



SHRUBBERY AVENUE

Conservation Area Appraisal

November 2019



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01 Introduction

The Shrubbery Avenue Conservation Area was designated in 1993 and is an area of 5.5 hectares located approximately 1km north of Worcester City Centre. The designation recognises the high quality late 19th and early 20th century architecture, the planned development form, and the historic interest of the buildings.

A Conservation Area is defined in the Planning (Listed Buildings and Conservation Areas) Act 1990, as an 'area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Section 69 of the Act places a duty on the local authority to designate conservation areas and to review their extent. Section 71 places a further duty 'to formulate and publish proposals for the preservation and enhancement' of conservation areas. Designation, review and appraisal helps to ensure that an area which has been identified for its special architectural and historic significance continues to be protected and managed appropriately.

Conservation is the management of change to a significant place in a way that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations. The conservation area appraisal is a means of assessing the special architectural and historic





interest of an area and how this contributes to the character of the place. The appraisal will be a material consideration in planning applications and should be read in conjunction with the management proposals for the conservation and enhancement of an area.

National planning policy, as set out in the National Planning Policy Framework (NPPF), draws attention to the desirability of preserving and enhancing heritage assets in a manner appropriate to their significance which subject to appropriate assessment and justification, can include adaptation and change. Development proposals that preserve elements which make a positive contribution to the conservation area, or which better reveal the significance of heritage assets, should be treated favourably.

Local planning policy is contained within the South Worcestershire Development Plan (adopted 2016). SWDP 6 and SWDP 24 are the policies most relevant to the Shrubbery Avenue Conservation Area. Historic England's *Advice Note 1: Conservation Area Designation, Appraisal and Management* is the national conservation area guidance to support this document.

Over time the pressures and demands of development can result in changes within a conservation area, and as such, local authorities are required to review these areas and their boundaries periodically. This appraisal forms part of a systematic review of all 18 conservation areas within Worcester City and is intended to be used by planning officers, developers and

landowners alike to ensure that the character is preserved and enhanced, not eroded. This appraisal will define the special character and appearance of the Shrubbery Avenue Conservation Area.

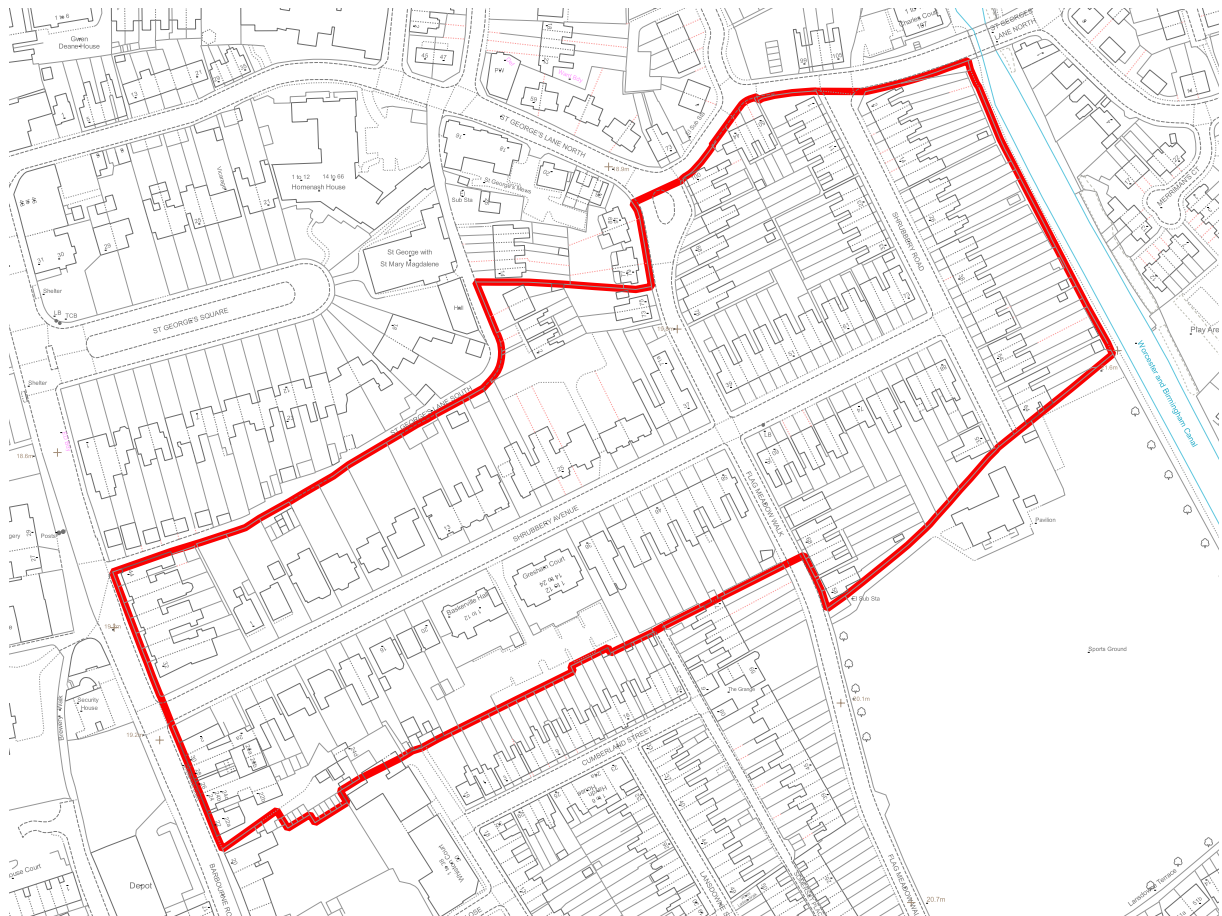
Located in Barbourne to the north of the historic city centre of Worcester, the Shrubbery Avenue Conservation Area is a planned late-19th century suburb. The conservation area borders the St. Georges Square Conservation Area to the north, the Canal Conservation Area to the east, and the Foregate Street and The Tything Conservation Area to the south west.

The distinctive character and appearance of the conservation area is very much dependent upon its grid plan layout and the high quality of built detail. The conservation area is unusual in that it has no listed buildings, however many of the buildings are significant either individually or more obviously as groups of buildings which hold a high townscape value based on historical plan form and architectural design and features.

The designation of this area is consistent with the designation of areas of earlier town houses and villas in the city, most notably the former Georgian expansion areas, such as Britannia Square and St Georges Square, to those developed in the Victorian and Edwardian eras. The growth of development was due to the introduction of railways which put Worcester on the national map and the coming of trams and cars which for the first time made travel from Barbourne into the city quick, simple and cheap.



Shrubbery Avenue Conservation Area Map



 Conservation Area Boundary



02 Article 4 Direction

Certain works, such as domestic alterations and extensions, can normally be carried out without planning permission under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015; such works are classed as ‘permitted development’. Whilst permitted development rights in conservation areas are slightly different, designation as a conservation area does not, by itself, protect against certain minor changes and alterations. Individually these changes may be small but cumulatively and over time they could spoil the special architectural and historic interest of an area.

Where local character or distinctiveness would be lost as a result of such small scale alterations which do not normally require planning permission, the Council can serve an Article 4 Direction. An Article 4 Direction removes specific classes of permitted development for works that have the potential to erode certain details or characteristics that are important to the special interest of an area of acknowledged importance, such as a conservation area.

To assist in maintaining the Shrubbery Avenue Conservation Area’s character, an Article 4 Direction (Appendix 2) is now in force across the

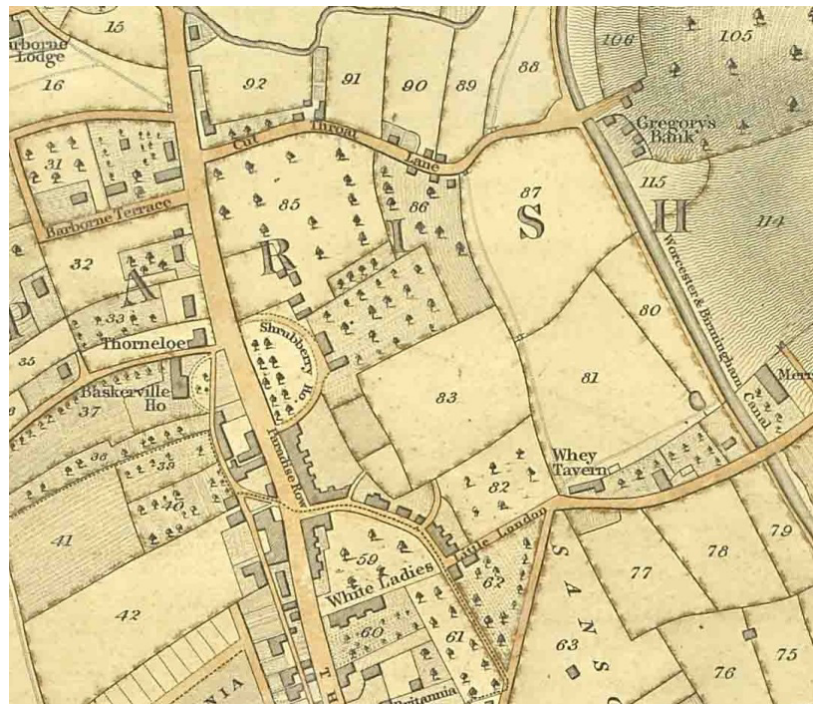
whole of the Shrubbery Avenue Conservation Area, which removes some permitted development rights. The serving of the Article 4 Direction provides additional protection by ensuring that proposals for minor change are assessed under the planning process to protect the special character of the area. Whilst examples of unsympathetic works are comparatively rare, where they do occur they can be considered detrimental to the overall quality of the street scene and collectively could spoil the special character of the area.



03 Historic Development

The overall development of Shrubbery Avenue and adjacent roads was shaped by the layout and boundaries of the Shrubbery Estate. Part of a plot of arable land, the area was farmed until the mid-18th century. The plan form and nature of the spaces within the conservation area reflects the historic development of the estate.

Mainley's Map (1822) shows Shrubbery House as a single large house with gardens and woodland stretching back to Flag Meadow Walk, beyond which open fields about the canal towing path. Surrounded by fields and orchards the area was essentially rural in character and appearance. Shrubbery House, from which Shrubbery Avenue takes its name, was one of several grand houses in the Barbourne area where it was fashionable for wealthy residents to make their homes in the 18th century. The house was well set back from the road and connected to it by a sweeping semi-circular drive.



Mainley's Map 1822



The Barbourne area remained fashionable throughout the 19th century and the area became increasingly attractive to developers particularly in the last quarter of the century. The vicinity suited those who chose to live conveniently close to the city whilst enjoying the open space and healthier air of the country. The popularity of the area was helped by the linking of a tramway from Barbourne to The Cross in the city centre from the late 19th century.

The re-development of the Shrubbery House grounds in the late 19th century followed;

Joseph Smith Hanson, the last resident of Shrubbery House, put the house up for sale in 1890 along with another house, the large garden and a piece of pasture land known as "Flag Meadow". John Stallard, a local developer, bought the property for £6,000 and proceeded to demolish the house and sub-divide the land into some 80 building plots. Following a simple plan of creating a spine road, Shrubbery Avenue running east from Barbourne Road to intersect with Flag Meadow Walk, the plots of land were laid out up to the north and south boundaries.

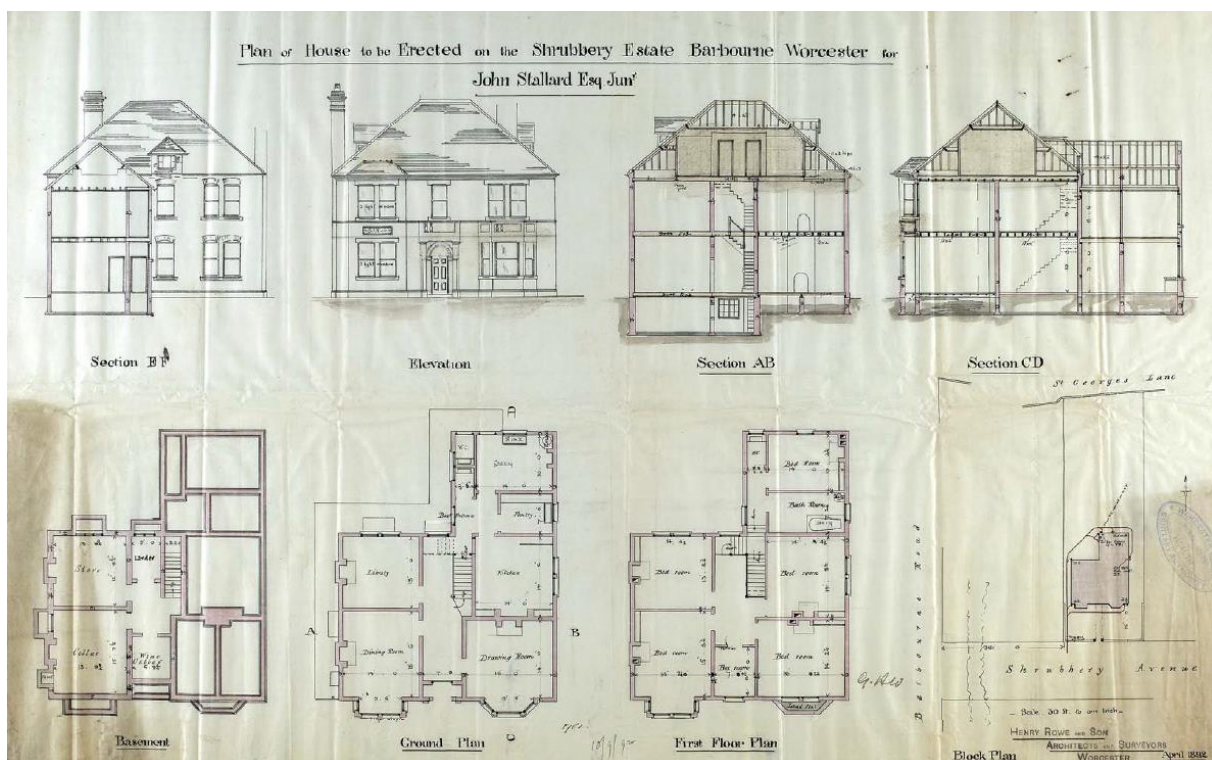


The estate plan of 1890 shows the intended 80 plots



In the half century between the planned layout of the neighbouring St. George's Square and that of the Shrubbery Building Estate, public expectations for domestic privacy had increased and this is evident on the choice here to build more roads and set the dwellings along them with no public spaces. The Shrubbery Building Estate Plan of 1890 shows that most plots were to be of a standard width, with considerably

smaller plots in the eastern part of the estate. Shrubbery Road was created to open up access to houses with their plots running back to the canal. Wider plots were planned for the corners, especially at the junction with Barbourne Road but the market for these houses proved unsustainable and the plots were sold off to suit purchasers.



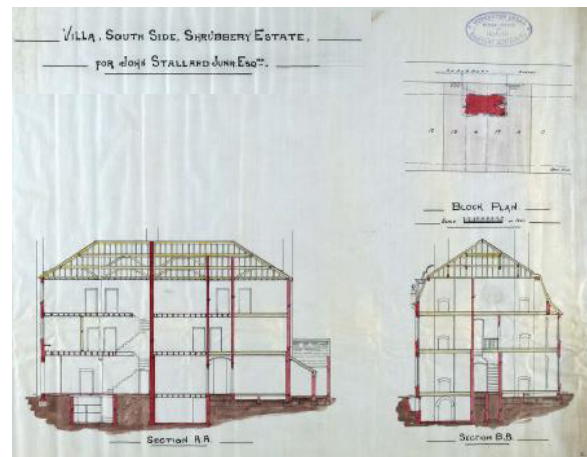
Building plan, House, North side 1892



Most of the houses were erected during the twenty years from 1890 to 1910 and many were built by developers such as DA Harper, W Shakespeare and John Stallard himself. The building began with the development of tall town houses on the east side of Barbourne Road to the north of Shrubbery Avenue; Nos. 22 Barbourne Road and No. 10 Shrubbery Avenue have date plaques of 1892.

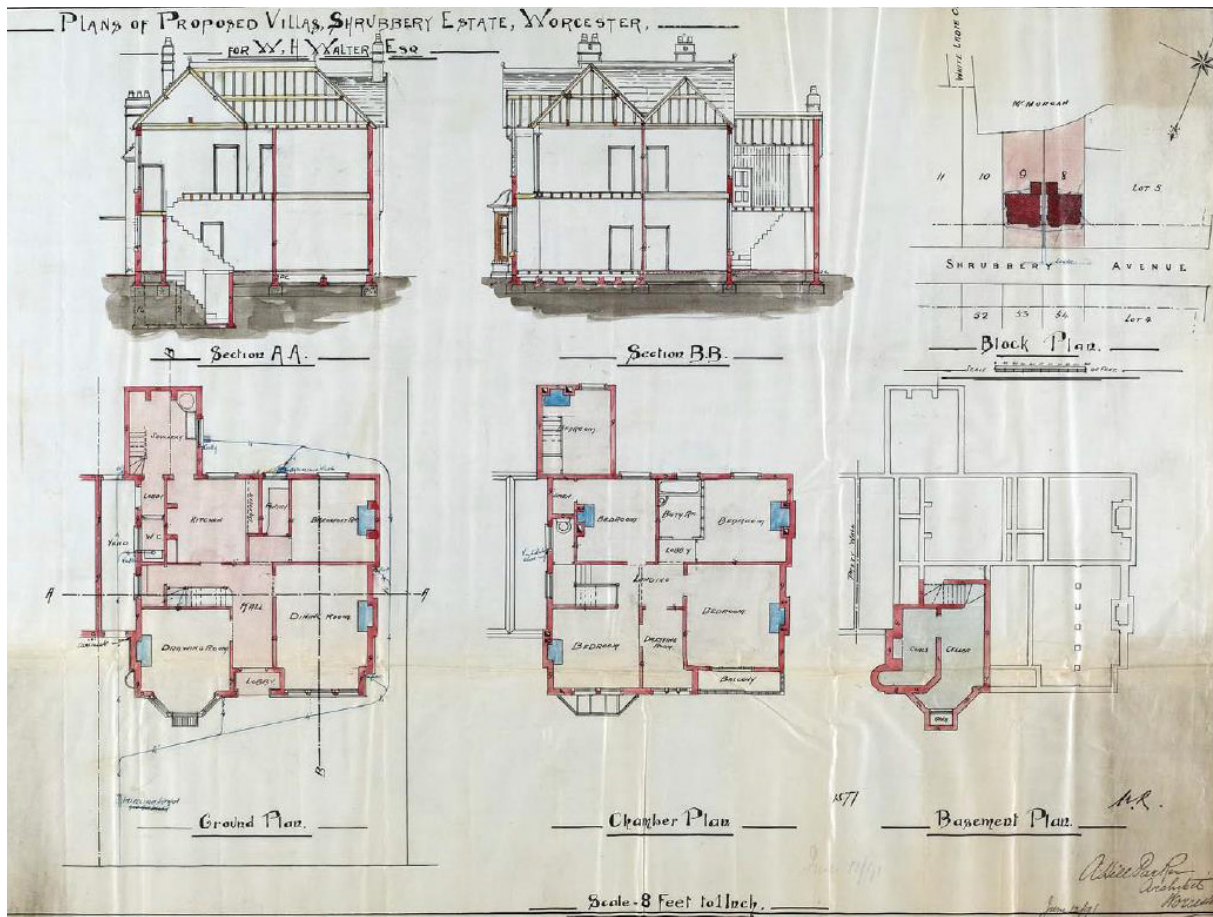
By the turn of the 20th century the extensive development of houses and the creation of new roads had been implemented and most of the estate had been erected. The 2nd edition OS Map shows that the take up of plots in the western arm of Shrubbery Avenue was sporadic with a number of gap sites still showing. East of Flag Meadow Walk the development was more complete, apart from at the north end of Shrubbery Road which had not yet been built on.

Housing was erected in a range of development patterns with free-standing villas, semi-detached houses and short terraces in a linear fashion. An exception to the recognised layout was at no.24 Shrubbery Avenue where four plots were amalgamated so that a single large building could be sited parallel to the road. This was New Baskerville House, designed by A. Hill Parker as a senior boarding house for the Alice Ottley School. The school was to use a number of houses in Shrubbery Avenue, mostly to house members of staff, but this



Building plans, Villa, plots 14 and 15, south side 1894

purpose-built boarding house is the only one to look institutional, and in contrast to the other buildings, with its Dutch gables and horizontal banding of brick and stone. The client for this was John Stallard who maintained his interest in Shrubbery Avenue for many years, retaining ownership of some of the houses and holding the principle that 'houses for artisans should be priced such that they could afford to own them'; this perhaps accounts for the smaller size of some plots in Shrubbery Road.



Building Plan, proposed villas, plots 8 and 9

Building continued into the early part of the 20th century and by the 3rd Edition OS Map of 1928 the remaining stretch of Shrubbery Road had been developed and gap sites filled, continuing the style of housing on the south end of the

road. More housing developed along Shrubbery Avenue, particularly to the south side, with some further plot division and infilling and by the mid-20th century all plots were filled.



Archaeology

Shrubbery Avenue lies some way to the north of the city centre, which was the main focus of activity at most periods, and just outside the Barbourne Brook and Frog Brook valleys, which have also produced evidence of occupation from prehistory onwards.

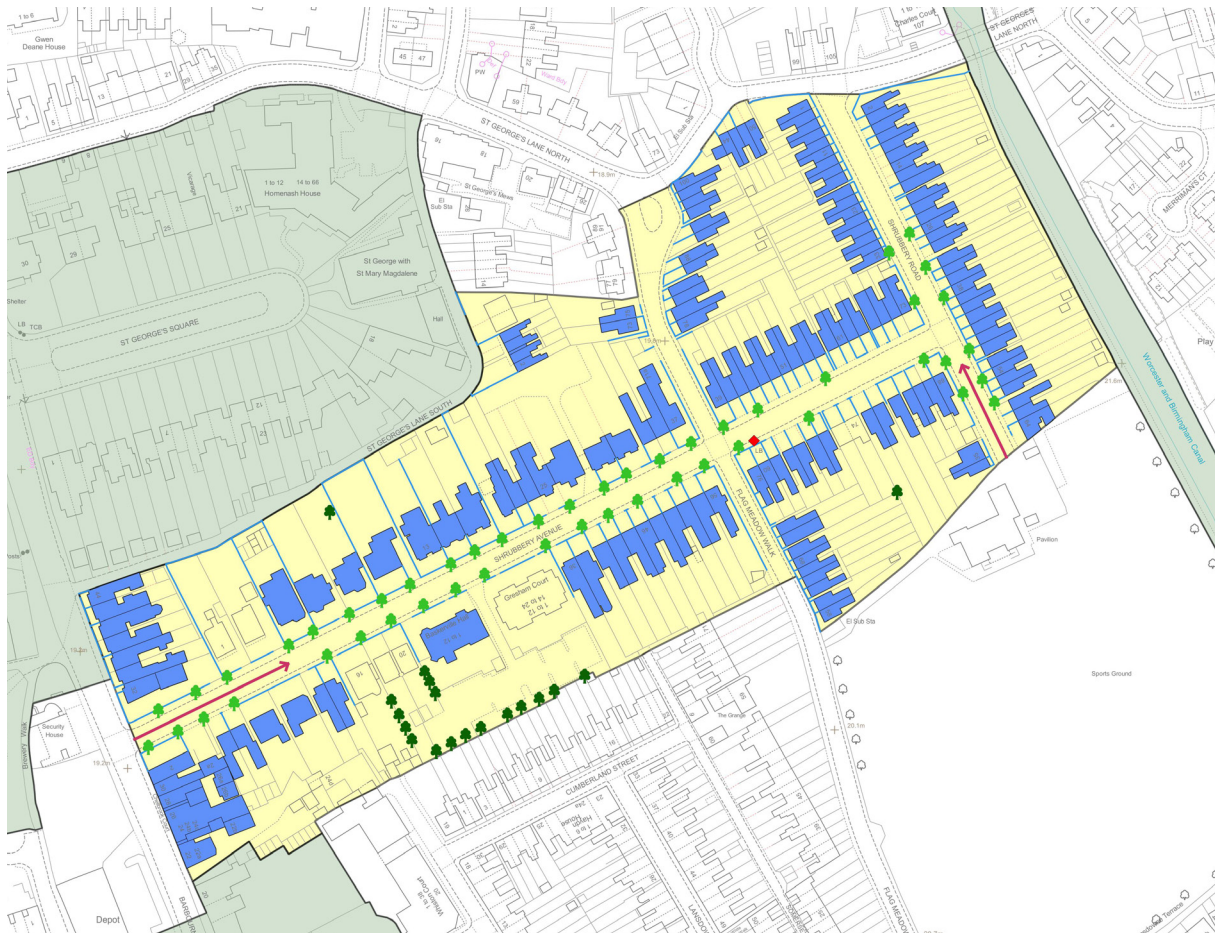
More recently significant and extensive evidence of Roman ironworking, as well as medieval land boundaries, has been found at the former Worcester City Football Club site, immediately outside the conservation area. The finds were dated to the 1st to 3rd centuries AD and included a single cremation burial. Further Roman finds have been made on St Georges Lane North.

Just outside the south side of the conservation area, on Whiteladies Close, two Roman ditches forming one side of a double-ditched enclosure were found. Internal features included a concentration of pits and postholes. Finds included pottery dating to the 2nd to 4th centuries AD, and unusually a quantity of iron ore, which is only rarely found. It is very likely that Roman and medieval remains extend into the conservation area itself.













Townscape Plan



Key

- | | | |
|--|---|---|
|  Conservation Area Boundary |  TPO Tree |  Significant Feature |
|  Adjacent Conservation Area |  Other Significant Tree |  Important View |
|  Key Unlisted Structure |  Boundary Feature of Townscape Value | |



04 Streetscape Character

Shrubbery Avenue Conservation Area comprises a variety of residential buildings, in detached, semi-detached and terraced arrangement, set along the sides of Shrubbery Avenue and adjacent roads. The rectilinear layout provides a more efficient division of plots rather than a picturesque design.

The area was planned as a grid and follows a rectilinear pattern to a common building line with house plots laid out as rectangles to correspond with the street lines. Principally on a north-south orientation along Shrubbery Avenue, plots in Barbourne Road, Shrubbery Road and Flag Meadow Walk follow an east-west orientation. Roads are straight and adjacent



Large terraced houses on Barbourne Road



Front gardens behind historic boundary walls

streets meet at right angles with houses fronting the roads and gardens set behind boundary walls with varying frontage depths. A short curved length of access lane to the south of 22 Barbourne Road follows the outer curve of what was the sweeping driveway to The Shrubbery.



The sizes of the houses vary throughout the conservation area. The large terrace houses which front Barbourne Road (Nos.22-44) have a different character than those on Shrubbery Avenue and this gives a contrast in appearance with the other buildings of the area. Being generally taller, their scale is more suited to the busy road and having the benefit of large volumes of passing traffic these buildings have taken on commercial uses, with most now operating as guest houses.

The core of the conservation area is Shrubbery Avenue itself which is somewhat self-contained and inward-looking. Mature trees line the road giving a sense of privacy and enclosure as the houses are less exposed. The western end of the avenue contains a mixture of building arrangements with mainly three storey structures, making these the most predominant buildings in the conservation area in both character and size. The larger houses vary from detached, semi-detached to short terraces, and plots are large with good size front gardens set back from the pavement line; regular gaps between the houses reinforce the importance given to separation and privacy, typical of a spacious residential suburb.

The houses to the north of Shrubbery Avenue have large plots at the rear accessed through a small back lane, St George's Lane South, a former service lane to the grand houses of St George's Square. Originally enclosed by walls the majority



A brick wall enclosing plots from the back lane, St. George's Lane South



Negatively, in some instances walls have been removed to provide parking

of the walls have now been removed to allow more access for car parking and some parts of the rear gardens have been paved over. The loss of this original characteristic has reduced the green cover and sense of 'back lane' enclosure.



The spaciousness of the houses and plots decreases at the eastern part of Shrubbery Avenue and house plots are closer together. This area contains linear sequences of two-storey buildings more modest in architectural style with a distinction of scale between those at the western side. The loss of front gardens and front boundary walls to drive ways has occurred increasingly in this area where space is less available and there is no vehicle access to rear gardens. Some of the front gardens have been kept as originally intended and where historic or traditional gate piers have been retained this helps to reinforce something of the earlier character.



Edwardian terraces on Shrubbery Avenue



Negatively, in some instances walls have been removed to provide parking



View of Shrubbery Road from St. George's Lane North



At the far east of the conservation area on Shrubbery Road, houses are much closer together and plots are smaller with the building line very close to the pavement. The properties here are predominantly terraces, some as long as ten houses. Buildings are two storeys and whilst much simpler in architectural style many retain good detailing and are equally important to the historic development of the area and contribute positively to the overall feel of the conservation area.

Housing along Flag Meadow Walk is of similar size to those at the east side of Shrubbery Avenue. The street was once an informal, meandering footpath and has some curving at its northern end with Nos.73 and 75 Flag Meadow Walk aligned to fit the bend.



Shrubbery Avenue

Developed as a residential suburb, housing continues to be the predominant use in the conservation area with buildings primarily in single occupancy. Exceptions are Baskerville Hall and Gresham Court which are flats in multiple-occupancy, and a care home created from several houses which now occupies almost a third of the north side of Shrubbery Avenue and has become a significant land-use within the conservation area. A few of the other houses have been converted for professional use, by doctors, dentists and architects, although as needs change these are proving reversible.



Shrubbery Avenue



The distinctive local identity of the Shrubbery Avenue Conservation Area is enhanced by a number of features and historic elements that cumulatively help to give the conservation area a sense of place. Such features include historic cast iron street name signs and the surviving Victorian post box along Shrubbery Avenue. Names of some individual houses can be found over doorways and on the brickwork itself, as well as dates on some name stones. A number of original boundary walls remain with decorative detail which adds to the quality of the conservation area.



A Victorian post box

Low hedges and front garden boundary walls are distinctive characteristics in the street scene. Some of the larger houses on Shrubbery



There are a variety of interesting wall details

Avenue have higher hedges which partially screen the ground floor of the buildings from view which adds a sense of enclosure to those buildings. Some front boundary walls have been demolished to allow access for parked cars which has reduced the sense of enclosure in these areas. Most of the gardens are accessed by a network of very narrow shared paths, some paved with blue bricks, which is an important survival.

Clear views within the conservation area are limited and enclosed due to the density of the buildings and the number of mature trees. Notable views into the conservation area can be found from Barbourne Road, which looks down the whole of Shrubbery Avenue until it reaches Shrubbery Road creating a pinch point further to the east side of Shrubbery Avenue. The area can also be clearly seen from the Grammar School playing fields, where the view of the whole of Shrubbery Road can be seen.



05 Built Environment and Architecture

The architecture of Shrubbery Avenue is typical of the Victorian and Edwardian age and the diversity of decorative features employed makes this a model example of the architectural style of that era. Rarely can a planned site be found, of comparative completeness, which demonstrates a developer's ability to provide homes to suit a social and economic cross-section of the community.

None of the buildings in Shrubbery Avenue are listed buildings and so conservation area status is of particular importance in helping to ensure the preservation of what is an area of considerable architectural charm, character, and local history. The majority of buildings are considered good, relatively unaltered examples of their type where the basic historic form of the building has survived, together with original materials and details. Within this context the buildings are judged as making a positive contribution to the character and appearance of the conservation area.

There is a range of house types, unified by their materials, predominantly red/orange brick under pitched roofs of plain clay tile or slate. Many have lavish decorative detail characteristic of the period including polychromatic brickwork; crested ridge tiles; ornate chimney stacks and pots; dentilled eaves; terracotta/stoneware lintels and window sills; panelled doors and vertically sliding, large-pane sash windows (both of timber). Although superficially similar, closer inspection shows great variety in the detailing, a function of the new age of mass production and improvements in the transport system when there became a greater choice of easily obtained, relatively cheap components for mixing and matching in any number of combinations.



Large scale buildings on Barbourne Road



Elegant door surrounds

Shrubbery Avenue itself is an attractive street of houses, typically three storeys in height and constructed of brick with architectural detailing around the doorways, roofs and windows. The scale of the buildings, along with the detailing, gives a sense of importance to the street and adds to the individual characteristic of the area. Some of the properties have balconies and bay windows giving them an elegance, and many have retained their original stained glass.

The predominant material of red brick is made from locally available clays made more decorative by stone features above doors and windows; the carved patterns and shapes give this area a distinctive character worthy of preservation. The common roof material is red clay tile or slate and chimney stacks are of brick with clay chimney pots; some houses still have chimneys with full over sailing courses and original pots. Clay finials are original characteristic features and some have survived, notably on the terrace houses along Barbourne Road.



60 Shrubbery Avenue



8 Shrubbery Avenue

Historically, windows and doors were exclusively timber and there are still good examples of coloured glass inserts and some examples of historic glass, a rare and important survival. Where external joineries have been replaced with plastic and other modern materials this has had a negative effect on the special character of the conservation area. Black and white half-timbering, typical of the Edwardian Period, is also used as a decorative element along Shrubbery Avenue and Barbourne Road, which have very distinctive wall patterns.

Houses built at the beginning of the 20th century on Shrubbery Road and Flag Meadow Walk have less detail, however it is still present and means that the character is continued throughout the conservation area but to varying degrees.



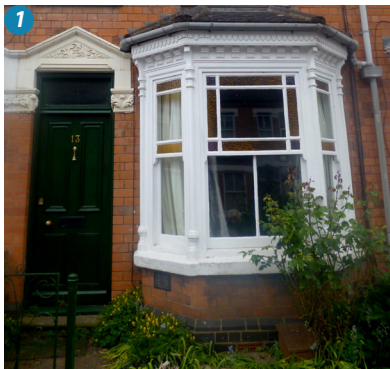
Historic glass and architectural detailing



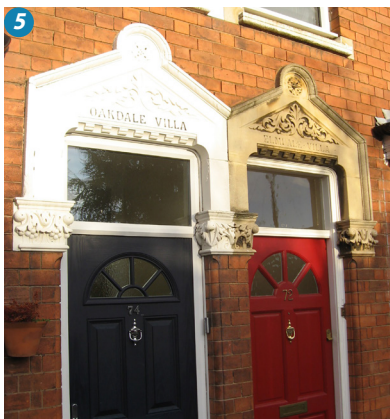
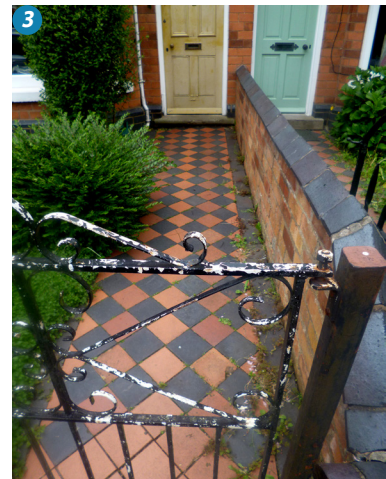
A variety of balconies, walls, door and window detailing



06 Architectural Features



1. Bay window
2. Date plaque, 1892
3. Paving



4. Iron signage
5. Stone door surrounds
6. Iron signage

7. Terracotta detailing
8. Decorated brick wall column
9. Date plaque at Clifton Villas, 1893



07 Landscape Character

The topography of the conservation area is virtually flat with a slight gradient up towards the canal to the east. Although there is no dedicated public open space in the conservation area, the front, side and rear gardens of many properties, along with the area's position adjacent to the canal and the nearby playing fields of the grammar school, give the area a sense of space and greenery.

The west end of Shrubbery Avenue has houses with large back gardens and smaller front gardens which contribute to the green space of the area. The car park to the rear of Gresham Court and Baskerville Hall provides a large open space which gives an indication of the depth of the private gardens of other houses and creates an overall spacious environment for a residential suburb.

The rear gardens to the houses in Shrubbery Road back onto the canal, which forms part of the local Green Network and gives a sense of openness to the immediate setting of the conservation area. This setting is enhanced by the open aspect of the playing fields at the south end of Shrubbery Road, which offer good views that the rest of the conservation area rarely gives off.



Shrubbery Avenue is a tree lined avenue



Both Shrubbery Avenue and Shrubbery Road are tree-lined streets and this has a positive effect on the public realm and adds to the special character of the conservation area. A few mature trees are within private gardens but generally they are not in public view. Some trees in the conservation area protected by Tree Preservation Orders (TPOs), most notably the large trees in the Gresham Court car park along Shrubbery Avenue.



Mature trees are a key feature in the area



A variety of street trees exist across the Conservation Area



08 Management Proposals

The management proposals set out a framework for managing change in, and the conservation and enhancement of, Worcester's conservation areas, to ensure that they retain the special qualities that led to their original designation. The management proposals help to fulfil the Council's duty under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to prepare proposals for the preservation and enhancement of conservation areas. These proposals are particularly relevant where there is pressure for development and/or where cumulative minor changes may be affecting the character or appearance of the conservation area.

Planning applications affecting conservation areas will be determined with regard to the National Planning Policy Framework (NPPF) (2018), the South Worcestershire Development Plan (SWDP), and the approved conservation area management proposals, and having regard to advice from the Council's Conservation Advisory Panel. The NPPF is supported by the Government's Planning Practice Guidance: Conserving and enhancing the historic environment.

The key factors that give Shrubbery Avenue Conservation Area its special interest are identified in the Character Appraisal. These are the things that make up the character and appearance of the area "which it is desirable to preserve and enhance" through management action. Development opportunities which preserve the character and enhance, or better reveal the significance of, the conservation area will be looked upon favourably by the council. Those proposals that threaten the identified character of the area will be resisted.



Although this conservation area has escaped any major negative developments, there has been the introduction of some new buildings for residential flats. These buildings are of a modern architectural style with little detail or reference to intended plot layout and can be considered to have a neutral to negative effect on the conservation area's character and appearance.

In many of the buildings along the west end of Shrubbery Avenue, including Barbourne Road, original features are still present and little has been done to alter them. To the east end of Shrubbery Avenue and to Shrubbery Road many of the houses have been subject to alterations that are further away from the original development plans, such as replacing windows and doors. The loss of features to these buildings is seen as having a negative impact on the character of the conservation area.

Through the first half of the 20th century, the need for off-road car parking was not apparent, but now the pressure for parking has increased with the majority of the population being car owners and the need for space is important. As a result of the desire for off-road parking a number of properties have lost front boundary walls and paving has replaced gardens. The effect of such alterations is that the linear character of the street has widened out laterally and the historic enclosure of plot boundaries has been lost.

The particular issues affecting the Shrubbery Avenue Conservation Area at present can be summarised as follows:

- Cumulative and piecemeal change impacting on the character of the conservation area
- Lack of planning controls through permitted development rights leading to the loss of historic/traditional features
- Loss of front boundary walls and inappropriate materials and designs for replacement boundaries affecting the area's character
- Threats to street trees
- Lack of maintenance and repair threatening historic architectural features
- Some parts of the rear gardens to Shrubbery Avenue have been paved over, which reduces the green cover.
- Loss of many historic cast iron street signs and replacement with newer signs on ground level.

As part of the management proposals for the Shrubbery Avenue Conservation Area an Article 4 Direction (Appendix 2) has been made in order to remove some permitted development rights. The making of the Article 4 Direction means that better management of change in the conservation area can be pursued through the additional planning measures, the aim being to protect and promote the special character of the area.



In order to assist homeowners to manage change to their homes a Design Guide has been produced alongside this character appraisal and management plans. The aim of the guide is to advise how change can be managed in order to maintain and sustain the character and appearance of the area, in particular the historic and architectural features which give it its special character.

In addition to the Article 4 Direction, other management proposals are proposed which address the issues as identified below. Successful management of the area can only be done through responsible action and partnership working, ensuring that proposals are considered in the context of the area as a whole.



Garden walls removed for parking



Historic architectural detailing survives alongside the negative introduction of PVC windows



1



Issue

A number of alterations such as the loss of historic features such as windows, doors, roof materials and chimney stacks have had a negative impact on the character of the conservation area.

Action

The Article 4 Direction will allow such changes to be better considered through the planning process.

Responsibility

Planning Officers
Conservation Officers
Owners

2



Some boundary walls have been demolished and parts of front and rear gardens have been paved over, this has reduced the green cover and sense of 'back lane' enclosure.

The Article 4 Direction will allow such changes to be better considered through the planning process.

Planning Officers
Conservation Officers
Owners

3



Lack of maintenance has resulted in damage to historic fabric.

Owners should be encouraged to keep their properties in good order to prevent loss or damage to historic fabric

Owners
Conservation Officer



4



Issue

Where gap sites exist there is a lack of character and a negative appearance to the area.

Action

Proposals for the development of gap sites which both preserve and enhance the character and appearance of the conservation area will be welcomed.

Responsibility

Developers
Planning Officers
Conservation Officers

5



The introduction of modern residential flats has had an effect on the character and appearance of the conservation area.

Development proposals in the conservation area need to be carefully controlled through the planning system to ensure the character and appearance of the area is protected and enhanced.

Planning Officers
Conservation Officers
Owners
Developers

6



Roads and pavements are paved with a variety of modern materials, predominantly tarmac, heavily patch-repaired in places.

Consideration to be given to better quality surfacing materials as part of any future public realm enhancements.

Conservation Officers
Highways Department

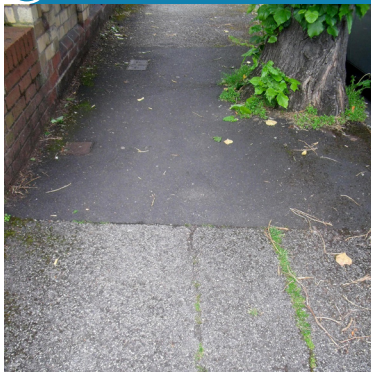


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Issue	Action	Responsibility
Street signs and other street furniture have a modern appearance.	The area would benefit from the introduction of traditional street signs and street furniture.	Highways Department Conservation Officers

8



Some street trees are causing damage to paving surfaces.	Regular tree maintenance required	County Council
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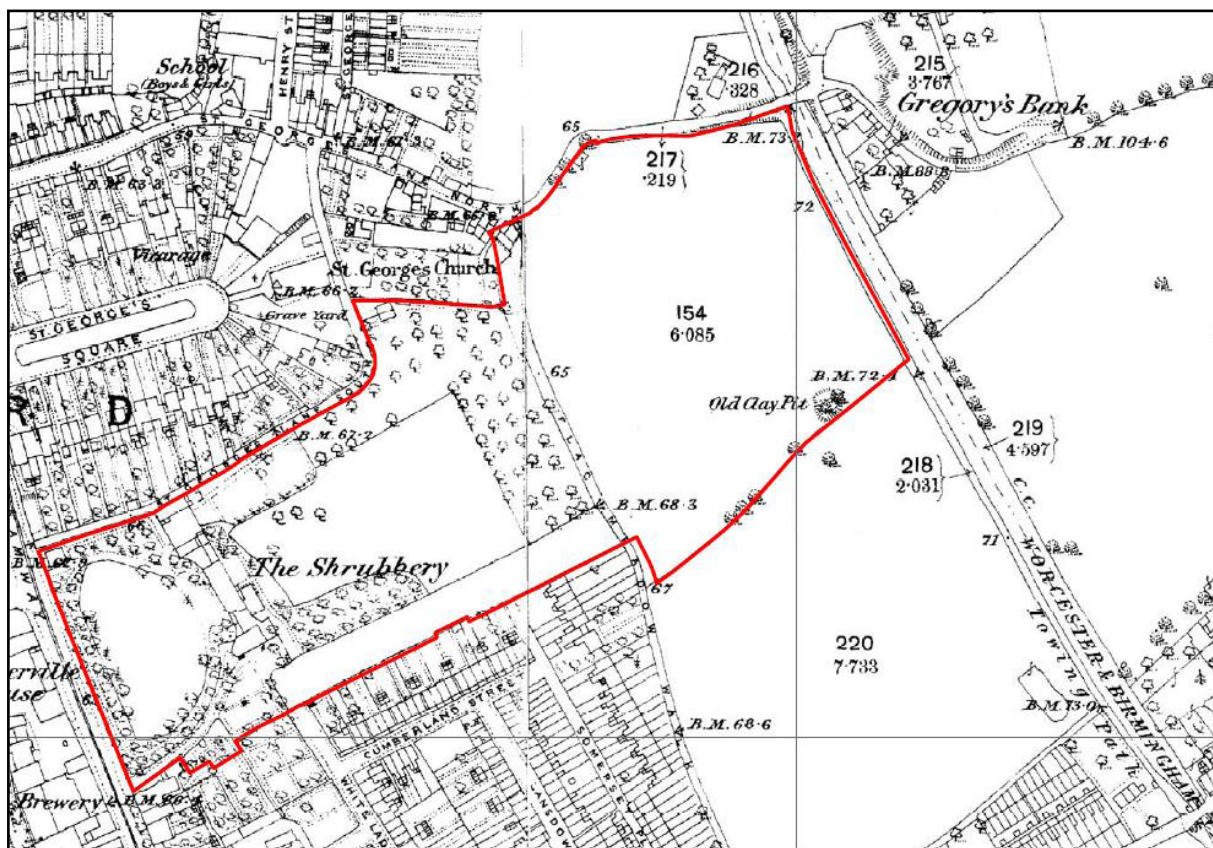


Some parts of the conservation area appear littered and untidy.	More regular street cleaning and bin emptying required.	City Council
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Appendix One - Historic Mapping

1st Edition Ordnance Survey Map, circa 1886



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2nd Edition Ordnance Survey Map, circa 1901



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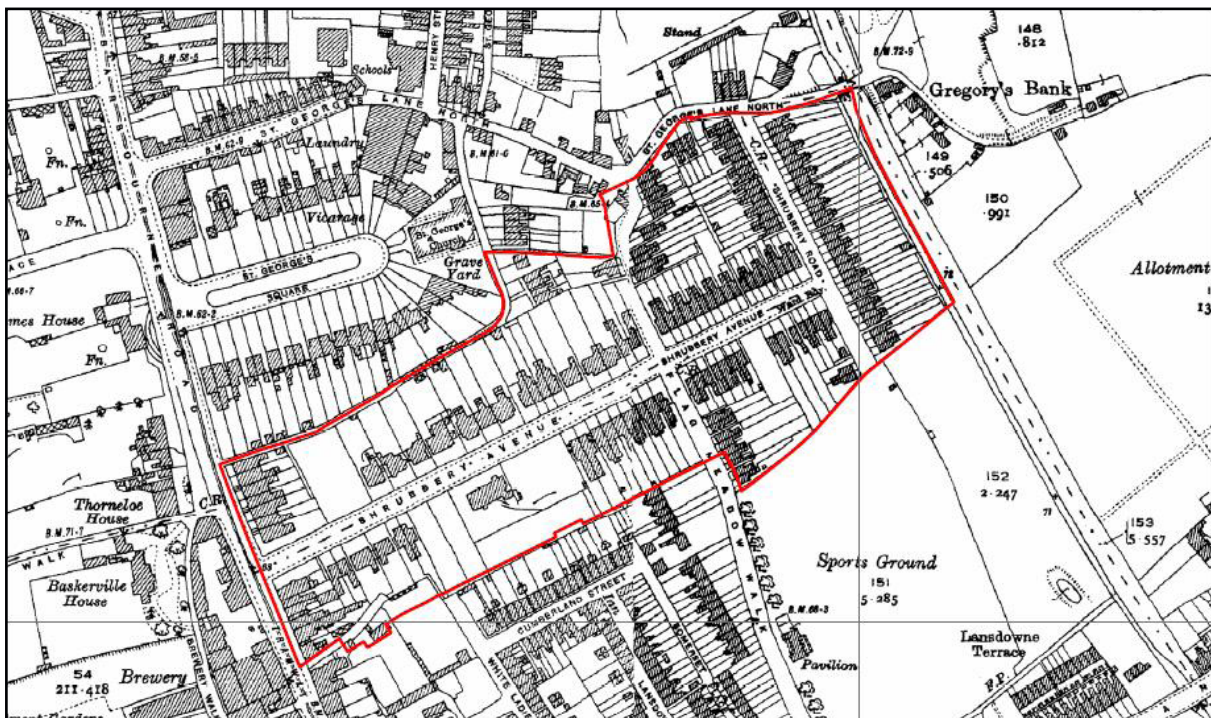
3rd Edition Ordnance Survey Map, circa 1928



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4th Edition Ordnance Survey Map, circa 1940



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Appendix Two - The Article 4 Direction

Article 4 Direction

Worcester City Council

Town and Country Planning Act 1990

Town and Country Planning (General Permitted Development) Order 2015 (as amended)

Shrubbery Avenue Conservation Area

Direction Under Article 4 (1) of the General Permitted Development Order 2015 (as amended) Restricting Permitted Development

Made 23 October 2018 and confirmed 20 December 2018

WHEREAS Worcester City Council (“the council”) being the appropriate Local Planning Authority in respect of the area of land specified in the Direction. The Council is satisfied that it is expedient that the development in the Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (“The Order”), should not be carried out unless permission is granted on an application to the Council.

NOW THEREFORE the Council in pursuance of the power conferred on them by Article 4 (1) of the Order hereby direct that the permission granted by Article 3 of the said Order shall not apply to development on the land of the description set out in the Second Schedule.

First Schedule

The following development comprised within Class A of Part 1 of Schedule 2 to the said Order and not being development of any other Class:

- (a) The enlargement, improvement or other alteration to the principal elevation of a dwelling house or a side elevation of a dwelling house which fronts a public highway or private street or other publicly accessible space.



The following development comprised within Class C of Part 1 of Schedule 2 to the said Order and not being development of any other Class:

(b) Any other alteration to the roof on the principal elevation of a dwelling house or side elevation of a dwelling house which fronts a public highway or private street or other publically accessible space

The following development comprised within Class D of Part 1 of Schedule 2 to the said Order and not being development of any other Class:

(c) The erection or construction of a porch outside any external door on the principal elevation of a dwelling house or side elevation of a dwelling house which fronts a public highway or private street or other publically accessible space

The following development comprised within Class F of Part 1 of Schedule 2 to the said Order and not being development of any other Class:

(d) The provision in the curtilage at the front or side of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house as such, or the replacement in whole or part of such a surface, where any part of the hard surface would front a public highway or private street or other publically accessible space

The following development comprised within Class G of Part 1 of Schedule 2 to the said Order and not being development of any other Class:

(e) The installation, alteration, replacement or demolition of a chimney, flue or soil and vent pipe on a dwelling house which would be visible from a public highway or private street or other accessible space

The following development comprised within Class A of Part 2 of Schedule 2 to the said Order and not being development of any other Class:

(f) The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure at the front or side of a dwelling house or flat where any part of the means of enclosure would front a public highway or private street or other accessible space

The following development comprised within Class B of Part 2 of Schedule 2 to the said Order and not being development of any other Class:

(g) The formation, laying out and construction of a means of access to a highway which is not a trunk road or a classified road, where that access is required in connection with development permitted by any class in this Schedule (other than by Class A of this Part).



The following development comprised within Class C of Part 2 of Schedule 2 to the said Order and not being development of any other Class:

(h) The painting of the exterior of the principal elevation of a dwelling house or flat or a side elevation of a dwelling house or flat which fronts a public high highway or private street or other publically accessible space, except where a dwelling or flat was painted as at the date of this Order.

The following development comprised within Class B of Part 31 of Schedule 2 to the said Order and not being development of any other Class:

(i) Any building operation consisting of the demolition of a gate, fence, wall or other means of enclosure at the front or side of a dwelling house or flat where any part of the means of enclosure would front a public high highway or private street or other publically accessible space

The following development comprised within Class A of Part 40 of Schedule 2 to the said Order and not being development of any other Class:

(j) The installation, alteration, replacement of solar photovoltaics or solar thermal equipment on the roof of the principal elevation of a dwelling house or flat which fronts a public high highway or private street or other publically accessible space

The following development comprised within Class B of Part 40 of Schedule 2 to the said Order and not being development of any other Class:

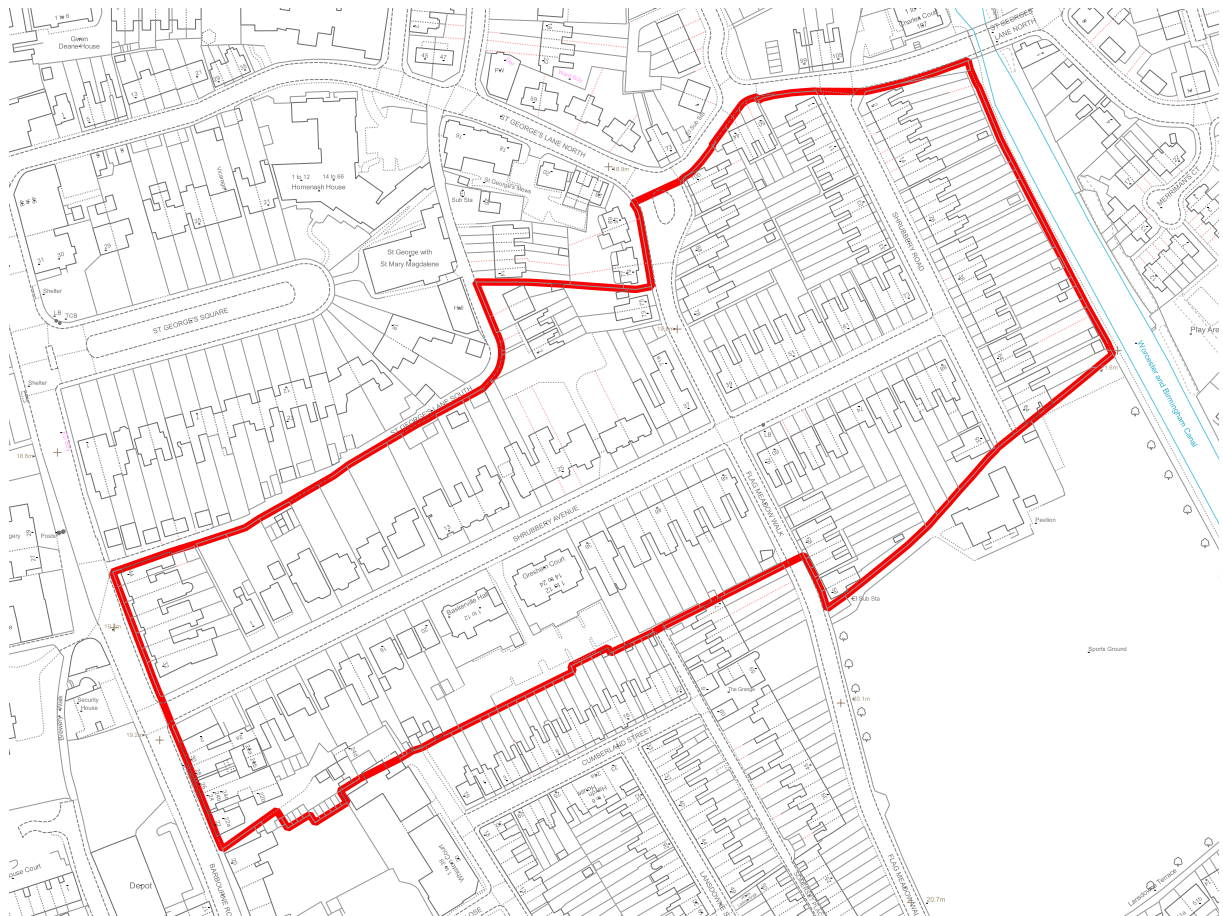
(k) The installation, alteration, replacement of stand alone solar at the front or side of a dwelling house or flat where any part of the stand alone solar would be visible from a public high highway or private street or other publically accessible space

The following development comprised within Class F of Part 40 of Schedule 2 to the said Order and not being development of any other Class:

(l) The installation, alteration, replacement of a flue forming part of a combined heat and power system, on the principal elevation of a dwelling house or flat or a side elevation of a dwelling house or flat which fronts a public highway or private street or other publically accessible space



Second Schedule





Contact Details

Heritage and Conservation
The Guildhall
High Street
Worcester WR1 2EY
Tel: 01905 722233
