

Initial Heritage Appraisal Pedmore Hall Farm, Stourbridge

December 2015

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1. Introduction

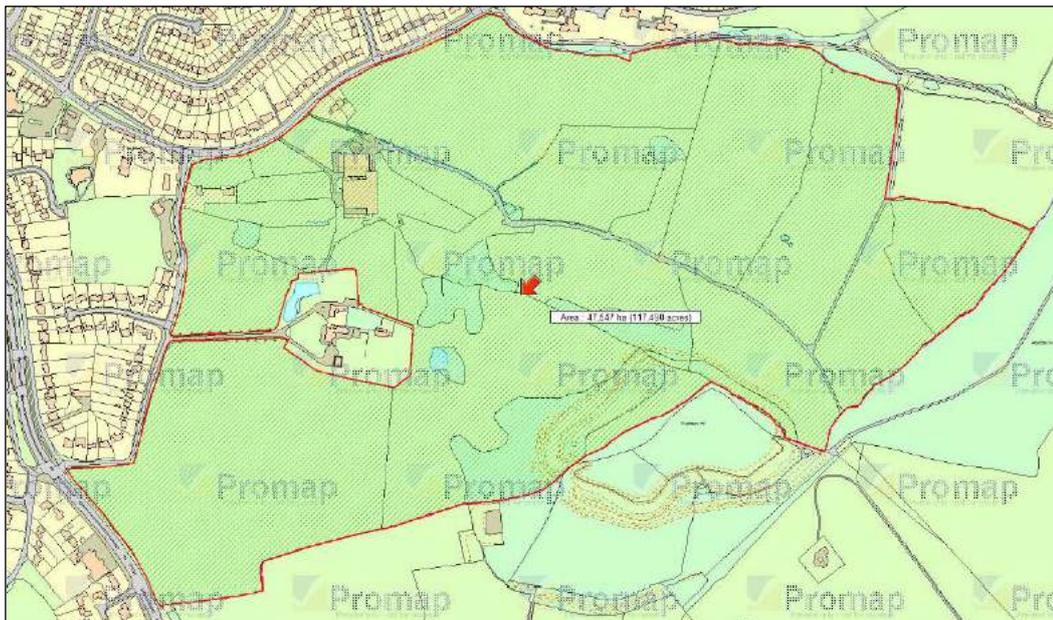
- 1.1 This Initial Heritage Appraisal has been prepared by Turley Heritage on behalf of Richborough Estates. The appraisal is intended to advise on the development potential of land at Pedmore Farm, Stourbrudge (the 'Appraisal Site'). It provides advice regarding the relative significance of identified heritage assets proximate to the Appraisal Site and sets out the potential heritage considerations in developing a scheme for residential development. The appraisal will inform early stage discussions with Dudley Metropolitan Borough Council.
- 1.2 The National Planning Policy Framework (NPPF) provides the Governments planning policies on the conservation of the historic environment. In respect of the information requirements for relevant planning applications, it sets out that:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”
- 1.3 Section 2 of this report provides an overview of the history and development of the area utilising archival research and a series of historical maps. Section 3 identifies relevant heritage assets proximate to the site and section 4 undertakes an assessment of the significance of these assets and the contribution made by their setting. Section 5 identifies key heritage considerations and makes recommendations for promoting development of the site.
- 1.4 This appraisal has been informed by desk based research, and an on-site assessment of the significance and setting of the proximate heritage assets undertaken on 24 November 2015. A review of the relevant heritage legislation, policy and case law has also been undertaken.

2. Appraisal Site

- 2.1 The Appraisal Site is located to the southeast of Stourbridge. The site comprises a large area of open land, which is primarily in agricultural use, and divided by field boundaries. To the west, (excluded from the Appraisal Site boundary) is Pedmore Hall, and associated farm buildings are short distance north of it.
- 2.2 To the south the site slopes steeply upwards up to a high point associated with Wychbury Hill (also known as the Wychbury Ring) which is densely covered with trees. Due to its height and prominent position this landscape feature is a landmark in the local area and the focal point of the Appraisal Site.
- 2.3 To the north and west the site is bounded by Pedmore Hall Lane and Pedmore Lane with residential areas beyond. To the east the site boundary is defined by a dense woodland area, beyond which is further open landscape.

Figure 2.1: Site Area



Site History and Historic Development

- 2.4 Wychbury Hill represents the remains of an Iron Age multi-vallate hillfort, the defences of which extend to 7.25 acres¹.
- 2.5 The Manor of Pedmore appears in the Domesday Survey as a possession of William Fitz Ainsculf². The settlement of Pedmore appears on the 1695 Robert Morden Map of North Worcestershire, marked adjacent to 'Whichbury' and north of Hagley.
- 2.6 A building is identified as Pedmore Hall on the 1831 map, however it is noted that the extant building appears much altered and any historic nature is no longer apparent. The

¹ Wychbury Ring, Pastscape (http://www.pastscape.org.uk/hob.aspx?hob_id=118705)

² Pedmore, British History Online (<http://www.british-history.ac.uk/vch/worcs/vol3/pp201-203>)

extant road arrangement including Pedmore Lane and Pedmore Hall Lane which defines the Appraisal Site today is recognisable in 1831. The map also identifies Wychbury Hill and the landscape features associated with Hagley Hall gardens are visible to the south.

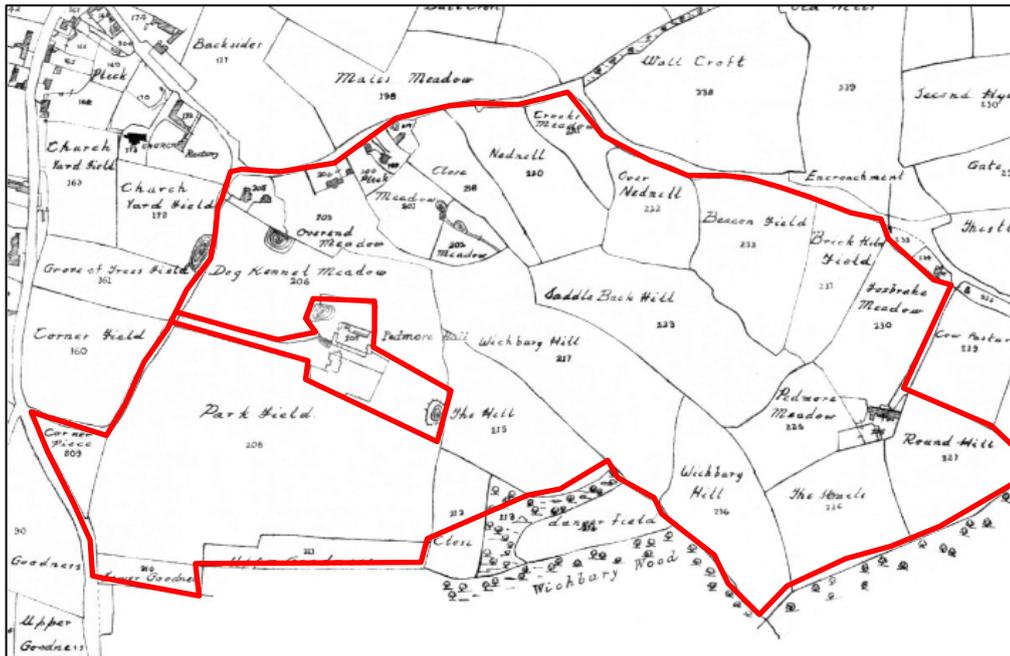
Figure 2.2: 1695 N Worcs and S Staffs Robert Morden Map



Figure 2.3: 1831 map



Figure 2.4: circa 1845 Tithe map (indicative site area identified)



- 2.7 The 1845 tithe map at figure 1.4 shows that the Appraisal Site is divided into a series of fields. Pedmore Hall is identified, as are a number of additional buildings which may be farmsteads and are located to the east of the Appraisal Site. The tithe apportionment is not available for this map and therefore details of ownership cannot be confirmed.
- 2.8 The map dating to 1888 (fig 2.5) shows the Appraisal Site much as it appears today; little change has occurred to the landscape in the intervening period. The arrangement of roads and footpaths remain recognisable. Similarly there is little change apparent in the 1925 (fig 2.6) or 1944 (fig 2.7) maps. Fields have been amalgamated and in the late C20 the existing large buildings associated with Pedmore Hall Farm were constructed within the site to the north of the hall.
- 2.9 The impact of residential development in the area surrounding the Appraisal Site is apparent when comparing the 1945 (fig 2.7) and 2015 (fig 2.8) aerial images. There is sustained growth in residential development to the north and east and by 2015 residential development defines these boundaries to the site.
- 2.10 The list entry description for the hillfort suggests that the hill fort was re-fortified during the Second World War as a centre for resistance, and known as 'Wychbury 68'³. No evidence of this is visible on site or on historic maps.

³ Wychbury Ring, Historic England List Entry Description

Figure 2.5: 1888 Ordnance Survey map (indicative site area identified)

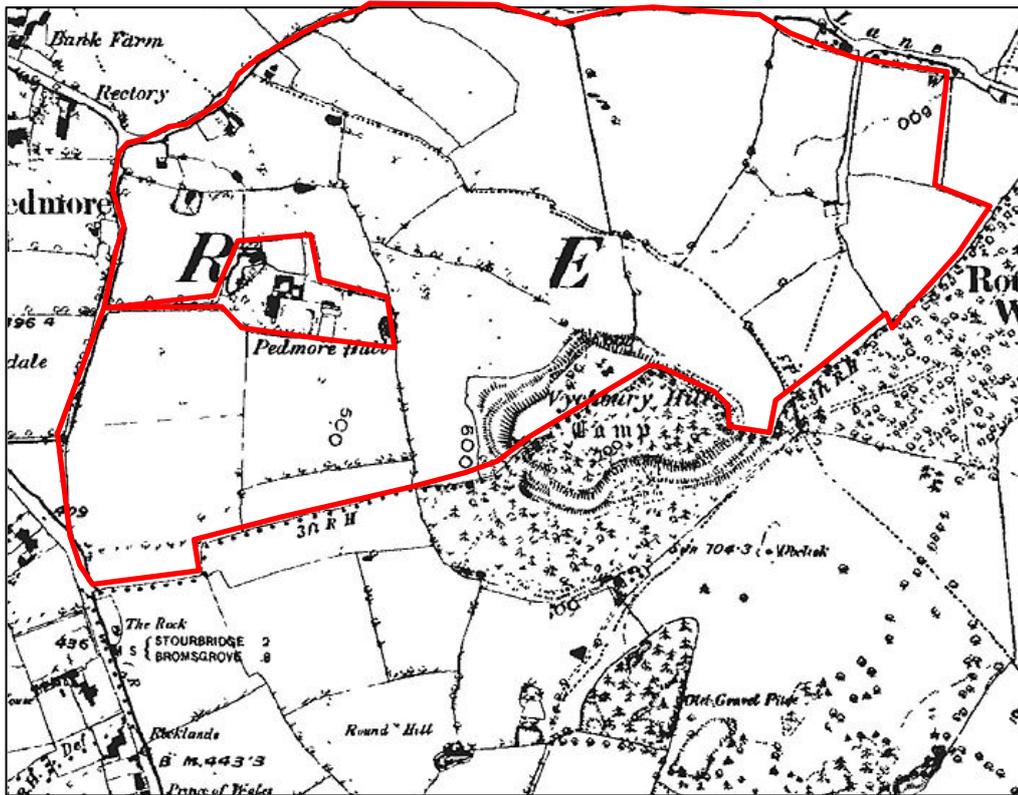


Figure 2.6: 1925 Ordnance Survey map (indicative site area identified)

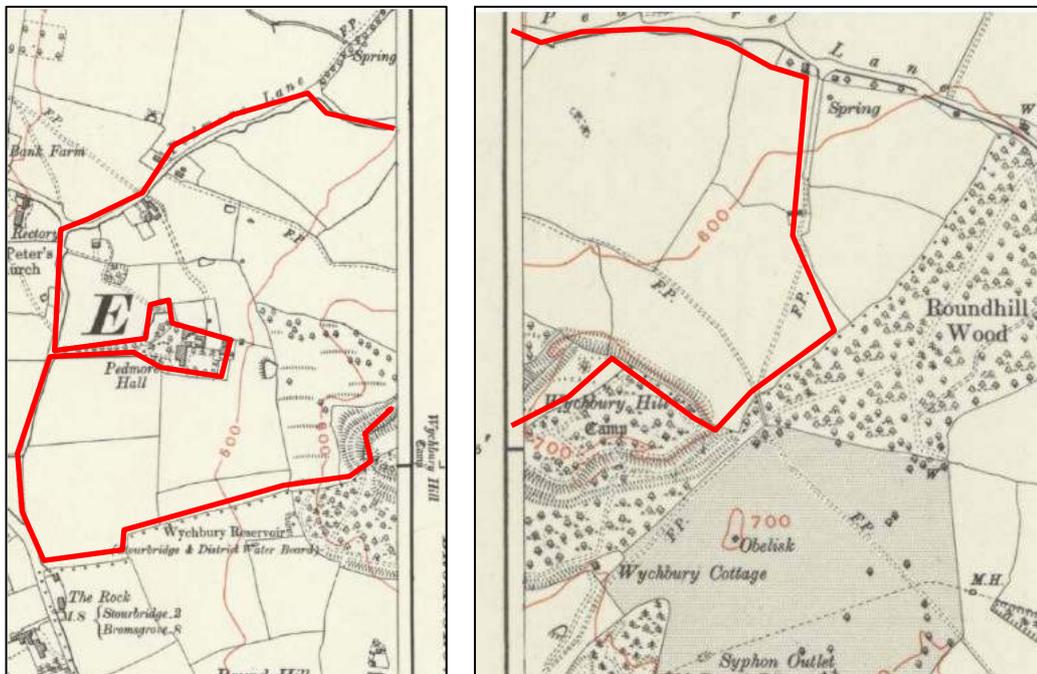


Figure 2.7: 1944 Ordnance Survey map (indicative site area identified)

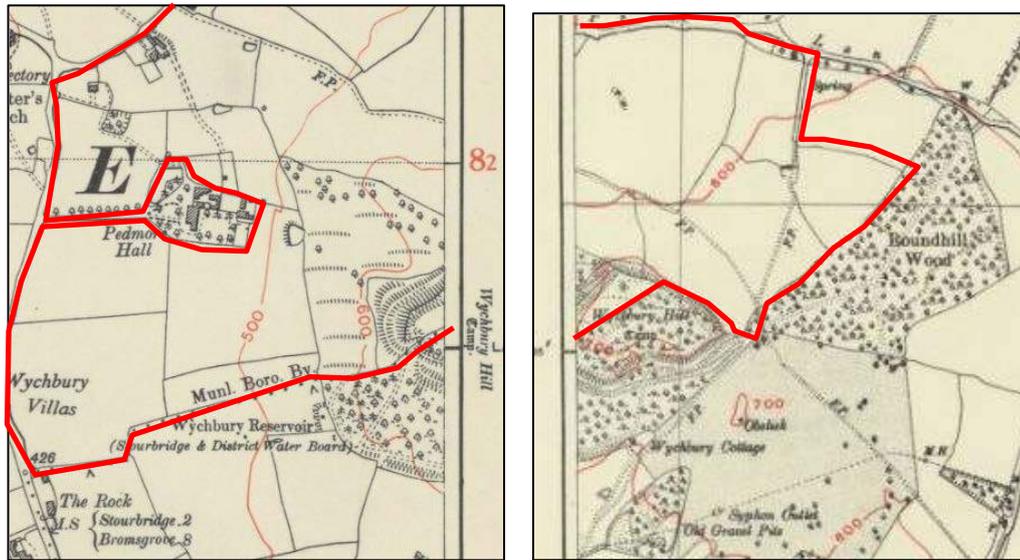


Figure 2.8: 1945 Google Earth aerial image (indicative site area identified)



Figure 2.9: 2015 aerial image (indicative site area identified)



- 2.11 The form of landscaping immediately surrounding Pedmore Hall remains largely unchanged through the mapping period; the tree lined avenue is first recognisable in 1845 (fig 2.4) and remains extant in 2015 (fig 2.9) . Sources indicate that the central part of the present building was erected in 1670 by Samuel Wright, who also planted 40 acres of orchard⁴. It is apparent from historical mapping and planning history that there has been substantial and repeated alteration to the house. There is also change to the ancillary buildings immediately to the north of the house, a former coach house and stables which were converted to residential use in 2002 (P01/2212).

Summary

- 2.12 Historic mapping indicates that the landscape associated with the appraisal site has retained its historic use as agricultural land. The site is subdivided by fields, although over time these have gradually become amalgamated. Pedmore Hall, which is enveloped by the Appraisal Site, has historic origins and although the current building does not show evidence of this the form of the buildings and tree lined avenue endure and are of some interest. The Tithe map suggests that historically additional buildings or farmsteads existed within the site however these are not visible on later maps. (Archaeological evidence for these settlements has been identified on the Historic Environment Record and is discussed at chapter 3 and 4).
- 2.13 Increasing urban development of the wider landscape is evident with a growth in residential development to the north and east of the Appraisal Site.

⁴ Pedmore, British History Online (<http://www.british-history.ac.uk/vch/worcs/vol3/pp201-203>)

3. Heritage assets

3.1 The NPPF defines a heritage asset as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).”

3.2 A designated heritage asset is defined by the NPPF as:

“A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.”

3.3 The following heritage assets are close to the Appraisal Site:

Scheduled Ancient Monument

Monument	Grade	Date of Designation
Small multivallate hillfort called Wychbury Ring 450m south east of Pedmore Hall	N/A	10 August 1923

Registered Parkland

Park/Garden	Grade	Date of Designation
Hagley Hall	I	28 February 1986

Listed Buildings

Listed Building	Grade	Date of designation
Obelisk about 3/4 mile north of Hagley Hall	II*	23 April 1952
Temple of Theseus about ½ mile north of Hagley Hall	I	23 April 1952 (amended 17 July 1986)
Parish Church of St Peter	II	8 November 1949

3.4 All Historic England List Entry summaries are included at Appendix 1.

Non- designated heritage assets

3.5 Dudley Metropolitan Borough Council has published a ‘local list’ of buildings and areas of architectural or historic interest which was adopted on 12 December 1996. None of these assets are proximate to the appraisal site.

3.6 A search of the Dudley Historic Environment Record has identified the following entries within the Appraisal Site:

HER Asset	HER Ref	Date
Findspot of medieval shoe buckle	1777	
Wychbury Iron Age Hillfort	2707	
Stone block with chisel groove	4864	
Roman coins and pottery shards	12797	1986
Cropmarks	12285	1976
Roman artefacts found in garden	12057	1995
Ridge and furrow (N-W aligned)	8532	
Ridge and furrow (N-S aligned)	8533	
Earthworks E-W on 1846 map	12001	
Ridge and furrow (-W aligned) on field known as 'The Straits'	7999	
Ridge and furrow on field known as Cow Pasture and Little Springs	8535	
Foxbrake Farm	12000	

3.7 A HER assets plan which identifies the location of these assets is included at Appendix 2.

4. Assessment of Significance

- 4.1 The following assessment of significance is proportionate to the importance of the identified heritage assets. The assessment has been based on existing published information, research and an on-site visual inspection.

Significance and Setting

- 4.2 The NPPF defines the significance of a heritage asset as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”⁵

- 4.3 Paragraph 132 sets out that

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to an assets conservation. The more important the asset, the greater the weight should be”.

- 4.4 The setting of a heritage asset is defined as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of the asset, may affect the ability to appreciate that significance or may be neutral.”

- 4.5 The Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2015) provides guidance on the assessment of the setting and significance of the setting of heritage assets, and provides a broad approach to the assessment of the impact of development proposals on setting⁶.

Further guidance on the definition of setting and how it should be taken into account is set out in national Planning Practice Guidance. In assessing the contribution of setting to the significance of the following identified assets, the role of the Appraisal Site has been considered.

Scheduled Ancient Monument

- 4.6 The NPPF identifies that Scheduled Ancient Monuments are designated heritage assets of the highest significance. Monuments are considered to be of national importance.

⁵ DCLG, National Planning Policy Framework (NPPF) 2012 – Annex 2: Glossary

⁶ Historic England, Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2015).

Wychbury Ring Scheduled Monument

4.7 Wychbury Ring (small multivallate hillfort called Wychbury Ring 450m southeast of Pedmore Hall) was scheduled on 10 August 1923. The hillfort is located in a prominent position.

Figure 4.1: View looking south towards the hillfort summit



Figure 4.2: View looking west from slopes of hillfort. Steeply sloping banks of hillfort to the left of image



Figure 4.3: Ramparts at hillfort summit



Archaeological and historic interest

4.8 The schedule entry description states:

“Small multivallate hillforts are rare with around 100 examples recorded nationally...they are important for understanding the nature of settlement and social organisation within the Iron Age period”

4.9 It is also states that the Wychbury Ring hillfort:

“survives well and will contain archaeological and environmental evidence relating to its construction, development, social organisation territorial political, strategic and economic significance, longevity, trade, agricultural practices, domestic arrangements, adaptive re-use and overall landscape context”.

4.10 The hillfort survives as an irregular enclosure defined by earthworks which comprise ramparts and ditches. The interior is up to 250m long by 150m wide and the area covered is approximately 6ha in total. It is best preserved to the south where the inner rampart is 20m wide. Two entrances are to the northeast and southwest.

4.11 The hillfort was re-fortified during the Second World War and used as a centre for resistance, when it was known as Wychbury 68.

4.12 The list entry description states that the hillfort is best preserved to the south.

Contribution of setting to significance

Physical surroundings

- 4.13 The hillfort is in a prominent high point location, visible from much of the surrounding landscape; it represents a high point on a ridge which runs east-west across the landscape. The landscape slopes steeply down to the north, where the slopes are primarily in agricultural use. The boundary of the urban development Stourbridge is defined by Pedmore Hall Lane and Pedmore Lane which are located north of the fort at the bottom of the hill (and which also represent the Appraisal Site boundary). To the east the landscape slopes less steeply, and to the southeast is a prominent obelisk (listed at grade II* and assessed below) which stands on an adjacent raised area of ground. To the south the landscape is more irregular but slopes to meet the Hagley Hill Road and the urban area associated with Hagley. The boundary of Hagley Hall Registered Parkland is located to the immediate southeast of the hillfort and encompasses its southeast slopes. To the west is Pedmore Hall and associated farm buildings and beyond these is the urban area of Pedmore.

Experience of the asset

- 4.14 Due to its position and height the hillfort is visible in the surrounding landscape from long distances. More locally, it is a prominent landmark which is visible from much of the surrounding area, albeit some views are limited by local topography, trees, or development.
- 4.15 Primary access to the hillfort is via a network of footpaths which access the fort from its south and east slopes, and the topography of the hillfort is directly experienced from these areas. At the upper central sections of the fort the areas of earthworks are more directly experienced and visible.
- 4.16 The top section is overgrown with trees and views out to the surrounding landscape are filtered. From the slopes of the fort expansive views are available to the landscape in all directions.
- 4.17 An obelisk, designated at grade II, and associated with the Hagley Registered Parkland (discussed below) is located a short distance to the southeast in a similarly prominent position. The two are experienced as a group in views from the south and east.

Contribution of setting to significance

- 4.18 The significance of the hillfort derives primarily from the historical interest and archaeological potential of the scheduled landform itself. The setting of the hillfort however also makes a contribution to its significance. The immediate setting, comprising the steeply sloping banks of the landform in all directions contribute towards an understanding of the historic context and function of the hillfort, as a prominent focal point in a former undeveloped landscape, and provide a green and open backdrop to views of the prominent summit. It also has prominence from a wider area.

Contribution made by Appraisal Site to the significance of the asset

- 4.19 The Appraisal Site represents a large area of the northern slopes of the hillfort. As discussed above this landscape contributes towards the significance of the hillfort, however due to topography and proximity this contribution is not universal.
- 4.20 The upper areas of the Appraisal Site include part of the scheduled area comprising earthworks which are of clear interest as a part of the asset, and are likely to have archaeological significance. The sections of the Appraisal Site which are adjacent to the scheduled area make a contribution towards the significance of the asset as part of its setting.
- 4.21 Due to their elevation, the middle areas of the Appraisal Site above Pedmore Hall Farm are visible from some distance away as a backdrop to the summit, and are therefore considered to contribute to significance.
- 4.22 The lower levels of the Appraisal Site, for example to the south and east of Pedmore Hall Farm where the landscape forms a slight valley, views to the summit and from the wider area are limited due to topography. The context of these areas is also different due to the proximity of residential built development. These areas of the Appraisal Site are therefore considered to make a lesser contribution to the significance of the asset.

Registered Parks and Gardens

- 4.23 The main purpose of the Register of Parks and Gardens is to identify designed landscapes of special historic interest. Whilst there is no additional statutory protection arising from inclusion on the register it is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the landscapes' special character. In considering the potential special historic interest of a park or garden the principal overarching consideration is age and rarity.

Hagley Hall (Grade I)

- 4.24 Hagley Hall registered parkland is registered at Grade I, which means it is of exceptional national interest. Pevsner states that the park is '*one of the most famous C18 gardens*'.⁷ It extends to 180ha.

⁷ 'The Buildings of England: Worcestershire' Alan Brookes and Nicklaus Pevsner

Figure 4.4: 1826 Jeremiah Matthews Plan of Hagley Park. Wychbury Hill is to the left of the image beyond the road, as identified.



Figure 4.5: View south over Hagley Park from high point to north, with Hagley Hall visible in the in the mid-ground



Landscape and Architectural interest

- 4.25 The Georgian park is considered a pioneer of the English landscape garden. It is notable for its natural and unadorned character and for its richness in garden ornamentation and buildings including temples, seats and urns. The park represents landscape scenery with wooded valleys and streams and includes a series of pathways which lead around and through contrasting sequential atmosphere and experiences with features positioned along the walking routes.
- 4.26 Hagley Hall (Grade I) is the primary building in the park, and was re-built in 1750, it is by Sanderson Miller in the classical Anglo-Palladian style. Whilst undoubtedly the most prominent building in the park, it is part of a group, located to the south of the Parish Church of St John the Baptist (Grade II*). Other ancillary buildings associated with the house include the stables and coach house courtyard (grade II) and former rectory (grade II). Due to the distance between these assets and the Appraisal Site they are not considered further in this appraisal.
- 4.27 Private gardens north of the hall were enclosed by 1826 including lawns shrubs and specimen trees linking with a walled kitchen garden and former orangery. The private garden includes a Tuscan summerhouse (grade II*) in sandstone.
- 4.28 The park includes a large number of architectural and landscape features and specific architectural innovations at Hagley included the England's first sham castle and the first Doric building.

Figure 4.6: Hagley Hall



- 4.29 The park is bisected by Birmingham Road and a relatively limited area of the park is annexed to the north. This area of the parkland is therefore physically and visually separated from the wider park area. This section lies on the steep southern slopes of the Wychbury Ring and is known as Monument Hill, after the two eye catcher features located on it. These features are the Temple of Thesus (grade I) and obelisk (grade II*), both of which are proximate to the Appraisal Site and discussed below.

Contribution made by setting to significance

Physical surroundings

- 4.30 The park is of substantial size and is surrounded by a variety of landscapes and uses. In the main the surroundings of the parkland are rural agricultural land, punctuated by areas of woodland. To the south the landscape is relatively flat with open and expansive views. To the north the Wychbury Hill represents an elevated backdrop to the park. The settlement of Hagley is to the west, most closely proximate to the Hall and ancillary buildings.

Experience of the asset

- 4.31 Due to its scale, and designed nature, experience of the parkland is primarily from within, where the combination of natural and designed landscape and built features are best experienced.
- 4.32 The landscape associated with the Park is visible from a wide area of the landscape of Worcester. Due to topography however the majority of views of the park are from the south, with those from the north restricted by Wychbury Hill. The park was designed to respond to the wider landscape with views out to the south an integral part of the experience, especially south-wards from the upper north section. The aforementioned obelisk represents the northernmost point of the park and constitutes a highly visible

landscape feature which is visible from some distance and allows a visual connection to the park.

Contribution of setting to significance

- 4.33 As discussed, the significance of the park is primarily derived from its substantial designed landscape and architectural features, which are best experienced from inside the designated area. The wider landscape setting of the park however contributes to a degree to its significance through providing a backdrop to views out of the park, in particular in views towards the south and in providing an experience of the park from outside its boundaries.
- 4.34 In this regard the landscape to the south of the park makes a contribution to significance. To the north Wychbury Hill represents a substantial visual barrier which is a backdrop in views from the hall. There is no visual relationship to the wider landscape beyond the Hill, which therefore is considered to make a substantially lesser contribution to the significance of the parkland.

Contribution of Appraisal Site to significance

- 4.35 The Appraisal Site is located to the north of Wychbury Hill and does not include any of the Hagley Park registered area, although the boundaries of the two are close at the summit of the hill. The visual relationship between the Appraisal Site and registered area is limited, restricted to only a small area adjacent to the summit of the hillfort where the footpath routes cross.
- 4.36 There is a limited visual relationship and a functional separation from the designated parkland area caused by the prominence and height of Wychbury Hill.
- 4.37 There is no known functional relationship between the Appraisal Site and Hagley Park. The map at figure 4.5 shows the park in 1825 and shows that the primary focus of the park is the central area around Hagley Hall; however no ownership information is available to confirm whether any historic link existed.
- 4.38 The vast majority of the Registered Park and Garden has no relationship in setting terms with the Appraisal Site, with the exception of the extreme northeast point where it meets the boundary. The contribution of the Registered Park and Garden is therefore negligible.

Listed Buildings

- 4.39 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on decision makers to have special regard for the desirability of preserving or enhancing listed buildings and their settings. A review of the relevant legislation and planning policies is provided in Appendix 3.

Obelisk (Grade II*) and Temple of Theseus (Grade I)

- 4.40 The Temple of Theseus and Obelisk are proximate to each other, and are both designated assets within the Hagley Registered Parkland. To avoid repetition and in recognition of their group value, this assessment considers the special architectural and

historic interest, and the contribution of setting to their significance as a pair rather than as isolated designated assets.

Figure 4.7: Temple of Theseus



Figure 4.8: Obelisk



Special Architectural interest

- 4.41 The obelisk and temple were constructed in the mid C18 as part of the Hagley Parkland landscape scheme for George First Lord Lyttleton.
- 4.42 The obelisk is in sandstone ashlar on an ashlar faced brick base. A square pedestal supports the base and a tall tapered shaft. It is in a prominent position and has become a local landmark. It was restored in the late C20.

- 4.43 The Temple is in sandstone ashlar and brick with shallow pitched roof. It was designed by Stewart and is a miniature replica of the C6 Thesion in Athens. It is the earliest C18 building to have been directly copied from an original and the first outside Greece in which the Doric order is correctly used. The Historic England list entry description suggests that columns and stonework were rebuilt in the late C20; however it is presently fenced off and in a somewhat dilapidated condition.

Special historic interest

- 4.44 The structures are of historic interest as part of the designed landscape of Hagley Park. Both features are located at the high point to the north of Hagley Park to act as eye-catchers from Hagley Hall and therefore represent an integral part of the designed landscape

Contribution made by setting to significance

Physical surroundings

- 4.45 The features are located at a high point close to the summit of Wychbury Hill. They are in the northern-most part of Hagley Park to the north of Hagley Hall. The immediate landscape surrounding the assets comprises the slopes of Wychbury Hill which are open and agricultural.

Experience of the assets

- 4.46 The obelisk is located at the highest point adjacent to Wychbury Hill, and is a prominent and visible feature experienced in views from much of the surrounding landscape. It is primarily viewed from the south and east. Views from the west and north are somewhat more restricted due to the height of Wychbury Hill and associated woodland areas.
- 4.47 Due to growth of trees and vegetation in the vicinity of the temple and on the lower slopes, visibility of it is much more limited, and it is not easily visible from longer distances. It is primarily therefore experienced from close proximity, and from the south slopes where its frontage is visible.

Contribution made by setting to significance

- 4.48 The setting of the two features is integral to the experience of them. They were intentionally located in an elevated position in order that they would be experienced in long distance views from the surrounding area, as well as being prominent in views north from Hagley Hall. For this relationship the landscape setting to the south of the features is considered to make a contribution to their significance.
- 4.49 Views are available to the obelisk from some areas to the north and east however these are restricted. Overall, the landscape to the north is therefore considered to make a limited contribution to significance.

Contribution made by Appraisal Site to significance

- 4.50 The southern boundary of the Appraisal Site is close to the two features, however due to topography and intervening vegetation intervisibility is limited.

- 4.51 There is no visual relationship between the temple and Appraisal Site; the temple is located in a slightly lower position than to the south of the Wychbury Hill summit and therefore topography and vegetation restrict any views. Moreover the temple is designed to be viewed from the south with its primary front elevation faces south.
- 4.52 Due to topography associated with the high point of Wychbury Hill the obelisk is not visible from the vast majority of the Appraisal Site. The eastern boundary of the site is defined by thick woodland, and this feature restricts views from the eastern extent of the site. Filtered views through trees are available from the south-east part of the Appraisal Site in a limited area in the close proximity to the Wychbury Hill summit. The obelisk has a strong relationship with the wider landscape of Hagey Park and therefore overall the Appraisal Site forms a minor component of the setting, it is part of the wider landscape, however is of less importance when compared with the landscape to the south.
- 4.53 Views of the Obelisk and Temple from the south are clearer and more long ranging, and less restricted by intervening topography and vegetation, thereby making a more substantial contribution towards significance of the assets. Due to the limited area of intervisibility and proximity a negligible contribution is made by the Appraisal Site to the significance the two designated structures.

Parish Church of St Peter (Grade II)

- 4.54 The Parish Church of St Peter is located in close proximity to the western-most boundary of the Appraisal Site.

Figure 4.9: Parish Church of St Peter



Architectural and historic interest

- 4.55 The church is mainly C19 with some Norman features remaining including a late C11-early C12 tympanum and C14 font. It is in reddish sandstone with stone dressings. A

square tower is located to the west and a porch with arched doorway to the south. It consists of a chancel with north vestry and organ bay, and a nave with north and south aisles.

Contribution made by setting to significance

Physical surroundings

- 4.56 The church is located in a tightly defined setting comprising a relatively small graveyard which is surrounded by a low wall and a number of trees. To the north, east and west the graveyard is bounded by roads and residential development which enclose it in a built up area. To the south is a cricket ground, over which views are available to the upper slopes of Wychbury Hill and the Appraisal Site.

Experience of the assets

- 4.57 The church is primarily and best experienced from close proximity, in its graveyard setting or immediately outside it. Trees and development in the vicinity restrict the majority of more distant views. Views of the church are available from the cricket pitch to the south albeit filtered by trees.
- 4.58 The church is in an urban area with residential properties to the north, east and west. It is therefore experienced in an urban setting.

Contribution made by setting to significance

- 4.59 The immediate setting of the church makes a substantial contribution to its significance as part of its setting; the graveyard contributes to understanding of the historic nature of the church and it is from this area that it is primarily experienced.
- 4.60 The wider setting of the church is characterised by residential development and these areas make a neutral contribution to significance. Some views are available to the wider landscape of the hillfort from the graveyard and immediate surroundings, and this landscape is considered to make a minimal overall contribution as part of the wider landscape surrounding the church.

Contribution made by Appraisal Site to significance

- 4.61 The south-western part of the Appraisal Site represents a minor element of the setting of the church. Part of the Appraisal Site is visible in views to the west from the church; albeit these views are filtered by trees and built development. Overall the Appraisal Site makes a negligible contribution to significance as part of the setting of the church.

Non-designated heritage assets

- 4.62 In addition to designated assets the HER search identified a series of below ground heritage assets at the Appraisal Site. This includes some archaeological finds and also ridge and furrow and earthwork systems. It also identifies a former farm/settlement known as Foxbrake Farm within the Appraisal Site, which is no longer extant. Evidence of ridge and furrow earthworks is visible in aerial photography and is likely to be associated with the former farm.

4.63 Historic mapping indicates that the form of landscape surrounding Pedmore Hall, in particular the tree lined avenue, is historic, albeit the hall building itself shows no evidence of historic origins. Whilst not identified as a non-designated heritage asset there is some historic interest in this feature and the evidence it provides for the historic status of the hall, and we would recommend that the route and associated boundary of the hall is maintained.

5. Key Heritage Considerations and Recommendations

5.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on decision makers to have special regard for the preservation of listed buildings and their settings and in this context case law has established that 'preservation' means 'to do no harm'. Recent case law has confirmed that considerable importance and weight is to be given to the preservation of listed buildings and their settings, with preservation meaning 'to do no harm'.

5.2 The NPPF confirms at paragraph 132 that

"when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation".

Key Considerations

5.3 Based on our initial assessment of the significance and setting of heritage assets in the vicinity of the Appraisal Site it is concluded that some development could take place with no 'harm' to identified heritage assets.

5.4 The Appraisal Site includes a portion of the scheduled area of the Ancient Monument, and as a whole encompasses the northern and eastern slopes of Wychbury Hill. This monument is of great sensitivity development and proposals will need to be carefully designed and located to minimise impact. Direct development on the scheduled area would be likely to result in 'harm' and moreover would trigger the need for scheduled monument consent and should be avoided.

5.5 It is recommended that development is set back to the areas of the lower slopes which have been identified to make a lesser contribution to significance of the hillfort.

5.6 A development restricted to the lower slopes of Wychbury Hill would also have a neutral impact upon the registered parkland; avoiding the upper areas of the hillfort where a visual relationship exists. Similarly, development set back from the summit would ensure no impact the designated obelisk and temple.

5.7 The Appraisal Site represents part of the wider landscape setting of St Peters Church. The significance of the church is primarily derived from its immediate setting, and it is considered that development of the Appraisal Site could take place with no harm to the asset.

5.8 We would recommend that consideration is given to setting development back from the avenue of trees accessing Pedmore Hall in order to protect this historic landscape feature.

5.9 A series of below-ground archaeological assets were identified through the HER search. Whilst these assets are not within the potential development areas identified; due to proximity, an archaeological assessment is recommended to ascertain the extent and

survival of archaeological assets and to identify any constraints to development of the Appraisal Site.

Broad developable areas – Summary

- 5.10 There is potential for some development on the lower slopes of Wychbury Hill, to the northwest sections of the Appraisal Site. Development plots could be located north of Pedmore Hall and west of the existing farm buildings. There is also potential for development to the northeast of the existing farm buildings however the land is uneven and we would need to get a better understanding of final site levels and how prominent development might be.
- 5.11 An Indicative Developable Areas plan is attached at Appendix 4.

Recommendations

- A Landscape and Visual Impact Assessment is recommended. This would consider the visual impacts of development on key views of the hillfort and would help to crystallise the developable area. It could also consider the potential for tree planting to provide visual screening.
- Due to the proximity of the SAM and other archaeological assets it is likely that an archaeological assessment would be required to support any development proposal.
- We would recommend early stage discussion with Dudley MBC Planning and Conservation Officers in order to clarify their likely stance and ensure an early opportunity to present a case for development.
- Any future development proposal or representations in support of the site would need to be supported by a detailed Heritage Statement to meet the requirements of Paragraph 128 of the National Planning Policy Framework. This will assess the impact of the proposed works on the special interest of the listed building in accordance with The Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and local planning policy considerations.

6. Bibliography

Archives Consulted:

Dudley Archives

Dudley Historic Environment Record

Historic England Archives

RIBA Library and Archives

Worcestershire Archives and Archaeology Service

References:

DCLG, National Planning Policy Framework (NPPF) 2012

Historic England, The Setting of Heritage Assets, 2011

The Buildings of England: Worcestershire' Alan Brookes and Nicklaus Pevsner

Historic England List Entry Description: Parish Church of St Peter

Historic England List Entry Description: Small multivallate hillfort called Wychbury Ring 450m south east of Pedmore Hall

Historic England List Entry Description: Small multivallate hillfort called Wychbury Ring 450m south east of Pedmore Hall

Historic England List Entry Description: Temple of Theseus about ½ mile north of Hagley Hall

Historic England List Entry Description: Hagley Hall

Websites:

Pedmore, British History Online (<http://www.british-history.ac.uk/vch/worcs/vol3/pp201-203>)

Wychbury Ring, Pastscape (http://www.pastscape.org.uk/hob.aspx?hob_id=118705)

Appendix 1: Historic England List Entry Summaries



Small multivallate hillfort called Wychbury Ring 450m south east of Pedmore Hall

List Entry Summary

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Culture, Media and Sport.

Name: Small multivallate hillfort called Wychbury Ring 450m south east of Pedmore Hall

List entry Number: 1003820

Location

Legacy Record - This information may be included in the List Entry Details.

The monument may lie within the boundary of more than one authority.

County: Worcestershire

District: Bromsgrove

District Type: District Authority

Parish: Hagley

National Park: Not applicable to this List entry.

Grade: Not applicable to this List entry.

This record has been generated from an "old county number" (OCN) scheduling record. As these are some of our oldest designation records they do not have all the information held electronically that our modernised records contain. Therefore, the original date of scheduling is not available electronically. The date of scheduling may be noted in our paper records, please contact us for further information.

Date first scheduled: 10-Aug-1923

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: RSM - OCN

UID: WT 345

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Monument

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Small multivallate hillforts are defined as fortified enclosures of varying shape, generally between 1 and 5ha in size and located on hilltops. They are defined by boundaries consisting of two or more lines of closely set earthworks spaced at intervals of up to 15m. These entirely surround the interior except on sites located on promontories, where cliffs may form one or more sides of the monument. Earthworks may consist of a rampart alone or of a rampart and ditch which, on many sites, are associated with counterscarp banks and internal quarry scoops. Access to the interior is generally provided by one or two entrances, either simple gaps in the earthwork or inturned passages, sometimes with guardrooms. The interior generally consists of settlement evidence including round houses, four and six post structures interpreted as raised granaries, roads, pits, gullies, hearths and a variety of scattered post and stake holes. Evidence from outside numerous examples of small multivallate hillforts suggests that extra-mural settlement was of a similar nature. Small multivallate hillforts are rare with around 100 examples recorded nationally. Most are located in the Welsh Marches and the south-west with a concentration of small monuments in the north-east. They are rare and important for understanding the nature of settlement and social organisation within the Iron Age period. The small multivallate hillfort called Wychbury Ring 450m south east of Pedmore Hall survives well and will contain archaeological and environmental evidence relating to its construction, development, social organisation territorial, political, strategic and economic significance, longevity, trade, agricultural practices, domestic arrangements, adaptive re-use and overall landscape context.

History

Legacy Record - This information may be included in the List Entry Details.

Details

The monument includes a small multivallate hillfort, situated on the summit of the extremely prominent Wychbury Hill which itself is the westernmost point of the Clent Hills, offering far-reaching views across the Stour Valley. The hillfort survives as an irregular almost heart-shaped enclosure defined by closely spaced double ramparts with ditches which survive as earthworks throughout the circuit. The interior of the hillfort is up to 250m long by 150m wide. The whole hillfort covers approximately 6ha in total. Best preserved to the south, the inner rampart is up to 20m wide and 2.6m high internally and the inner ditch up to 10m wide and 1.7m deep; to the north this is silted. The outer rampart is up to 10m wide and 1.8m high, and the ditch 10m wide and

1.2m deep, although to the northern part of the hillfort the outer ditch is largely infilled and the rampart is more of a scarp slope. There are two entrances, both inturned, one to the north east and one to the south west; the latter is approached by a hollow way. There was a small excavation in 1884 which produced two small rings identified by the British Museum as being Early Iron Age and some Romano-British pottery has been recovered. The hillfort was also re-used and allegedly re-fortified during the Second World War when it was known as 'Wychbury 68', a centre for resistance.

Sources: PastScape 118705 and 1428065

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SO9192181805

Map



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HAGLEY HALL

List Entry Summary

This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by English Heritage for its special historic interest.

Name: HAGLEY HALL

List entry Number: 1000352

Location

The garden or other land may lie within the boundary of more than one authority.

County: Worcestershire

District: Bromsgrove

District Type: District Authority

Parish: Clent

County: Worcestershire

District: Bromsgrove

District Type: District Authority

Parish: Hagley

National Park: Not applicable to this List entry.

Grade: I

Date first registered: 28-Feb-1986

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: Parks and Gardens

UID: 1300

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Garden

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

A mid C18 landscape park, with circuit including several notable buildings, associated with a country house by Sanderson Miller.

HISTORIC DEVELOPMENT

The manor of Hagley was purchased in 1565 by John Lyttleton, whose descendant Sir George Lyttleton (cr Lord Lyttleton of Frankley 1756, d 1773), statesman, politician, patron and friend of Pope, Shenstone and Thomson and the dedicatee of Tom Jones, began to landscape the estate in the early 1740s and in the 1750s rebuilt the Hall. The estate remained in the family in the late C20, the head of which in 1889 acquired the title of Viscount Cobham on the death of the last Duke of Buckingham and Chandos.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Hagley lies in the lee of the Clent Hills, some ten miles south-west of the centre of Birmingham and six miles north-east of Kidderminster. The site was well favoured for the development of landscape scenery, having wooded valleys, streams and to the north of the Hall rising ground giving fine views of the Malvern Hills, Wychbury Hill (which forms the northern extremity of the park) and the Black Mountains of Wales.

To the west the park is bounded by Hall Lane and Bromsgrove Road and by later C20 housing (School Lane etc) on the edge of Hagley, which north of the walled kitchen garden has encroached onto former parkland. To the south the park boundary follows Gallows Brook before passing along the bottom of the Clent Hills, turning to run west and north around the fields of Hagleyhill farm. The northern part of the park, separated from the rest of the Hagley demesne by the A456 Birmingham Road (a dual carriageway), takes in the southern slope of Wychbury Hill, which is crowned by Wychbury Ring, an Iron Age hillfort.

The registered parkland extends to c 180ha.

ENTRANCES AND APPROACHES The main approach is from the west via Hall Lane and Hall Drive. An avenue of limes (replicating an avenue present in 1826) runs parallel with and south of Hall Lane and then along Hall Drive, at the start of which is a single-storey brick lodge, brick gate piers and iron gates, all of c 1960. A brick lodge, Clent Hill Lodge, lies 100m south-east of Sanderson Miller's mock castle on the south-eastern corner of the park at the end of a former back drive.

PRINCIPAL BUILDING Hagley Hall (listed grade I) was rebuilt from 1754 on a

site south-west of the old house (whose position in late C20 was occupied by the cricket pitch). Sir George Lyttleton considered various proposals although the final design was by Sanderson Miller (1716-80). It is something of a hybrid, a Palladian rectangle of two storeys raised upon a rusticated basement that contains the offices. Pavilion-like projections at the four corners rise one storey higher than the rest of the building. The building of Hagley, and its exuberant rococo interior decoration, was completed in 1760. The house was badly damaged by fire in 1925, although subsequently meticulously restored.

One hundred yards to the north-west of the Hall is the brick stables and coach house courtyard (listed grade II), of c 1749 and by Sanderson Miller, converted to office and commercial use in the late C20. To the immediate west of the stables is the mid C18 former Rectory (listed grade II). Also by Sanderson Miller (although remodelled by G E Street 1858-65) is the parish church of St John the Baptist (listed grade II*) 200m north-east of the Hall.

GARDENS AND PLEASURE GROUNDS A ha-ha runs along the main, south-west front of the Hall and up its south-east side. North of the Hall is a lawn bounded by shrubs; in its centre is the monument to the poet and landscape gardener William Shenstone (1714-63), moved here in the late C20 from its former location in the park.

North of the drive to the church which passes along the front of the north lawn is the Hall's private gardens: lawns, shrubs, specimen trees and flower beds occupying a strip of ground c 100m wide and 300m long extending to and linking the Hall with the walled kitchen and former orangery. In an area of lawn before the gate to the kitchen garden are six mature clipped yews, arranged in groups of three either side of the path.

Midway up the west side of the private garden is a summerhouse, the so-called Old Dairy (listed grade II*), a stone-built sandstone building of the mid to late C18 built in the style of a Tuscan amphiprostyle tetrastyle temple with east and west facing facades.

The private garden was already enclosed by 1826, with a serpentine path leading north from the summerhouse into a shrubbery along the east side of the kitchen garden. The layout was similar in the later C19 although by then the garden was more densely planted with trees. At that time there was an aviary south of the summerhouse.

PARK Hagley Hall lies towards the south-western corner of its park, the main south-west facade of the Hall looking across grassland with occasional mature specimen trees which falls to the Gallows Brook. The north-east front of the Hall also looks out onto open grass parkland with occasional specimen trees, the church forming a picturesque feature in the near ground. Adjoining the churchyard to the north is the village cricket pitch.

About 300m east of the Hall and church the ground begins to rise, on to the spur-and-valley landscape which was encompassed in the mid C18 in a pictorial circuit walk. From the Hall the route passes the church and runs east

across gently rising open parkland from which there are views back across to the Hall. The main topographic feature of the east of the park is a prominent spur, with valleys to either side, on top of which stands the mock castle. One route to the castle is via Hermitage Hollow, the wooded valley which forms the southern boundary of the park, up which there is a chain of dammed ponds, all dry in the late C20. Contemplation seats once lay above and south of the ponds. The principal route, however, runs up the west end of the spur, whose sides are covered with a mixture of C20 commercial woodland and mature specimen trees. At the tip of the spur is a low round mound, reputedly a prehistoric barrow, from which panoramic views are enjoyed back across the park to the Hall and church and to the Shropshire hills in the distance. The mound seems more likely to be an C18 landscape feature. The top of the spur, Castle Lawn, is open grassland, rising gently east for 300m to Sanderson Miller's gothick ruined Castle of 1747-8. This (listed grade II*) is a sandstone building of quadrangular plan, with one complete, round, four-storey corner tower to the north-west and three left as one-storey stumps, all connected by 'ruined' walls. The uppermost storey of the main tower has an elaborate plaster ceiling and forms a prospect room. Praised by Horace Walpole as having 'the true rust of the Barons' Wars' (Malins 1966, 62) the Castle reputedly incorporates genuine medieval stonework from the ruins of Halesowen Abbey. It was thoroughly restored in the 1980s.

A terraced path leads east from iron gates along the lower part of Castle Wood, the wooded north slope of the spur. Approximately midway along the side of the spur is the site of Pope's Seat, a Palladian temple-like building shown on an C18 view by Vivares, while c 150m north-west of the Castle is the 1.3m high plinth of Pope's Urn (the urn itself lying nearby), erected in 1744 to the memory of the poet Alexander Pope (1688-1744) to whom the monument bears a Latin inscription. Pope's Seat and Urn look north across Lower Castle Lawn (with Pope's Lawn East adjoining to the west), a shallow, grassy valley, running west down which is a chain of ponds, not all of which held water in the later C20. In the C18 there were cascades between the ponds and at the west end of the westernmost pond a Palladian bridge of c 1762-3 by Thomas Pitt (1737-93, cr Baron Camelford 1784), Lord Lyttleton's nephew. Only their sites survived in the late C20, the Palladian building behind the bridge having been removed in the mid C19 after a tree fell on it. Also no longer extant was a grotto (at NGR SO 9232 8082), originally fed by a stream but already vandalised by 1882, and Shenstone's Monument, moved to the Hall in the C20. About 200m east of the end of the eastern, uppermost pond, on the end of a low spur with views west down the valley to the park, is the Rotunda of 1747, designed by John Pitt (c 1706-87), a distant cousin of Thomas Pitt. Of sandstone, and with eight Ionic columns, the building (listed grade II*) was semi-ruinous in the late C20, with its domical roof largely collapsed.

The northern boundary of the park lies c 100m north of the Rotunda. A tree-lined track runs along it inside the park, as it did in 1826. This leads east, around the grassland known as the East Lawn, to the easternmost corner of the park before turning south-west towards the Castle, while if followed west it picks up the line of a hollow-way which before imparkment apparently connected with School Lane on the east side of Hagley village. About 400m west of the rotunda the track passes several wells; one, Jacob's Well, has a

mid C19 gothic well-head arch over it. About 150m further west of Jacob's Well is a small stone quarry, on the north side of which, with views across the park to Shropshire, is the site of Thomson's Seat, an octagonal building designed by John Pitt and bearing an inscription to the virtues of James Thomson (1700-48), the Scottish poet. That structure was replaced in 1853 by a rustick summerhouse following a tree fall. The summerhouse was removed in the mid C20. About the same distance west again, on the edge of the high ground overlooking the Hall, is the Prince's Pillar (listed grade II*), possibly designed by the architect Henry Keene (1726-76) and believed by Lord Cobham to have been commissioned by Admiral John Smith, the illegitimate half-brother of George, first Baron Lyttleton. The Pillar comprises a Corinthian column c 16m high surmounted with a statue of Frederick, Prince of Wales, in military dress. Baron Lyttleton was himself the Prince's Secretary.

From the Pillar there are also views north to the northern part of the park, known as Monument Hill after the two features erected there to serve as eyecatchers from the Hall. Some 300m north of the Birmingham Road, and 100m east of the end of Monument Lane which leads north off it, is the Temple of Theseus (listed grade I), erected in 1758 to a design by James 'Athenian' Stuart (1713-88) following his return from Athens. Conceived as a miniature replica of a Greek Doric hexastyle prostyle temple, the building faces south, with views across Hagley Park and to the hills beyond. Further up the hill by c 300m is a mid C18 sandstone obelisk (listed grade II*), the upper part of the shaft having fallen.

There was apparently a park at Hagley in the Middle Ages. This later fell into disuse before being restored by Sir Charles Lyttleton c 1694. Work to improve the park at Hagley had begun by 1744, and although George Lyttleton, first Baron Lyttleton (1709-73) is usually credited with the landscape improvements there he did not succeed to the estate until 1751 on the death of his father Sir Thomas Lyttleton, who may therefore have had a hand in at least the early stages of the work. It seems Baron Lyttleton was his own designer, his ideas no doubt informed by those of his intellectual circle. Inspiration may also have been provided by what the Lyttletons' cousins the Temples had done at Stowe. Specific innovations at Hagley included England's first sham castle and first Doric building (the Temple of Theseus). Planting and other works saw the park so well developed that by 1753 Walpole was able to write of it as 'broken into all manner of beauty; such lawns, such woods, rills, cascades, and a thickness of verdure quite to the summit of the hill ...' (Malins 1966, 62). By 1800 it had its own guidebooks, which make it clear that the circuit included several features (a statue of Venus, for instance) in addition to those noted above.

KITCHEN GARDEN The C18 brick-walled kitchen garden lies c 400m north of the Hall, and is entered by a C20 gateway with wrought-iron gates. The garden is of c 5ha and roughly square, and is divided from east to west by a wall which incorporates a former orangery (it and walls listed grade II) of c 1740. That building, of brick with three pedimented bays with single-storey, single-bay wings to either side, was converted in the early C20 to a fruit store, and c 1945 into a house for the Head Gardener. The old glasshouses were removed in the mid 1980s.

REFERENCES

The Victoria History of the County of Worcester 3, (1913), pp 130-4 Country Life, 38 (16 October 1915), pp 520-8; 122 (19 September 1957), pp 546-9; 26 September 1957), pp 608-11 E Malins, English Landscaping and Literature (1966), pp 56-65 G Jackson-Stops, Hagley Hall (1979) R Sidwell, West Midland Gardens (1981), pp 57-8 G Jellicoe et al, The Oxford Companion to Gardens (1986), pp 240-1 The Follies and Other Features of Hagley Park, Hagley Historical and Field Society, Occasional Paper 2 (1994)

Maps OS 6" to 1 mile: Worcestershire sheet 9 NW, 1st edition published 1884
Worcestershire sheet 9 NE, 1st edition published 1884 OS 25" to 1 mile:
Worcestershire sheet 9.7, 1st edition published 1883

Archival items

Plan of Public Carriage and Foot Roads in the Parishes of Hagley and Clent, 1826 [location of original unknown]

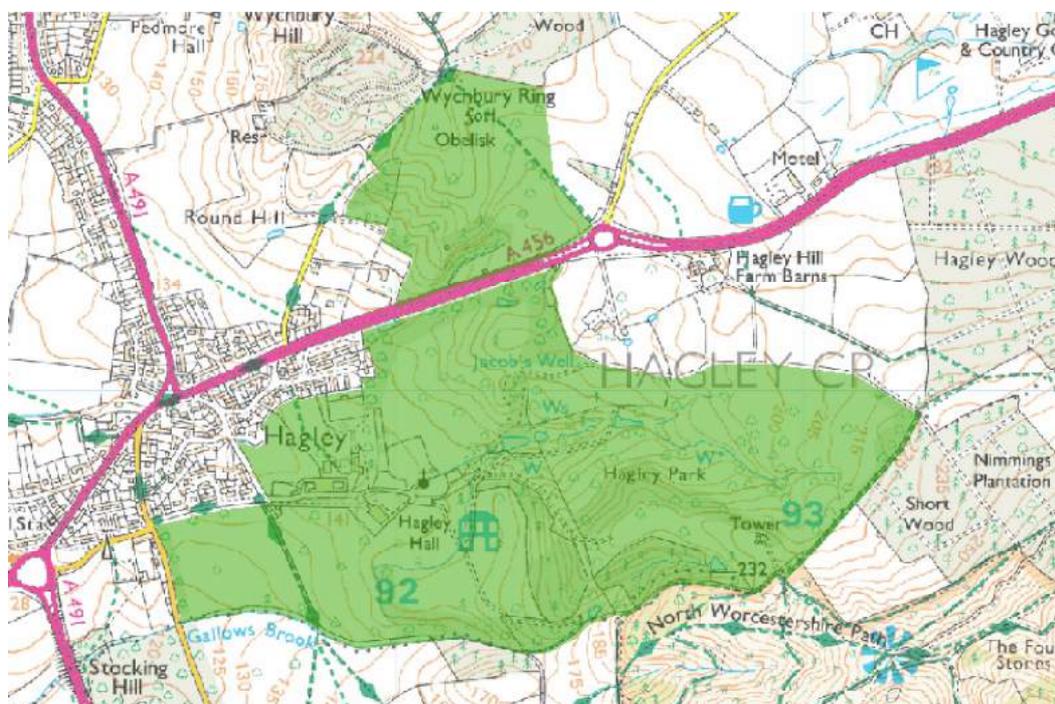
Description written: 1998 Register Inspector: PAS Edited: August 1999

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SO 92181 81529, SO 92347 80823

Map



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OBELISK ABOUT 3/4 MILE NORTH OF HAGLEY HALL

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: OBELISK ABOUT 3/4 MILE NORTH OF HAGLEY HALL

List entry Number: 1167587

Location

OBELISK ABOUT 3/4 MILE NORTH OF HAGLEY HALL

The building may lie within the boundary of more than one authority.

County: Worcestershire

District: Bromsgrove

District Type: District Authority

Parish: Hagley

National Park: Not applicable to this List entry.

Grade: II*

Date first listed: 23-Apr-1952

Date of most recent amendment: 17-Jul-1986

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 156398

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

SO 98 SW HAGLEY WYCHBURY HILL

2/133 Obelisk about ¾ mile north of Hagley Hall (formerly listed with item 2/134)

II

The grade shall be amended to read Grade II*

SO 28 SW HAGLEY CP WYCHBURY HILL

2/133 Obelisk about ¾ mile north of Hagley Hall 23.4.52 1 (Formerly listed with item 2/134)

II

Obelisk. Mid-C18, for George, First Lord Lyttleton. Sandstone ashlar on ashlar-faced brick base. Square pedestal with moulded base and cornice supporting tall tapered slender shaft with moulded plinth; the upper section of the shaft is missing. One of several buildings erected in the park for George Lyttleton as part of his scheme to landscape the grounds in the new Picturesque style. The obelisk, erected on a very prominent site, has become a local landmark. [CL articles (mainly Vol 122, p 545 and 608); VCH 3 (i), p 130-131; BoE, p 178; Hagley Hall Official Guide Book).

Listing NGR: SO9210181646

Selected Sources

Books and journals

Hagley Hall Official Guide

Doubleday, AH, Page, W, The Victoria History of the County of Worcester, (1913), 130-1

Pevsner, N, The Buildings of England: Worcestershire, (1968), 178

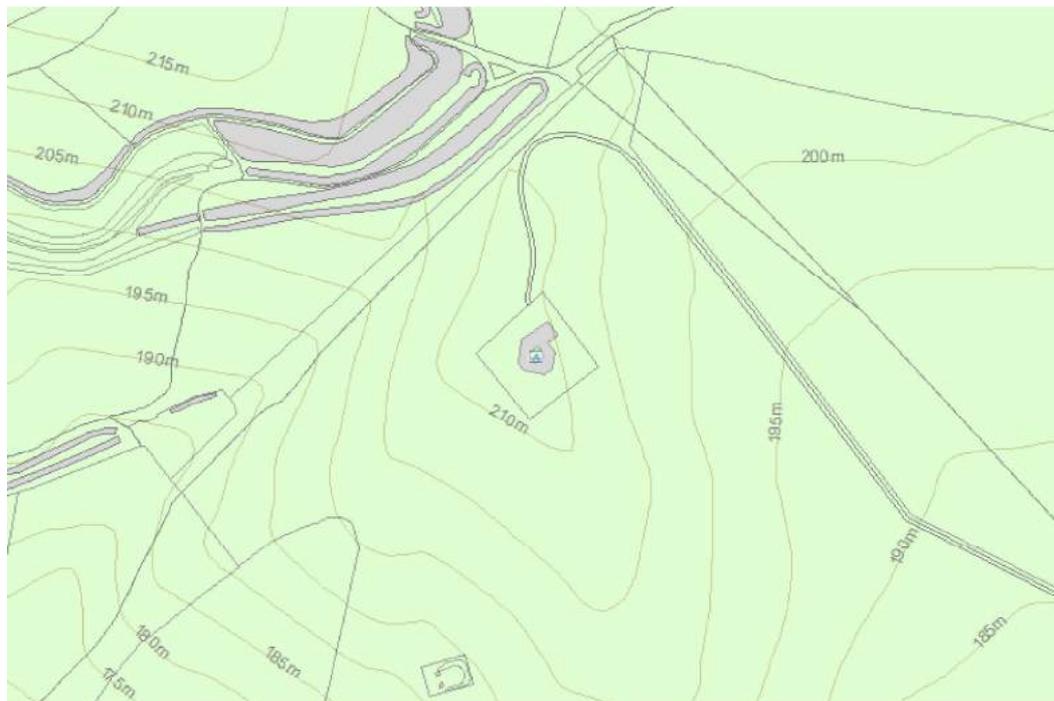
'Country Life' in Country Life, , Vol. 122, (), 545+608

Other

Register of Parks and Gardens of Special Historic Interest in England, Part 20 Hereford and Worcester,

National Grid Reference: SO 92101 81646

Map



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TEMPLE OF THESEUS ABOUT 1/2 MILE NORTH OF HAGLEY HALL

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: TEMPLE OF THESEUS ABOUT 1/2 MILE NORTH OF HAGLEY HALL

List entry Number: 1348599

Location

TEMPLE OF THESEUS ABOUT 1/2 MILE NORTH OF HAGLEY HALL

The building may lie within the boundary of more than one authority.

County: Worcestershire

District: Bromsgrove

District Type: District Authority

Parish: Hagley

National Park: Not applicable to this List entry.

Grade: I

Date first listed: 23-Apr-1952

Date of most recent amendment: 17-Jul-1986

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 156399

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

SO 28 SW HAGLEY CP WYCHBURY HILL

2/134 Temple of Theseus about ½ mile north of 23.4.52 Hagley Hall (Formerly listed with item 2/133 above)

I

Temple folly. 1758 by James "Athenian" Stuart for George First Lord Lyttleton; restored and partly rebuilt late C20. Sandstone ashlar and brick with shallow-pitched roof of coated steel. Rectangular plan in form of miniature replica of a Greek Doric hexastyle prostyle temple having arris fluted columns with entasis and no bases, a triglyph frieze and mutule cornice; three-stepped stylobate; rectangular opening in each side elevation. The building is recorded as being a miniature replica of the C6 BC Theseion in Athens. It was designed by Stuart shortly after he visited Athens from 1751-5 to measure the buildings. It is the earliest C18 building to have been directly copied from an Ancient Greek original and is the first building outside Greece and her colonies in which the Greek Doric order is correctly used. The columns and much of the stonework were rebuilt late C20. [CL articles (mainly Vol 122, p 546 & 608); BoE, p 178].

Listing NGR: SO9213181352

Selected Sources

Books and journals

Pevsner, N, *The Buildings of England: Worcestershire*, (1968), 178

'Country Life' in *Country Life*, , Vol. 122, (), 546+608

Other

Register of Parks and Gardens of Special Historic Interest in England, Part 20 Hereford and Worcester,

National Grid Reference: SO 92132 81351

Map



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For a copy of the full scale map, please see the attached PDF - [1348599 .pdf](#)
(http://gisservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint_svc/405891/HLE_A4L_Grade/HLE_A3L_Grade.pdf)

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This copy shows the entry on 10-Dec-2015 at 04:25:29.



PARISH CHURCH OF ST PETER

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: PARISH CHURCH OF ST PETER

List entry Number: 1076044

Location

PARISH CHURCH OF ST PETER

The building may lie within the boundary of more than one authority.

County:

District: Dudley

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 08-Nov-1949

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 217869

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

1. 1682 PEDMORE Parish Church of St Peter SO 98 SW 3/37 8.11.49.

C

2. Mainly C19, retaining some Norman work, a good late C11 - Early C12 tympanum and a C14 font.

Listing NGR: SO9118482129

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SO 91184 82129

Map



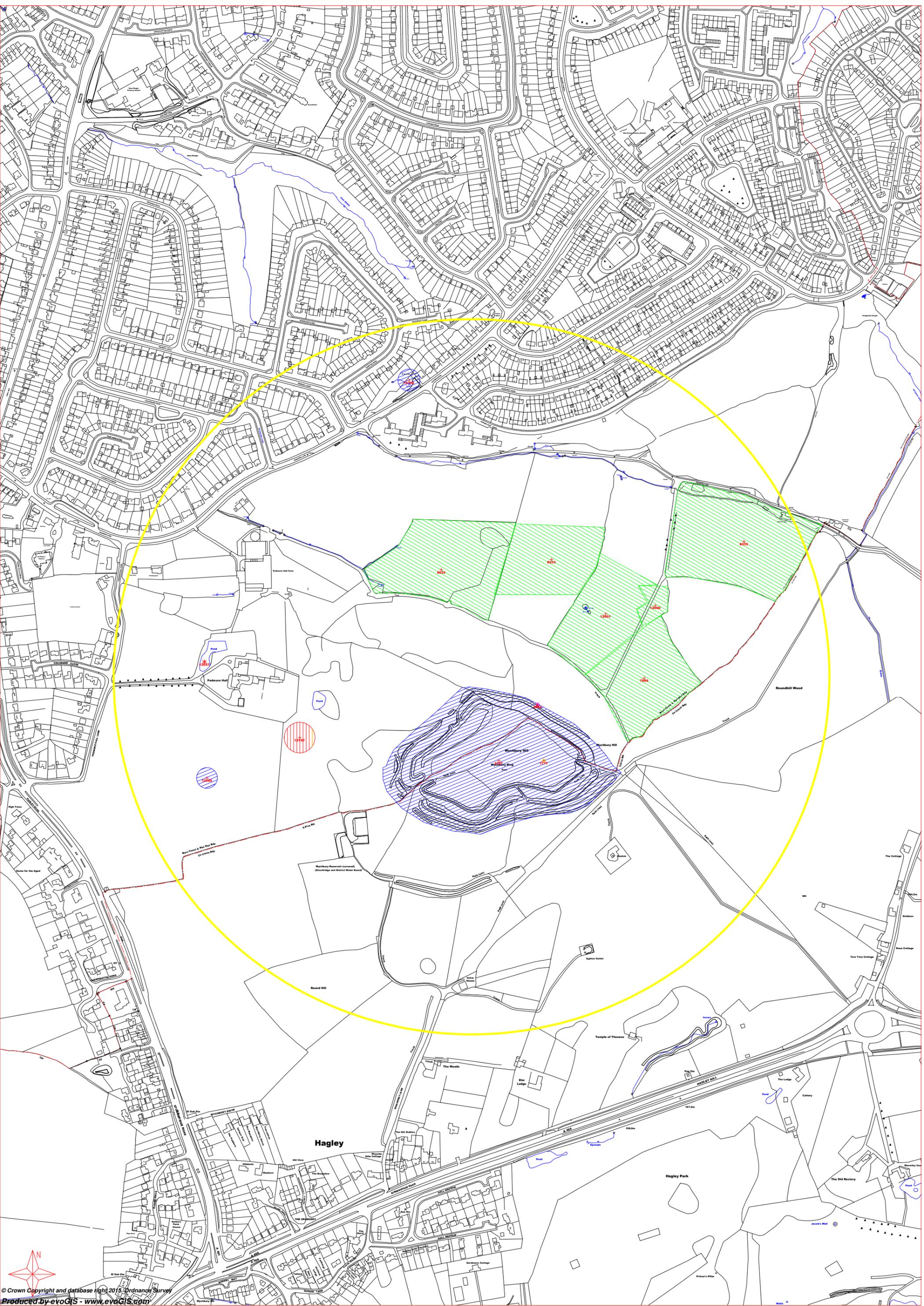
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(http://gisservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrintsvc/77119/HLE_A4L_Grade/HLE_A3L_Grade.pdf)

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Appendix 2: Historic Environment Record Plan



Appendix 3: Policy and Legislation Context

Statutory Duty

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

The concept of ‘preserve’ has been interpreted through case law to mean ‘to cause no harm’

National Planning Policy

The National Planning Policy Framework, 2012

The National Planning Policy Framework (NPPF) was introduced in March 2012 as the full statement of Government planning policies covering all aspects of the planning process. Chapter 12 outlines the Government’s guidance regarding the conservation and enhancement of the historic environment.

Paragraph 128 of the NPPF outlines the information required to support planning applications affecting heritage assets, stating that applicants should provide a description of the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 129 sets out the principles guiding the determination of applications affecting designated and non-designated heritage assets, and states that:

‘Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal . . . They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.’

Paragraph 131 elaborates that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 requires when considering the impact of a Proposed Development on the significance of a designated heritage asset, that great weight should be given to the asset’s conservation and the more important the asset, the greater that weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss requires clear and convincing justification. It is noted that substantial harm to or loss of a grade II listed building

should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance should be wholly exceptional.

Paragraph 133 states that where a Proposed Development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm and or loss is necessary to achieve substantial benefits that outweigh that harm or loss, or all of the following apply:

- *“the nature of the heritage asset prevents all reasonable uses of the site; and*
- *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- *the harm or loss is outweighed by the benefit of bringing the site back into use”*

Paragraph 134 requires that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 135 confirms that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. It also states the following:

“In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

Setting

Paragraph 137 requires local planning authorities look for opportunities for new development within the setting of heritage assets to better reveal their significance. With respect to setting, the policy notes that proposals that preserve those elements of setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably. The setting of a heritage asset is defined by the NPPF as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral”.⁸

Consideration of ‘Harm’

The statutory duty to have special regard to the desirability of preserving the special interest and setting of a listed building is a matter which should be accorded considerable importance and weight.

⁸ NPPF Annex 2: Glossary

In the event that harm is perceived to arise from proposals, the NPPF provides a policy framework at paragraphs 133 and 134 within which such harm can then be weighed against public benefits bearing in mind the considerable weight to be attached to the statutory duty.

The National Planning Practice Guide (NPPG), published 6 March 2014, provides guidance on how to assess if there is substantial harm. This states:

“What matters in assessing if a proposal causes substantial harm is the impact on the significance of the asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting.

Whether a proposal causes substantial harm will be a judgement for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be addressed. The harm may arise from works to the asset or from development within its setting.”

Local Policy

Dudley Metropolitan Borough Council UDP Saved Policies

Policy HE2 relates to Landscape Heritage Areas:

The boundaries of the Borough’s Landscape Heritage Areas are defined on the Proposals Map.

Within Landscape Heritage Areas, the Council will resist any development, or other works taking place, which would be detrimental to the character, quality and historic integrity of the landscape. The Council will seek to protect and enhance views into, from or within Landscape Heritage Areas. Approval will not be given where such views would be unduly interrupted or harmed, or where the opportunity to enhance such a view would be lost.

Policy HE 6 relates to Listed Buildings and states:

The Council will safeguard and encourage the appropriate enhancement of buildings statutorily listed as being of historic or architectural value. Applicants proposing the alteration extension or change of use of a statutorily Listed Building will be required to provide sufficient information to demonstrate how the proposals would contribute to the building’s conservation, whilst preserving or enhancing its architectural or historic interest. Where such proposals would affect a listed structure which has a particularly complex building history, and would involve a major impact on the historic plan form or significant loss of historic fabric, applicants may be required to commission a on professional archaeological predetermination assessment. This should include an appropriate level of archaeological buildings recording, and analysis sufficient to demonstrate the significance of the existing plan form and historic fabric to be affected,

and clarify the degree of impact which the proposals would have upon the building's historic character and appearance.

Proposals for the demolition, or the inappropriate alteration of, or addition to, statutorily Listed Buildings, or for development which would be detrimental to their setting, will be resisted.

Where Listed Building Consent is granted for demolition or alteration resulting in the loss of historic fabric, the Council will ensure that provision is made for an appropriate level of archaeological buildings recording to take place prior to the commencement of the approved works.

Policy HE10 on Sites of Regional Importance (Ancient Monuments), states:

Development will not normally be permitted that would result in the loss of, or damage to, non-scheduled remains of regional importance or which would prejudice their setting.

Policy HE11 relates to Archaeology and Preservation, stating:

The Council will seek to ensure that archaeological remains of interest are preserved in situ and will encourage landowners to enter into management agreements in this regard. Where this would be unreasonable, the Council will seek to ensure that provision is made for an appropriate level of archaeological investigation and recording of any building structure or buried deposit of interest prior to the commencement of development (or site clearance works) and for appropriate publication of the results.

Black Country Core Strategy

Policy ENV 2 relates to Historic Character and Local Distinctiveness. It states:

All development should aim to protect and promote the special qualities, historic character and local distinctiveness of the Black Country in order to help maintain its cultural identity and strong sense of place. Development proposals will be required to preserve and, where appropriate, enhance local character and those aspects of the historic environment together with their settings which are recognised as being of special historic, archaeological, architectural, landscape or townscape quality.

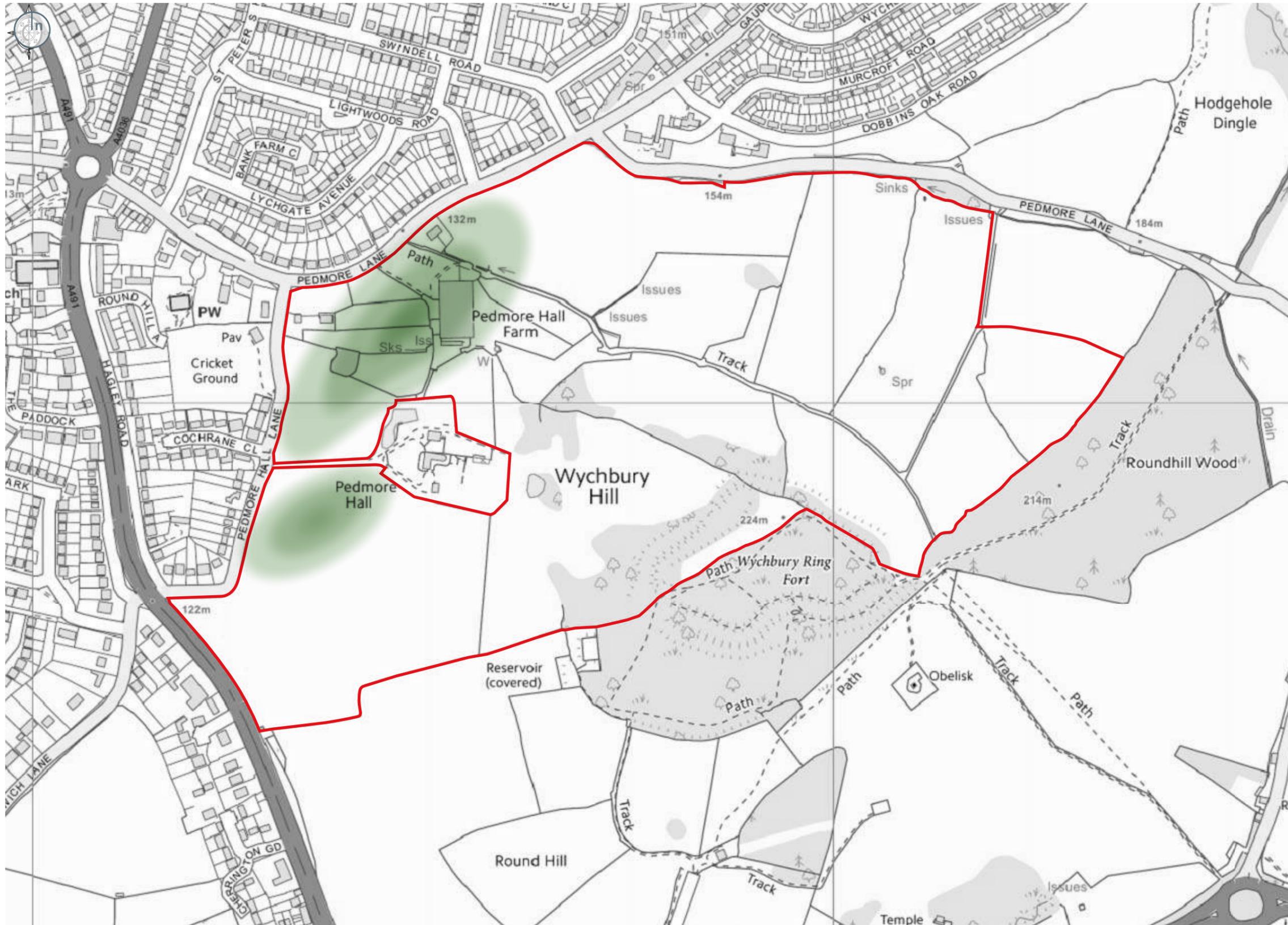
In addition to statutorily designated and protected historic assets particular attention should be paid to the preservation and enhancement of:

- *Locally listed historic buildings and archaeological sites;*
- *Historic parks and gardens including their settings;*
- *Locally designated special landscape areas and other heritage based site allocations.*

Development proposals that would potentially have an impact on any of the above distinctive elements should be supported by evidence included in Design and Access Statements which demonstrates that all aspects of the historic character and distinctiveness of the locality have been fully assessed and used to inform proposals.

In some instances local authorities may require developers to undertake detailed Historic Landscape Characterisation studies to support their proposals.

Appendix 4: Indicative Developable Areas Plan



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This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only.

No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

- Approximate site boundary
- Indicative developable areas



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Client:
Richborough Estates

Project:
Pedmore Hall Farm, Stourbridge

Drawing:
Indicative Developable Areas Plan

Project Number:
RICH3001

Drawing Number:
1001

Revision: **00** Status: **Final**

Date: **Dec 2015** Scale: **1:5,000 (A3)**

Turley Office
1 New York Street
Manchester
M1 4HD

T 0161 233 7676

Turley
Heritage