

Evesham Conservation Area



**A guide for owners
and occupiers**

April 2023

This leaflet has been prepared by the Vale of Evesham Civic Society to provide information on the large and important Conservation Area that has been designated by Wychavon District Council, covering the historic core of the town on both sides of the River Avon.

What is Evesham's Conservation Area?

Conservation Areas were introduced in 1967 by the Civic Amenities Act as a response to the perception of the increasing erosion of historic areas through inappropriate new development.

The statutory definition of a Conservation Area is 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.

Conservation Areas create a framework within which the local authority, Wychavon District Council, safeguards the character of a whole area by recognising the contribution that individual buildings make to the historic townscape, together with spaces between and around buildings, street patterns, trees, views and other elements such as ground surfaces and boundary treatments.

Buildings and areas outside the boundary of the Conservation Area can often contribute to the setting of the area. Development proposals in such areas should be considered in the context of respecting the character and appearance of the adjacent Conservation Area.

The Conservation Area is designated to protect the character of the town centre in all its aspects. There are many attractive buildings, some of which are Listed Buildings. It is the relationship of these buildings to each other and to the public realm, which contribute to the special quality of the area.

A map of the area within the Conservation Area boundary is shown on the back cover.



The variety of different buildings and uses contributes to the town's character.

Definition of special character

What features are of interest?

The special interest comes from the presence of the following:

- Architectural and historic qualities of listed and unlisted buildings and their contribution to the overall character
- Landform
- Archaeology
- Historic patterns of land ownership
- Character and hierarchy of spaces and general townscape quality
- Use of particular building materials
- Contribution by green spaces, trees and hedges
- Landmarks, views and vistas



The River Avon, Workman Bridge and the parks and walkways are significant features in the Conservation Area, providing contrast to and setting of the built-up town centre.



The Round House - Grade 1 Listed Building.



Anchor House detail.



Old map showing historic pattern of land ownership.



Railings outside Dresden House, High Street.



The importance of upper floors to the character of the Conservation Area.

Character appraisals

How are these features assessed and protected?

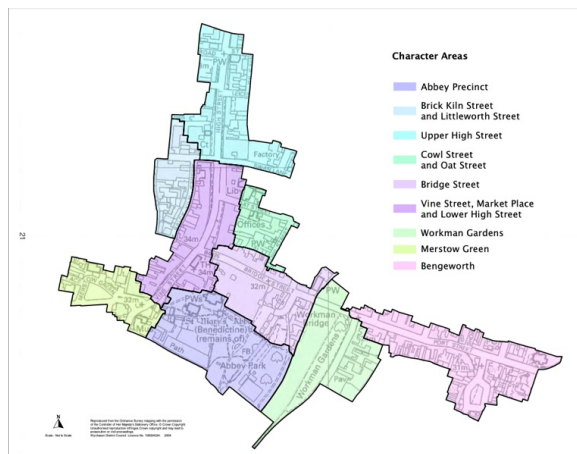
The protection of a locality does not end with the designation of a Conservation Area. Designation demonstrates a commitment by the District Council to positive action to safeguard and enhance the area's character and appearance.

A Conservation Area Appraisal and Management Plan has been written about the Conservation Area. This sets out the context in which development proposals are assessed for their impact on the Conservation Area's character and appearance.

The Appraisal and Management Plan is a material consideration in the determination

of applications for development within, or affecting the setting of, the Conservation Area. Proposals must demonstrate explicitly, usually via the production of a design statement, how that scheme will actively preserve or enhance the character or appearance of the Conservation Area.

Evesham Conservation Area has 9 distinct character areas, each of which is described in the Appraisal and Management Plan.



The document can be downloaded at the following links:

<https://www.wychavon.gov.uk/component/fileman/file/Documents/Planning/Conservation%20Area%20Appraisals/Evesham%20Conservation%20Area%20Appraisal.pdf?routed=1&container=fileman-files>.

<https://www.wychavon.gov.uk/component/fileman/file/Documents/Planning/Conservation%20Area%20Appraisals/Evesham%20Conservation%20Area%20Appraisal%20Opt%202.pdf?routed=1&container=fileman-files>.

Extra protections for Conservation Areas

1. Planning Permission is specifically required for a wide range of works to dwelling houses within a conservation area. The following are some of these controls. For more information, contact the Wychavon District Council.

Demolition of a building with a cubic content larger than 115 cubic metres in volume.

Demolition of a gate, wall, fence or means of enclosure that is 1m or higher where abutting on a highway, waterway or open space, or 2m or more in any other case.

All dormers

Addition of solar PV or thermal equipment, in most cases.

Cladding of the outside of a dwelling house.

Installation of a satellite dish on a chimney, wall or roof slope of a dwellinghouse which faces onto, and is visible from a highway or on a building taller than 15 metres.

Extensions which project beyond a wall forming a side elevation of the original dwelling house or are higher than one storey and extend beyond the rear wall of the original dwelling.

2. Shop and business sign regulations are complex particularly in conservation areas. The Council has published a leaflet 'Quick Guide to Shop Fronts and Signage' which sets out the permissions needed. It has also published a Shop Front Design Guide, which is available on the council's website.

Of particular note is that illuminated signs need planning permission, in addition to advertisement consent.

3. 6 weeks notification of works to trees with a diameter greater than 75mm at 1.5m high must be given to the District Council.

It is recommended that you seek a professional opinion before commencing development. For further information access the Planning Portal via www.wychavon.gov.uk/planning/how to make an application.

New Development

The character of the Conservation Area is an amalgam of small details which can be lost through a series of minor alterations that, taken together, can have a major negative impact on that character. Such changes include:

- Unsuitably designed replacement windows, particularly plastic windows or large sheets of glass
- New front doors of pseudo-historic design
- Stained or varnished windows and doors - traditionally within Wychavon district these are painted timber
- Replacing slate or clay tile roofs with concrete tiles
- Poorly designed shop fronts and illuminated signs
- Use of bright colours

Conservation Area designation is not intended to prevent new development. Instead, it should either preserve or enhance the character or appearance of the area.

New development, including minor additions and alterations, must respect the existing appearance and character in regard of siting, setting, materials, colour, form, scale and detailing. It should also relate to historic patterns of land use and avoid the unnecessary loss of buildings and features of interest.

Design advice for development proposals in the Conservation Area is available from Planning Services at the District Council.



New flats in the town centre.

Role of the Vale of Evesham Civic Society

The aims of the Society are to make our interesting, historic, riverside town an even better and more attractive place –

- In which to live and work
- In which to invest, expand and open new businesses
- In which to spend leisure time
- That will encourage and welcome visitors

Our key concerns are –

- Neglect of the historic centre, its Conservation Area and many Listed Buildings
- Very poor maintenance and repair of the public realm, including pavements, bus shelters, litter bins
- Need to bring new life into the town centre
- Poor public transport
- Need to encourage more cycling and walking
- Traffic congestion and parking problems
- Old, decaying and collapsing sewers, gas and water mains
- Need for new cultural and leisure amenities in the town centre.

The Society works with local organisations and property owners to bring about improvements for the benefit of the community and its visitors.

We review every planning application affecting the Conservation Area and make comments, objections or offer support for those of significance and public interest.

The Civic Society accepts no responsibility or liability for any errors or omissions in the content of this leaflet.

Our website is
www.valeofeveshamcivicsociety.org.uk

Our charity number is 501791

