distinctive mid-19th century structures of The Coach House and the High House Farm farmstead, and the School House and associated buildings form distinctive gateway structures at the western and eastern extents of the lane respectively.

The roadside boundaries are formed of prominent hedgerows, walling and fencing of both historic and contemporary provenance. The minimal set-back of these boundaries, narrow road width and lack of roadside pavements creates a highly enclosed streetscape, further enhanced by the subtly sunken lane. The hedgerows are of conspicuous form and

density, with modern evergreen plantations alongside remnant hedgerows of the adjacent, historic parliamentary enclosures. The hedgerows and housing plots are interspersed with numerous mature trees, several of which are again remnant of the post-medieval enclosure boundaries. 19th and early-20th century walls topped with engineering brick or stone coping are distinctive of the western extents of School Lane. Most prominent of these is the tall walling which defines the historic southern boundary of the former rectory's gardens, spanning the roadside from opposite High House Farm, to the contemporary plot of 'Cedars'. The wall is of English-bonded brick, with brick header-courses and cant-brick coping, both of engineering brick.

The character area is adjudged to be of considerable archaeological potential, particularly for early-medieval through post-medieval below ground deposits in association to St. Laurence's Church, Bear Hill, School Lane and the former tenements of Swan Street.

Built Form

The structural components of the School Lane character area is highly variable, with the 19th through 21st century piecemeal development adjacent to the lane resulting in a low density amalgamation of several distinctive architectural and urban forms. The 19th century structures of the High House Farm farmstead, The Coach House, School House and St Mary's Church bookend the lane, forming distinctive landmark structures at the junctions with Swan Street and Station Road in the east and west respectively. Dispersed inter-and-post-war development of moderate scale, detached dwellings preceded the 21st century construction of 'executive' style housing, collectively transforming the historically rural lane into an enclosed, suburban streetscape. Structural distribution and set-back is therefore highly irregular. The dwellings north of School Lane are widely concealed from the roadside, masked by the prominent boundaries of their respective plots. This somewhat contrasts to the housing south of the lane, where the structural frontages are often more prominently displayed.

The High House Farm farmstead is formed of a largely extant 19th century regular courtyard, enclosed on all four sides. While the farm buildings have been subdivided and redeveloped for residential use High House Farm has retained a significant proportion of its historic character. The farm buildings of the regular courtyard are formed of both single and two-storey barns constructed of Flemish-bonded, red brick culminating in gable-ends with moderately-steep pitched roofs of dark tiles. Distinctive dentilation is set below the eaves, immediately above a subtly protruding string course of stretcher bricks. The small barn windows and large modern apertures within the historic barn doors are defined by segmental arches above the lintel. The farmhouse is detached from the courtyard, with gable onto the yard, and is formed of



a two-and-half storey, cross-gabled structure, again with a moderately-steep pitched roof of dark, plain tiles. In contrast to the farm buildings, the farm house features sandstone sills with flat-headed French arches surrounding large, mullioned windows.

The Coach House is a multi-phased, half-timbered, two-and-a-half storey structure, representing a modified late-19th century stables, extensively renovated in the late-1960s. The structure's two-storeys display two architectural themes: the ground storey featuring numerous later-19th century brickwork architectural features, while the upper



storey is half-timbered of early-19th century box-framed design. The structure historically pertained to the former Rectory immediately to the north, acting as the stable and coach house. Extensive modification has occurred to the structure since its later-19th century construction. While the structure historically projected further north, degradation in the coach house timbers necessitated demolition during the 1960s. Although a two-storey, half-hipped extension has been constructed in place of the coach house, with comparable half-timbered design; elements of the historic structure remain evident through inconsistencies of the brick-bonding and coping of the structural and boundary walls. The ground storey is constructed of English-bonded red/orange brick with an engineering brick pedestal. The ground-storey, southern elevation has been modified on several occasions including the construction and later demolition of a small extension with lean-to roof, and the removal of a prominent front-plot boundary wall. Further modification is evident through the five-course engineering brick plinth, not visible on historic photographs suggesting either the re-facing of the elevation or later excavation of the roadside, exposing the formerly subterranean architecture. A half-timbered second storey is prominent with a distinctive steeply pitched, gabled roof with plain painted bargeboards, tiles of red-colouration, and tooth-crested ridge tiles. The structure is of a late-18th to early-19th century style, with box-frame and vertical panels. There is evidence for pre-1960s modification, with a number of the extant timbers potentially post-dating the original structure. The southern elevation features eight small, square apertures evenly distributed across the ground and first storey, with a rectangular oriel window below a pentice roof within the gable. The secondary elevations feature larger, rectangular mullioned windows, and a shallow-pitched dormer projects westwards, set marginally above the eaves. The late-1960s redevelopment of the structure has been largely successful in retaining the amalgamated early-and-late-19th century architectural vernacular. This has maintained a highly characteristic landmark structure at the western extent of School Lane, and distinctive historic 'gateway' between School Lane, Station Road, and St Laurence's church in conjunction with the High House Farm farmstead.

Three mid-19th century structures located at the eastern extent of the character area represent the structural remnants of the historic school from which the School Lane moniker is derived, and The Clergy House. The historic school buildings have been subdivided with the former School House maintained as a private residence and the school buildings now a Roman Catholic Church. School House is a two-and-a-half storey structure, with particularly steep-pitched gabled and half-hipped roofs. The roofs are clad in plain, dark tiling with highly distinctive large, rectangular-stack chimneys passing across the cross-gabled ridge. The structure is constructed of English-bonded brick with diaper engineering brick decoration. The tall, rectangular windows are defined by sills and lintels of header bricks and segmental relieving arches respectively. The cross-gabled historic school buildings and modern church also features particularly steep plain-tiled roofs with plain ridge tiles and English-bonded brickwork. Several of the gables feature large mullioned windows set under two-centred arches with decorative stone hood moulds above double-coursed segmental arches of header-orientated brick. The Clergy House, located

approximately 70 metres west of the School House is a mid-19th century, two-storey dwelling, constructed of English-bonded brickwork of red/orange colouration. The roof is steeply pitched, clad in dark tiling, with distinctive cross-gables. A cat-slide roof projects perpendicular to the primary elevation down to a brick-built porch with two-centred arch, suggesting that it represents an inter-war or mid-20th century addition. The gable-vertices are defined by plain bargeboards, with front-gabled dormers set within the roof space partially above the eaves. Mullioned windows are recessed from highly distinctive settings incorporating ashlar stone sills, 'cill' bricks surrounding the openings, and brick drip moulds. A 21st century, two-storey, cross-gabled extension projects from the northern elevation, mirroring the southern cross-gable, and immediately adjacent to the roadside. The extension's design has replicated the 19th century built character extremely effectively, with all the aforementioned structural-forms and features replicated with exception of the aperture's 'cill' bricks.

The 20th century housing is largely comprised of intermittent inter-and-post war development of low density housing, gradually infilling wayside plots between the 19th century farmstead and school at the west and east of the lane respectively. The 1930s housing is relatively large in scale and of

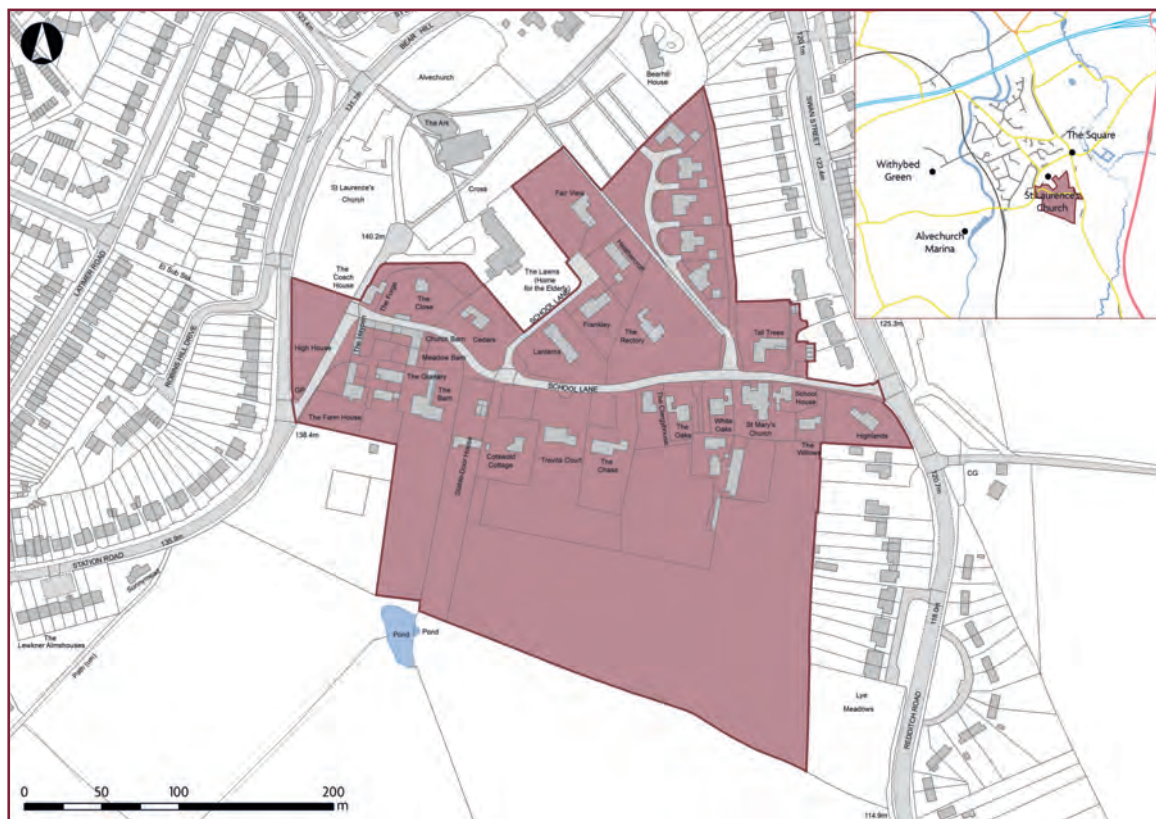
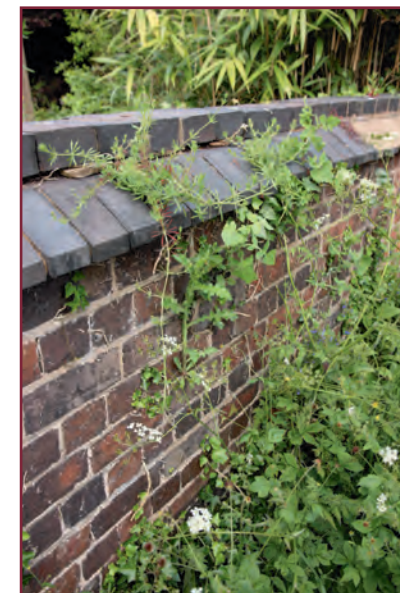


individually bespoke forms. The post-war wayside development both north and south of School Lane, constructed both within the grounds of the former Rectory (now 'The Lawns', a residential care home) and truncating the adjacent parliamentary enclosures, has introduced a number of moderate density, two-storey detached houses and bungalows. The properties are distinctive of 1950s through 1970s properties, with shallow pitched pantile roofs above walls of lightly-coloured brickwork with wooden cladding. Painted bargeboards define the gable verges and wide, rectangular mullioned windows are set flush with the elevations. Most prominent of the 20th century housing is The Rectory, constructed in advance of the sale and conversion of the historic rectory to the care home. The two-and-half storey structure features a distinctively tall, steep, hipped roof of darkly coloured plain tile with large square-stack chimneys emerging from both through the ridge and from the exterior elevations. Mullioned windows and doorways are bordered by segmental arches and header-brickwork lintels.

While the 21st century housing of 2 to 10 School Lane and Trevisa Court is of comparable structural density to the 19th through 20th century urban form, the executive housing represents a notable alteration to local built character. The structures are of a significantly larger scale, with prominent gables and cross-gables. The dwellings are constructed of stretcher-bonded, red brickwork with plain tiling. Windows are defined by sandstone or sand-coloured brickwork sills and lintels, set within façades featuring a variety of faux period features including dentilation, ventilation slits, finials, corner stones, and ridge-tiles.

Statement of Inherited Character

While the School Lane character area has experienced multiple phases of 19th through 21st century development, numerous inherited features and structures continue to contribute significantly to the local sense of place. The 19th century architecture of the historic school, Clergy House, Coach House and the High House Farm farmstead form highly distinctive landmark structures at the eastern and western extents of the lane respectively. These structures are generally well-preserved, with largely sensitive restoration and redevelopment securing their survival and continued influence towards the lane's character. The highly enclosed, narrow streetscape is resultant of the continued prominence of the post-medieval enclosure boundaries aligned to the lane, and distinctive late-19th century walling with engineering brick coping. While the historic enclosures have been truncated by the piecemeal wayside development, the minimal set back of the newly formed front-of-plot boundaries from what was historically a small, agricultural lane ensures elements of the routeways rural character endure. This is compounded by the partially sunken lane, resultant of centuries of use and avoidance of significant modern widening or landscaping. The southern plots are also afforded viewsheds of the post-medieval enclosures to the south, with well-preserved hedgerows and archaeological monuments including ridge and furrow and disused marl pits. The character area is adjudged to be of considerable archaeological potential, particularly for early-medieval through post-medieval below ground deposits in association to St. Laurence's Church, Bear Hill, School Lane and the former tenements west of Swan Street.



Primary Characteristic Components

- Highly enclosed, narrow streetscape with prominent hedgerow and walled boundaries
- Distinctiveness within the local settlement
- Landmark, gateway 19th century structures
- Piecemeal, low density, multi-phase development
- Architectural variety with several distinctive period-forms

Historic & Inherited Characteristics

- Well-preserved and/or sensitively converted 19th century built form associated to the historic school, church and farmstead
- Rural viewsheds towards the southern post-medieval enclosure landscape
- High potential for early-medieval through post-medieval below ground archaeological deposits
- Historic hedgerows and distinctive 19th century Rectory-wall boundary contributing to a narrow, enclosed streetscape

Historic Environment Resource:	B : 2	A : 3	L : 2
Inherited Character	S : 3	B : 2	L : 2
Sensitivity	High		

Scarfields Hill

Alv_019

The Scarfield Hill character area is situated within an exceptionally well-preserved historic landscape west of Alvechurch which incorporates the Worcester and Birmingham Canal (Alv_011; Alv_012), Scarfields (Alv_019; Alv_024), Withybed Green (Alv_017) and Coopers Hill (Alv_025). The character area features an area of interrupted-row settlement along Scarfield Hill incorporating the Scarfields farm farmstead and Greenfield Cottages, bisecting a landscape of extant piecemeal enclosures. The character area defines the southwestern gateway to the modern settlement, and is demarcated by the plot-boundary of the Weighbridge public house, Alvechurch Marina, the Worcester and Birmingham canal and the site of the former Scarfield Brick Works.

Urban Morphology and Landscape Context

Scarfield Hill follows the course of an early medieval ridgeway which connected the village with settlements far north of the parish. Despite the partial modification to the road, producing the partition and grass verge between The Weighbridge and Scarfields farm, it has maintained much of its historic character with isolated-row settlement dispersed along the route. The wayside Scarfields Farmstead is situated abreast both sides of Scarfield Hill, incorporating structures ranging from a 17th century timber-framed farmhouse alongside both 19th and 20th century outbuildings and bungalows respectively. The farmstead is situated west of the 19th century former workers cottages named 'Greenfield Cottages', and the 19th century 'The Weighbridge' public house. These landmark structures form a highly distinctive gateway to modern-Alvechurch, further enhanced by the adjacent hedgerow boundaries and sloping topography which culminates in the 'number 60' canal-bridge.

The piecemeal enclosure and historic farmstead generates extensive open, green space and a strong rural-connectivity further enhanced by intermittent views of the surrounding pastoral-landscapes. This, in conjunction with a low structural-density and the dispersed settlement-

form creates a low sense of enclosure within the character area. While the character area is highly distinctive from the areas of 20th century settlement-expansion to the east beyond the Worcester and Birmingham canal, it holds a particularly strong connectivity with the character areas to its north and south. These form a historic sub-rural landscape of considerable historic integrity, which in turn contributes significantly to a remnant rural-connectivity and character of the entire village through the facilitated viewsheds, access and activities.

Built Form

The character area contains numerous structures of three broad phases of construction (17th century; 19th century; 20th century) situated in three distinctive clusters (Scarfields Farm; The Weighbridge and Greenfield Cottages; Scarfield and Hill Cottages). The structures are situated within a low-density dispersed, isolated-row settlement pattern of particularly strong historic integrity. Numerous historic buildings remain extant and in good condition, with many remaining within their original functionality. The built-form of Scarfield Hill also contribute to the historic characters of adjacent areas, with The Weighbridge public house and Greenfield Cottages, and the Scarfield and Hill Cottages maintaining a considerable influence over the Alvechurch marina (Alv_011) and brickworks (Alv_024) respectively.



Scarfield Farm is formed of 17th and 19th century structures situated in a loose, three-sided courtyard. The farmstead's built form is well-maintained, and while converted, retains much of its historic character and integrity. The 17th century farmhouse is detached from the courtyard with its gable facing onto the yard. The farmhouse is of timber-framed with rendered infill and a tile roof. The structure is construction with two gabled-ended wings which cross to form a 'T-shaped' plan form aligned roughly to the cardinal directions. A highly distinctive moulded brick chimney featuring two-circular stacks emerging from a rectangular base projects from the side wall. The windows have been modified during 20th century restoration, with rectangular, mullioned frames not installed. Adjacent to the 17th century farmhouse are two 19th century outbuildings, which form the loose-farmstead courtyard. These structures are one-and-a-half storey, converted barns built of brick in Flemish-bond. The roofs are gabled, of steep pitch with tile cladding and no ridge tiles or projections. Stepped brickwork is evident at the eaves to the gable, with some masking from more contemporary bargeboards. A single, square-stacked chimney with engineering-brick coping emerges from the eastern-most building from the gable-end, avoiding the ridge. The window frames are partially recessed into the frontage, with single-and-double segmental header-brick arches. As with the farmhouse, the original windows have been replaced by 20th century wooden, mullioned-frames. Prominent red-brick walling intersects the farmstead with engineering brick coping.

Greenfield Cottages are formed of a terrace of 19th century worker's cottages situated along Scarfield Hill opposite The Weighbridge public house, north of Alvechurch Marina. The cottages are two-story of Flemish-bond brick construction, with two of the six individual properties displaying a rendered frontage. The roof is hipped with a relatively low-pitch with brick square-stacked chimneys emerging from within the properties, avoiding the ridge. A decorative projecting brickwork-course is evident below the eaves. The windows are predominantly rectangular, mullioned, UVPC replacements, alongside a number of ground floor bay windows. The doorways sit under front-gabled canopies which mask a number of original pediments which remain in evidence on a small proportion of the cottages. The cottages are situated within largely uniform rectangular plots, with exception of the extended western-most residence which occupies a large area of the southern extent of a former piecemeal enclosure parcel. The cottages have a low set-back behind low front-boundary walling. Modern modifications to the structures are evident in the form of the extension of the eastern and western cottages and single-storey projections to the rear, discernible through differential brick-bonding and variation in the window-framing alongside the aforementioned front-window and doorway projections. While these modifications have partially eroded the historic condition of the properties through the removal of distinctive original features, the integrity of the cottages as heritage assets has been well retained, and their subsequent contribution towards the area's considerable inherited historic character remains strong.

The Weighbridge public house is a two storey Flemish-bonded brick-built, gabled ended structure. A cross-gabled two-storey wing extends from the rear of the structure, with a lower roofline correlating with the second-floor lintel of the main structure. This is stated alongside a further single-storey projection. The roofs are of slate construction and are of moderate/steep slope. A decorative projected string-course of bricks is evident below the eaves and along the gable-verge. Two chimneys emerge from within the structure, both of square-stack construction with engineering-brick coping. The window frames are recessed into the structural frontages situated below segmental arches or framing of header-orientated brickwork.

Statement of Inherited Character

The Scarfields Hill character area contains numerous well-preserved historic assets and archaeological features incorporating a plethora of distinctive architectural details and landscape components. The built form, incorporating 17th through 19th century structures, has retained much of its historic integrity despite a modicum of 20th century modification and development. The urban form of dispersed isolated-row settlement has been preserved, alongside the hedgerow-bounded piecemeal enclosures through which the 'Scarfield Hill' road bisects.

The character area is situated within a coherent and well-preserved historic landscape west of the modern village of Alvechurch. This remnant landscape incorporates the historic settlements and farmsteads of Scarfields, Withybed Green and Coopers Hill situated in association with exceptionally preserved piecemeal enclosures adjacent to the industrial waterway, marina and brickworks of the Worcester and Birmingham Canal.

The character area is therefore seen to be of high sensitivity to development or modification which overlooks these extensive inherited, historic characteristics.

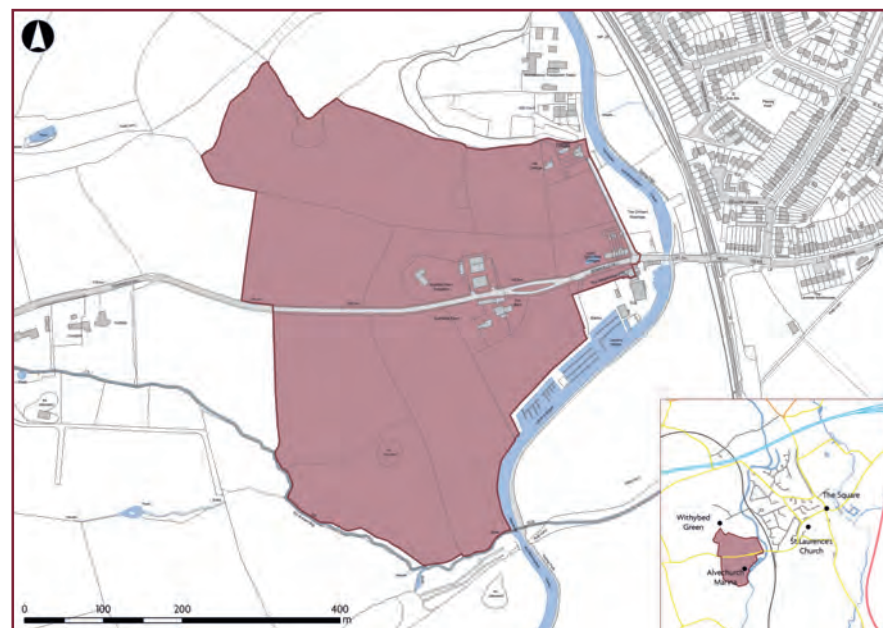
Primary Characteristic Components

- 19th century architectural form
- Settlement pattern and density
- Hedgerow-bounded road forming a distinctive village 'gateway'

Historic & Inherited Characteristics

- 19th century rural-architecture
- Connectivity with western-Alvechurch rural and industrial landscapes
- Well-preserved piecemeal enclosure and hedgerow boundaries
- Low density, interrupted-row settlement pattern
- 17th century historic farmhouse

Historic Environment Resource:	B : 2	A : 2	L : 3
Inherited Character	S : 2	B : 3	L : 3
Sensitivity	High		



Alvechurch West

Alv_020

The character area is defined by elements of the mid-20th century urban expansion of Alvechurch village. The area is comprised of inter-war and post-war housing, constructed within the parliamentary enclosures immediately adjacent to the now demolished farmstead historically situated 250 metres west of the village at the junction of Callow Hill Road, Tanyard Lane and Snake Lane. Relatively little pre-20th century historic or archaeological features have been inherited, with the urban expansion reforming the landscape to produce streetscapes of distinctive 1930s through 1960s residential character.

Urban Morphology and Landscape Context

The character area is resultant of nucleated 1930s development around the historic farmstead with consequent late-1930s/early-1940s ribbon development and 1950/60s urban-infill towards the infrastructural boundary of the railway embankment. The housing adjacent Withybed Lane in the northeast of the character area is contemporary of the 1930s nucleated development around the farmstead, with that immediately south of the Lane representing subsequent late-1930s/early-1940s ribbon development along the historic routeway. The construction of George Road in the early-1940s and development of housing to its west initiated the 1960s urban-infill within the newly created urban-enclosures between George Road, Withybed Lane, Snake Lane, and the railway embankment. The 1960s residential expansion of Branden Road, with the Rose Avenue and Warbank Close cul-de-sacs, is contemporary with the estates of Hinton Avenue and Blythesway (Alv_014), infilling the former rural-enclosures between the pre-war ribbon-developments of Callow Hill Road, Latimer Road, and Station Road with medium density housing. The housing represents the final, major, westward 20th century expansion of Alvechurch, transforming the landscape character between the historic core and the canal-industries and railway in the western parish.

The housing of the character area has been developed in a moderate-to-high density, with semi-detached two-storey properties and bungalows the predominant architectural components. There is a high uniformity of structural form and urban morphology between the 1930s through 1960s housing, with consistencies in a variety of features. The housing is situated at the fore of rectangular plots with minimalist front-plot demarcation bounding the grass-lawns and adjacent driveways. The building lines are linear, with the properties set-back an average of 8 metres from the roadside. Inter-property spaces are minimal, with few gap-sites, generating a strong sense of enclosure, particularly within the 1960s areas.

The roads are relatively narrow; however, the lack of demarcation of the front-plot spaces and wide pavements broadens the streetscapes. Roads and pavements are asphalt surfaced with pre-cast concrete

kerbing interspersed by engineering-brick dropped-kerbs. Roadside vegetation influences local character, with private plantation and tress situated adjacent box hedgerows and wide grass-verges defining the corners of street-junctions and within the pavements. The earthworks embankment and hedgerow in the northwest of the character, adjacent the Withybed Close cul-de-sac (Alv_003) is a prominent boundary and a rare, remnant inherited feature of the historic rural-enclosures. The railway embankment in the west remains a prominent feature of the character area, further enhancing the area's sense of enclosure through restricted viewsheds and permeability, while maintaining a modicum of connectivity with the 19th century transport and industrial infrastructure of the western parish.

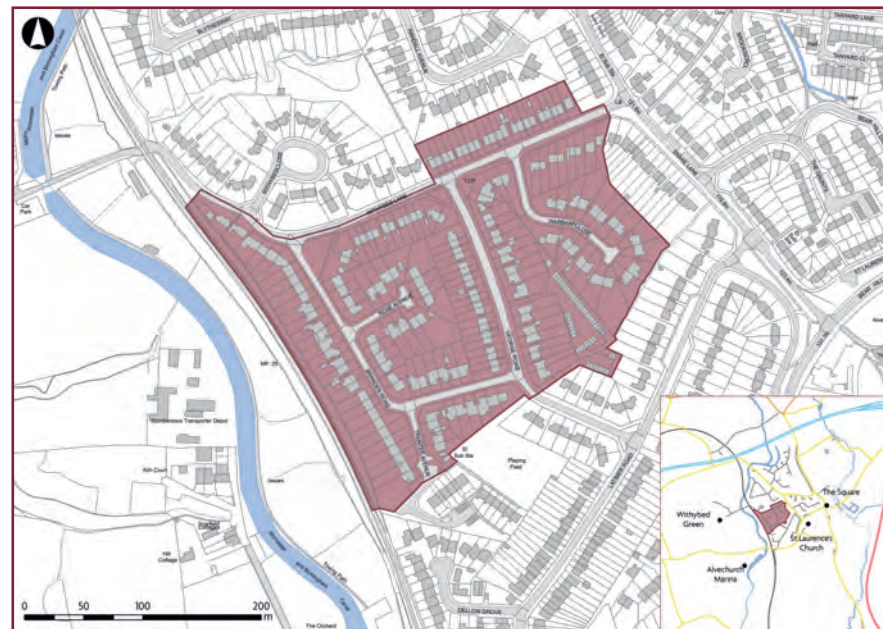
Built Form

The 1930 to 1940s developments adjacent Withybed Lane and west of George Road are distinctive, terraced properties of four houses per structural-unit. The structures are constructed of Flemish garden-wall bonded brickwork, and are predominantly hipped though interspersed with gable-ended terraces. The roofs are moderate-to-steeply pitched, of plain-tiles, with tiled-hip, and multiple square-stack chimneys avoiding or through the ridge in the 1930s or 1940s properties respectively. Solider and header brickwork lintels frame rectangular, mullioned windows with lean-to, side-gabled canopies above doorways. Properties with central passages within the terraced-unit feature two-course segmental arches.

The 1960s semi-detached housing of the character area is two-storey, with tall, steeply-pitched, hipped, pan-tile roofs the dominant characteristic. Central, small square-stack chimneys pass through the ridges from within the properties. The houses are formed of stretcher-bonded brickwork. The primary elevations feature either cat-slide roofs or are bay-fronted, with rectangular, mullioned and bay windows of UPVC material. Flat-roofed garages sit adjacent the properties, minimising the gap-sites between the semi-detached units. While a number of the 1960s housing has retained double-course segmental arches above the doorways, many have been lost to flat-roof and lean-to porches.

The 1960s bungalows are contemporary in period and form to those of Randall Avenue (Alv_014) and Callow Hill Road (Alv_026). Steeply-pitched, hipped, pantile-roofs with hip-tiles are set above bungalows constructed of stretcher-bonded brickwork, with bay-windows and small, rectangular-stack chimneys evident as characteristic features. A number of the properties are of the distinctive H-plan with cross-hipped forward projections from the primary elevations.

Interspersed throughout the character area are smaller housing developments, of architectural form and aesthetic distinctive to their respective decade of origin. This includes the 1930s semi-detached properties in the east of Withybed Lane, with steep, hipped pan-tile roofs, bay-fronted and cross-hipped primary elevations, and distinctive double-course segmental arches above the recessed doorways. Late-1960s housing is situated at the south-eastern extent of Warbank Close,



with semi-detached, gabled properties defined by their second-storey tile cladding, and are highly contemporary with the housing of Hinton Avenue and Blythesway (Alv_014). Three, large semi-detached structures situated at the junction of George Road and Rose Avenue with Branden Road form landmark, gateway structures between the streets. These two-and-a-half storey houses are cross-gabled, with steeply pitched roofs of pan-tiles, with barge-boards and rectangular, mullioned, UPVC windows. The structures feature distinctive tall, square-stack chimney prominently situated within the primary elevation, soldier-brick lintels, and an arrangement of three adjacent, square windows set in the gable-ends. The structures are contemporary to those situated within the Hinton and Blythesway character area (Alv_014) situated at the junctions of Hinton Avenue, Blythesway and Randall Avenue.

Statement of Inherited Character

There are minimal remnant features of the rural parliamentary enclosures which historically defined the post-medieval landscape west of Alvechurch village, with the 20th century expansion of the urban area radically altering the local character. The Alvechurch West character area is, however, distinctive of later-1930s through early-1960s housing design, with numerous highly characteristic urban-morphological and architectural attributes including the tall, hipped roofs and broad, minimally-bounded streetscapes. There are no, known archaeological monuments currently located within the character area, which is deemed to be of moderate potential for sub-surface medieval or post-medieval deposits adjacent Snake Lane and Witherby Lane.

Primary Characteristic Components

- Late-1930s through 1960s urban-morphology
- Distinctive architectural features including tall, hipped roofs
- Broad streetscape with minimalist front-plot demarcation
- Coherence with contemporary character areas of Alvechurch's westward expansion (Alv_014; Alv_026)

Historic & Inherited Characteristics

- Late-1930s through 1960s urban-morphology and architectural aesthetic
- Adjacent 19th century railway embankment



Historic Environment Resource:	B : 0	A : 1	L : 0
Inherited Character	S : 2	B : 2	L : 0
Sensitivity	Moderate		



Bear Street & Snake Lane Alv_021

The character area is aligned to the early-through-later 20th century housing which has been developed along the historic routeways of Bear Street (now 'Bear Hill') and Snake Lane, at the crest and down the north-western slope of Bear Hill. The lanes pre-date the modern urban developments, historically bisecting the post-medieval parliamentary enclosures west of the village core, and representing the major southern and western arterial routes between the settlement and the immediate rural landscapes. While three phases of 20th century medium density urban expansion has occurred within the enclosures, substantially modifying local land-use and character, several inherited and historic characteristics are clearly tangible in the area's landscape context and setting.

Urban Morphology and Landscape Context

The sloping topography of the area forms a highly distinctive



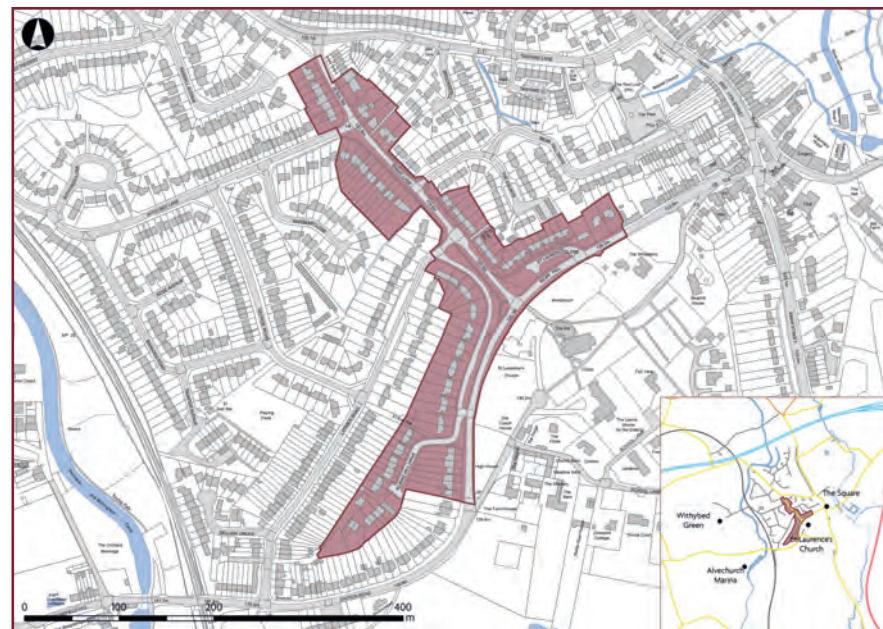
streetscape, with the linearity of Snake Lane generating uninterrupted sight-lines up towards, and from Bear Hill. The spire of St. Laurence's church, situated immediately southeast of the Snake Lane/Bear Hill junction and visible above the dense hedgerows and earthwork banks which define its churchyard, therefore forms a highly distinctive and prominent landmark structure. The influence of the terrain is compounded by the large roadside grass-verges, which emphasise the sloping topography. Numerous mature trees are situated within the grass verges, further enhancing the Snake Lane 'avenue' between Bear Hill and Callow Hill Road. The south-eastern junction of Snake Lane and Bear Hill forms a distinctive gateway, with the topography, landscaping and mature trees demarcating the point of transition between the medieval through post-medieval character areas atop Bear Hill and the 20th century housing expansion west of the historic village core. The steeply sloping topography generates viewsheds from the top of Snake Lane over and beyond the 20th century housing, across the north-Worcestershire landscape and the city of Birmingham. The extent of these viewsheds is representative of the panoramic perspectives historically afforded to Bear Hill of the surrounding rural-parishes, with those to the west, south and east largely preserved. The viewsheds, sight-lines and numerous points of transition create a low sense-of enclosure and high permeability, with the character area representing a distinctive and significant route between the southern and western extents of the modern village.

While the asphalt roads and pavements are relatively narrow, the extensive grass verges create a distinctively large structural set-back in the south-east of the character area. The houses are constructed between 8 and 15m back within their regular, rectangular plots, situated marginally forward-of-centre. The housing plots are predominantly demarcated by low-walling, fencing, and hedgerows of varying form, replacing around half of the original box-hedgerows which remain particularly evident at the fore of the western properties. Street furnishing is comprised of later-20th and early-21st century signage and lighting with a number of ancillary features including modern benches and litter-bins.

Built Form

Three broad phases of 20th century urban expansion and infill define the character area's built form, interspersed with a small number of small scale development. The structures are of medium density, with a linear building line and stepped roof-line relative to the north-facing sloped topography of the area. The late-1920s/early-1930s development of twenty-one semi-detached properties at the northern extent of Snake Lane preceded further 1960s semi-detached housing along the southern elements of Snake Lane and west of Bear Hill. Subsequent urban-infill occurred in the 1970/80s with the construction of the Robins Hill Drive cul-de-sac with a further seventeen dwellings. While a modicum of aesthetic variety is evident between the architecture of the respective decades, reflecting an element of phased construction, there is a high uniformity in the area's built form.

The three 1910/20s wayside cottages situated at the junction of Snake and Withybed Lanes are the most historic buildings within the character area comprised of a single detached and adjacent semi-detached structure. The Flemish garden-wall bonded, brick built structures are side-gabled with steep roofs of plain tiling. The gable-verge and cornice



are defined by painted bargeboards and distinctive rectangular stack chimneys with engineering-brick coping and string-courses emerge from within the structures, narrowly avoiding the ridge. Both two-course segmental brick arches and ashlar-stone lintels are situated above the square-or-round topped mullioned windows. The primary elevations feature large apertures with a vertical-horizontal emphasis. The detached cottage features shallow bay windows at the ground floor with a canopy extending across the primary elevation with a small cross-gable with finial at the centre. The semi-detached properties features ashlar lintels and sills, painted to match the bargeboards, alongside a light-tan coloured brick lintel-course.

The late-1920s/early-1930s housing along the southwest of Snake Lane is comprised of relatively large, semi-detached dwellings defined by their steep, hipped roofs. The properties are constructed of stretcher-bonded brick, with the houses south of the Snake Lane/Withybed Lane junction rendered across either multiple or single-storeys. The rendering is stepped at the edges of the elevations to create a corner-stone aesthetic within the brickwork. The properties feature rectangular, mullioned, windows, with the doorway and ground-floor apertures often situated under canopies spanning the primary elevation. Prominent single or double-course arches of segmental brick define recessed doorways. Rectangular stack chimneys emerge from within the properties either passing through the ridge or within the primary roof-space. Lean-to and flat roof garages have been constructed between several of the properties, minimising the gap-sites between the semi-detached dwellings.

The 1960s housing immediately northwest of Bear Hill, within St Laurence's Close, and east of the south-eastern extents of Snake Lane is formed of medium density, semi-detached, gabled-properties. The structures are of stretcher-bonded brick construction, gabled, with moderate or shallow-pitched roofs clad with darkly coloured plain tile or pantiles and cornice-returns. Square-stack chimneys emerge from within the properties, passing through the ridge. Windows are rectangular, with varying horizontal emphasis, and are of UPVC materials. Soldier or header-orientated brick sills and lintels frame the apertures. Bespoke doorway canopies are evident of gabled, hipped, lean-to and flat roofed forms. The housing west of the Bear Hill/Snake Lane junction feature a number of more decorative, distinctive features including canted brickwork sills and ventilation slits within the gables.

The 1970/80s housing of Robins Hill Drive off Bear Hill is similar in form to the 1960s housing, with semi-detached, medium density, gable-ended properties of stretcher-bonded brick. Roofs are particularly shallow-pitched with pantiles and bargeboards. Soldier-orientated brickwork lintels have been constructed above square, mullioned UPVC windows, with flat-roof canopies above the primary doorways and garages set at the centre of the structural unit. The primary elevations are rendered, covering half of the frontage with the rendered area partially recessed.

Statement of Inherited Character

While 20th century urban expansion and infill has radically altered the post-medieval enclosure landscape components of the historic landscape setting remain significant to local character. The rising topography of the northwestern slope of Bear Hill in conjunction with the linear sight-lines enhances the prominence of St. Laurence's church viewed along, and framed by, the Snake Lane 'avenue'. The earthwork and hedgerow boundaries adjacent the church yard, and the extant enclosure boundaries adjacent Bear Hill (née Bear Street) continue to demarcate the post-medieval ecclesiastical character areas atop Bear Hill, from the former enclosures and now residential developments on the north-western slope. Several of the mature trees which are aligned to the historic routeways of Snake Lane and Bear Hill may have originated as hedgerow-trees within the post-medieval enclosure-demarcation. The cottages opposite Withybed Lane are distinctive of the early 20th century vernacular aesthetic, as is the design of the 1930s, 1960s and 1970/80s housing to their respective periods of development. The area is deemed to be of moderate to high potential for early-medieval through post-medieval archaeological deposits, particularly in the southeast atop Bear Hill in association with St. Laurence's church and former tenements along Bear Hill.

Primary Characteristic Components

- Uniformity of mid-to-late 20th century residential built form
- Rising topography of the northwest-facing Bear Hill slopes
- Panoramic viewsheds of western Alvechurch, the north Worcestershire rural-landscape, and the city of Birmingham from Bear Hill
- Snake Lane 'avenue' formed by broad, linear streetscape with large structural set-back and expansive roadside grass-verges
- Landmark structure of St Laurence's church atop Bear Hill, viewed along the Snake Lane 'avenue'

Historic & Inherited Characteristics

- Prominence of the 15th through 19th century St. Laurence's church atop Bear Hill
- Early-20th century wayside cottages adjacent Withybed Lane/Snake Lane junction
- Remnant, mature hedgerow-trees
- Distinctive mid-20th century urban vernacular
- Moderate to high archaeological potential adjacent Bear Hill (née Bear Street)

Historic Environment Resource:	B : 1	A : 2	L : 1
Inherited Character	S : 2	B : 2	L : 2
Sensitivity	Moderate		



Town Mill

Alv_022

The Town Mill character area is defined by the site of a number of watermill-complexes which have consecutively occupied the locality since the medieval period. The contemporary landscape is formed of the 18th to 19th century mill and factory adjacent Radford Road situated at the fore of a 21st century housing development constructed on the site of the 19th century mill-complex and subsequent 20th century farm-buildings. The design and urban form of the 21st century redevelopment is highly coherent with the industrial character of the mill and associated historic buildings; thus, creating a coherent streetscape of high historic environment value and integrity.

Urban Morphology and Landscape Context

The Town Mill is set-back 25m from Radford Road, with an asphalt-covered parking area constructed in place of a demolished mill pond at the fore. A remnant inherited character of the plot's frontage has been retained in the form of the low, boundary walling of red-brick with blue-brick coping alongside street lighting, in a faux gas-lamp design, and components of former mill-machinery recontextualised in an ornamental function.

The modern development is orientated relative to the historic 18th and 19th century mill complex, reincorporating the historic structures into reconstructed and expanded courtyards of coherent character and form. This industrial character is further enhanced by the absence of modern kerbing and pavement, the installation of 'conservation' themed street-furniture and the utilisation of both stretcher and herringbone aligned brickwork block-paving. Additional reference is made to the industrial provenance of the site through the allocation of pertinent housing-names, alongside the construction of a broad and linear arrangement of blue-engineering bricks, within the block-paving, to demarcate the course of the mill's tail-race, identified during a 2005 programme of archaeological works.

The area is demarcated from its immediate environment by the large landmark buildings of The Mill at the western frontage, compounded by the narrow private lane which grants access to the housing at the rear. While a strong sense of enclosure is generated by the courtyard street-pattern and linear and largely unbroken building lines, the historic connectivity with village-core and the now archaeological utilisation of the River Arrow has been both preserved and enhanced by the sensitive modern redevelopment.

Earthworks pertaining to the medieval through post-medieval modification and exploitation of the River Arrow watercourses remain evident within the open, green areas immediately adjacent to the modern housing estate. While a modicum of landscaping has removed earthworks to the south the earthwork banks of the river, which define

the northern extent of the character area, those of the Bishop's Palace moat further north and the managed watercourses of the river and adjacent sluices, drains and channels continue to form discernible components of the area's landscape setting.

Built Form

The structural components of the character area are formed of a partially extant 18th to 19th century mill complex, expanded through 21st century housing development. Mill Farm House sits immediately adjacent to a large factory building, north of an area of 21st century housing development which incorporates a number of additional historic structures into its urban morphology and aesthetic. While an adjacent cottage, 'Mill Bank', was demolished in favour of a sports and social club in the mid-20th century, the 'Gothic Cottages' which lie across the Radford Road remain extant. Despite the extensive 21st century housing to the rear, the character area has retained an exceptional level of its historic structural character through appropriate and sensitive restoration, maintenance and redevelopment.

The 18th to 19th century Town Mill is formed of two structural phases, with a rectangular-plan three-and-a-half-storey side-gabled mill and factory building immediately east of the three-storey Mill Farm House.



The farmhouse has a double forward-gable, of Flemish-bonded brickwork construction. The farm house has a plain tile roof of moderately steep pitch with plain bargeboards, wooden finials and ventilation-slits decorating the gables. Rectangular-stack chimneys project from the western wall. Windows are rectangular, mullioned or bay (ground floor only), adjacent a doorway situated under a large front-gabled canopy. The western mill and factory structure is of greater scale than the farmhouse, creating a stepped roof line. The building is of English-bonded brickwork construction with a moderately sloped slate roof with no decorative features or projections. The three storeys are demarcated by rows of iron-barred windows of 'extended leg eyebrow' form, framed by double-ringed segmental archways of header bricks and blue-brick sills. Cast-iron wall ties are evident on the building façade, and have been incorporated into the structural aesthetic. Historic photographs indicated both the farmhouse and mill-structure were once rendered, however this has been removed in favour of bare-brickwork frontages. At the opposite side of Radford Road, Gothic Cottages mirror Mill Farm House in their front, double-cross-gabled form with bargeboards and ventilation slits at the gable and a moderately sloped plain-tile roof. The brickwork bonding is also Flemish, with mullioned replacement-UVPC windows below double-ring segmental archways of header orientated brickwork. An ornate brick chimney projects from within the property passing through the ridge.

The structures of the modern development are situated within an arrangement which mimics a historic courtyard of 19th century industrial structures, largely demolished in favour of prefabricated farm buildings in the mid-20th century. The courtyard therefore generates a highly enclosed streetscape of terraced cottages with a consistent linear building-line of northeast and northwest aspects, perpendicular to the mill and factory buildings. The building density is moderately high, with the minimal gap-sites generating a low sense of permeability. The structures are situated at the fore of very small rectangular plots with no setback from the courtyards. The cottages are constructed in a manner heavily influenced by the remnant historic structures of the site, deriving a significant degree of their architectural form and details from these assets. The 19th and 21st century architecture therefore largely blends seamlessly into a coherent and highly distinctive streetscape of considerable historic character. The cottages are terraced, of two-storeys and of brick construction in English or Flemish 'Garden Wall' bond, for the modern or historic structures respectively, with header-brickwork at every fourth course. Windows are rectangular with a vertical emphasis, mullioned and of UVPC material, situated under segmental archways of header-orientated brickwork. Roofs are moderately pitched of both tile and slate tiling (modern and historic structures respectively) with stepped projecting-brickwork flashing at the gable which sits atop brickwork, dentilated kneelers and dentilation below the eaves. Doorways are not recessed within the frontage, situated below segmental brickwork archways of header bricks and are of wooden construction. Subtle variations are evident between the three lateral alignments of cottages. The south-western alignment is formed of three individual structural-units with two contemporary

structures mirroring the design of the historic third, including distinctive semi-circular windows, a cross-gabled projection and 'dogtooth' dentilation. The north-eastern alignment has sandstone window sills, traditional dentilation, front or side-gabled doorway canopies, and square-stacked chimneys passing through the ridge. The central alignment contains numerous former storage units, which have been converted to garages and expanded with structures of highly passive frontages with small window apertures and further 'dogtooth' dentilation.

Statement of Inherited Character

While 20th century demolition of the mill pond, Mill Bank Cottage and many of the ancillary 19th century structures and features has partially eroded the historic built form, the primary structures of the mill complex remain extant and well-maintained with minimal inappropriate modern alteration despite several changes in functionality. The 21st century redevelopment at the rear of the historic mill complex has been undertaken in an exceptionally sensitive manner. Despite the loss of a large majority of the mill's ancillary structures in the mid-20th century, the newly-built housing has successfully maintained the historic coherence and aesthetic of the area through due reverence to the architectural design and urban-form of the extant 19th century assets. The appropriation of distinctive architectural details and forms alongside the inheritance of street-orientation, placenames and archaeological monuments has generated a highly distinctive streetscape of considerable historic integrity, which not only maintains but considerably enhances the historic character and value of the locality.

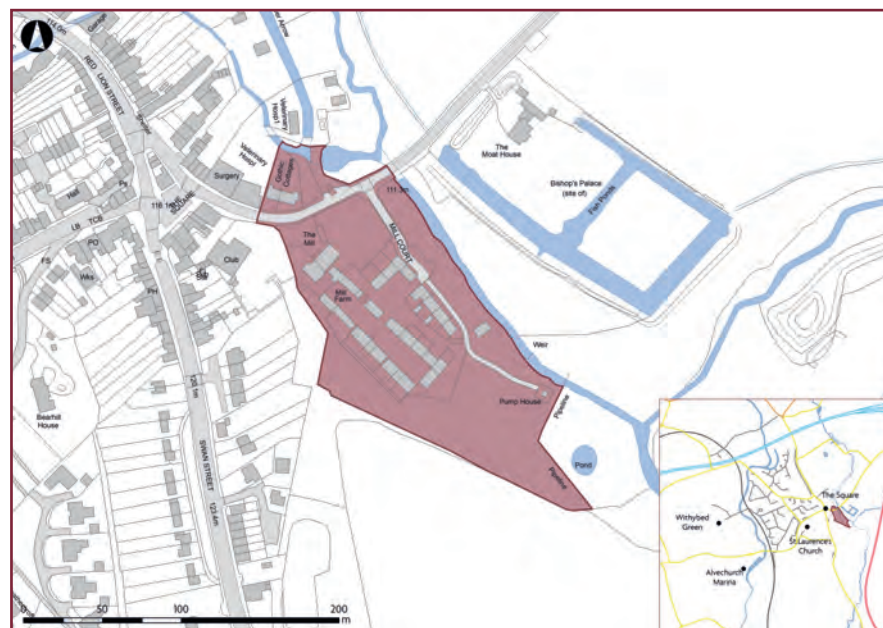
Primary Characteristic Components

- Largely extant industrial mill complex
- Courtyard street=pattern of terraced cottages
- Inherited architectural style
- Street furniture and placenames of historic provenance

Historic & Inherited Characteristics

- Extant, well-maintained 18th and 19th century factory, mill and cottages
- Extensive appropriation of historic architectural style in 21st century housing development
- Sensitive continuation of historic urban form, placenames and street furnishing
- Reference to sub-surface archaeological deposits in street furnishing and proximity to medieval earthworks

Historic Environment Resource:	B : 2	A : 3	L : 2
Inherited Character	S : 3	B : 3	L : 2
Sensitivity	High		



St. Laurence's Alv_023

The St Laurence's character area is situated at the summit of Bear Hill, a prominent topographic component of the parish, with the church tower continuing to form a landmark village-structure as a highly distinctive visual focal point. The area is comprised of the historic churchyard and truncated grounds of the former Rectory, now converted to 'The Lawns' elderly care home. The area has retained much of its historic integrity despite numerous phases of reconstruction and redevelopment which have occurred since its 12th century origins, with the mid-19th century architecture of the church nave and Rectory accompanying the 17th century tower and 21st century extension as the primary architectural components. The area is clearly demarcated through prominent topographic, woodland, hedgerow and walled boundaries and forms a distinctive element of the historic village core.

Urban Morphology and Landscape Context

The character area is situated at the peak of Bear Hill a prominent topographic rise in the Alvechurch landscape, to the northeast of which the historic village was constructed, with the subsequent 20th century expansion covering the north-western slopes. The hill therefore provides a key component of the parish's historic and archaeological landscape, providing both a visual and physical focal point upon which the church has been constructed. While limited archaeological investigation into the area has been undertaken, the presence of a pre-conquest settlement site is deemed likely when considering the broader archaeological and urban morphologies of the immediate landscape. St Laurence's church tower is visible from large swathes of Alvechurch parish and therefore continues to form a distinctive component of the village and its landscape. However, despite this extensive inter-visibility, the churchyard and Rectory have a notable sense of enclosure. Large walled boundaries of both ashlar-stone and English-bonded brickwork with engineering-brick coping bound the internal sub-divisions of the character area, with dense woodland and hedgerows compounding the

topographic demarcation of the churchyard from the immediate environ. Viewsheds looking outwards from within the area are therefore largely restricted to elements of the eastern-parish slopes from the graveyard, despite the distinctive 'landmark' status of the church tower within its parish. This sense of enclosure has been enhanced by the truncation of the historic Rectory's gardens for the mid-20th century construction of the dwellings immediately southeast including the modern Rectory. This has removed the physical and visual connectivity of The Lawns with School Lane, somewhat isolating the building within its plot, and forming a distinctive gateway to the area beyond The Coach House.

Numerous mature trees and small areas of broadleaved woodland accompany elements of historic planting schemes which grant a distinctive open-green environment within the churchyard and Rectory enclosures. Remnant elements of the former Rectory gardens are evident with small components of the historic flower-beds and avenues accompanied by the stepped-topographic landscaping. Several historic street-furnishings are evident scattered through the character area, largely in the form of lighting, which accompany the more modern





railings of The Ark. The gravestones form the predominant 'furnishing' of the area, aligned in varying linear and irregular formations throughout the churchyard adjacent asphalt footpaths. The grave stones and markers are of varying provenance, condition and form and are punctuated by a number of churchyard crosses with the mid-19th century memorial cross around 15 metres south of the church porch of particular prominence. Several of the footpaths constitute public rights of way, permitting access from various points along Bear Hill and School Lane, creating a strong permeability despite the considerable sense of enclosure and area-demarcation.

Built Form

St Laurence's church is of 12th century origin, with extensive later modification and reconstruction. The parish church is comprised of a four-bayed nave with two aisles, a three-bay chancel and three-stage tower. While only fragments of the 12th century church remain extant, the 14th century northern aisle and 17th century tower remain prominent architectural components of the largely mid-19th century reconstruction. The church is constructed of sandstone ashlar, with the 19th century components contrasting with the earlier aesthetic with its light-

red colouration with 'tan' coloured string courses of ashlar masonry. The steeply-pitched gabled roofs of machined plain tiles are stepped between the nave bays, with lean-to roofs over the northern and southern aisles. Numerous distinctive ecclesiastical features are evident throughout the church. A detailed and comprehensive record of these is available from the Worcestershire county Historic Environment Record.

Immediately adjacent the church is the early-21st century development of 'The Ark', which extends the dimensions and internal capacities of the church building to the north. The structure is ellipsoid in plan, constructed of stretcher-bonded red-coloured brickwork with ashlar sandstone foundations and string courses. This design reflects the aesthetic of the 19th century components of St. Laurence's church, most evident on the southern and eastern facades. The roof line curves downwards from eastern and western pinnacles, affording a very large aperture at the western extent formed of glass-panels within a steel or aluminium frame.

'The Lawns' is a mid-19th century two-storey, L-planned structure converted from



the historic church Rectory to its modern form as an elderly nursing home. The structure is of English-bonded brickwork construction, with numerous timber-framed gabled-wings below a steeply pitched roof of plain tiling. The structure has numerous distinctive architectural details including stone dressings, trellis-diapering of engineering brick, and contains both original and faux-sash windows. Numerous rectangular stack chimneys emerge from both the gables and within the structure passing through the ridge with varying detail and decoration. A 20th century extension emerges northwards from the historic structure, in a largely coherent architectural form and aesthetic.

Statement of Inherited Character

The multi-phased St Laurence's church, churchyard and now historic 19th century Rectory form a coherent area of ecclesiastical character which maintains a distinctive influence on the wider village. The church forms a landmark structure within the settlement, visible and audible from many areas of the urban and rural environment, maintaining the considerable influence of Bear Hill within the parish. The extensive redevelopment and reconstruction of St Laurence's has produced a distinctively multifaceted architectural form, combining elements of medieval through 21st century design. The former Rectory has also retained much of its historic integrity despite conversion and extension. The large walled, woodland and hedgerow boundaries combine to form a strong sense of enclosure, further enhancing that generated by the area's topography, and minimising the influence of and connectivity to the extensive 20th and 21st century urban-expansion west of the historic village core.



Primary Characteristic Components

- Multi-phase ecclesiastical architecture
- Strong sense of enclosure formed by topographic, vegetation and walling boundaries
- Landmark structure of St Laurence's church tower

Historic & Inherited Characteristics

- Medieval through 21st century ecclesiastical architecture
- Continued visual, physical, and audial influence of Bear Hill over Alvechurch village and parish through landmark ecclesiastical architecture
- Well-preserved graveyard and partially extant Rectory gardens

Historic Environment Resource:	B : 3	A : 3	L : 3
Inherited Character	S : 3	B : 3	L : 3
Sensitivity	High		

Scarfields Brick Works

Alv_024

The character area is formed of a contemporary transport depot situated within the site of an historic brickfield and clay-pit. Historic mapping clearly displays the 19th century development of the 'Alvechurch Brick Company', with extensive excavation of the immediate landscape producing a distinctive topographic enclosure adjacent the canal. Numerous buildings, chimneys and kilns are evident as the brick works grew and were modified through the 19th and 20th centuries. These structures were largely demolished in the later 20th century and replacement with modern corrugated-iron clad industrial units. The character area is therefore defined by the broadleaved woodland situated atop and along the northern, southern and eastern slopes and the Worcester and Birmingham Canal to the west.

Urban Morphology and Landscape Context

The character area is situated within a large, open topographic depression created from the quarrying of local materials for on-site processing. An extensive pit has therefore been created with prominent slopes along the eastern and northern extents of the area alongside a more subtle, but discernible gradient in the south. This pit is contemporary with numerous smaller clay pits which are abundant in the landscape west of Alvechurch and are highly likely to form the source of the "scar-fields" placename. This distinctive topographic enclosure is enhanced by the plantation of broadleaved woodland along and adjacent to the slope forming a strong sense of demarcation from the immediate landscape.

The continued industrial land-use of the character area has resulted in the retention of the area's historic character, despite the large scale removal of its historic built form (discussed below). Further, the site of the former brickworks mirrors that of the Alvechurch Marina immediately to the south (Alv_011), with both continuing to allude to the extensive historic industrial usage of the waterway prior to its contemporary largely recreational function. In addition, the lack of extensive ground-works since the 20th century closure of the brick works is likely to have led to the retention of sub-surface archaeological deposits pertaining to the site's industrial-era functionality.

Built Form

The predominant structural component of the character area is formed of later-20th century industrial units and ancillary structures. While a large proportion of the historic industrial buildings were demolished in the later 20th century, remnants of this built form remain discernible within the area in the form of a converted property, historic boundaries and placenames such as 'Kiln Court'. A well-preserved historic building is evident in Kiln Court, representing the northern element of a largely demolished structure which was historically situated adjacent to the southern kiln. This structure is highly distinctive, with numerous

decorative features strongly alluding to a historic structural aesthetic. The building is a converted one-and-a-half storey, gabled-ended structure, constructed of English-bonded brickwork. The brickwork is of alternating colouration along each course, with red-brick stretcher bricks adjacent engineering-brick headers. There are several large former doorways with triple-ringed segmental archways of header-orientated brickwork in alternating colourations. Double and single-ringed archways are situated above the ground and 1st storey windows respectively. The roof is gable-ended, constructed of plain slate and pitched at a moderate angle with plain bargeboards along the eaves and gable-verge. A number of discernible modifications have occurred as a result of the structure's conversion to a residential functionality, including the replacement of the large-doorways with windows or their infilling with brick, alongside the construction of numerous skylights and small chimney flues. A number of ancillary historic features are evident in the vicinity including the gable-end of a now demolished structure immediately to the east which now forms the boundary between the industrial and residential redevelopments of the site. Despite the extensive demolition of the area's historic structures, the remnants built form remains in relatively good condition, with much of its historic industrial character retained through a predominantly sensitive process of modification.

Statement of Inherited Character

The Scarfields Brick Works area has considerable inherited character. Despite the extensive 20th century demolition of the area's historic structural components degrading the area's historic integrity, the continued industrial land-use in conjunction with the distinctive topography, canal-side landscape context, and remnant built forms combine to produce a distinctive sense of place within the immediate and broader historic environments. The area therefore contributes significantly to the historic setting of the Worcester to Birmingham Canal and the post-medieval agricultural and industrial landscapes west of Alvechurch.

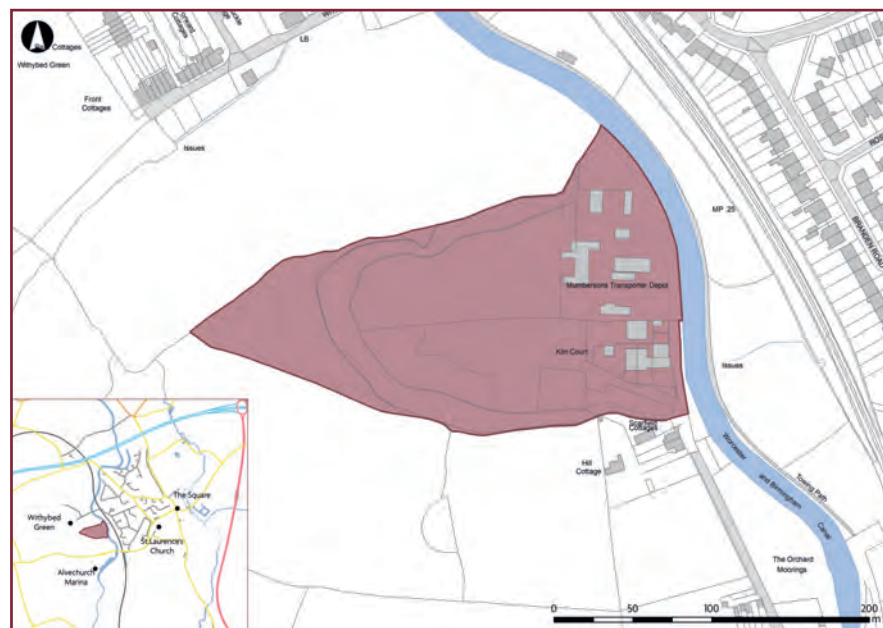
Primary Characteristic Components

- Industrial land-use
- Topographic setting
- Canal-side location

Historic & Inherited Characteristics

- Continued industrial land-use within the site of a former brickfield and clay-pit
- Remnant historic built form
- Connectivity with historic Worcester to Birmingham Canal industry

Historic Environment Resource:	B : 1	A : 2	L : 2
Inherited Character	S : 2	B : 2	L : 3
Sensitivity	Moderate/High		



Cooper's Hill

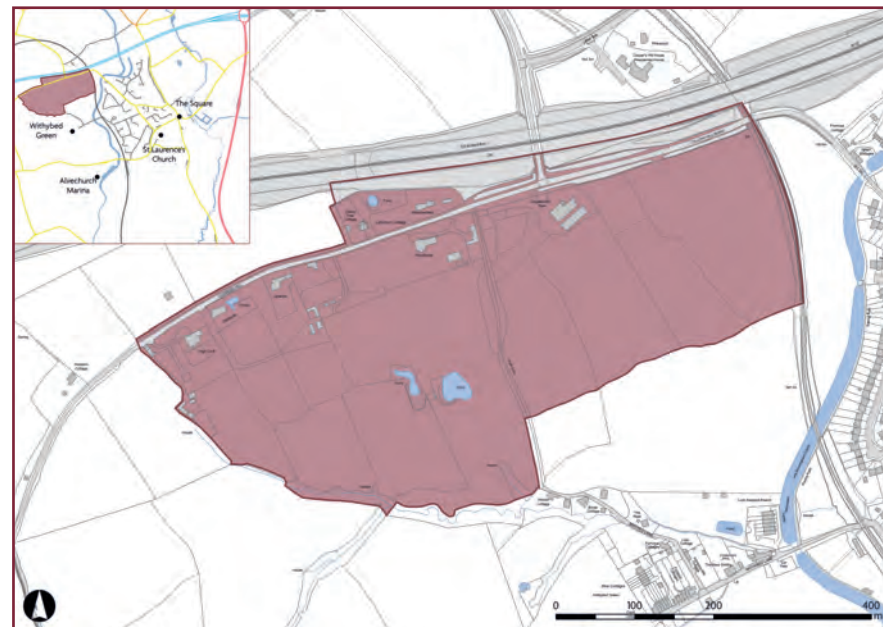
Alv_025

The character area is defined by the multi-phase interrupted row settlement constructed along the Cooper's Hill ridgeline, north of well-preserved piecemeal enclosures and immediately adjacent to the M42 motorway. The character area is therefore demarcated by the field boundaries of the southern enclosures, the road-line of the northern motorway, the line of the 19th century railway and the plot boundaries of the western most dwellings of the Cooper's Hill lane. The area is of considerable historic character and integrity, and is seen to be of high sensitivity to development or redevelopment which does not respect its inherited assets.

Urban Morphology and Landscape Context

The character area contains a particularly distinctive streetscape of considerable historic integrity. The Cooper's Hill lane broadly follows a contour of the slopes which border much of Alvechurch parish, with dispersed interrupted-row settlements of 18th through 20th century construction aligned predominantly to the south of the road. The plot-frontages are strongly demarcated by extensive hedgerows with hedgerow-trees alongside intermittent tall brick-walling and lap-panel fencing. This creates a highly distinctive, enclosed avenue with restricted and intermittent views of the area's built form despite the largely low structural setback relative to the extensive plots.

The enclosed lane and visually-restrictive front-boundaries contrast with the extensive open, green spaces beyond generated by the piecemeal enclosures and large formal gardens which in places afford panoramic views across the landscapes to the south. There has been minimal field amalgamation or modification of the piecemeal enclosures, with exceptionally preserved hedgerow boundaries with mature hedgerow-trees in abundance across the landscape. The enclosures are interspersed with earthworks pertaining to post-medieval agricultural land-use with ridge and furrow accompanying pits or ponds pertaining



to historic marl and clay extraction. The landscape is further complimented by pockets of ancient woodland, further compounding a distinctive 'green' landscape character.

The area is devoid of modern street furniture with exception of the roadside signage adjacent the motorway overpass. Numerous, plaques demarcate the individual dwelling of bespoke designs. The lane is narrow, of asphalt construction and is bordered by grass verges largely devoid of kerbing with notable exception of the small-unit stone adjacent 'Uplands'. A historic right of way connects the settlement to Withered Green to the south, originating immediately east of 'Woodlands', and provides intermittent views of the surrounding pastoral landscapes, woodland and archaeological features. The footpath is bounded by further hedgerows and historic wrought-iron fencing.

The 1980s construction of the M42 motorway has had a considerable effect on local landscape character. The construction of the highway resulted in the reformation of the Callow Hill and Sandhills Green roads, modifying the landscape contexts of the area's settlement considerably: with Cooper's Hill House removed from its setting as a landmark wayside



structure; the destruction of the original Cooper's Hill Farmstead; the bisection of the piecemeal-enclosure landscapes, forming a strong sense of demarcation between Alvechurch and Barnt Green; and the resetting of Callow Hill Road along Cooper's Hill as the arterial route leading northwest of modern Alvechurch, in place of its original more isolated setting leading off from Sandhills Green. Road noise from the motorway now also forms a distinctive aspect of the area's character. A modicum of consistency of landscape setting has however been preserved with the

continuation of the underpass below the 'number 5' mid-19th century railway bridge of the historic Gloucester Loop Line forming the north-western gateway to Alvechurch village.

Built Form

The built form of the Cooper's Hill character area is predominantly comprised of Victorian houses dispersed by small-scale, single-unit 20th century developments. Several 19th through 20th century semi-detached cottages lie adjacent to the extensive Victorian dwellings and gardens of 'Woodlands', 'Uplands' and the early 20th century 'High Croft' aligned south of the lane. The demolished 19th century Cooper's Hill Farmstead has been replaced with a modern iteration, formed of industrial-scale units of galvanised steel. The structures are dispersed in an irregular, interrupted row generating a low structural density. Despite the relative coherence in chronology and settlement-morphology, there is distinctive diversity in architectural detail and form, with each dwelling promoting a bespoke historic character.

The buildings have a relatively low set-back, and are situated at the fore of their irregular and largely extensive plots. Despite their scale, the structures do not dominate the settlement, with the prominent frontage-boundaries reducing the tangibility of a clear architectural

hierarchy and creating a strong sense of enclosure for a majority of the dwellings. The plot boundaries are defined by hedgerows with mature hedgerow-trees alongside some red-brick walling and wrought-iron fencing. The plots of the large Victorian dwellings contain extensive formal gardens with multiple points of entry to both the Cooper's Hill lane and the field parcels to the rear.

The most eastward of the large houses, 'Woodlands', is an expansive, three-storey, cross-gabled, early-Victorian house of considerable historic character which incorporates a plethora of distinctive architectural designs and details. The main structure is constructed of Flemish-bonded brickwork situated below half-timbered gables through which four broad, ornate and rectangular chimney-stacks project upwards through a forward-projecting roof-line to a considerable height. The roof is steeply pitched, decorated with bargeboards at the gable, with roll-top ridge-tiles and finials. Terracotta tile cladding is evident along the first floor of the frontage, with a distinctive alternating 'stepped' and plain tiling design. Windows are of rectangular Victorian-sash design, many with stone sills and cambered brickwork arches at the lintel. The arched double front-doorway is situated within a porch which closely reflects the structural form and architectural details of the house including the timbered-gable and ridge-tiling, with this theme repeated



within a number of additional single-storey projections. While a number of modification to the structure have occurred which do not reflect the building's architectural provenance in the form of the replacement of windows and the introduction of a flat-roofed dormer, this does not significantly degrade the historic integrity of the house. Immediately west of 'Woodlands', the mid-19th century 'Uplands' is a large two-storey, cross-gabled house constructed of English-bonded brickwork. The building contains numerous decorative features, including four string courses of differential brickwork colouration and form aligned with the ground and first floor lintels and sills. The windows are distinctively designed, with recessed, wooden-framed windows set back from large sandstone sills, lintels and mullions. Two-pointed archways of engineering and lightly-coloured brickwork extend above the window and door frames. The roof is steeply pitched, with bands of tiling of alternating colouration. Dog-tooth dentilation is evident at the gable, with additional string courses, two-centred archways and ventilation slits with sandstone sills and lintels. A rectangular-stack chimney of both red and engineering brickwork and hounds-tooth dentilation below the coping extends through the house, passing through the ridge. A 20th century extension is evident projecting eastwards from the historic structure of red-brick construction without string-courses or decorative features and a steeply-pitched cross-gabled roof. Limited access and information is available on the early-20th century 'High Croft'; however it is known to be an extensive red-brick, two-storey dwelling situated within a large formal garden. The roof is hipped, with cross-gabled projections incorporating bay-windows and large chimneys projecting through the dwelling, avoiding the ridges. The three large houses each lie in associated to various outbuildings of varying form and chronology, the most notable of which is the cross-gabled, part-timbered stable block east of 'Uplands', with its distinctive herringbone brickwork between the timbers of the gable, three-hole crest ridge-tiles and extant 'taking-in' door and platform creating a landmark frontage adjacent Cooper's Hill lane. The large properties are interspersed by two-storey 20th century gable-ended cottages and a single bungalow, with numerous bespoke extensions and small outbuildings situated within plots which reflect the highly-enclosed large Victorian and early-20th century properties and gardens.

Statement of Inherited Character

The Cooper's Hill character area is a highly distinctive landscape of considerable historic character. The avenue formed by the hedgerow along Cooper's Hill lane generates a distinctive historic streetscape, masking the expansive historic properties of a largely preserved 19th century isolated-row settlement with smaller scale 20th century redevelopments. The Victorian properties of 'Uplands' and 'Woodlands' are of historic significance, displaying architectural details and form highly distinctive of their respective influences. The settlement lies adjacent to an area of exceptionally well-preserved piecemeal enclosure, with an abundance of extant hedgerows interspersed with mature trees and archaeological earthworks pertaining to post-medieval cultivation and extraction. The character area is situated within a coherent historic landscape west of the modern village of Alvechurch. This remnant

landscape incorporates the historic settlements and farmsteads of Scarfields, Withybed Green and Cooper's Hill, situated in association with exceptionally preserved enclosures adjacent to the industrial waterways, marina and brickworks of the Worcester and Birmingham Canal and the 19th century railway. The character area is therefore seen to be of high sensitivity to degradation or fragmentation through development, redevelopment and modifications which do not appropriately reflect the area's historic environment.

Primary Characteristic Components

- Enclosed lane formed by prominent front-of-plot hedgerow boundaries and mature trees
- Expansive Victorian and early 20th century housing
- Wayside cottages and bungalows
- Dispersed, low-density housing
- Rural field parcels and extant hedgerows

Historic & Inherited Characteristics

- Dispersed, low-density settlement of large housing and wayside cottages
- Landmark early-Victorian through early-20th century housing and formal gardens
- Historic lane defined by extensive hedgerow boundaries and mature trees
- Well-preserved piecemeal enclosure with extensive hedgerow boundaries, mature hedgerow-trees, ridge and furrow earthworks and former clay/marl pits
- Railway underpass forming gateway to Alvechurch village

Historic Environment Resource:	B : 2	A : 2	L : 2
Inherited Character	S : 2	B : 3	L : 3
Sensitivity	High		



Callow Hill

Alv_026

The Callow Hill character area is aligned along the historic Callow Hill Road which continues to form the main artery between the historic village core and the rural landscapes to the north-west, Cooper's Hill and Barnt Green. The road remains a key artery of the settlement, with the linear urban form of the 20th century housing developments forming an avenue of approach and transition to the historic centre and through the modern expansion respectively. The character area defines the furthest extents of the north-western expansion of Alvechurch village, with the Callow Hill canal bridge (Bridge 64) now forming a prominent settlement-gateway. This rising topography and linear-streetscape affords distinctive views of St. Laurence's Church atop Bear Hill.

Urban Morphology and Landscape Context

The character area is formed along the route joining the historic village



Worcestershire Archive and Archaeology Service

core to the rural landscapes to the north-west, Cooper's Hill and Barnt Green. The road remains a key artery of the settlement, with the linear urban form of the 20th century housing developments forming an avenue of approach and transition to the historic centre and through the modern expansion respectively. The character area defines the furthest extents of the north-western expansion of Alvechurch village, with the Callow Hill canal bridge (Bridge 64) now forming a prominent settlement-gateway. This rising topography and linear-streetscape affords distinctive views of St. Laurence's Church atop Bear Hill.

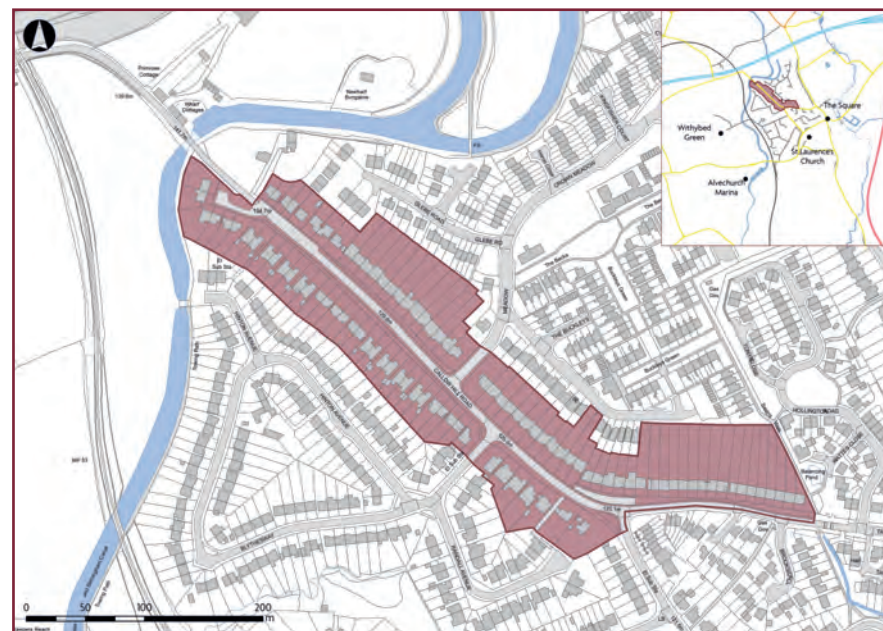
The character area's housing has a significant set-back, behind large grass verges and lawns, with minimal-or-no front-of-plot boundaries. This, in conjunction with the long, linear street-pattern, sunken topography of the road relative to the raised housing, and numerous mature trees creates a highly distinctive corridor along the Callow Hill Road which bisected the historic field parcels prior to the extensive westward 20th century expansion of the village.

While the character area has a high sense of permeability it remains distinctive from its surrounding character areas through its street-orientation and urban-form. The character area partitions the 20th century housing estates of Crown Meadow and The Buckleys to the northeast from those of Blythesway and Hinton Avenue to the southwest, forming distinctive 'neighbourhoods' within the north-western Alvechurch landscape.

Street furniture is predominantly formed of 20th century lighting and signage adjacent broad asphalt footways with grass-verges. The road is paved with asphalt with pre-cast concrete kerbing and intermittent lowered, cobbled kerbs. While there are no public or landmark buildings within the character area itself, the aforementioned viewshed towards St. Laurence's church ensures the ecclesiastical architecture and aural connectivity continues to influence local historic character. Private planting schemes accompany several mature trees, a number of which may have formed a component of the historic hedgerow-boundaries of the adjacent field parcels.

Built Form

The built form of the character area is aligned within a highly-linear streetscape, set-back behind large lawns and grass-verges atop a varying rise in topography. The character area is formed of predominantly semi-detached dwellings in four relatively coherent phases of construction: mid-20th century semi-detached housing along Tanyard Lane; mid-20th century 'homebuilds' along the northern side of Callow Hill Road; mid-to-late 20th century bungalows along the south of Callow Hill Road; and a collection of detached and semi-detached dwellings aligned with, and architecturally-referencing a historic cottage. The structures are largely situated at the fore of long, narrow rectangular plots which annexed elements of the historic parliamentary enclosures between Callow Hill Road and Birmingham Road. The plots are sub-divided with a variety of low-walling and hedgerows.



The housing aligned mid-way along the north-side of Callow Hill Road are highly-distinctive, two-storey, semi-detached dwellings constructed as part of a 'homebuild' scheme in the 1950s. These structures have a distinctive roof-line and form, with large front-gabled projections either side of a cat-slide roof emerging from the front of the plain-tiled, hipped-roofed structure. The gable-end has a single-course of projecting header-orientated brickwork along the verge to gable-kneelers. The windows are mullioned, rectangular, and sit below decorative lintels of solid-orientated brickwork. Tall, square-stacked brick chimneys emerge from within the house through the hipped-roof.

Opposite the 1950s 'homebuilds' are bungalows interspersed with two-storey mid-20th century semi-detached housing. The bungalows are of a distinctive 'H'-plan with cross-gabled and cross-hipped forward projections from steeply-pitched, hipped, pantile-roofs. The bungalows are predominantly rendered, with bay-windows, plain bargeboards along the gable-verges and small, rectangular-stack chimneys passing through the ridge. The bungalows are interspersed with contemporary two-storey, hipped-roof, semi-detached dwellings with cat-slides and pantile roofs of moderate pitch. Bay-windows define the central apertures at the ground-and-first-storeys, adjacent square-mullioned UPVC windows and distinctive side-hung garage doorways. Square-stack chimneys again pass through the roof-ridge. The structural form of the two-storey dwellings mimics those of the earlier structures constructed along the southern-most extent of Callow Hill Road at the transition to Tanyard Lane; however, in contrast, this housing is situated within the long, narrow, linear housing plots more coherent to the 'homebuilds' further north.

The most historic component of the character area's structural form is a late-19th or early 20th century cottage, situated towards the north-western extent of the character area on the northern side of the road. This detached, two-storey cottage has a steeply-pitched gable-ended, plain-tiled roof with decorative bargeboards and plain ridge tiles. Rectangular-stack chimneys are situated in both gable walls with engineering-brick, stepped-coping. Faux-sash UPVC windows are situated along the second floor, with bay-windows at the ground floor, and narrow apertures below double-ringed segmental archways of tapered brickwork at the side of the property. A wooden doorway is set-back within a decorative canopy and framing. This structural form has been referenced in later, mid-20th century development immediately northeast and northwest, with five structural units largely mirroring the two-storey gable-ended structural-scale, with attributes and details emulating those of the historic structure including the bay-faux-sash windows, roof-pitch and form, and plot-dimension.

Statement of Inherited Character

The Callow Hill character area has retained its historic status as a distinctive north-western approach to the Alvechurch village-core, with the Callow Hill canal bridge now forming a historic gateway to the modern urban area. The streetscape is however now defined by the extensive, linear building-line rather than the historic hedgerows of the now developed post-medieval parliamentary enclosures. St. Laurence's church, situated atop Bear Hill remains a landmark building of the character area through the preservation of its inter-visibility with Callow Road granted by the rising topography and unrestricted site-lines, which also facilitates the continued audial influence of the church bells. A single late 19th or early 20th century cottage is situated in the north-western extent of the character area, alongside a row of 1950s 'homebuilds' which are of both architectural distinctiveness and historical provenance within the settlement. Finally, a small number of mature former hedgerow trees are evident along the roadside and within back-gardens.



Primary Characteristic Components

- Linear street-pattern and building-line
- Structural set-back and elevation from Callow Hill Road
- Inter-visibility with Bear Hill and St. Laurence's Church
- Front-of-plot grass verges and minimal boundaries

Historic & Inherited Characteristics

- 1950s 'homebuild' dwellings
- Late 19th century cottage, with emulating architectural form with adjacent 20th century housing
- Historic north-western communication-artery with canal-bridge settlement-gateway
- Viewsheds and audial connectivity with St. Laurence's church
- Mature, former hedgerow-trees

Historic Environment Resource:	B : 1	A : 1	L : 1
Inherited Character	S : 2	B : 2	L : 2
Sensitivity	Moderate		



Hollington Road

Alv_027

The Hollington Road character area is defined by the extent of a 21st century housing development constructed within the historic post-medieval enclosures north of the village core, on a site formerly occupied by a 20th century school. The construction of a mid-20th century hostel adjacent Tanyard Lane preceded a linear row of housing along the eastern boundary of the historic enclosures adjacent Birmingham Road (Alv_001). The rear plot-boundaries of the mid-20th century housing subsequently defined the extent of the later-20th educational establishment, constructed following the demolition of the hostel. The school was itself demolished to facilitate the modern housing development. The character area is therefore defined by Tanyard Lane in the south, the reconstituted field-boundaries along the northern and western extents, and the rear-plot boundaries of the Birmingham Road development.

Urban Morphology and Landscape Context

The Hollington Road character area is formed of a 21st century residential development. The housing is aligned in an irregular, sinuous street-pattern centred on a central green-area of detached executive properties with radiating cul-de-sacs of terraced and semi-detached dwellings. The character area is particularly strongly demarcated with a highly distinctive 'gateway' to the area from Tanyard Lane in the south; security-palisade fencing defining the northern and western extents; and an eastern boundary defined by the rear housing plot-boundaries of Birmingham Road (Alv_001). These extensive external boundaries in conjunction with the highly distinctive urban form, low permeability, and minimal inter-settlement viewsheds create a strong sense of enclosure from adjacent character areas and the broader village.

There is minimal street furniture, and few ornamental features beyond the memorial bench located in the central-green; however a number of mature trees have been retained during the redevelopment and continue to have a strong influence on the character of the streetscape. Footways are of circa 2m width, of asphalt construction with narrow pre-cast concrete kerbs and occasional adjacent bow-top wrought-iron fencing. Roads are of average 6m width and of asphalt construction with no distinctive road furnishing.

Built Form

The built form of the Hollington Road character area is universally comprised of 21st century residential housing situated within a sinuous street-pattern. The building line varies, with the linearity of the northern and southern extents of Hollington Road contrasting with the central green where irregular structural set-back from the sinuous street pattern forms an irregular line. The roof line is however consistent, with a uniform structural-height evident throughout. There is a high building density, compounded by the minimal structural set-back averaging only

1-3m and the predominant lack of front-of-plot boundary demarcation. Plots are largely rectangular, averaging around 150 square metres in area, with structures largely situated at the forefront.

The character area contains a distinctive architectural hierarchy formed of 21st century two to two-and-a-half storey detached, semi-detached and terraced dwellings alongside a small number of detached garages and ancillary structures. Despite this hierarchy the housing is of a highly consistent aesthetic, forming a distinctive group-coherence. All structures are of red/orange brick of stretcher-bonded construction and are largely un-rendered, with a few notable exceptions among the large 'executive' housing. Roofs are side-gabled, steeply-pitched, with thin-slate tiling and roll-top ridge-tiles without crests. Narrow, plain bargeboards are situated along the eaves and the gable-verge. Two forms of roof-projections are evident, one in the form of front-gabled dormer windows situated above the eaves, alongside a number front-gabled projections situated above the 1st storey windows emerging from the eaves. There is a variety of windows forms, with both mullioned-UPVC rectangular frames of rectangular and vertical emphasis situated alongside a number of ground-floor bay windows. The windows are situated under double-row, segmental arches of tapered brickwork. Doorways are square-headed, rectangular and situated under side-gabled slate-tile canopies. A number of decorative features are evident including small door-side windows, lanterns, and sandstone-plaques.

Statement of Inherited Character

The most recent redevelopment of the character area has largely erased features pertaining to a pre-21st century historic function or character. While the northern and western boundaries follow an historic precedent, the use of palisade fencing has largely removed any tangibility of a historic provenance. Several architectural features and details generate a sense of historic character, including the double-



course window-arches, dormer windows, and sandstone plaques, a number of which have been inherited from the village's architectural vernacular. Thus, while the mature trees situated within the central green-space, and boundary-alignments are the sole directly inherited features of the estate, there is a modicum of reverence to the village's historic built form within the contemporary housing.

Primary Characteristic Components

- Uniformity of architectural design
- Demarcation and distinctiveness from surrounding areas and broader village
- Central, open-green area
- Low structural set-back with minimal front-of-plot demarcation

Historic & Inherited Characteristics

- Reformed historic field-boundary
- Tangible influences from 19th century architectural vernacular

Historic Environment Resource:	B : 2	A : 1	L : 0
Inherited Character	S : 1	B : 2	L : 0
Sensitivity	Moderate		



Redditch Road

Alv_028

The Redditch Road character area is situated southeast of the village-core along the village's major southern communication artery, and forms a highly distinctive hedgerow and mature-tree lined avenue of approach to the settlement. The area is defined by the parliamentary enclosure immediately south of Bear Hill to the west, the plot boundaries of the mid-20th century ribbon developments to the north and east, and the settlement-gateway of Lye Bridge in the south.

Urban Morphology and Landscape Context

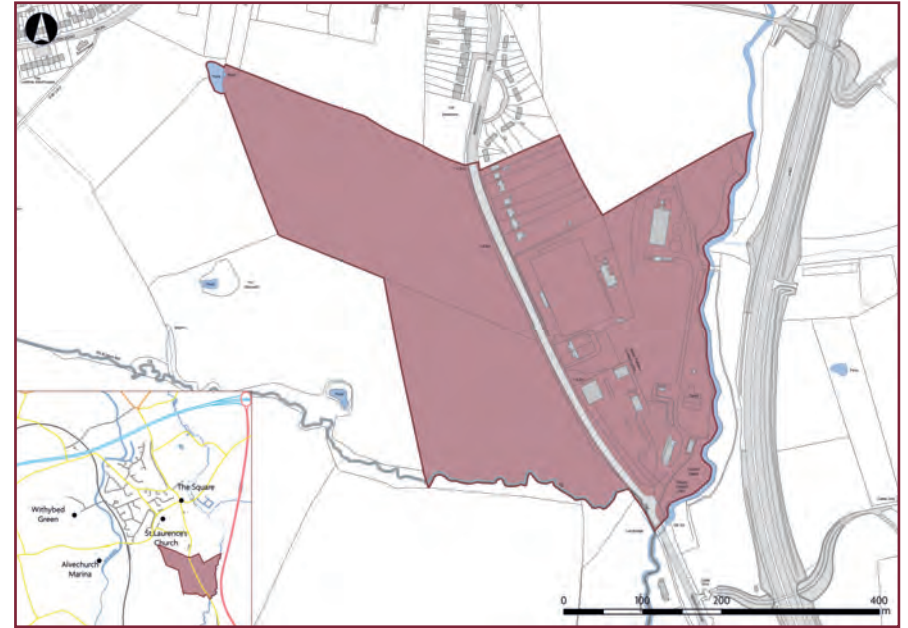
The Redditch Road character area comprises the southern approach to Alvechurch village, comprising the historic road, adjacent parliamentary enclosures, and mid-to-late 20th century residential, leisure and infrastructural ribbon development. The area's linear urban-expansion is largely refrained to the eastern side of Redditch Road, with the retention of the historic enclosures and associated features to the west in a notably good condition.



The southern approach is highly distinctive with the widened, asphalt-paved road flanked by narrow pavements with sporadic cobbled kerbing. The hedgerows and numerous mature hedgerow trees of the extant and historic parliamentary enclosures are particularly influential, forming a green-avenue of approach to the village, compounded by the box-hedgerows of the front-plot boundaries of the mid-20th century ribbon developments. Panoramic views are afforded from the road and housing over the well-preserved and expansive parcels south of Bear Hill and the Lye Meadows contributing to a distinctive rural connectivity.

The character area contains a mid-to-late 20th century football ground within the ribbon development which emerges south of the village and extends beyond Lye Bridge to Bordesley and Redditch. The area has a moderate correlation with its immediate environment, with the sports field maintaining the open-rural character of the landscape southeast of the Alvechurch village-core. The ground's name of "Lye Meadow" is derived from the historic meadow system south of the Bishop's Palace adjacent the River Arrow, of which the 20th century residential, recreational and industrial ribbon-developments have truncated. The north-eastern tree-lined hedgerow-boundary is orientated to that of the historic Alvechurch Palace Deer Park.

A water treatment works and vehicular depot are situated immediately north of Lye Bridge, east of the road, adjacent the River Arrow. A sewage





works has occupied the site since the early 20th century, and modern iterations of associated machinery and infrastructure characterise this area of landscape. While modern furnishing and materials are the primary components of the area, elements of the historic agricultural landscape have been preserved including mature-trees and river-side plantation.

Built Form

The residential ribbon development is formed of both single and two-storeyed dwellings with distinctive hipped roofs and two cross-gabled forward projections. A series of bungalows formed of stretcher-bonded red-brickwork with plain-tile roofs, bay-windows and alternating brick or weather-boarded cross-gables are located at the fore of relatively long, narrow rectangular plots. A two-storey dwelling of contemporary architectural-form has been constructed immediately south of the structures. Further along Redditch Road, immediately beyond the football ground and prior to the Lye Bridge Depot a further two-storey structure of two semi-detached dwellings is located with a further, distinctive, hipped roof with cross-gabled forward extensions. The red, stretcher-bonded brickwork is accompanied by decorative brickwork sills and lintels below mullioned windows. Tall square-stack chimneys emerge from the end-walls, projecting high above the steeply-pitched roofs. This structure has marked correlation with the former social housing along Latimer Road and George Road

Two buildings and a number of associated structural features are evident within the football ground. A mid-20th century single-storey, flat-roofed, red-brick communal building is situated along the north-eastern opposite a seated five-tiered spectator terrace. Additional features include floodlights, goal-posts, pitch-side fencing and brick-constructed dugouts. A number of modern, prefabricated structures clad with corrugated-sheet materials are situated within the vehicular depot alongside the infrastructural components of the sewage works.

Lye Bridge demarcates the entrances to the modern Alvechurch urban area, mirroring the road, canal and railway infrastructural-gateways evident to the north, east and west of the settlement.



Statement of Inherited Character

Despite the 20th century urban expansion along Redditch Road an open-rural character has been largely retained through well-preserved hedgerows, mature trees, and panoramic viewsheds across the adjacent parliamentary enclosures and wider landscape. A distinctive, partially enclosed avenue of approach to Alvechurch village is generated by the roadside hedgerows and trees with the historic Lye Bridge forming the gateway to the parish and settlement from the south. The ribbon developments are of a consistent and distinctive mid-20th century architectural form. The football ground has retained a connection to its historic landscape character through the 'Lye Meadow' placename, denoting the historic land-use of the locality



Primary Characteristic Components

- Hedgerow boundaries with numerous mature trees
- Consistency of mid-20th century architectural form and aesthetic
- Sports ground features and activity
- Rural viewsheds and connectivity

Historic & Inherited Characteristics

- Well-preserved historic hedgerows and mature trees pertaining to post-medieval parliamentary enclosures
- Panoramic viewsheds of well-preserved historic-rural landscapes south and southeast of Alvechurch village
- "Lye Meadow" placename alluding to historic landscape character
- Remnant Deer Park boundary



Historic Environment Resource:	B : 0	A : 1	L : 2
Inherited Character	S : 2	B : 1	L : 2
Sensitivity	Moderate		

Tranter Avenue

Alv_029

The Tranter Avenue character area combines a quadrant formed of a later- 20th century terrace and apartment block with a communal playing area to its northeast. The area is defined by the southern extent of Tranter Avenue, the plots of Dellow Grove and Latimer Road and the hedgerows demarcating the playing area. The character area lies in the north-western extent of a historic parcel of parliamentary enclosure, formerly bounded by the railway line and Station Road. Early-through-mid 20th century settlement expansion along Latimer Road (nee New Station Road), George Road and Branden Road, alongside the now-demolished industrial unit within the contemporary extent of the Dellow Grove estate, enclosed the area facilitating the modern-infill housing development now evident.

Urban Morphology and Landscape Context

The character area is relatively distinctive within its immediate and broader urban environments, with its quadrant-block urban form and associated open-green space mirrored only by The Buckleys (Alv_009) within the village. The character area is well demarcated forming a strong sense of enclosure: large hedgerows with hedgerow trees define the perimeter of the playing field and the north-eastern and north-western extents of the area; the rear wooden lap-fencing of the Latimer Road and Dellow Grove plots demarcate the southwest and southeast; and finally the prominent frontage of the apartment blocks facing northwest along Tranter Avenue form a distinctive landmark-structure demarcating the north-western approach to the area. Within the character area, the rear-plots are demarcated by stretcher-bond brick walling with coping stones and lap-panel fencing. Despite these sizeable boundaries, a moderate sense of permeability is retained due to the pathway leading across the playing field towards George Road along the historic route of a now sub-surface water-channel.

Footpaths and roads are of asphalt construction of circa 2m and 4m widths respectively. Kerbs are of pre-cast concrete construction, and there is minimal road furniture with the exception of a small number of 20th century streetlights. A number of benches, public-utility and playgrounds features are evident alongside a small number of planting schemes in the form of flower beds adjacent the apartment blocks, private gardens and a number of grass verges. The hedgerows and hedgerow-trees are well maintained, alluding to the historic agricultural landscape character. A large linear earthwork is evident in the playing field; however, this is most likely to be of modern construction and provenance. The open-space within the character area is likely to experience pressure for further residential infill-development in future.

Built Form

The character area's built form is comprised of two roughly perpendicular, later-20th century structures of approximately 300 square

metres constituting an apartment block and a row of six terraced dwellings to the northwest and northeast respectively. Private gardens and garages are located within a southern quadrant formed by these structures. The predominant structures are two-storey dwellings of red-brick, stretcher-bond construction with gabled-ends and gently-sloped pantile roofs. Windows are universally rectangular, mullioned and of UPVC material, with large glass-panelled and rectangular-UPVC doors featuring on the apartment block and terraced housing respectively. Plain hexagonal-tile cladding is evident below around half of the first-storey windows. No additional architectural details, roof or structural projections, or extensive modifications are evident. The garages are single-storey, flat-roofed structures constructed of rendered concrete panels.

Statement of Inherited Character

Despite the 20th century redevelopment of character area the immediate environ, components of the historic rural landscape remain subtly evident. The pathway running through to George Road alludes to the historic waterway which passed between the canal and the village core. The hedgerow boundaries of the playing field partially adhere to the boundary of the parliamentary enclosure within which the modern development is located, and the open-green space provides a small degree of continuity.

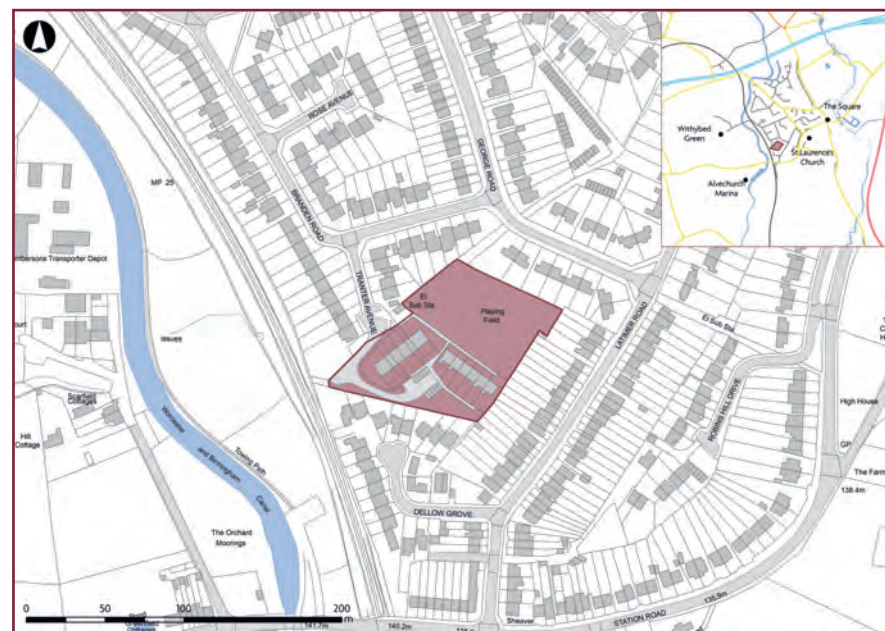
Primary Characteristic Components

- Quadrant-block architectural form and urban morphology
- Open-green spaces of the playing field and grass verges
- Large, predominant boundaries of varying form

Historic & Inherited Characteristics

- Playing field and open-green spaces partially allude to historic field parcels and boundaries
- Pathway referencing the historic waterway

Historic Environment Resource:	B : 0	A : 0	L : 1
Inherited Character	S : 1	B : 1	L : 1
Sensitivity	Low/Moderate		



New Station Road Alv_030

The New Station Road character area is defined by the southern extent of Latimer Road, incorporating a distinctive area of 1930s terraced dwellings alongside small areas of mid-and-later 20th century urban-fill. The character area is highly distinctive from the northern extent of Latimer Road, representing an earlier phase in its construction prior to connection to Snake Lane in the mid-20th century and the loss of its 'New Station Road' moniker.

Urban Morphology and Landscape Context

The character area is largely comprised of adjacent rows of 1930s terraced dwellings, with subsequent mid-20th and later-20th century construction at the northern and southern extents respectively. The modern Latimer Road is formed of two broad phases of construction, with this area defining the earlier stage, previously named 'New Station Road' prior to becoming 'Latimer Road' when conjoined with Snake Lane to the south (see Alv_015). The character area is highly-uniform, with consistent building-lines, plot-alignment, minimal architectural hierarchy, and consistency in urban form.

While the area is not formally demarcated, the terrace-gable ends form distinctive gateways and create a streetscape of considerable distinctiveness from the immediate environ and the wider settlement. The linear, terraced building line and highly consistent structural set-back creates an avenue which in conjunction with the marked north-eastward facing topography affords uninterrupted viewsheds along Latimer Road, with the slopes which demarcate the north-eastern extent of the Alvechurch parish 'bowl' clearly visible beyond the village. These viewsheds therefore create a moderate sense of open-space, despite the structural-enclosure of the terraces and low-permeability. There is little green space or vegetation along the southern extent of Latimer Road, resultant of the removal of front-boundaries and gardens to provide additional car-parking capacity; however this is compensated

by the moderately sized private gardens to the rear of the housing. There is minimal street furniture beyond 20th century lighting, signage and telegraph poles, which are situated adjacent a relatively narrow asphalt road and wide pavements. Kerbing is of modern pre-cast concrete construction.

Built Form

The character area's built form is predominantly composed of mid-1930s terraced dwellings constructed along the southern extent of Latimer Road, née 'New Station Road'. These are supplemented by mid-twentieth century semi-detached dwellings at the junction with George Road and Station Road in the north and south respectively.

The terraced dwellings are two-storeyed in scale, with the northeast facing topographic slope forming a stepped roof-line above the linear-building line along Latimer Road. The terraced-structures culminate in gable-ends at sporadic gap-sites between the structural-units. While the structures are not significantly set-back (5.3m) from the road side, the removal of a large majority of front-plot hedgerow and fencing boundaries in conjunction with the minimal front-gardens or planting schemes has created a distinctively broad avenue of asphalt, concrete and paving. Plot access is afforded to the rear of the terraces through inter-structural, arched passages and between the aforementioned gap-sites. The plots are narrow, rectangular and highly uniform, measuring marginally over 200 square-metres. The terraces are constructed in stretcher-bonded brickwork with numerous brickwork-decorative features. Broadly-spaced dentilation is evident both at the eaves and as a string-course between the ground and first storeys. While a majority of the window-frames are of replacement-UPVC construction, many sit within their original apertures, below double-ringed segmental arches of header-orientated brickwork, alongside protruding-brick sills with further, broadly spaced dentilation. The double-ringed arch is mirrored above the doorways and alleyways. The



roofs are of a low-pitch, with pantiles and rectangular-stacked brickwork chimneys with further decorative string-courses and dentilation. The chimneys often sit askew from the building line, projecting through the ridge from within the structures. A large majority of the terraced dwellings are rendered at the first-storey, with a notable proportion subsequently rendered along the ground-floor walling. Many of the terraces have been partially modified, resulting in the loss of original features. This is largely in the form of the removal of the segmental-archways and dentilated window-sills through the replacement of windows and doorways, alongside the removal of the front-plot boundary features. In spite of this extensive modification the area has retained much of its 1930s historic character, with a relatively low impact on the historic integrity of the streetscape.

The mid-20th century semi-detached dwellings at the northern extent of the character area represent the second phase of construction along Latimer Road. These structures are constructed of stretcher-bonded brick and have partially or fully rendered facades. The roofs are hipped or half-hipped with plain tiling or pantiles. The structures maintain the building line of the 1930s terraces, and sit at the fore of similar rectangular plots. Square-stack chimneys emerge from the distinctive roofs, emerging from within the house, avoiding the ridge. The structures are further characterised by their wide window-apertures, and the low-walled and hedgerow front-plot boundaries. The later-twentieth century development at the southern extent of Latimer Road is comprised of four dwellings in two semi-detached structural units. These structures are gable-ended with moderately-sloped gabled roofs of pantiles, with tall rectangular-stack chimneys emerging from within the houses avoiding the ridge. Bargeboards follow the gable-verge, with sills of header-orientated brickwork lintels above the ground floor windows, bespoke doorways canopies and porches, and distinctive corner-brickwork of differential colouration. These structures sit within small, short-rectangular plots relative to the adjacent, earlier housing with front-boundaries of varying form and dimensions.



Worcestershire Archive and Archaeology Service

Statement of Inherited Character

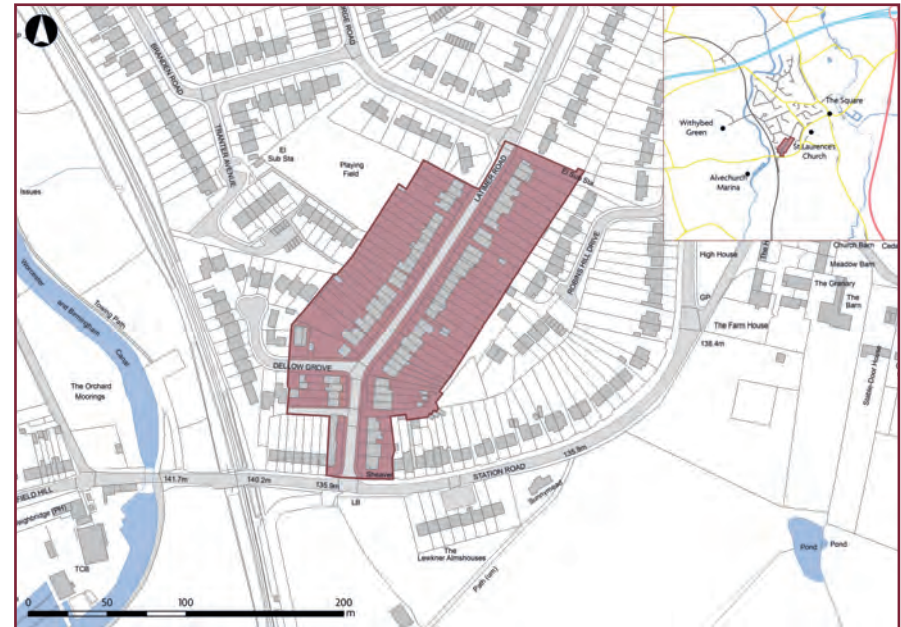
The New Station Road character area contains a highly distinctive streetscape of 1930s terraced dwellings. Despite 20th century infill, expansion and modification the area has retained much of its historic character pertaining to this phase of construction with numerous examples of the original decorative- brickwork features evident with the area's architectural form. The linear building line and sloped topography grants views of the north-eastern slopes of the parish, providing a modicum of rural connectivity to the broader Alvechurch landscapes.

Primary Characteristic Components

- 1930s terraced housing
- Wide, linear streetscape affording views of the north-eastern parish landscape
- Minimal front-plot boundaries and planting schemes
- Mid to late 20th century urban infill

Historic & Inherited Characteristics

- Distinctive brickwork architectural details within the 1930s terraced housing
- Rural connectivity through viewsheds of the north-eastern parish enclosed landscape



Historic Environment Resource:	B : 0	A : 1	L : 0
Inherited Character	S : 2	B : 2	L : 1
Sensitivity	Moderate		



Brookside

Alv_031

Situated adjacent the junction of Tanyard Lane and Snake Lane, the Brookside character area is comprised of later-20th century urban-infill of medium density detached, semi-detached and terraced housing. The residential development occurred towards the culmination of Alvechurch's westward expansion, occupying the site of a now demolished 19th century farmstead and adjacent enclosure. These represented among the final remnant components of the post-medieval rural landscape historically situated between Alvechurch village and the transport-infrastructure to the west. While the modern character is therefore dominated by the later-20th century urban-form, inherited characteristics of the late-19th/early-20th century architectural aesthetic remain tangible within a number of the properties.

Urban Morphology and Landscape Context

The Brookside character area is formed of three marginally distinctive phases of later-20th century urban-infill, constructed as cul-de-sacs and terraces off and adjacent Tanyard and Snake Lanes respectively. The housing is of medium density, set within narrow and rectangular plots, and set-back between 5-10m from the roadside.

The minimalist front-plot demarcation of the properties mirrors that of much of the 20th century westward expansion of Alvechurch. Grass lawns and/or driveways are interspersed by private hedgerows, trees and planting schemes. There is minimal street-furnishing with exception of sporadic, modern street-signage. Roads and pavements are of asphalt material with pre-cast concrete kerbing. The rear-plot spaces are demarcated by a range of lap-panel fencing and hedgerows. The area is relatively highly enclosed due to the cul-de-sac street pattern, with the loss of the historic footpath connecting Tanyard Lane and Snake Lane contributing to a low permeability to adjacent areas.

The housing has been constructed on the site of a demolished 19th century farmstead and within an adjacent parliamentary enclosure. The farmstead was historically of an L-plan regular courtyard form, around which the initial phases of pre-war urban expansion west of Alvechurch village nucleated (see Alv_020 & Alv_021). While the farmstead is now archaeological, it is feasible that the late-19th/early-20th century architectural aesthetic of Snake Terrace and 39 -47 Tanyard Lane was influenced by the structural form of the historic rural buildings, maintaining a modicum of the historic structural character at the junction of Snake and Tanyard Lanes.

Built Form

The detached housing of Brookside Close is of uniform design and scale, with medium density properties situated at the centre of short, rectangular plots. The two-storey structures are gabled, predominately aligned with a primary gable-elevation facing the street. The stretcher-



bonded, red-brick buildings support shallow-pitched, plain-tiled roofs with bargeboards along the gable-verge. Windows are rectangular, mullioned and of brown-coloured UPVC material. Shallow bay-windows are situated at the ground floor in the primary elevation, with approximately half the housing featuring decorative exterior shutters. A number of the properties are inter-connected with single-pitch roofed garages, while several doorways and ground-floor windows are covered with lean-to canopies and porches.

While the general architectural form of the private close immediately to the northwest is largely coherent with that of Brookside Close a number of features are distinctive to it, including: pan-tiled roofs without bargeboards and with brickwork gable-returns; cat-slide roofs projecting forward from the primary elevation over garages; soldier-brickwork lintels and sills; and front-gabled dormer windows set wholly within the roof-space.

The later-20th century housing of Snake Terrace and 39 – 47 Tanyard Lane are terraced or semi-detached, gabled, stretcher-bonded structures with a distinctive inherited character obtained from highly tangible late-19th/early-20th century architectural influences. The building line is stepped and irregular, with the properties situated at the centre of very narrow, rectangular plots. Single-storey, front-gabled and lean-to porches emerge from the primary elevation. Roofs are moderately pitched, of plain-tiles and highly decorated. Dentilation of differential coloured brickwork is situated below the eaves and at the gable-vertices of both the roofs and porches. Stepped, brick, gable-returns are evident at the numerous gable-ends alongside stepped flashing. Triple-holed, hexagonal-crest ridge-tiles are evident interspersing ball-on-a-peg finials. Square, mullioned windows of UPVC material are framed by ashlar sandstone sills and lintels, with soldier-brickwork lintels above the doorways.

Statement of Inherited Character

The Brookside character area is defined by its later-20th century development. While no physical remnants of the post-medieval rural buildings and landscape are evident the terraces and semi-detached dwellings of Snake Terrace and 39 – 47 Tanyard Lane contain numerous architectural features distinctive of later-19th to early-20th century design, potentially influenced by the 19th century farmstead demolished prior to their construction. There is moderate potential for sub-surface archaeological deposits pertaining to the 19th century farmstead near the junction of Snake Lane and Tanyard Lane.

Primary Characteristic Components

- Later 20th century urban morphology
- Minimalist front-plot demarcation
- Front-gabled, medium density housing with shallow-pitched roofs

Historic & Inherited Characteristics

- Late-19th/early-20th century architectural aesthetic of Snake Terrace and 39 -47 Tanyard Lane
- Moderate potential for sub-surface archaeological deposits pertaining to the 19th century farmstead



Historic Environment Resource:	B : 0	A : 1	L : 0
Inherited Character	S : 1	B : 2	L : 0
Sensitivity	Low/Moderate		



Red Lion Street & Meadow Lane

Alv_032

The character area is largely formed of the 18th and 19th century linear expansion of the post-medieval village along Birmingham Road. The area incorporates the wayside cottages constructed within the post-medieval tenement plots, intermittent cottages pertaining to the medieval village-fringe, and small areas of 20th century infill and redevelopment. The area is of considerable inherited character, retaining a plethora of structures from Alvechurch's post-medieval through late-19th century development. The wayside 18th through 19th century cottages form a highly distinctive historic streetscape, furnishing the roadside with a range of both vernacular architectural details. The area is also considered to be of significant potential for below ground archaeological deposits. The character area is distinctive from 'Alvechurch Village' (representing The Square, Bear Hill, and the northern extent of Swan Street (Alv_035)) through the prevalence of wayside cottages with a distinctive 18th-19th century industrial-vernacular, over the more polite commercial properties and service industries which dominate The Square.

Urban Morphology and Landscape Context

The area's cottages are constructed at the forefront of long, narrow, burgage plots aligned to the roadside with minimal or no structural set-back. The prominence and continuity of the largely terraced building-line therefore forms a relatively enclosed streetscape with distinctive site lines along the 15th through -19th century frontages of Red Lion Street from and towards the village core. The area's boundaries are largely minimalist, with very low, brick or stone walling accompanied by sporadic planting schemes and box-hedgerows defining the small front-plot spaces of structures with a slight set-back. The walls are predominantly Flemish-or-English bonded, occasionally with engineering-brick or stone coping. There are however a number of more prominent boundaries at the road-junctions including the tall, engineering-brick capped wall at the west of Meadow Lane; and the low stone wall defining the corner of Red Lion Street and Tanyard Lane, where the form and dimensions of the masonry suggests potential reuse from the remains of a more historic structure such as from the site of demolished components of St Lawrence's Church.

The sense of enclosure has however been partially diminished with the early-20th century demolition of the historic Red Lion public house and adjacent cottages. While these post-medieval structures were also situated at the roadside, the significant set-back of the contemporary structure has fragment the linearity of the western streetscape; and thus the connectivity of a number of the historic village-fringe cottages from a coherent post-medieval core. The redevelopment of the Red Lion has also generated a number of roadside grass-verges and open-spaces including the front and rear car parks.

While there is little formal ornamentation and few planting schemes, the

streetscape is highly furnished due to the density of decorative architectural features within the primary elevations (outlined in the proceeding section). The late-18th through 19th century vernacular is particularly prominent, and significant to an historic character of considerable integrity and condition. While the prevalence of residential over commercial properties minimises commercial or shop-signage, a number of small, local businesses are evident with frontages and signage which largely retain a historic vernacular. While the road is relatively broad, the pavements are narrow. Both are resurfaced with asphalt, and defined by pre-cast concrete kerbing. Highway furnishing, signage and lighting are largely of late-20th and 21st century design, in contrast to the 'conservation'-style features of the village core (Alv_035).

While the low structural set-back reduces the influence of trees and planting schemes within the streetscape, there remains a moderate density of vegetation. Prominent hedgerows and mature trees are evident along the historic burgage plot boundaries, particularly tangible adjacent the brook and to the rear of the Meadow Lane cottages. The brook, connecting the canal in the west to the River Arrow in the east, flows through the character area and is evident within a recessed channel adjacent to the church and garage, passing under Red Lion Street. While the subtlety of these environmental features reduces the sense of rural connectivity, the Public



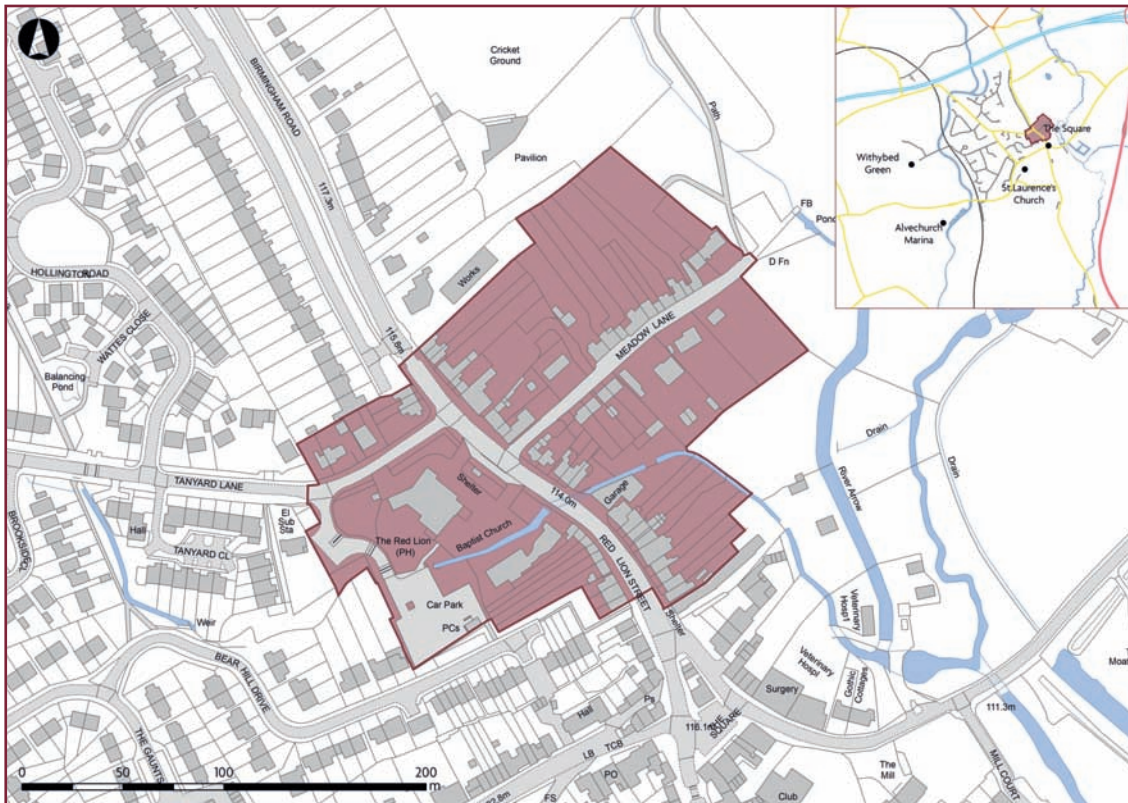
Right of Way at the north-western extent of Meadow Lane (leading to the tree lined avenue and playing fields which occupy the historic post-medieval piecemeal enclosures (Alv_006; Alv_008) provides immediate access to a rural landscape.

The character area is considered to be of significant potential for below ground archaeological deposits, with the 18th and 19th century wayside cottages occupying medieval and post-medieval tenement plots. This, in conjunction with the lack of substantial modern redevelopment, suggests that the presence of sub-surface archaeological features pertaining to activity at the medieval and post-medieval village-fringe is highly probable. Although minimal invasive archaeological investigation has occurred within the character area, stratified deposits of 12th through 17th century provenance with datable artefactual and environmental assemblages have been identified. There is some potential for waterlogged deposits within the area; however none have as yet been identified. The 18th and 19th century development of Red Lion Street and Meadow Lane may have implications on the preservation of sub-surface features within the character area, truncating deposits contemporary to those adjacent the Bishop's Palace (Alv_010), the latter preserved due to an agricultural land-use.

Built Form

The structural form of the Red Lion Street and Meadow Lane character area is predominantly formed of the linear, wayside arrangement of 18th and 19th century cottages. The structures represent the northern post-medieval expansion of the village along Birmingham Road from the medieval nucleated core. While the density of 18th through 19th century development has created a coherent built form, there is a notable diversity of period-features, creating a streetscape dense in Victorian vernacular-architectural character.

The high density, predominantly two-storey cottages are constructed with extensive terracing and minimal gap-sites. The low structural set-back in conjunction with the terracing generates a highly linear and prominent building line; while the multiple phases of urban development forms an inconsistent roof line through variations of structural scale both vertically and laterally. Roofs are almost entirely gabled, with brick square-and-rectangular stack chimneys set both at the gable and within the roof spaces. The roofs vary in pitch, with a number of properties featuring prominent cross-gables from the primary and rear elevations. Cottages are constructed of English-or-Flemish bonded





red/orange brickwork, with engineering and/or sand-coloured brick-décor introduced within the mid-19th century structures. Ashlar stone lintels, sills, and constructive materials are also evident within a number of properties. While there is a characteristic consistency in the broader urban-form of the terraced 18th through 19th century housing, subtle differentiations can be identified between the structures towards the historic village-fringe, from those adjacent the historic core. An increasing density of 'polite' architectural detail is evident within the frontages of the more central properties, with those towards the fringe more prevalent in 18th through 19th century vernacular-architectural features. The streetscape's well-preserved collection of later-18th and 19th century features includes: brickwork string-courses, dentilation, diapering, quoins, segmental arches, and ventilation features; casement or sash windows and varying doorways with moulded ashlar pediments, lintels, and sills; and roofs, canopies, and dormers with distinctive bargeboards, finials, tiling, and ridge-tiles. While few of the aforementioned features are used to such prevalence to be determined as individually distinctive of the area; the density of these varied and well-preserved late-18th through 19th century architectural details generates an urban form of significant inherited character.

The terraced workers cottages at the fringe of the village-core, north of Meadow Lane and Tanyard Lane along Red Lion Street (e.g. nos. 31-35; 44-54), demarcate the transition from the modern village's 20th century ribbon-developments along Birmingham Road to the post-medieval core. The 18th through 19th century cottages are two-storeys, featuring shallow to moderately pitched gabled roofs, constructed of predominantly stretcher-bonded brickwork of red/orange colouration, with double-coursed segmental arches above windows and doorways, and ashlar-stone sills.

The single-storey 18th century cottages, constructed along the northern side of Meadow Lane (nos. 5-23) and at the corner of the lane with Red Lion Street (nos. 34-38), are highly distinctive with numerous characteristic period features preserved in notable condition. The terraced cottages are constructed of red, English-or-Flemish-garden wall bonded brick. Moderate to steeply-pitched gabled roofs are clad with red-colouration tiling, with square or rectangular stack chimneys emerging both through and avoiding the ridge, alongside a number which project from the gables of the end-

terrace cottages. Side-hung mullioned windows are set below double-course segmental arches, with front-gabled wood-framed and tile-clad canopies over doorways. Dentilation or cavetto-brick cornices are evident below the eaves. The most distinctive features are the gabled dormers, constructed partly below the eaves with bargeboards to the dormer-gable. Two such dormers are evident within each terraced cottages, generating a highly characteristic building and roof line. Despite the cottages' architectural consistency, their multi-phased construction has resulted in a number of bespoke features including the half-timbered gable of numbers 5 – 7 Meadow Lane. The historic character of the 18th century cottages has been referenced within elements of the piecemeal 20th century urban infill, particularly within the mid-20th century detached cottage of no. 3 Meadow Lane with its scale, front-gabled dormers, and gabled roof.

Along the southern extents of Red Lion Street, towards the village core, the wayside-cottage architecture is increasingly polite, while retaining the fundamentally 18th/19th century vernacular-character outlined above. This accompanies a partial increase in both structural scale and the prominence of individual frontages over the collective. Large, vertical-sliding sash windows are more prevalent, with the brickwork segmental arches of the more northern cottages giving way to decorative pediments, sculpted ashlar-stone lintels, and painted two-centred brickwork arches (e.g.: nos. 11-15; no. 20; and nos. 14-18 respectively). A number of the 19th century cottages, including Lilac Cottage and Jessamine Cottage, commonly feature blue and/or sand-coloured brickwork string-courses, diapering, and cill-brick framing for windows, doorways and ventilation slits. The larger properties may feature narrow, steeply-pitched cross-gables within the primary elevation framed by bargeboards with applied moulding and finials. Numerous, distinctively tall chimneys are constructed within the roof-spaces, either avoiding the ridge or extending from the gable.

The post-medieval architecture of Red Lion Street and Meadow Lane is interspersed by limited 20th century development, with a modicum of urban infill through wayside cottages, houses and bungalows along Meadow Lane, and the more prominent and extensive redevelopment of the Red Lion public house adjacent the Red Lion Street/Tanyard Lane junction. These structures are primarily characteristic of their respective periods of origin, with minimal continuity of the 18th/19th century vernacular.

Three landmark buildings exemplify the late-medieval through 20th century architecture which collectively forms the historic village core: the modified and extended 15th century timber-framed house east of the southern extent of Red Lion Street; the 19th century Alvechurch Baptist Church; and the 20th century, redeveloped Red Lion public house. Despite these landmark structures there is however a minimal architectural hierarchy within the streetscape, with the collective influence of the 15th through early-20th century built-form the prominent characteristic feature of the area.

Numbers 2 through 8 Red Lion Street form a highly distinctive multi-phased structure, within elements pertaining



from the 15th through 19th century. Numbers 6 and 8 are a 15th century timber-framed property with tile roof and narrow, vertical panels with brick infill evident within the primary elevation. This contrasts to the larger, brick-nogged panels to the rear of the structure. 16th through 19th century modifications are evident, with two distinctive cross-gabled 19th century two-storey extensions book-ending the medieval building. The mid-19th century extension at the southern extent features dentilation below the eaves and along the gable-verge, while the later-19th century extension to the north displays the aforementioned sand-coloured brickwork string-courses, diapering, and cill-brick framing akin to Lilac and Jessamine Cottages.

The Baptist Church's brickwork is highly distinctive, with its construction of English-bonded dark-red coloured brick, interspersed with numerous double-coursed engineering-brick string courses. The windows and doorways are set below saw-toothed two-centred arches and stone drip-moulds, interconnected by a lintel-course of moulded stone atop brick dentilation. The stone, mullioned lancet window of the primary elevation features three apertures with iron-latticed frames. A circular aperture framed with pointed, segmental brick is set near the peak of the primary elevation's gable. The cross-gabled roof is steeply-pitched, clad in alternating courses of plain and 'club' tiles, with punched double-toothed ridge tiles and sculpted ecclesiastical stone finials.

The modern Red Lion public house is an expansive 1930s, cross-gabled, two-storey structure with distinctively tall, steeply-pitched roof. The rendered and painted elevations feature a high density of one-side hung casement windows with wrought-iron frames and small panes. The roofs are clad in darkly coloured plain tiling, with large rectangular stack chimneys emerging through the ridge, both at the gables and the cross-gable interfaces. Dentilation is evident below the eaves and at the gable-vertices. A mid-20th century bus shelter with gabled, tiled roofs survives adjacent to the Red Lion car park at the roadside.

Statement of Inherited Character

The character area is of considerable inherited character, retaining a plethora of structures and features from Alvechurch's post-medieval through late-19th century northward expansion. While Red Lion Street's status as the northern avenue of approach to the village core has been superseded by the inter-war ribbon developments along Birmingham Road (Alv_001; Alv_033), the high density, minimal set-back and linearity of the of 18th through 19th century cottages continues to form a highly distinctive historic streetscape. The 18th and 19th century architecture furnishes the street with a range of predominantly industrial-vernacular period features including: brickwork string-courses, dentilation, diapering, quoins, segmental arches, or ventilation features; casement or sash windows, alongside varying doorways with moulded ashlar pediments, lintels, and sills; and roofs, canopies, and dormers with distinctive bargeboards, finials, tiling, and ridge-tiles. The cottages are interspersed with a number of structures which both pre-and-post-date the dominant 18th through 19th century built-form, and themselves display a range of well-preserved and distinctive period features. The modified and extended 15th century timber-framed house at the southern extent of Red Lion Street forms a landmark historic structure at the fringe of the medieval core, while the Alvechurch Baptist Church and redeveloped Red Lion are notable 19th and early-20th century buildings respectively. A number of prominent historic boundaries demarcate the road junctions of Meadow Lane, Red Lion Street and Tanyard Lane with the latter, constructed of large masonry, possibly constructed of reclaimed stone. The character area is considered to be of significant potential for below ground archaeological deposits, with the 18th and 19th century wayside cottages occupying medieval and post-medieval tenement plots. This, in conjunction with the lack of substantial modern redevelopment within the area, suggests the presence of sub-surface archaeological features pertaining to activity at the medieval and post-medieval village-fringe is highly probable.

Primary Characteristic Components

- Prominent 18th and 19th century built form with wayside, terraced cottages
- Enclosed, historic northern approach to the post-medieval village core with a linear, high-density and terraced urban morphology
- Density of 18th through 19th century vernacular and polite architectural features
- Landmark 15th, 19th and early-20th century buildings
- Distinctiveness from the 'Alvechurch Village' (Alv_035) urban morphology through prevalence of residential cottages over commercial frontages

Historic & Inherited Characteristics

- Well-preserved assortment of 18th through 19th century cottages with a broadly coherent structural form
- Density and variety of both vernacular and polite 18th through 19th century architectural features within the frontages forming a highly furnished streetscape
- Landmark structures including a modified 15th century timber-framed house, 19th century Baptist Church, and 1930s public house
- Extant post-medieval tenement plots, preserved within the 18th through 20th century plot boundaries
- Historic boundary-walls, predominantly brick-built of 19th century origin, with some of potentially reclaimed masonry
- High potential for below ground medieval and post-medieval archaeological deposits associated with the historic village fringe and core

Historic Environment Resource:	B : 3	A : 3	L : 2
Inherited Character	S : 3	B : 3	L : 2
Sensitivity	High		



Birmingham Road East Alv_033

The character area is formed of intermittent early-to-mid 20th century ribbon development extending north of the historic village core within the post-medieval piecemeal enclosures east of Birmingham Road. The housing is multi-phased, with 1910/20s properties interspersed by further 1930s wayside development, and sporadic mid-to-later 20th century housing constructed within the resultant inter-plot gap-sites. The character area represents a highly enclosed 'avenue' between the northern parish and the Alvechurch village core, with distinctive modern and historic gateways formed by the motorway underpass in the north and 19th century built form in the south respectively.

Urban Morphology and Landscape Context

Despite the multi-phased development within the Birmingham Road East character area the urban morphology is highly regular, with the large detached or semi-detached properties situated an average 8m back



from the front of long, rectangular plots approximately 65m x 15m in dimension. A gap of around 5m intersperses the structures, generating a moderately low structural density and curvilinear building line which remains parallel to the road.

Numerous large hedgerows of the post-medieval piecemeal enclosures remain extant adjacent Birmingham Road, with dense foliage and mature hedgerow-trees prominent. Where the field-boundaries have been lost, a number of mature trees remain at the roadside alluding to the historic alignments. The western streetscape is defined by the dense hedgerow and loop-top fencing which strongly demarcates the 'Birmingham Road West' (Alv_001) housing development from Birmingham Road. The housing plots are bound from the road by low-walling of brick or stone and/or box-hedgerows. The area therefore has a particularly strong sense of enclosure with the prominent boundaries and building lines forming a distinctive 'avenue' of approach to the village from the north.

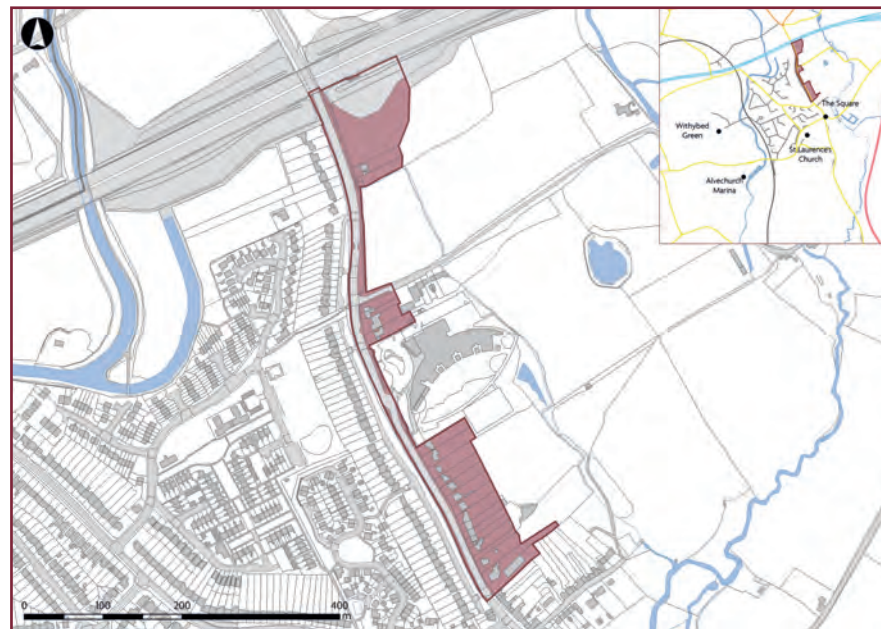
This sense of enclosure of the northern Alvechurch 'approach' is considerably enhanced by the truncation of the piecemeal enclosure landscape by the mid-20th century motorway. The motorway has bisected a historically coherent landscape of post-medieval agriculture, clearly demarcating the modern village from the northern parish. The monumental motorway underpass therefore forms a distinctive gateway structure, and a prominent example of the transport-infrastructure gateways of the railway, canal, and road networks which surround the modern settlement (see Alv_010, Alv_012, Alv_017, Alv_019, and Alv_028). The transition from this northern 'avenue' to the historic village core is also defined by landmark structures, with the mid-19th and early-20th century wayside cottages (nos. 2 and 4) at the frontier of the 20th century and 19th century urban environments.

The curvilinear road is relatively wide, compounded by adjacent grass verges at either the eastern or western extent. The roads and pavements are both asphalt surfaced with pre-cast concrete kerbing and modern road furnishing. The increased frequency and density of traffic along the road, resultant of the motorway development, has somewhat altered the character and setting of the locality with the historic country lane transformed into a highly active route.

There is a moderately high potential for medieval or post-medieval below ground archaeological deposits in association with the tenement plots at the historic village fringe.

Built Form

The primary characteristic component of the area's housing is the uniformity of the collective built form, contrasting markedly to the diversity of the architectural aesthetic of individual houses. The aforementioned regularity of the rectangular buildings plots, structural position, and structural set-back is compounded by a continuity of the housing scale, density and spacing. With the exception of a number of bungalows, all of the detached or semi-detached properties are also large, tall, two or two-and-a-half storeyed structures with distinctive



frontages and prominent primary elevations. While historically characteristic features are evident across each property, the architectural form and aesthetic of the housing is bespoke to each structure. The predominantly steeply-pitched roofs are varied in form including gabled, hipped, half-hipped, cross-gabled and cat-slide designs. Chimneys of various dimensions and decoration emerge from within properties, at gables and both within the roof space and through the ridge. Both the 1910/20s and 1930s properties display a combination of character features distinctive to their respective origins. This includes string-courses, ridge-tiling, dentilation, brick corner-stones and segmental arches for the 1920/20s housing, and the bay-windows, rendering, and side-hung garage doorways of the 1930s properties. Thus, while there is a particularly high uniformity in the urban form and morphology of the housing, the aesthetic of each property is distinctive of its neighbours.

Two wayside cottages, historically situated at the fringe of the village, now form landmark structures demarcating the transition from the early-20th century ribbon developments to the post-medieval village core. Number 4 Birmingham Road is a distinctive mid-19th century, two-storey cottage. The cottage is gabled, constructed of Flemish-bonded brick, with a relatively shallow pitched slate roof. The verge projects over the gable, with two rectangular stack chimneys with coping and tapered pots passing through the ridge at the gable. Square, side-hung windows are set above painted ashlar sills with double-course (one of which is engineering brick) relieving segmental arches. A highly distinctive wooden cross-gabled porch extends from the property with wooden side-hung doors and stained glass windows. The late-19th/early 20th century number 2 Birmingham Road is constructed to the south, with distinctive ashlar sills and arched lintels again below a gabled roof with prominent verges, and pan-tiles. Square stack chimneys pass through the ridge at the gable, a narrow string course divides the rendered upper storey and brick ground floor, and a segmental archway defines the primary doorway.

Statement of Inherited Character

The prominent hedgerow boundaries and mature trees east of Birmingham road continue to generate a strong sense of enclosure, despite the development of large swathes of the piecemeal enclosures which historically characterised the landscape north of the village. While the motorway has truncated this agricultural landscape, partitioning the enclosures from their broader historical landscape context, these features maintain a modicum of rural connectivity and 'urban fringe' character. The high variety of the architectural aesthetic results in a plethora of 'character' features within the 19th through early-20th century housing, with bespoke arrangements of distinctive, period-specific details and designs.



Primary Characteristic Components

- Prominent historic and contemporary hedgerow boundaries generating distinctive 'avenue' of approach to the village core
- Highly uniform urban morphology with consistent plot form, extent and spacing
- Consistency of structural scale, orientation and prominence
- Varied architectural aesthetic with bespoke arrangements of numerous character features
- 'Gateway' structure of motorway underpass

Historic & Inherited Characteristics

- Extant hedgerows and mature trees of post-medieval piecemeal enclosures
- Wayside 19th to early-20th century cottages
- Plethora of distinctive 19th and early-20th century architectural features



Historic Environment Resource:	B : 2	A : 2	L : 2
Inherited Character	S : 2	B : 2	L : 2
Sensitivity	Moderate		

Lye Meadows

Alv_034

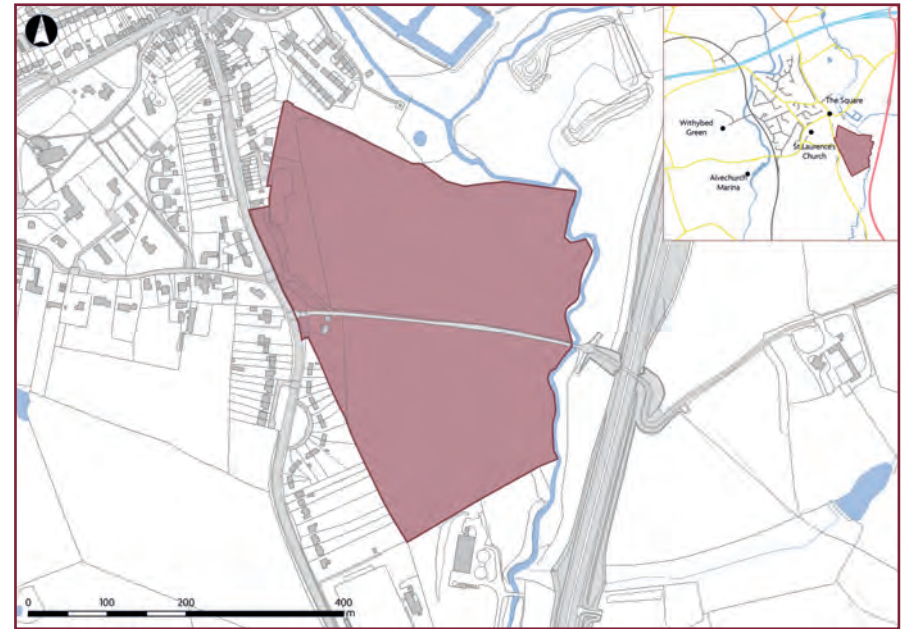
The Lye Meadows character area is comprised of remnant enclosures of post-medieval meadow situated between Redditch Road and the River Arrow. The area represents the western extent of the now largely enclosed medieval deer park of the Bishop's Palace. The area has been physically severed from the historic parkland landscape through the construction of the A441 bypass, and partially truncated by 20th century infrastructural, residential and recreational development in the south adjacent Redditch Road and Lye Bridge. The enclosures have however retained numerous historic rural features, creating a distinctive historic landscape character at the Alvechurch village fringe.

Urban Morphology and Landscape Context

The Lye Meadows character area is formed of two post-medieval meadows, situated immediately east of Redditch Road, south of the Bishop's Palace, and with the River Arrow defining its eastern boundary. The development of the water treatment works and vehicular depot to the south has truncated the meadow-system, which historically occupied the entirety of the landscape between the road, river and

village-core. Further, the construction of the A441 bypass has fragmented the enclosures from the Newbourne Hill landscape; however the rolling topography minimises the visual impact on landscape coherence. The enclosures have retained their historic landscape as grassland meadows. The earthworks and watercourses of the medieval deer park, fish ponds adjacent the Bishop's Palace, and modified river-channel of the River Arrow continue to define the boundaries of the meadow in the west, north, and east respectively and contribute significantly to their historic character. The Public Right of Way which bisects the field parcels creates a broad, linear avenue between the urban and rural components of the south-western parish, with the stone and brick bridge over the river and concrete-underpass below the A441 forming distinctive gateways between the landscapes. This open, green environment situated at the urban-fringe, therefore maintains a direct connectivity between the historic village core and the south-eastern rural landscapes, contrasting markedly with the large-scale urban expansion and redevelopment west of the village.

The character area affords panoramic views over the rolling slopes of Newbourne Hill towards Rowney Green, including the well-preserved hedgerows enclosing the former deer park landscape, archaeological monuments pertaining to the medieval park and post-medieval agricultural-industry, and the more modern woodland plantations. A number of isolated historic farmsteads are visible, including those of



Lodge and Lye Bridge farms, with 19th century farm buildings remaining prominent. Intermittent views of the ecclesiastical architecture of St. Laurence's church are afforded due to the medieval through post-medieval structure's prominent position atop Bear Hill.

While there is only a single, known archaeological monument within the character area in the form of a historic clay pit, Lye Meadows is considered of high potential for medieval or post-medieval deposits pertaining to activity within the historic village fringe and the medieval deer park, alongside palaeoenvironmental deposits adjacent the River Arrow.

Built Form

While there is only a singular later-20th century structure within the character area, inter-visibility with both the 19th century farmsteads of Newbourne Hill, and St. Laurence's church atop Bear Hill ensures the parish's post-medieval built form remains tangible. The footpath bisecting the meadows represents the historic routeway to Lodge Farm, and while the roadside gateway-lodge has been demolished the coursed-stone gateposts are extant. The bridge over the River Arrow and the monumental 20th century, concrete road-underpass form distinctive landmark-gateways between the village-fringe and rural landscapes. This mirrors the transport-infrastructure gateways formed by the motorway underpass, and canal and railway bridges to the north and west of the village respectively, contributing to a distinctive characteristic of modern Alvechurch.

Statement of Inherited Character

Despite fragmentation and truncation by 20th century residential, infrastructural and recreational developments 'Lye Meadows' has retained its historic character with numerous inherited, rural features. The hedgerow boundaries are well-preserved, facilitated by a continued agricultural land-use. The earthworks and watercourses of medieval activity associated to the Bishop's Palace along and adjacent to the River Arrow bound the character area, and remain tangible components of the historic landscape. The panoramic viewsheds of Newbourne Hill, with its distinctive character of piecemeal enclosures, archaeological features, and 19th century isolated farmsteads set within the medieval parkland enhances the rural connectivity which the character area grants to the southern-Alvechurch urban fringe. The area is considered of high potential for medieval, post-medieval and palaeoenvironmental archaeological deposits.

Primary Characteristic Components

- Large meadow-enclosures with well-preserved hedgerow-boundaries
- Panoramic viewsheds of southern, rural parish landscape
- Urban/rural connectivity with transport-infrastructure gateway-structures

Historic & Inherited Characteristics

- Component of a distinctive post-medieval enclosed landscape, with well-preserved rural features
- Remnant historic environment features of the medieval deer park and riverside industries associated to the Bishop's Palace and Town Mill
- Moderate to high potential for medieval through post-medieval archaeological deposits

Historic Environment Resource:	B : 0	A : 2	L : 2
Inherited Character	S : 1	B : 1	L : 3
Sensitivity	Moderate/High		



Alvechurch Village

Alv_035

Urban Morphology and Landscape Context

The character area roughly comprises the nucleated core of the medieval through post-medieval settlement, incorporating the medieval market-square and radial arteries. While the loss of the medieval market may have led to a modicum of settlement contraction, there has been considerable wayside 18th and 19th century linear expansion, particularly along Red Lion Street (see Alv_032), Swan Street, and Bear Hill to the north, south, and west respectively. This, in conjunction with a small degree of 20th century demolition, and urban-infill creates a distinctive historic streetscape and urban morphology, with 15th through 20th century wayside structures clustered around the historic market-square. Plots are notably long, narrow and relatively regular in form, with many of the 18th and 19th properties occupying medieval and post-medieval burgage plots. The wayside, high density, terraced properties which are aligned to the radiating streets form historic avenues to and from the settlement-core, creating a strong sense of area-demarcation, further enhanced by numerous landmark structures. While The Square represents a relatively open space, inherited from the area's medieval market, a strong sense of enclosure is generated by the largely terraced structural form and minimal gap sites. The 20th century widening of the road and increasingly busy road-traffic has reduced pedestrian freedom of movement, significantly reducing

the inherited marketplace character of the locality.

Views and viewsheds within the character area are highly influenced by the combination of the high-density, terraced building-lines and the village core's topographic setting. The low-setback, terraced, wayside structures aligned to Red Lion Street, Bear Hill, and Swan generate highly distinctive, linear site-lines along the roads, enhancing the sense of 'gateway' avenues of historic structures. While the village is situated at the head of the valley through which the River Arrow flows towards and beyond Redditch, views of the southern parish landscape are truncated by the topography of Bear Hill immediately to the south and west. The village core's setting within a topographic bowl also restricts views of Newbourne Hill, Scarfields Hill, and Cooper's Hill; historic parkland and agricultural landscapes which have a visual connectivity with many elements of the modern settlement (e.g. Alv_002, Alv_019, Alv_025 respectively). Further, the topographic prominence of Bear Hill relative to the character area visually and physically disconnects the ecclesiastical landscape of St. Laurence's Church (see Alv_023) from the medieval village-core, generating a strong sense of distinctiveness between the two historic settlement components. The truncated site-lines and topographic setting therefore compounds the aforementioned strong sense of enclosure generated by the urban morphology and structural form. The sense of enclosure and topographic setting minimises rural connectivity, with a rapid transition from the rural character of adjacent areas (e.g. Alv_002; Alv_010) to the historic urban setting of the village-core.

The low-set back of the wayside structures increases the prominence of their period features, furnishing the area with a highly distinctive aesthetic formed of a collective historic-architectural character. While the late-18th through 19th century vernacular is particularly prominent within the Red Lion Street character area (Alv_032) to the north, a more eclectic arrangement of distinctive 16th through early-20th century features prevails around The Square and its arterial streets. The distinctive panels, braces, and jetties of the box-framed 15th through 17th century properties are accompanied by the wide variety of brickwork string-courses, dentilation, aperture-settings, brick-bonding, pediments, and wall-ties of the 18th and 19th century architecture. Critically, the majority of structures have retained a plethora of features distinctive to their respective period of origin through restoration and/or regeneration, with minimal degradation of their condition or historic integrity through insensitive modification. The early-20th century development, such as that evident south of Bear Hill, does not therefore significantly detract from the local character, with its distinctive inter-war design further furnishing the streetscape with an even greater variety of distinctive period features.

Conservation Area status has ensured the retention and creation of retail signage fronting the historic buildings which adheres to the 19th century market-square vernacular. The designation of the area has also ensured street furnishings are of design appropriate to the provenance of their setting, particularly the street lighting which accompanies features including a historic telephone-box and post-box. While a small proportion of modern commercial and road signage does detract partially from the inherited character of the streetscape, their impact is relatively low. The widening of the road and a number of the pavements and their resurfacing with asphalt has however had a larger impact, with only a small number of dropped-cobbled kerbs of historic provenance. There is low influence of vegetation and planting schemes within the streetscape of The Square, with the majority of green spaces restricted to the private-gardens at the





rear of the terraced, wayside properties. The south-western and north-eastern extents of the character do however contain significant green-spaces in the form of the densely wooded embankment and memorial-lawn of Bear Hill, and the wooded riverside areas adjacent the River Arrow respectively. While the low-setback of the building-line negates the need for extensive roadside boundaries, a number of 19th century walls remain prominent, particularly along Swan Street and Bear Hill. These red brick boundaries are of varying scale and bonding, with stone and engineering-brick coping commonly evident. The expansive walling revetting the topography along Bear Hill is a particularly prominent and distinctive feature. Rear-and-inter-plot boundaries are constructed of hedgerows and fencing of varying form and provenance.

The character area is considered to be of significant potential for below ground archaeological deposits in association to the medieval marketplace, and post-medieval village. The lack of substantial modern redevelopment suggests that the presence of sub-surface archaeological features pertaining to activity within the settlement core and fringe is highly probable. Although minimal invasive archaeological investigation has occurred within the character area, stratified deposits of 12th through 17th century provenance with datable artefactual and environmental assemblages have been identified. There is some potential for waterlogged deposits within the area; however none have as yet been identified. The 18th and 19th century development of The Square, Bear Hill and Swan Street may have implications on the preservation of sub-surface features within the character area, truncating deposits contemporary to those adjacent the Bishop's Palace (Alv_010), the latter preserved due to an agricultural land-use.

Built Form

The character area contains an exceptional density and variety of historic buildings pertaining to almost all periods of the Alvechurch's medieval through modern development. 16th and 17th century timber-framed structures accompany numerous 18th through 21st century cottages, shops, civic structures, and homes. The area's variety and density of historical architecture is therefore its most significant characteristic, furnishing the streetscapes of The Square, Bear Hill, and Swan Street with distinctive buildings, décor and features.

The multi-period structures of Bear Hill, Red Lion Street, and Swan Street are predominantly terraced or closely-spaced, situated at the roadside with minimal set-back. This forms a highly linear building line, with high structural density, forming distinctively enclosed avenues towards the village core from the west, north, and south respectively. Structures within and around The Square are more irregularly aligned, with landmark buildings situated within and at the periphery of the former market-square. The multi-phased development of the area's built form generates an irregular roof line through subtle variations in structural scale.

While roofs are predominantly gabled, a number of hipped and half-hipped structures are evident, particularly along Bear Hill.

Despite the general consistency in structural scale, position, and morphology, there is a notable diversity within the historic architecture of the area through the relative prevalence of a vernacular or polite aesthetic. While Swan Street, Radford Road and the north-western terraces of Bear Hill are dominated by workers' cottages and structures with a distinctive industrial-vernacular, dense in brickwork-features (akin to the cottages of Red Lion Street and Meadow Lane (see [Alv_032](#))), the housing and structures of The Square, the north-eastern elements of Bear Hill, and the southern extent of Red Lion Street more commonly feature polite-architectural designs with ashlar-stone décor prevalent within the frontages.

The historic condition and integrity of the area is considerable. Many of the historic buildings have seen insensitive modern alteration or expansion, with the area avoiding the imposition of expansive post-war housing witnessed elsewhere within the settlement. While there is a significant variation in architecture, there is a distinctive group-coherence: formed by a gradual and coherent evolution of the village core from medieval market-square to the industrialised settlement which emerged in conjunction with the Town Mill and industries along the Birmingham & Worcester Canal to the west.

Numerous landmark buildings are extant within the character area, again ranging from the 16th century through to more modern developments. The Old House demarcates the fringe of the historic village core to the east, while the 18th century Grammar School buildings and the early-20th century Village Hall form a structural gateway at the junction of Bear Hill and The Square. The painted, timber-framed structures at the northwest of The Square are highly influential, along with 'Number 1' which sits within the island at the centre of the road-triangle. Others include the 20th century sports club, the Old Smithy, and the Town Mill which while recorded within '[Alv_022](#)' remains highly influential towards the village core.

While numerous buildings have been converted between residential and commercial use, the legibility of these modifications is not overly high or of detriment to the area's inherited character. There has been some loss of architectural features within the primary elevations through conversion to shop-frontages, and the inevitable removal of features pertaining to 19th century commerce has resulted in the partial diminishment of the industrial vernacular. However, where new shop frontages have been created they are generally of a 'conservation' style and of benefit to the areas inherited character. Only a small array of historic structures have been lost to 20th century demolition, most prominently the cottages and industrial buildings northeast of the Town Mill at the western extent of Radford Road to facilitate the Alvechurch Sports and Social Club, and the building once attached to number 1, The Square which was removed for road widening.

The multitude of historic structures within the character area are discussed below, within bespoke sections for the 'sub-areas' of The Square, Bear Hill, Swan Street, and the western extent of Radford Road. The structures of The Square are discussed in loosely chronological order:

The Square

15th to 16th Century

The north-western corner of The Square is defined by a triad of highly distinctive half-timbered structures, of particular significance to local townscape character. The late-medieval components of the buildings comprise the earliest extant structural components of the village along with The Old House of Bear Hill. These landmark buildings, situated at the heart of the village core, demarcate the passage through the medieval market-centre at the junction of Red Lion Street (from Birmingham Road), Swan Street (from Redditch Road), and Radford Road. The structures have numerous consistencies in their built form including: 15th through 17th century narrow-studded timber-framed upper-stories; 19th century underbuilding for the insertion of commercial frontages; steep, gabled or cross-gabled tiled roofs; 19th century side-hung casement windows; white painted brick and/or rendered-brick at the ground storey infilling the timber-frame; and minimalist square-stack brick chimneys.

Numbers 1 and 2 of Red Lion Street form a landmark medieval timber-framed building, constructed in the 15th century, and underbuilt in the mid-19th century. The H-plan structure therefore features both distinctive medieval and industrial architectural characteristics at the first and ground stories respectively. The 15th century structural form has been largely retained, with the H-plan formed of two gabled cross-wings projecting eastward onto the street from a north/south aligned hall range. The framing of the first storey is close-studded, with rendered brick infill. Both cross-wings are jettied, with the northern-most featuring curved tensions braces. The steeply pitched cross-gabled roof is clad in tiles with a number of 19th century, small and rectangular stack chimneys projecting through the ridge. The underbuilt ground storey is distinctive of the mid-19th century vernacular, with the painted Flemish-bonded brickwork, segmental and header-arch lintels, and side-hung casements windows. These features are also evident within the range of three 19th century gabled, terraced cottages which project from the southern cross-wing towards Bear Hill.

Situated at the bottom of Bear Hill, immediately north of the junction, lies a multi-phased terrace of 15th through 19th century architecture. The southern-most of these is the distinctive late-16th to early-17th century timber-framed structure of number 17 The Square. The gabled, two-storey building again features a late-medieval first storey above a 19th century underbuilt ground floor with shop frontage. The roof is steeply pitched, clad in



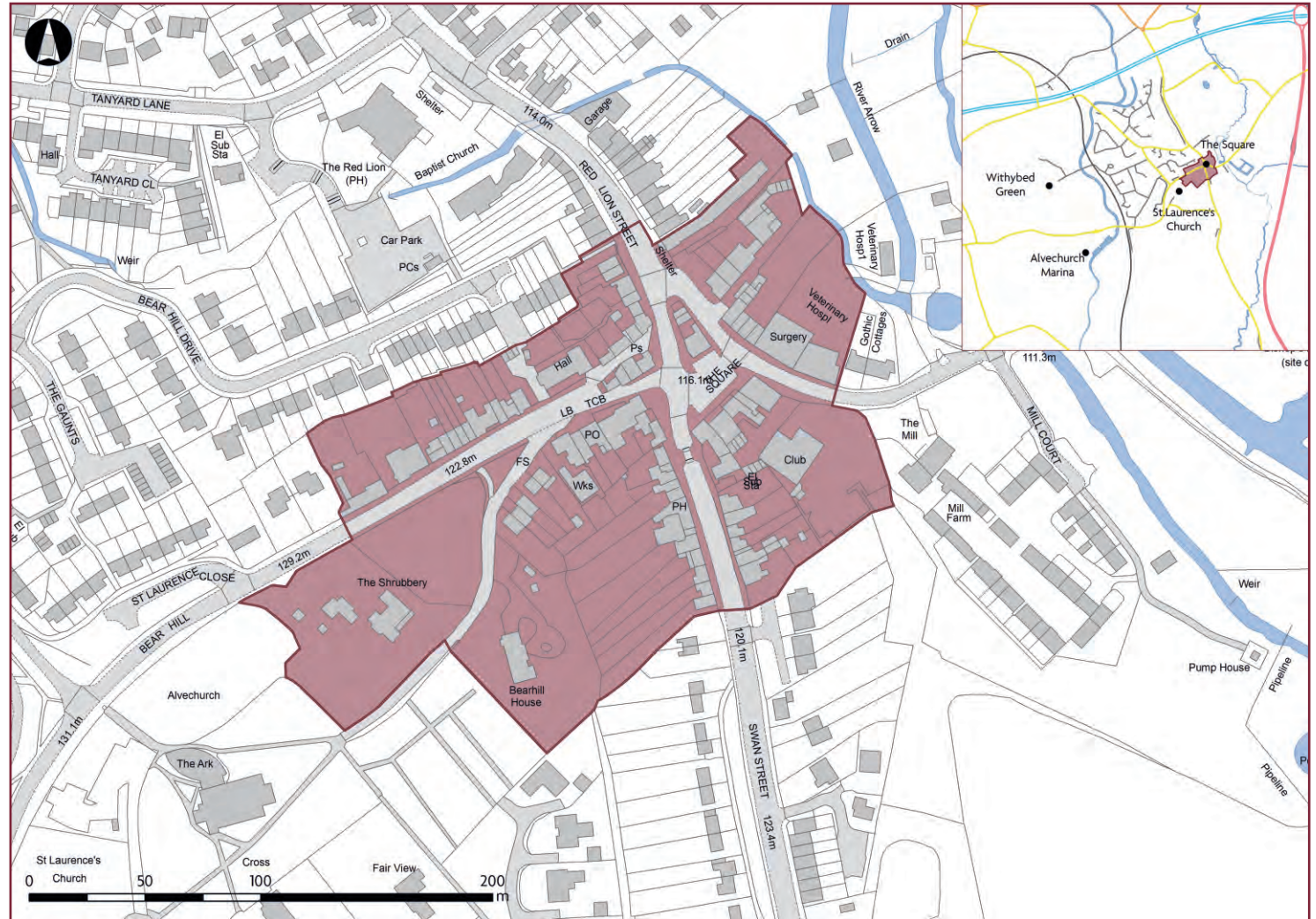
concrete tiles and a narrow, square stack chimney projects from within the roof space near the southern elevation. The first storey timber-framing is widely spaced with curved tension braces, alongside studded collar and trenched purlins at the gable. The gable breaks marginally forward, but is not jettied. The timber-framing is infilled with un-rendered, painted bricks. The ground storey is constructed of 19th century stretcher-bonded brick, with two canted bay windows set below a hipped, tiled pentice roof forming a commercial frontage. Two small, rectangular, side-hung casement windows are set within the primary elevation, with small square windows within the gable. The structure is connected to 19th century cottages forming the terrace which extends up Bear Hill. These feature numerous industrial-vernacular features, consistent of the historic fringe-cottages along Red Lion Street (see Alv_032) and Swan Street. Number 16 is contemporary to number 1 in the centre of The Square.

Numbers 12 and 14 of The Square are situated on the southern corner of the junction with Bear Hill. The late 16th century structure mirrors many elements of numbers 1 and 2 through: its southern gabled cross-wing; steep tiled roof with small 19th century chimneys at the ridge; close-studded first-storey timber-framing with rendered infill; and underbuilt 19th century ground-floor frontage. Windows are also of side-hung, casement form with 19th century wooden, gabled canopies above the doorways. Further 19th century modification is evident within the cross-gable where planted framing is evident, in contrast to the more historic and irregular frames of the surrounding elevations. As with the adjacent 15th through 16th century timber-framed structures, 18th and 19th century extensions are also evident projecting up Bear Hill, again as small terraced cottages with the distinctive industrial-vernacular.

Late-16th to early-18th Century

The eastern extent of The Square is defined by numbers 3 through 6, a range of 16th to 17th century structures with significant 18th and 19th century modification to the primary elevations. The structures are timber-framed, clad with white-painted brick, and feature steeply-pitched machine-tiled gabled or cross-gabled roofs.

While numbers 5 and 6 are now occupied by local businesses, the building historically formed The Crown Inn. The U-plan 16th century Inn is two-storeys, with multiple-phases evident within the various elevations. The primary elevation is largely 19th century, with elements of the earlier structure still tangible within the brickwork. The cross-gabled wings at each end featuring distinctively 18th to 19th century box-frame trusses at the gables. The primary elevation features six ranges of casement windows, largely of 20th century origin, and with gabled wooden canopies over the four doorways. The ground-storey windows are framed by flat-gauged arches of rubbed bricks. The 19th century modifications to the frontage are most discernable above the northern-most window, with two arches set both above and off-set from the 20th century casement window. The 16th century provenance of the structure is however clearly discernable within the north-eastern elevation, set perpendicular but visible from the roadside. Here, the



timbers are close-studded forming prominent vertical panels with painted brick infill which contrast to those of the cross-gables. A small number of chimneys emerge through the roof, avoiding the ridge, the most prominent being a tall, square-stacked flue in the north-eastern cross-gable with projecting brick courses and engineering-brick coping.

North of the former Inn lies the half-timbered 18th century property which constitutes numbers 3 and 4 of The Square. This two storey property is timbered along the first storey with square and rectangular panels, with rendered and painted brick infill. The gabled roof is steeply pitched with a prominent square-stack chimney emerging from near the primary elevation within the roof space at the northern extent of the structure. Three ranges of windows project across the primary elevation, of side-hung, casement form with glazing bars, ashlar sills, and shallow-pitched segmental archways above the ground-floor apertures. Number 4 continues to be occupied by a local butcher, as it was through the 20th century. The shop signage and frontage is sensitive to the historic provenance of the both the shop and structure.

Mid-18th to 19th Century

A distinctive and significant component of The Square is its 18th through 19th century built form, which while displaying a broad consistency in structural form and scale with the cottages and working-buildings along Red Lion Street, Swan Street, and Radford Road, is distinctive through a tangible disparity in structural-aesthetic. While the cottages and buildings along these radial streets

feature a more vernacular-aesthetic pertaining to the industries at the historic village-fringe, more polite-architectural features are predominant around The Square's post-medieval brick buildings which feature historic retail, service, and civic frontages. 18th and 19th century structures form the south-eastern terrace of the former-market-square (nos. 7-10), occupy the central 'island' (no. 1), and are situated at the junction of The Square with Bear Hill (nos. 15-16).

The 'commercial' 18th and 19th century properties are relatively uniform in scale, of two or two-and-a-half storeys, with relatively wide frontages. There is combination of frontage-décor, with the brickwork either exposed, or alternatively concealed under paint or rendering. The structures feature notably large and highly distinctive vertical-sliding sash windows, large doorways, and extant or converted commercial frontages across the ground-storey of a 'conservation' design. The structures at the southeast of The Square (nos. 7-10) have painted stone sills, with numbers 8 through 10 featuring shallow, sculpted ashlar-lintels above both the windows and doorways. Number 10 has retained the original doorway, featuring a semi-circular fanlight. The 18th century Number 1 of The Square is constructed opposite the 18th to 19th century terrace, forming a highly prominent landmark structure despite partial truncation by the 20th century widening of the road, resulting in the demolition of the connected and contemporary post-office. The structure is cross-gabled to the rear, with a slate, pentice roof featuring two gabled dormers set wholly within the roof space. Projecting brick lintel-courses define both the first and second storeys, while the windows (the central of which is bricked-up) are defined by rubbed-brick heads with keystones. The frontage is made further distinctive by the flat-roofed canopy across the ground-storey of the primary elevation, supported by paired cast-iron columns. Number 1 is contemporary in form and provenance to numbers 15 and 16, at the bottom of Bear Hill, at the junction with The Square.

20th Century

In the northeast of The Square lies the mid-20th century precinct, constructed on the site of the demolished 18th century cottage, 'Arrowside', and is of distinctively 1960s architectural form. The Precinct is constructed of four (formerly five) retail units, within two perpendicular buildings aligned northwest/southeast and northeast/southwest. The structures are of stretcher-bonded brick, with gabled and with moderately-shallow pitched roofs of pantiles with plain, painted bargeboards defining the verge. The roofs feature very tall, square-stack chimneys emerging from within the roof, avoiding the ridge, with stone-coping. The shop frontages are modern, contrasting to the 'conservation' designs which surround The Square. Upper-storey windows are mullioned, UPVC, and are set between small, recessed balconies.

Bear Hill

The built form of Bear Hill is comprised of architecture of medieval through 21st century provenance. This generates a highly varied array of historic buildings which furnish the streetscape with an exceptional density of architectural features. Distinctively, Bear Hill contains significant and influential elements pertaining to each of the major periods in Alvechurch's urban development. The brick 18th and 19th century structures of both vernacular and polite forms are most prevalent, with both the large structures and terracing of this period interspersed by 16th through 17th century timber-framed houses of the medieval market-square, 1920s civic architecture, small-scale 1930s ribbon development, and small areas of 20th and 21st century expansion which both contrast with, and conform to the historic built form respectively. Numerous landmark buildings are located along the hill, with the 16th or 17th century 'Old House' in the west, alongside the prominent 18th century former Grammar School buildings and the early-20th century 'arts and crafts' village hall at the junction with The Square in the east. Bear Hill could therefore be argued to represent an architectural-microcosm of the broader settlement, particularly when considered in conjunction with the western elements of the lane situated within the mid-20th century urban expansion discussed in the 'Bear Street and Snake Lane' character statement (Alv_021).

The Old House, situated atop Bear Hill, originates from the early-17th century with small elements of both mid-19th century and mid-20th century alteration and modification. The H-plan, timber-framed structure is two-and-a-half storeys in scale, featuring three gabled bays projecting across the structure to the front and rear, the central of which is recessed. The structure is formed of timber-frame with late-and-plaster and painted brick infill. The structure was partially underbuilt in the 19th century, restricted to the northern wing and formed of painted brick. The timber-framing is close-studded with straight tension braces to each floor. The first floor is jettied above the non-underbuilt southern wing, while the central gable feature herringbone bracing below the collar. Both the northern and southern gables feature two collars. The primary elevation is formed of the three cross-wings, with the recessed central-wing partially infilled and covered with a lean-to roof. The modifications to the gables have resulted in slight variation across the structure's apertures. Bay, oriel and casement leaded windows are evident, and both 17th century studded doors under segmental heads and 19th century entrances with moulded wooden architraves feature. The structure is situated atop a painted sandstone plinth.

The largely two-storey terraced cottages south of The Old House (Nos. 12 – 28) reflect other areas of the village, with a gradual transition from a predominantly vernacular to polite 18th and 19th century architectural form when moving from the post-medieval settlement fringe to the core respectively. While the terracing generates a broadly linear building line, set immediately adjacent to the roadside, the multi-phased construction and variation in design ensures the frontages are distinctive from one-another. The roof line is inconsistent with variations in form, pitch, and tiling along the terrace, and cross-gabled and cross-hipped wings both evident. The predominant character of the terrace is therefore generated by the collection of varying 18th and 19th century components, generating a streetscape highly 'furnished' by 18th and 19th century architectural features, mirroring that of Red Lion Street to the northeast (see Alv_032). While decorative aperture-surrounds are a consistent feature, there is a transition from brick segmental arches and lintels, to those formed of moulded ashlar with





features including decorative keystones. String courses, drip moulds and a consistent dentil cornice are also featured along the terraces. Windows vary in form from the predominantly side-hung casements the west, to the sash windows which dominate closer to The Square.

The prominent late-18th century building south of the road, at the eastern extent of Bear Hill, at the junction with The Square (numbers 1 and 3) forms another landmark structure within the area. Historically the site of the Alvechurch Grammar School, the buildings now house the village Post Office and two shops. The structures have an extensive footprint, and feature three-storeys below shallow-pitched, hipped roofs of dark tiles. The primary elevation features four ranges of large windows, of predominantly replacement-sash form with side-and-top-hung casements at the upper storeys. The second storey features distinctive semi-circular headed windows, unique within the settlement. The shop frontages are formed of large Georgian-barred windows with 'conservation' sensitive signage. The windows surrounds are highly distinctive with the first storey windows set above stone lintels, with shallow-pitched brick segmental arches. The elevations are furnished by a number of cast-iron wall ties, and a dentil cornice. Chimneys are highly prominent, with large rectangular-stacks emerging from both the side-elevations and within the structure, avoiding the ridge.



West of the historic Grammar School, further along the southern roadside, are five properties formed of 1930s and early-21st century semi-detached and terraced dwellings respectively. The two-storey 1930s properties are characteristic of the period, with a varied roof line-and-form featuring prominent cross-gables at the primary elevation from the steeply pitched, half-hipped roof. The properties are rendered at the first storey, with side-hung casement windows with stone sills, header-bricks defining the apertures, and side-gabled canopies. The three-storey 21st century terraces of three dwellings has inherited features from both the 19th and early-20th century built form of the character area. The header-brick segmental arches and sills, projecting string course, brick gable-returns below the cross-gables, and gabled dormers and canopies reflect the vernacular-aesthetic of 19th century structures; while the structural scale, prominent cross-gables to the primary elevation, and partial rendering of areas of the first-storey is inherited from the adjacent 1930s housing.

Opposite the former Grammar School is the late-1920s village hall. The hall is highly distinctive in its combination of numerous period features, and is of the 'art and crafts' architectural movement. While the building is formed of Flemish-bonded brickwork, this supports an extensively timber-framed half-hipped roof, with prominent cross-gables from the southern extent of the primary and rear elevations. The half-hips project the side-elevations, with all four gables featuring ventilation-slits towards the peak. The roof features eight gabled dormers set wholly within the roof space (four across both the primary and rear elevations), reflecting the 18th and 19th century cottages along Swan Street, Red Lion Street and Meadow Lane (see Alv_032). The roof is made further distinctive by its prominent pitch, dark tiling, and roof vent. The 'crittal' windows are set below tiled-lintels with a 'compressed' dentil moulding. Both the window and door surrounds and structural-corners are defined by differentially coloured brickwork.

Set back from the Bear Hill road are the large, detached dwellings of The Shrubbery and Bearhill House. The latter is a one-and-a-half storey, later-20th century property distinctive through its timber-cladding with cross-wings featuring half-hipped roofs. The Shrubbery is more historic, possibly pertaining to the 18th and 19th centuries. The loosely L-plan and extensive structure features numerous wings with a moderately-shallow pitch hipped roofs, with exception of the cross-gable at the southern-eastern extent. The structure is largely rendered and painted, with areas of exposed brickwork again to the southeast. Multiple-phases of construction and expansion are evident, which is reflected in the variation in roof and structural form, alongside features evident within the elevations. Both bay and casement windows can be identified, alongside various chimneys projecting both from the elevations and through the roof from within the structure. While The Shrubbery is set within a highly enclosed and secluded plot (mirroring that of the adjacent St Laurence's Church (Alv_023)) it retains a significant influence on Bear Hill through the prominence of both its gateway and the expansive brick revetment aligned to the south of Bear Hill from the crest of the hill down to the aforementioned 18th and 19th century terraces.



Swan Street

The northern extent of Swan Street is formed of two rows of multi-phased terraced cottages which form a distinctive gateway to the village core from the south. The cottages are one-and-a-half or two-storey, aligned adjacent to both the eastern and western roadside, with a distinctively industrial-vernacular character. This contrasts notably to the more polite-architectural forms of the 18th and 19th century structures along much of Bear Hill and around The Square. The cottages are constructed of brick of varied bonding, including both English-and-Flemish bonded red-brick, often with four courses of stretchers to one of headers. The cottages display an abundance and variety of characteristic period features; with dentilation below the eaves discernable along the entirety of the terraced frontages.

The one-and-a-half storey cottages west of Swan Street and north of the public house (numbers 14-22) are raised above the street behind a brickwork revetment consequent of the 20th century road-widening and the rising topography of Bear Hill. These Flemish bonded cottages feature side-hung casement windows set below single-coursed segmental arches of header bricks. Highly distinctive gabled dormers are set partly below the eaves with small, plain bargeboards. Square-stack brick chimneys emerge through the ridge with stepped-coping. Immediately opposite these dwellings, a further terrace of two and one-and-a-half storey cottages (numbers 1-11) are evident of a broadly contemporary form and scale. The eastern cottages are however distinctive through the presence of both vertical-sash windows and painted ashlar lintels and sills. Several of the windows are side-hung, again with single-coursed segmental arches. Brick chimneys again emerge from within the terraces, the majority of rectangular-stack form, passing through the roof space towards the primary elevation. In contrast to much of the

18th to 19th century cottages of the character area, the properties have been rendered and/or painted, concealing the distinctive brick-bonding. Gabled dormers are also evident partly below the eaves of the one-and-a-half storey structures, again with plain, painted bargeboards. A number of bespoke features are also evident within the primary elevations, including cast-iron 'S'-shaped wall-tie plates.

Constructed prominently within the western terrace of Swan Street, 'The Swan' public house forms a landmark structure along the southern village approach. The two-storey structure of Flemish-bonded, painted brick features vertically-sliding sash windows of both 'bay', and recessed narrow-vertical forms at the ground and first stories respectively. The doorway has a distinctive wooden surround, with flat-roofed canopy supported by decorative corbels.

At the northern extent of Swan Street, immediately prior to entering The Square, two sets of highly distinctive 18th and mid-19th century terraces are located immediately west of the street, again set above the pavement behind a brick-revetted path. The 18th century structures (numbers 2-6) are formed of three cottages representing the converted village workshop. The dentilation, single-coursed segmental arches of header bricks, bonding, and side-hung casement windows are contemporary to the cottages further south (numbers 14-22), while the projecting lintel-course is distinctive of these properties. Numbers 8 and 10 are of a mid-19th century provenance, with their top-hung casement windows, set between ashlar sills and French arches, unique within the streetscape. Finally, The Old Forge (number 11, The Square) extends the 18th to 19th century industrial-vernacular from Swan Street partially into the more polite-architectural environment of The Square. The single-storey, L-Plan structure features a highly distinctive cross-gabled frontage, with projecting brickwork courses below the eaves and along the gable-verge forming a distinctive pediment. The large, wooden-barred windows and doorway are set below header brick arches with a single or double-course respectively. The Old Forge features distinctive side-hung doors defining the entrance below the cross-gable pediment.

Radford Road

The southern extent of Radford Road mirrors Swan Street's industrial-vernacular, with both cottages and working buildings pertaining to the 18th and 19th century industries at the historic village-fringe. While these structures have a strong correlation and connectivity to those directly associated to The Town Mill (see Alv_022), the mid-20th century construction of the local sports and social club has resulted in the demolition of elements of the 19th century streetscape; thus, partially fragmenting the historically consistent line of industrial buildings stretching from the mill to the village-core.

The terraced cottages situated south of Number 6 The Square and before Gothic Cottages (Numbers 1 and 2, Radford Road) contain numerous features distinctive of the 19th century industrial-vernacular. This includes the English-bonded, red-brick walling, and the frontages featuring side-hung casement windows and doorways set within decorative brickwork surrounds formed of single or double-coursed segmental arches. The gabled roof is steeply-pitched, with dark plain-tiling and dentils along the primary elevation. As with Swan Street and Red Lion Street, the buildings feature gabled dormers with painted bargeboards. Additional characteristic features include historic wall ties, and a highly distinctive, bricked-up presumed vehicular entrance in the northern extent.

Elements of the 18th and 19th century village-fringe industries are also evident within the three-storey structure projecting from the rear of Number 7, The Square. While the primary elevation of this structure has been rendered and converted to a 'polite' shop-frontage, numerous features within the rear and side elevations betray a historically industrial provenance. The eastern elevation features taking-in doors at each storey, and the header-arched apertures and dentilation mirror those of the workers-cottages and working-buildings along Swan Street and Red Lion Street. Although two of the taking-in doors have been regenerated with modern UPVC windows and the machinery which facilitated the movement of materials have been removed, the former industrial functionality of the structure remains clearly tangible.

The Alvechurch Sports and Social Club is contemporary to The Precinct of The Square in both its 1960s design and provenance, forming the second component of the mid-20th century civic development within the village core. The three-storey, cross-gabled structure is situated to the rear of the early-19th century retail-terraces to the southeast of The Square (Numbers 7-10). The structure is set-back from the roadside behind a large car park, the construction of which necessitated the demolition of several 18th and 19th century industrial structures and the 'Mill Bank' cottage which historically situated immediately southwest of The Town Mill. The building features mullioned windows set within stretcher-bonded brown brick walls, with pantiled, gabled roofs of varying pitch and a number of flat-roofs to projecting to the east.

Statement of Inherited Character

The character area roughly comprises the nucleated core of the medieval through post-medieval settlement, incorporating the medieval market-square and its radial arteries. While the loss of the medieval market may have led to a modicum of settlement contraction, there has been considerable wayside 18th and 19th century linear expansion, particularly along Red Lion Street, Swan Street, and Bear Hill to the north, south, and



west respectively. This creates a distinctive historic streetscape and urban morphology, with 15th through 20th century wayside structures clustered around the historic market-square, and many of the 18th and 19th properties occupying medieval and post-medieval burgage plots. The wayside terraced properties which are aligned to the radiating streets form historic avenues to and from the settlement-core. The 20th century widening of the road and increasingly busy road-traffic has however reduced pedestrian freedom of movement, significantly reducing the inherited marketplace character of the locality.

The area features an extensive and varied collection of historic buildings, encompassing the late-medieval through 21st century development of Alvechurch. The 15th through 17th century timber-framed structures intersperse a plethora of 18th and 19th century civic, industrial, and residential properties, which themselves predate small areas of highly distinctive inter-war and post-war development. Numerous historic-architectural features are therefore evident of both 'polite' and 'vernacular' forms pertaining to the historic commercial and industrial functionalities of the village core and fringe respectively. The low set-back and high density of the structural form ensures these features are highly prominent within the streetscape, furnishing the area with a distinctive and significant inherited character. This is further compounded by the 'conservation' style signage and infrastructure. The primary characteristics of the area are therefore both the diversity and prominence of the historic architectural features, inherited from the broad range of both periods of functionalities from which the buildings pertain. Many of the historic structures form landmark and 'gateway' structures within, along and between The Square and the radial-streets. Historic buildings therefore continue to define and demarcate the settlement core despite the extensive 20th century urban and infrastructural development in the vicinity. Crucially, the area's built form appears to have been preserved in relatively good condition, despite extensive conversion of historic buildings, with minimal 20th century demolition or imposing modern developments. While this somewhat counter-balances the impact the road-widening has had on the village core's sense of place, the area remains highly sensitive to further insensitive modification to its land-use and structural assets.

The area is considered to be of significant potential for below ground archaeological deposits in association to the medieval marketplace, and post-medieval village. The lack of substantial modern redevelopment suggests that the presence of sub-surface archaeological features pertaining to activity within the settlement core and fringe is highly probable and stratified deposits of 12th through 17th century provenance with datable artefactual and environmental assemblages have been identified. There is some potential for waterlogged deposits within the area; however none have as yet been identified.

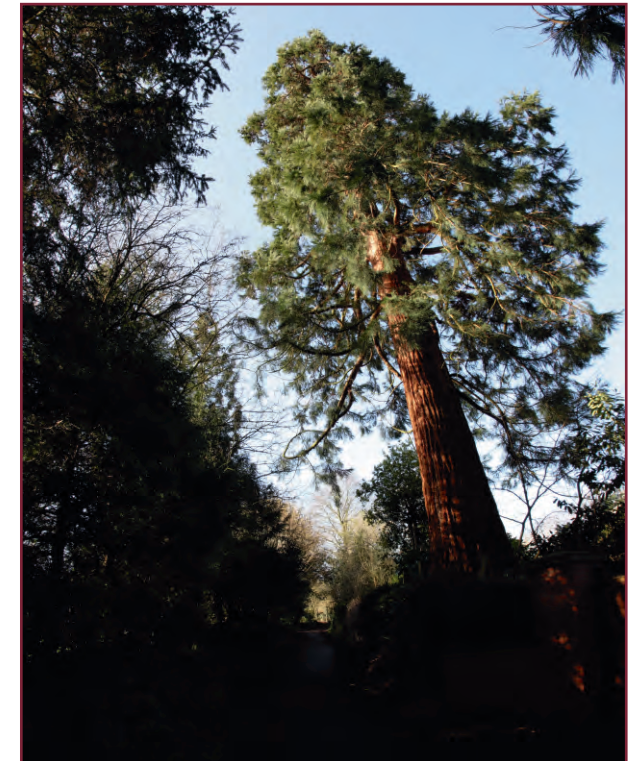


Primary Characteristic Components

- Historic urban morphology with medieval market-square through post-medieval industrial and civic components
- Density, proportion and condition of medieval through 20th century historic structures
- Medieval through 19th century landmark structures
- Highly enclosed streetscapes formed by low-set back, high density and linear building lines of historic built form

Historic & Inherited Characteristics

- Numerous and diverse array of 15th through 20th century structures with a plethora of 'character' architectural features and forms
- Density and variety of both vernacular and polite 16th through 19th century architectural features within the frontages forming a highly furnished streetscape
- 'Conservation' style street furniture, signage, and commercial frontages
- Landmark historic structures including a 16th century timber-framed house, 19th century commercial buildings, and 1920s civic hall
- Extant medieval market-square and post-medieval tenement plots, preserved
- High potential for below ground medieval and post-medieval archaeological deposits associated with the historic village core



Historic Environment Resource:	B : 3	A : 3	L : 2
Inherited Character	S : 3	B : 3	L : 2
Sensitivity	High		

Redditch Road East

Alv_036

The Redditch Road East character area is defined by an area of 1920s ribbon-development, evident as a crescent of former social-housing approximately 400m south the historic village-core. The construction of the character area truncated the northern extent of a post-medieval field parcel within Lye Meadow, a watermeadow associated to the River Arrow and the watercourses of the Bishop's Palace to the north. The eastern boundary therefore demarcates that of the former field parcel, which itself was derived from the historic perimeter of the medieval Alvechurch Palace deer park. The character area is therefore defined by the Redditch Road in the west, the hedgerows of the reconstituted historic boundary in the east, and the rear-plot boundaries of the 1920s plots to the south.

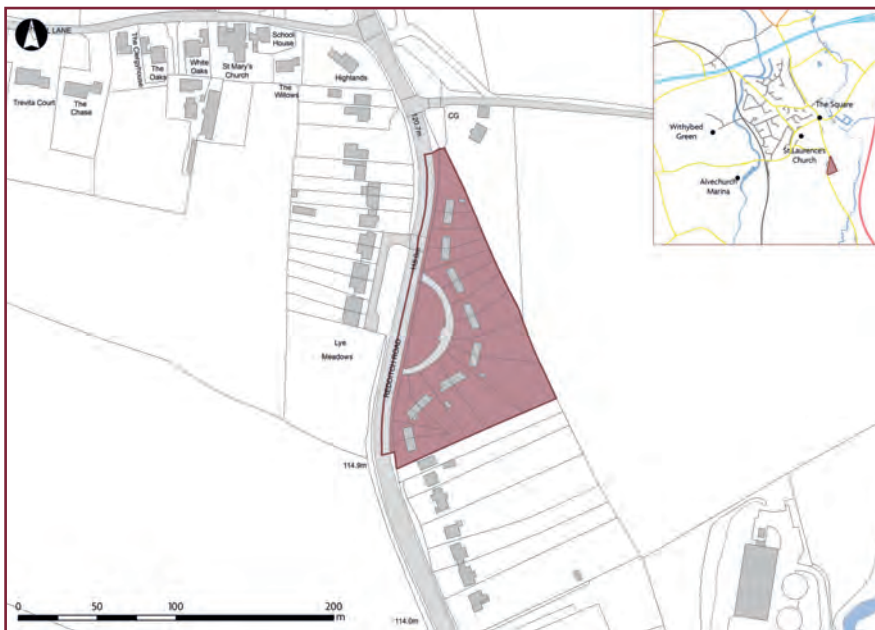
Urban Morphology and Landscape Context

The character area is situated within a curvilinear street-pattern, forming a crescent set-back from the Redditch Road. The area is sub-divided via prominent hedgerows and lap-panel fencing with the character area clearly demarcated from the Redditch Road via a tall hedgerow which sits at the fore of a semi-circular green-space containing multiple mature trees. This demarcation and street-pattern creates a strong sense of enclosure and distinctiveness from the surrounding urban and rural environments. Views of the rural landscape of piecemeal enclosure across the medieval parkland are granted to the east from the rear of the plots towards Newbourne Hill and Rowney Green. There is no notable street furnishing, with paving limited to the narrow asphalt side-road bordered by narrow pre-cast concrete kerbing.

Built Form

The character area contains eight 1920s structures of sixteen individual dwellings. The buildings have a uniform design and form, creating a strong group coherence and distinctiveness from their immediate and broader landscape. There is a moderate structural density, with the relatively broad lateral spacing of the structures affording views across the eastward countryside towards Rowney Green from the street. The structures sit at the mid-front of their plots which are irregular in form and extent due to the radial street-pattern.

The buildings are semi-detached, two-storey of brick stretcher-bond construction, all but one of which have been subsequently rendered with an off-white colouration. Roofs are formed of pantiles within a hipped or gabled structure of a moderate pitch. A dentil cornice is evident along stepped-brick details along the gable-verges. Chimneys are brick, square-stacked and project through the ridge (gabled and hipped roofs) and/or within the lateral walls (hipped roofs only). Windows are rectangular with horizontal emphasis and are of mullioned UPVC construction. A double-ring segmental archway is evident above the ground-floor window; however, this is widely concealed by the



Primary Characteristic Components

- Rendered early 20th century housing
- Curvilinear street pattern
- Eastward rural views
- Prominent hedgerow boundaries

Historic & Inherited Characteristics

- 1920s social housing urban form and aesthetic
- Alignment to historic deer park boundary

Historic Environment Resource:	B : 0	A : 1	L : 1
Inherited Character	S : 2	B : 2	L : 1
Sensitivity	Moderate		

rendering of most properties and the later addition of bay windows and canopies. Doorways are square-headed and rectangular, of UPVC construction, and with side-gabled pantile canopies projecting above the doorway and sporadically the frontage.

Statement of Inherited Character

The predominant historic characteristics of the area are derived from the urban form and aesthetic of the 1920s former social housing. The integrity of the housing as representative of this era of local development has however been moderately compromised by the extensive rendering of the structures alongside the modification of a number of their features, masking distinctive elements of their original design. The eastern alignment of the rear-plot hedgerow boundaries with the perimeter of the medieval deer park is also significant if less tangible.

Swan Street

Alv_037

The character area encompasses the southern approach to the Alvechurch village-core along Redditch Road and Swan Street. This encompasses the early-to-mid 20th century ribbon development constructed within the post-medieval tenement plots south of the village core along Swan Street and Redditch Road, opposite 19th century cottages interspersed by small-scale 20th century development.

Urban Morphology and Landscape Context

The 1930-40s ribbon developments have modified the streetscape considerably resulting in the loss of a number of 18th and 19th century structures and the sub-division of the historic village-fringe enclosures. The narrow and rectangular plots of medium-density housing, with significant structural set-back of at least 15m, contrasts markedly with the extant 19th century cottages situated immediately adjacent to the roadside. The topography of the area is highly significant, with the road constructed loosely aligned to the contours of Bear Hill resulting in the houses of the eastern ribbon developments being set prominently above the street. This is enhanced by the revetment of the eastern slopes of Bear Hill during the widening of the road in the 1930s, and construction of distinctive retaining walls. Later-20th century development has occurred between the 19th century cottages and ribbon developments; thus, forming a distinctive avenue of approach to the village core, notably enclosed by the topography, walling and building lines.

The roadside boundaries of Swan Street are highly characteristic, with the revetment-walling evident in several distinctive forms. Most prominent of these is the tall, red-brick walling extending 150 metres from the fringe of the village core towards the crest in the hill opposite 'The White House' (no. 49). This stretcher-bonded, brick-capped revetment-wall features characteristic dog-tooth brickwork aligned vertically within the façades, and stands at approximately 2 metres in



height. Stone 'rubble' walls of irregular, uncoursed construction extend the prominent revetment-walling to the south, prior to the tall Flemish-bonded red-and-engineering brick wall of nos. 56 and 58, which likely pertains to 'The Elms', demolished in the late-20th century for the modern housing development. Elsewhere, steep embankments slope down to the roadside forming earthwork boundaries at the fore of the 1930-40s plots. A further uncoursed, stone, rubble wall is prominent at the eastern flank of the road, revetting the open, green space at the interface of Swan Street and Redditch Road and representing the historic western extent of the medieval deer park associated to the Bishop's Palace. The coursed-stone gateway to Lye Meadows (Alv_034) and the Lodge Farm holdings is extant, although the associated lodge was demolished in the mid-20th century. Inter-plot boundary features vary, including box-hedgerows, walling, and palisade fencing. A section of the well-preserved hedgerow boundary of the post-medieval



parliamentary enclosures south of the village is also evident adjacent a large and densely wooded disused clay pit.

While the topography and building lines restricts viewsheds out of the character area, a panoramic viewshed over the slopes of Newbourne Hill and its now enclosed rolling parkland landscape is afforded south of 'The White House' (no. 49). This viewshed maintains an element of rural connectivity to the southern village approach, which has been gradually eroded over the 20th century with the residential, recreational and industrial developments along Redditch Road (see Alv_028, Alv_036).

The curvilinear road is relatively broad, having been widened in the 1930s, with asphalt surfacing, pre-cast concrete kerbing and late-20th or 21st century road signage and demarcation. While there is no formal ornamentation along the roadside, the aforementioned walling in conjunction with a high density of front-garden trees, hedges and planting schemes generates a highly 'furnished' streetscape.

The character area is considered of high potential for significant below ground archaeological deposits, particularly pertaining to medieval and post-medieval activities associated with the historic village core and fringe. Historic mapping identifies numerous post-medieval tenement plots along Swan Street, with the road representing the southern element of the village's medieval street system. Archaeological potential is further enhanced by the road's alignment to the western park pale of the medieval deer park associated to the Bishop's Palace. The historic boundary is preserved in the 20th century property boundaries and the presence of associated sub-surface deposits are deemed highly likely. A number of prominent earthworks pertaining to disused clay or marl pits are evident immediately adjacent to the road, which alongside the plethora of contemporary features surrounding the village, are indicative of the medieval through post-medieval extraction which sustained local agriculture and industry.

Built Form

The housing of Swan Street and the northern extent of Redditch Road is of three broad phases: remnant 19th century wayside cottages pertaining to the pre-20th century rural-urban fringe; 1930s to 1940s style ribbon development of large, detached housing along the western flank of the street; and later-20th century urban infill through small scale housing development within the remnant historic urban fringe-enclosures and inter-plot gap-sites.

Two mid-19th century wayside cottages are located to the east of Swan Street – 'The Limes' (no. 23) and 'The White House' (no. 49). 'The Limes' is a two-storey cottage of circa 1850s origin, with a frontage of Flemish-bonded brick of burgundy colouration. Three highly distinctive string courses of blue engineering brick cross the primary elevation aligned to the centre of the windows, the window sills and the window lintels. The string-course aligned to the sills is formed of a double-course of engineering brick, in contrast to the two singular courses above. The cottage is gabled with a steeply pitched roof of plain tiles with roll-top

ridge tiles. Two rectangular stack chimneys with string courses and stepped coping are position at the gables, emerging through the ridge. The wooden side-hung upper storey windows are of a vertical-rectangular emphasis with mullions, set above painted ashlar sills and below segmental arches. The ground floor squared-bay windows and front-door are situated below lean-to and front-gabled wooden canopies respectively. Further south 'The White House' is a two-storey former wayside cottage, now extended to form a nursery. The structure is rendered, painted and contains numerous cross-gables with particularly steeply pitched roofs. The verges are defined by bargeboards, with dark plain-tiles cladding the roof, and wooden finials atop the gables. Large square stack chimneys emerge from within the roof space with stepped coping. Windows are set between painted ashlar sills and notably shallow segmental arches.

Nos. 37 – 47 Swan Street are six, terraced houses constructed at the roadside with no set-back. A six-unit terrace has been located at the site since the early-19th century; however, the contemporary structure represents a 1972 rebuild of the original housing. The modern structures have broadly retained the architectural form and aesthetic of the 19th century properties, with shallow-pitched gabled roofs above two-storey properties interspersed by square-stack chimneys passing through the ridge. The primary elevations feature two vertical-rectangular windows, and a horizontal-rectangular window with canopied doorway, at the second and ground storey respectively. Windows are set above ashlar sills, although these are less prominent than their predecessors, and are devoid of the historic segmental relieving archways. The roof line is stepped, reflecting the downward sloping topography towards the village core. Thus, despite its relatively modern construction, the terraces have retained a historical provenance.

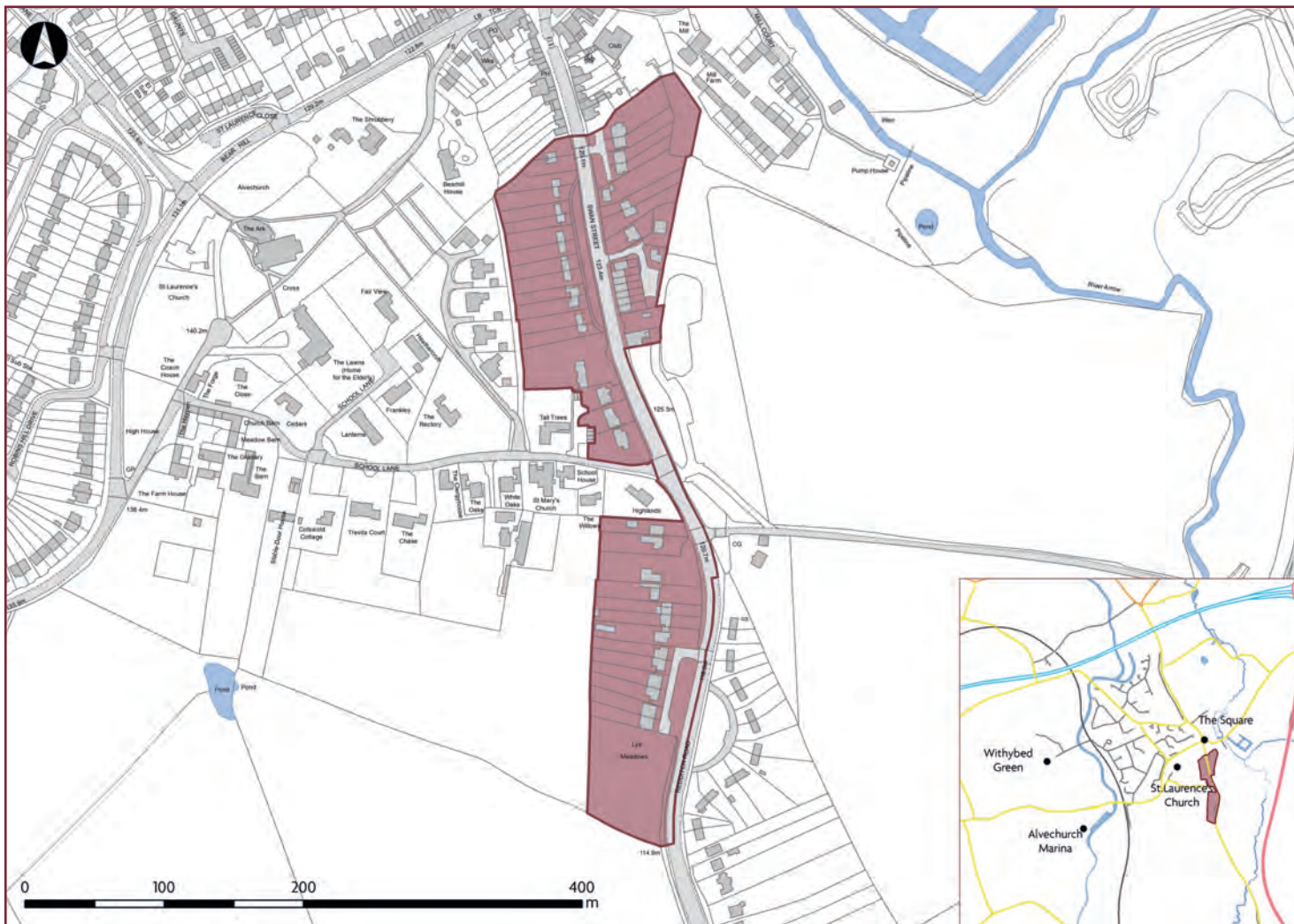
The housing of the 1930-40s ribbon development are of a relatively consistent form, constructed on the site of the demolished 'Punches Castle' and set prominently atop the western Bear Hill slope. The large, two storey detached properties feature hipped roofs with prominent forwardly projecting cross-gables featuring stepped gable-returns. The brick and sporadically rendered properties have steeply pitched roofs of pantiles with large square stack chimneys emerging from within the roof space. Square and horizontal-rectangular UPVC mullioned windows are set within relatively low density frontages. Immediately south the three later 20th century detached properties, developed subsequent of the demolition of the 19th century 'The Elms', are of contemporary design to the 1930/40s housing, albeit with cross-hipped projections.

Interspersing the 19th century cottages and 1930-40s-style ribbon development are a number of mid-20th century semi-detached properties, distinctive of 1950s through 1970s architectural form. The stretcher-bonded red brick, gabled properties have moderately pitched pantile roofs with bargeboards at the verge and short, square-stack chimneys at the centre of the structures passing through the ridge. The housing features horizontal-rectangular UPVC mullioned windows with lean-to window and doorway canopies.



Statement of Inherited Character

While the inter-war ribbon development and road-widening along the Swan Street has removed all but remnants of the 19th century built form, numerous distinctive inherited features form a highly characteristic streetscape. The area's early-20th century boundaries, particularly the walling constructed to retain the Bear Hill revetment, is highly distinctive and contributes significantly to the strong sense of enclosure of the southern 'avenue' towards the historic village core. The late-19th century wayside cottages of 'The Limes' and 'The White House' form landmark structures along the street's western flank, with the former of particular historic character with an array of period features. While the six terraced dwellings situated between the two cottages are of 1970s origin, they represent the reconstruction of the early 19th century 'Bug Row', and have inherited the broader architectural form and aesthetic. Swan Street is considered of high potential for significant below ground archaeological deposits, particularly pertaining to medieval and post-medieval activities associated with the historic village core and fringe and the Alvechurch deer park.



Primary Characteristic Components

- 1930-40s ribbon development set prominently up the western Bear Hill slopes with considerable structural set-back
- Tall, roadside walling of distinctive 'dogtooth' brickwork or uncoursed stone
- Wayside 19th century cottages and rebuilt terraces
- Sporadic, panoramic rural viewshed
- Topography, revetment-walling and building line forming enclosed southern 'avenue' from/to the historic village core

Historic & Inherited Characteristics

- Prominence of distinctive boundaries of early-19th through early-20th century origin
- Wayside 19th century village 'fringe' cottages and reconstructed terraces
- Viewsheds of the Newbourne Hill post-medieval enclosure and medieval deer park landscape
- High potential for significant medieval and post-medieval below ground archaeology

Historic Environment Resource:	B : 2	A : 3	L : 2
Inherited Character	S : 3	B : 2	L : 3
Sensitivity	Moderate/High		