

# **Kemerton**

## **Village Design Statement**



**March 2011**

Cover image: Parsons Folly (or Kemerton Tower) and the Banbury Stone at the summit of Bredon Hill.

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# 1. INTRODUCTION

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## 1.1. Executive summary

Kemerton is widely recognised as one of the most historic and picturesque parishes in Worcestershire.<sup>1</sup> It boasts an exceptional built heritage, with two-thirds of its buildings dating from before 1850, and 41 (out of 196) listed buildings. It encompasses the summit of Bredon Hill, with its famous folly, hillfort, and sweeping views made famous by Housman and Vaughan Williams. Describing this view, the well-known author and resident of Kemerton, John Moore, wrote in 1946: “from this elevated place, it is said, when the sky is untroubled by cloud, nor mists lurk in the low places, thou canst see, O Traveller, twelve rich counties, four great cathedrals, and sixteen abbeys”.<sup>2</sup>

### *Prime aims*

This *Village Design Statement* (VDS) gives residents the opportunity to combine their voices in order to have a stronger say in shaping the future of the built environment. It does this in several ways.

- It provides factual analysis about the built and landscape environment for use by planning authorities, both when deciding planning applications, and when preparing new policies.
- It provides guidance to planning authorities as to how to make new planning policies and outcomes fit with residents’ own aspirations for the future of the village.

### *Navigating this document*

This VDS contains detailed information, some of which may not be required by readers. It has therefore been laid out so readers can quickly find relevant sections.

- Sections 1 to 3 are factual. They provide planning information, along with detailed description and historical analysis of the buildings of the village and the landscape setting.
- Sections 4 and 5 are interpretative. They give voice to residents’ views about the village and their aspirations for its future development.
- Section 6 consists of a set of Guidelines, showing how new development can best preserve and enhance the special character of Kemerton.

### *Key recommendations of local residents*

The VDS aims to reflect the views of the community as a whole. It has been drafted by a committee of volunteers overseen by the Parish Council, and draws on a series of consultations with the community (see Section 4.1). These have revealed clear consensus on a number of issues.

- The Cotswolds Area of Outstanding Natural Beauty (AONB), one of the UK’s most valued landscapes, must be safeguarded (see Section 1.3.3)
- New development should preserve and make a positive contribution towards – not detract from – the special historic interest and general character of the village (see Section 3).
- Most new development should be built in the local Cotswold style (see Section 3.3), and not encroach on key open areas, gardens or farmland – brownfield sites are the most acceptable.
- Kemerton is not a *sustainable* location for new market housing (see Section 5.2.1).
- The parish holds nationally important wildlife which must be protected (see Section 2.3).

1. Reader’s Digest, (2006), *The Most Amazing Places to Visit in Britain* / 2. Moore, J, (1946), *Brensham Village*

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## 1.2. *About Village Design Statements*

VDSs were established by the Countryside Commission in 1996 to enhance the role of local communities in planning. They fit well with the new Government agenda for greater localism. Their major objectives are:

- to provide a forum for the community to say what it is that they value about their village and how they would like to see it develop in the future;
- to describe the distinctive character of the village through its buildings and its landscape setting;
- to demonstrate how this character can be protected and enhanced;
- to provide guidelines for householders, architects and developers when new developments are proposed, so that they respect the character of the village and make positive contributions to the local environment;
- to influence future policies when the planning authority is updating its *Local Plan*.

Kemerton Parish Council will submit its completed VDS to Wychavon District Council, and if approved, this will become a Local Information Source document for informing future planning and development decisions.

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## 1.3. *Planning policy context*

This VDS is intended to be compatible with national and local planning policy. Central Government is currently carrying out a root-and-branch reform of the planning process. In May 2010, sweeping changes were announced, which included the intention to abolish Regional Spatial Strategies (RSS) and to devolve more power to the local level. The pending Localism Bill is expected to provide many answers with regard to how housing targets will be set at the sub-regional level. In the meantime, all development requiring planning permission continues to be governed by a combination of current and emerging national and local policies. National policies are largely set out in a series of *Planning Policy Statements* (PPS) and *Planning Policy Guidance* notes (PPG). The main local policies applying to Kemerton are detailed below.

### 1.3.1. *Wychavon District Local Plan & supplementary guidance*

The current local planning policies governing Kemerton are set out in the *Wychavon District Local Plan, 2006–11* (Local Plan).<sup>1</sup> This defines a Development Boundary for the village, which has been drawn to reflect where new development, through infilling or minor consolidation, would be appropriate under GD1 and other policies. Planning decisions taken by Wychavon are based on the policies laid down in the Local Plan but also have regard to national planning policy and supplementary guidance. Wychavon's Residential Design Guide (RDG) was adopted as a Supplementary Planning Document in September 2010.

1. *Wychavon District Council Local Plan 2006*. Available at Council Offices, local libraries, and on the Council's website (<http://wychavon.whub.org.uk>)

Wychavon's Planning Service has the authority to decide the majority of planning applications under delegated powers. Large-scale or controversial applications are decided by Wychavon's Development Control Committee. All planning applications are advertised locally and, in the case of Kemerton, are reviewed by the Parish Council, which sends its recommendations to Wychavon. Individuals are also able to comment on any planning application.

### **1.3.2. Worcestershire Structure Plan**

The Worcestershire Structure Plan (WSP) is a long-term planning document covering the period 1996–2011, which establishes a strategic policy framework for planning in the county. Some of the policies in the WSP were repealed by the Secretary of State in 2007. Other policies were "saved" until further notice and will continue to have a material bearing on planning.

### **1.3.3. Cotswolds AONB**

The primary purpose of AONB designation is to conserve and enhance the natural beauty of the UK's most outstanding landscapes. *The Countryside and Rights of Way Act, 2000 (Part IV)* confers equal protected status on AONBs as on National Parks, with relation to conserving and enhancing natural beauty. It also gives very strong powers to planning authorities to enforce this. It further places a statutory duty on planning authorities and public bodies to "have regard to the purpose of conserving and enhancing the natural beauty of the AONB". It is worth noting that this statutory duty relates to any matter which may "affect land in an AONB" and can thus extend beyond the boundary of the AONB itself.

Since 1990, the northern half of the parish and almost all the village have been located within the Cotswolds Area of Outstanding Natural Beauty (AONB). This is the largest of the 40 AONBs in England and Wales, and it is internationally recognised as one of the most beautiful areas of the UK.<sup>1</sup> The World Conservation Union (IUCN) has awarded the Cotswolds AONB 'Protected Landscape' status for its high scenic quality.<sup>2</sup>

1. Cotswolds Conservation Board ([www.cotswoldsaonb.org.uk](http://www.cotswoldsaonb.org.uk)) / 2. IUCN ([www.iucn.org](http://www.iucn.org)): Category V – Protected Landscape / Seascape:

### **1.3.4. Kemerton Conservation Area**

Designation as a Conservation Area is an official recognition of the collective value of buildings and their surroundings, and of the desirability of conserving or enhancing their special architectural or historic interest. Conservation Area designation does not exclude the possibility of change, but it does require that all new buildings and significant alterations should preserve and enhance – not erode – the historic environment.

Conservation Areas are given statutory protection through Town and Country Planning legislation. Further Government guidance is provided by *Planning Policy Statement 5: Planning for the Historic Environment* (PPS5). The local authority has a duty to draw up proposals for the preservation and enhancement of Conservation Areas. It is worth noting that, as with AONBs, Conservation Area policies can apply outside the area where the character and setting of the area may be affected. Where an 'Article 4 Direction' exists, some works normally classed as permitted development (not requiring planning permission) will require planning approval.

The Kemerton Conservation Area was first designated in 1969, and has not been reviewed in recent years. Most of the village is covered by the designation – Bayliss Road and Bredon Road are the only sizeable developed areas that are excluded. Within the Conservation Area strict planning policies and guidelines apply, in particular Policy ENV12 of the *Local Plan*. However, between 1969 and 1993, a significant amount of development took place in and around the Conservation Area, and this is generally regarded as having had a detrimental impact on the area's historic character. This demonstrates that the effectiveness of the designation is dependent on proper enforcement.

### **1.3.5. Listed building control**

Listed buildings represent the best examples of the nation's architectural and historic heritage which have been identified as being worthy of protection under special legislation. Across England it is estimated that up to 2% of dwellings are listed. All buildings built before 1700 which survive in anything like their original condition, along with most of those built between 1700 and 1840, are listed.<sup>2</sup> Some buildings which are not listed individually fall within the curtilage of a listed building (the grounds surrounding it), and are considered part of the listed building from a planning viewpoint.

No changes can be made to listed buildings without consent. Proposals affecting a listed building or its setting are assessed by Wychavon's Heritage Team to ensure that features of special architectural or historic interest are not damaged or lost, and that the building's character and setting is preserved.

Listed buildings are graded as follows:

- Grade I: of exceptional interest, sometimes internationally important (2.5% of all listed buildings)
- Grade II\*: particularly important and of more than special interest (5.5% of all listed buildings)
- Grade II: nationally important and of special interest (92% of all listed buildings)

Within the parish of Kemerton there are 41 listed buildings, which together make up 21% of the village. St Nicholas's Church and Kemerton Court are Grade II\*; the remainder are Grade II. A further 84 buildings in the village were formerly listed prior to the abolition of the Grade III category in 1970. Compared to the national picture, Kemerton has an exceptionally rich built heritage.

<sup>2</sup> English Heritage; [www.english-heritage.org.uk](http://www.english-heritage.org.uk).

### **1.3.6. South Worcestershire Development Plan**

The South Worcestershire Development Plan (SWDP) is an emerging development plan being formulated jointly by the three south Worcestershire local authorities (Wychavon District Council, Malvern Hills District Council and Worcester City Council). From October 2010, it replaced the *South Worcestershire Joint Core Strategy* (JCS) which was being developed under the defunct RSS process. It does, however, retain the JCS evidence base. While details are yet to be confirmed at



the time of writing (January 2011), it is likely that the SWDP will replace local plans (see Section 1.3.1) as well as determining the amount and distribution of new development within south Worcestershire. It is scheduled for adoption in September 2013, and will remain in effect until 2030.

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Figure 1. The view from Bredon Hill across the mist-covered Severn Vale to the Malvern Hills.

## 2. DESCRIPTION OF THE WIDER ENVIRONMENT

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### 2.1. *Location & setting*

Kemerton lies between Tewkesbury and Evesham on the southern edges of both Worcestershire and the West Midlands Region. Until boundary changes in 1931, the parish was in Gloucestershire, and it remains in the Diocese of Gloucester. It still looks south to Tewkesbury and Cheltenham in Gloucestershire for many of its shopping facilities and services.

The horizons are dominated by hills: Bredon Hill to the north, the Cotswold escarpment to the east and south, and the dramatic line of the Malverns to the west. In between are the wide expanses of the Avon, Severn and Carrant vales.

The village lies on the southern slopes of Bredon Hill, an outlier of the Cotswolds projecting into the Vale of Evesham. The northern half of the parish is within the Cotswolds AONB. The Cotswold landscape has been the inspiration for artists and poets down the ages, from Shakespeare<sup>1</sup> to Betjeman, and Turner to William Morris. It is internationally recognised as one of the most beautiful areas of England.

The vale just to the south of the parish is dominated by the Tewkesbury urban area, which includes the large post-1950 housing developments at Northway, the Northway Trading Estate, and the MoD's Defence Storage and Distribution Agency Depot (DSDA) at Ashchurch.

The separate character of Kemerton and its neighbouring villages has, in places, been eroded by ribbon development. This effect has been particularly marked between the three villages of Kemerton, Westmancote and Bredon where very little open countryside remains. The open space between Bredon and Kinsham has also been significantly eroded. Similarly, there has been a major expansion of Tewkesbury along the B4080 towards Bredon's Hardwick.

1. *Richard II*, [II, 3] "these high wild hills and rough uneven ways"

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### 2.2. *Local landscape & agriculture*

#### 2.2.1. *Overview*

Kemerton's local landscape of hill and vale has been made famous by a host of artists, poets, musicians and writers. It has featured in the works of the composers Ralph Vaughan Williams, Sir Arthur Somervell and Ivor Gurney; the poets A E Housman, John Masefield, and Cecil Day Lewis; the writers E V Lucas, John Moore and Fred Archer; and the painters Peter de Wint and Alfred William Parsons – to name but a few.

Kemerton parish is approximately 5.8 km long by 1.2 km wide, and slopes down from the summit of Bredon Hill in the north (elevation 300 m / 981 ft) to the Carrant Brook in the south (elevation 20 m / 65 ft). The hill provides an imposing backdrop to the village and is an integral part of its history and character. At the summit is a well-known Iron Age hillfort, Kemerton Camp,

surrounded by imposing ditches and earth ramparts. Inside the fort is a large accretion of limestone called the Banbury Stone and known colloquially as the Elephant Stone. On the inner south rampart is a square stone tower called Parsons Folly, or Kemerton Tower (see cover). The folly was probably built c. 1765 by the squire of Kemerton, John Parsons, and has become an iconic local landmark, seen from all directions for many miles.

Two Landscape Character Assessments (LCA) have been carried out covering Kemerton, to help guide appropriate management decisions and influence planning policy. In 2002, The Cotswolds Area of Outstanding Natural Beauty Partnership undertook a LCA of the AONB. This classified the northern part of the parish as one of two Landscape Character Types: Escarpment Outlier; or Unwooded Vale. In 2004, Worcestershire County Council published its LCA of the entire county. This divided the parish into three Landscape Types: Limestone Estatelands (the upper slopes of Bredon Hill); Wooded Hills and Farmlands (the lower slopes of Bredon Hill); and Principal Village Farmlands (the vale).

Kemerton is fortunate in that much of the landscape surrounding the village has retained its pre-war appearance. It remains dominated by agriculture, and is set in a patchwork of arable and grass fields, interspersed with orchards and woodland. Kemerton did not experience as much housing development during the twentieth century as did some neighbouring villages. The principal reason for this is that the two main land owners, the Overbury Estate and the Kemerton Estate, did not seek to develop any farmland during this period. The main areas of village expansion are Bayliss Road, and the scattered ribbon development between Kemerton, Westmancote and Bredon.

### ***2.2.2. Development of the landscape pre-Agricultural Revolution***

The landscape of Kemerton is the product of millennia of farming. During the Neolithic, Bronze and Iron Ages most of the oak-ash wildwood which originally covered the parish was cleared for agriculture, and by the time of the Domesday survey in 1086 no woodland is recorded.

A stable system of land management evolved from the Saxon period (c. 500–1066) onwards, which remained substantially unaltered through the Middle Ages until the agricultural revolution of the late eighteenth century. Under this system, the hill was predominantly managed as common sheep pasture and furze, which gave way, on the mid and lower slopes, to seven great open arable fields. Down in the flood plain of the Carrant Brook were the valuable village meadowlands. Most cottages had closes or small fields associated with them for the growing of vegetables and keeping of livestock. Many of these ancient enclosures still survive as gardens or paddocks. Hop yards and orchards are recorded with increasing frequency from the early seventeenth century onwards and by 1772 fourteen houses had adjoining orchards.<sup>1</sup>

1 Victoria County History: *A History of the County of Gloucester*, Vol. VIII

During this period, the farmland surrounding Kemerton was open in character, with few hedges apart from the parish boundaries, and those enclosing the messuages and closes of cottages. The large open fields were strip-farmed, and individual holdings were scattered so that the most easily worked and fertile soils were shared out. The pattern created by ploughing these strips in the same direction over centuries can still be seen today as 'ridge and furrow'. This does not survive modern ploughing, but it does remain in a few grass fields, including The Butts (crossed by Footpath 512), All Fours Orchard (immediately east of Footpath 517), and Grange Orchard (south

of Honeywell House). Sheep played an important role in the village economy, with a large amount of suitable pasture available on the hill.

A few small areas of woodland retain the flora characteristic of ancient woodland (see Section 2.3.2), and probably date from pre-1600. These include the Ash Bed (a small coppice 200m south-east of Cherry Tree Cottage, Westmancote) and several areas along the Squitter Brook (sometimes called Waterlet Brook). Some of the parkland around Kemerton Court was laid out in the first half of the eighteenth century. Cowshed Wood (south of Kemerton Estate Yard) and the woodland belt along the ridgeway running towards the summit of Bredon Hill in the north-west of the parish, are both eighteenth century plantations, though the latter contains many of the species typical of ancient woodland.

### 2.2.3. *Development of the modern landscape*

The landscape we see today is largely a product of the agricultural revolution of the late eighteenth century. Under a series of parliamentary acts, known as **Inclosure**, the open fields of England were divided up into regular parcels and apportioned to the owners of scattered strips. These new parcels were enclosed by owners with ditches, hedges, fences and walls to form fields which could be farmed more efficiently. Kemerton's *Act of Inclosure* was in 1772, and those gaining large consolidated holdings were John Parsons (owner of the manorial estate), the rector, Brasenose College and James Mumford. Most of today's farmland boundaries date from Inclosure. On the lower ground, fields were mainly surrounded by hedges and ditches, whereas on the stony hill-ground, dry stone walls were the norm. New fields were often drained or otherwise improved, and some 80 hectares (200 acres) of grassland were converted to arable or market-garden use at this time. Twenty years after Inclosure, the productivity of farmland in the parish is said to have more than doubled.<sup>1</sup>

1. Turner, G. (1794). *Agriculture of Gloucestershire*

In the late nineteenth century, there were nine farms in Kemerton, including the rector's farm and the four farms of the manorial estate. In 1923, there were eight farms in the village, and in 1940 there were three large farms, five smaller ones, two market-gardens, and a poultry farm. In 1966, farming was mainly cereals, with some root crops and green vegetables. There was also a certain amount of stock pasture, and two farms had dairy herds.

By 2010, productive land had been consolidated into three large farms, two of which are owned by the Overbury Estate and the other by the Kemerton Estate. Each of these three farms is managed as part of a larger unit with land in other parishes. Only Ashbury Farm still has its main farm buildings based in the centre of the village, whereas in the nineteenth century all but two farmyards were located within the settlement. The once thriving market-gardening and fruit industries have all but gone. The majority of the farmland is now arable, farmed on a four-year rotation of wheat-rape-wheat-beans. However, there are still significant areas of pasture and meadow on which sheep and beef cattle are raised, although there has not been a dairy herd in Kemerton since the 1990s. A number of traditional orchards remain in the village, comprising tall, well-spaced trees, combined with animal pasture. Some of these have been replanted, while others are senescent and have lost many of their trees. The farms of Kemerton make a critical contribution to its landscape and wildlife (see Section 2.3).

While the pre-war landscape is largely intact, some significant changes took place during the second half of the twentieth century. These included the conversion to arable of some wildflower-

rich limestone grassland on the upper slopes of the hill, and the removal of extensive orchards north of Bell’s Castle during the 1960s. Elm disease in the 1960s and 1970s changed the landscape significantly. Prior to the disease, as many as one in four trees was an elm, and almost every hedge contained stately English elms.

Other recent changes include the construction of Upper Court Lake in around 1970 in place of an old orchard. Since 1960, a number of small, mixed-broadleaf woodland blocks and belts have been planted on former farmland, including the plantations surrounding Kemerton Lake. Gravel was extracted from approximately 140 hectares (350 acres) of land east of the Squitter Brook by the Overbury Estate during the 1980s and 1990s. Following the operation the area was restored as farmland, although the Inclosure period field pattern was altered. A further 16 hectares (40 acres) of farmland was excavated for gravel west of Kinsham Lane to create the Kemerton Lake Nature Reserve (1987–97). Since 2000, Kemerton Park west of Kemerton Court has been expanded to include four surrounding arable fields and Cowshed Wood. It is now a significant feature of the western and southern approaches to the village.



Figure 2. Veteran trees in Kemerton Park.

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### 2.3. *Natural environment*

#### 2.3.1. *Overview*

Kemerton and its surroundings are exceptionally rich in wildlife, boasting sites of international importance for their rare fauna. The parish contains parts of the Bredon Hill Special Area of **Conservation** (SAC – the EU’s highest wildlife designation); three areas designated **Site of Special Scientific Interest** (SSSI – the finest sites for wildlife and natural features in England); and parts of

eight **Special Wildlife Sites** (SWS – the best sites in Worcestershire not covered by national designations). It is home to a number of the Priority Species and Habitats identified by the *UK Biodiversity Action Plan* (UK BAP). The particular wildlife value of several farmed habitats has been recognised by Natural England, which has entered much farmland in the parish into the Higher Level Stewardship scheme.

Bredon Hill has been recognised as the third most-important site in the UK for an array of dead-wood beetles and other invertebrates, a large proportion of which are in Kemerton parish.<sup>1</sup> The north of the parish is the richest area in the county for rare arable plants. Kemerton Lake Nature Reserve is the West Midlands Region's most important site for dragonflies, with 22 species recorded. The reserve is Worcestershire's most important site for jack snipe, and more than 170 other bird species have been recorded here. It is also one of the very few sites where the endangered native white-clawed crayfish survives. During recent years, otters and polecats have returned to the parish after becoming locally extinct during the nineteenth century. Night-flowering catchfly, violet click beetle, barbastelle bat and great-crested newt are some of the other interesting species found around the village.

Several sites in Kemerton are managed as nature reserves by the locally based charity, Kemerton Conservation Trust. These include the Kemerton Lake Nature Reserve, the John Moore Nature Reserve and Daffurns Orchard.

1. Whitehead P & J. (1991–96). Articles published in *The Journal of the Royal Agricultural Society of England*

### **2.3.2. Habitat types**

The richest semi-natural ecosystems tend to be those which have enjoyed an unchanged management regime for a long period – in some cases for many centuries – emphasising the correlation between traditional husbandry and high biodiversity. In Kemerton, these are arable land, parkland, pasture, meadow, woodland and hedgerows. Other important habitats include rivers, streams and wetlands.

#### ***Arable farmland***

Until the second half of the twentieth century, arable land was farmed without modern chemicals and a varied flora of specialist arable plants developed – particularly on the brashy limestone soils of the hill. These plants include scarlet pimpernel, wild pansy, prickly poppy and night-flowering catchfly. Even after agricultural intensification, some of this flora survives, and the 1 km square (SO9438) towards the northern end of the parish (shared with Bredon) is the richest in Worcestershire for this type of flora, as assessed by Plantlife.

#### ***Parkland***

There are 28 hectares (70 acres) of parkland or traditional 'wood-pasture' west of Kemerton Court. This contains a number of veteran oaks along with common lime, sweet chestnut, sycamore, horse chestnut, beech and ash. This combination of species-rich grassland and mature trees provides a rich habitat for a number of bird, mammal species. Bredon Hill is internationally important for its array of threatened beetles and other invertebrates which feed on dead wood, including the violet click beetle, previously only known from Windsor Great Park. Native wood pasture should be seen as being particularly significant in this context.

### *Pasture & meadow*

Several large areas of unimproved limestone pasture (which has never been fertilised or sprayed) survive in the parish. Roundhill (east of Footpath 527) forms part of the Bredon Hill SSSI and is characterised by large numbers of pyramidal orchids. Probably the best area of unimproved grassland is around Kemerton Camp, and this is the only local site for meadow saxifrage. Old quarries, of which there are a number in the parish, are often rich in calcareous plants. Pre-Inclosure Kemerton had meadows along the Carrant and Squitter brooks. Only one of these (Long Meadow) is still unimproved grassland and retains its botanical interest, but all of them are important for breeding wading birds.

### *Woodland & hedgerows*

Very little ancient woodland (defined as dating from before 1600) survives in Kemerton, and it is confined to the Ash Bed and the banks of the Squitter Brook. However there has been some planting of new woods in recent years. The Kemerton Estate has planted a belt of native broad-leaved trees west of Kinsham Lane linking to a 40 hectare (100 acre) block of woodland in Bredon parish. This plantation is notable for the eight species of orchid and large number of fungi which have colonised it. Kemerton's network of hedges, some of which date back to Saxon times, also provide excellent habitat in their own right, as well as creating corridors of connectivity for wildlife.

### *Wetlands*

As well as farmed semi-natural habitats, Kemerton has a number of valuable riparian (riverside) and wetland habitats. Both Carrant Brook, which constitutes the southern boundary of the parish, and part of Squitter Brook are recognised by the Worcestershire Wildlife Trust as a Special Wildlife Sites. They are home to river fauna such as eel, otter and kingfisher. Kemerton Lake, despite being a relatively new creation, is of regional and county importance for a number of plant and animals species, as stated above.



Figure 3. Kemerton Lake.

## 3. DESCRIPTION OF THE VILLAGE

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### 3.1. Overview

Kemerton is a Cotswold village comprising approximately 196 distinct buildings or building groups in 2011.<sup>1</sup> There are 189 separate dwellings,<sup>2</sup> providing homes for around 400 inhabitants.

Two-thirds of buildings date from 1850 or earlier (see Appendix 2) and much of the village is of special historic interest. Almost all historic buildings are at least partly built from locally quarried honey-coloured limestone. As is the case in most Cotswold villages, a variety of architectural styles and materials is in evidence, but an overall visual harmony is achieved through the prevalent use of local stone in buildings and boundary walls.

Analysis of Kemerton's built environment reveals that, despite some twentieth century development, the village remains dominated by traditional and vernacular building forms. The characteristics of these are explored in detail in Sections 3.3 and 3.4 below. Some 70% of its buildings can be classed as belonging to one of these two categories.

During the twentieth century the use of standardised sub-urban architectural forms commonplace in towns and villages across the UK has led to some erosion of Kemerton's distinctive character. Even one or two such buildings can have a disproportionately transformative effect on the street scene. Where they occur in clusters local distinctiveness is usually entirely erased. However, overall in Kemerton this effect has been limited and is mainly concentrated in a few areas. Much of the village retains its strong Cotswold identity.

1. Minor outbuildings and secondary farm buildings are not counted separately in this total. / 2. These totals include several outlying buildings in the parish, but exclude Robins Mill, Barn Farm Cottage, Aston Mill, and 1 and 2 Aston Mill Cottages, which are more closely related to neighbouring villages.



Figure 4. Kemerton High Street and Village Cross.



Analysis of the 2001 census and the Parish Plan questionnaire results shows that Kemerton's demographic mix is significantly weighted towards older people. It has a higher percentage of people aged 50 and over than the Wychavon district average. In recent years, the number of families with young children has increased, with a higher percentage in the 0–4 age group than the district average.

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## ***3.2. History of settlement***

### ***3.2.1. Bronze Age, Iron Age, Roman & Anglo-Saxon periods, 2500 BC – 1066 AD***

Kemerton is an ancient village with a history of farming and settlement that goes back at least four thousand years. Archaeological remains establish that parts of the parish were settled early in the Bronze Age (2500–800 BC). There are numerous Iron Age (800 BC – 100 AD) remains, chief among which is Kemerton Camp at the summit of Bredon Hill, one of the most important univallate hillforts in the country. It is thought to have been abandoned during the first century AD, possibly after a great battle. By the Iron Age most of the oak-ash wildwood which originally covered Kemerton had been largely cleared, giving rise to a network of small fields orientated on the hillfort. Kemerton is also rich in archaeological remains from the Roman Period (43–410AD), revealing a continuing history of settlement and farming.

Modern Kemerton has its roots in the Anglo-Saxon period (c. 500–1066), when new charters supplanted earlier Romano-British land boundaries. Kemerton's charter, dated AD 756 from Uhtred, ruler of the Hwicce, and Offa, King of Mercia, granted eight hides (around 400 hectares) to Ceolmund. It records the long thin parish running from the summit of the hill to the Carrant Brook that we know today. The linear north-south layout of the parish, similar to those of neighbouring Overbury and Conderton, enabled it to have a share of hill grazing, arable land, and valuable flood meadow. This orientation determined how the village developed during the medieval period and to create today's linear village. Kemerton's name also evolved during the Saxon period, possibly from 'Cyneburg-tun' (farmstead of the lady Cyneburg).

### ***3.2.2. High & Late Middle Ages, 1066–1500***

The Domesday Survey of 1086 enumerated 22 inhabitants of Kemerton (excluding children and most women). By 1327, prior to the Black Death, the population had risen to include 33 taxpayers.

From the Norman Conquest (1066) to the end of the Late Medieval Period (1500), the parish was governed under the feudal system. The manor was the basic unit of society, granted by the king to the lord of the manor and his heirs in return for knight's service. In his turn, the lord granted sub-holdings and rights to villagers, in return for labour, produce, or rent. These would have included the right to cultivate strips in the open fields and to graze the common pasture. The lord exercised legal jurisdiction through a manorial court often held in the manor's hall. The word 'court' is still used in the name of many manor houses in the west of England. From the fourteenth to the sixteenth centuries the lordship of Kemerton was held by various branches of the powerful Beauchamp family, whose principal seat was Elmley Castle (now demolished) on the north side of Bredon Hill. Kemerton was thus tied to a larger holding, and subject to the fluctuating political fortunes of its overlords.

The settlement as we see it today retains many of the features of the mediaeval village. The original settlement was probably in Lower Kemerton, which contains the principal manor house (Kemerton Court), the secondary manor house (Upper Court),<sup>1</sup> the church, and two mills. But the northern extension of the village is also ancient. It presumably evolved into the north-south linear settlement we know today to give easy access to the similarly orientated parish lands. Had the parish been broader in shape, then the village would have almost certainly developed east-west along its main thoroughfare, the Tewkesbury-Beckford road.

1. A quarter of the manor was split off in the 13<sup>th</sup> century, and became the Upper Manor (associated with Upper Court). It descended with a related branch of the Beauchamp family (the Earls of Warwick), before being reunited with the principal manor (associated with Kemerton Court) in the 17<sup>th</sup> century.

### **3.2.3. 1500–1650**

The population continued to grow and prosper through the Tudor and Stuart periods. In 1551, there were 113 people receiving Holy Communion. By 1603, this number had risen to 127.

During this period, individual houses, cottages and farm buildings were loosely scattered along the roads and lanes with no particular uniformity of spacing between buildings. Some buildings sat immediately on the road with gardens at their rear; others were set back with gardens extending to the front, sides and rear. There was no consistent building line, though most buildings tended to fall within 10 metres of roads.

### **3.2.4. 1650–1850**

This period saw the village expand and prosper, in part due to the deep changes brought about by the agricultural and industrial revolutions. Inclosure of open fields took place in 1772, leading to greater productivity and prosperity (see Section 2.2.3). In the late 1830s, the Birmingham and Gloucester railway was built through neighbouring Bredon.

In 1650, there were said to be 46 families in the village and, in 1712, 150 persons. In 1743 the population was estimated at 200; in 1779 at 225; and in 1801 at 427. By 1831, the population reached its high-water mark of 599, but then a slight decline in population began. Houses in the village were being pulled down in the 1840s.<sup>1</sup>

During this period, Cotswold stone became the dominant building material and the use of timber in external walls became uncommon. The change was driven by a variety of factors. Mature oak for building was increasingly scarce and expensive. After the Fire of London in 1666, wooden buildings were portrayed as dangerous and outmoded. Conversely, technological advances meant that limestone was becoming cheaper to quarry and cut. The limestone used in Kemerton is likely to have its source in one of the many (now disused) quarries on Bredon Hill. Under the Inclosure Award, the 'proprietors and tenants' of Kemerton were awarded the right to remove stone and rubble for their own use within the parish, from a 0.8 hectare (2 acre) quarry 500 metres north of Bell's Castle, adjacent to Footpath 502. Many of the houses and walls in Kemerton would have made use of this free resource. This right is believed to still exist, but it is not known if it has been exercised in recent years.

By 1839, the date of the Kemerton Tithe Map, the grouping of houses, roads and open spaces had developed into the pattern that remains substantially unaltered today. This consisted of houses which were loosely scattered along the lanes with no uniformity of spacing. Some sat immediately

on the road with gardens at the rear; others were set back with gardens extending to the front, sides and rear. There was no firm building line, although nearly all houses fell within 10 metres of the road. Farm buildings tended to be clustered around rectangular yards. Most dwellings retained a large close for keeping animals and growing vegetables. The main exception was the north side of the High Street where small terraced houses were built on confined plots.

1. Victoria County History: *A History of the County of Gloucester*, Vol. VIII

### **3.2.5. 1850–1900**

By 1851, the population had declined to 521, and 9 houses were unoccupied. There was a slight rise by 1861, but then a gradual fall to the end of the century. During this period, farming and horticulture continued to support more than half of village families, while a variety of trades provided livings for many of the remainder. These included brewing, blacksmithing, silk-bleaching, stocking-making, tailoring, glove-making, shoemaking, stone-masonry, wheelwrighting, cooping and carpentry. Many people were employed in domestic service.



Figure 5. Ashbury Farm, the only remaining working farm in the centre of the village.

### **3.2.6. Post–1900**

Throughout the twentieth century, the population of the village declined slightly as family sizes reduced, and as the population as a whole aged and gentrified. It stood at 434 in 1921, and had fallen to 426 in 1961. By 2010, the population was estimated to be around 400. The major demographic changes were brought about by the very sharp decline in the number of people working in agriculture (only around 5 in 2010), and the loss of trades to nearby towns and cities. By the 1960s, Kemerton had become a largely residential community for retired people.<sup>1</sup> By 2009, the number of younger families had increased, but there were very few sources of employment in the village and the overwhelming majority of those working commuted out to the local towns.

During the post-war years, Kemerton did not grow as rapidly as some of the other Bredon Hill villages, primarily because the main landowners, the Kemerton Estate and the Overbury Estate, did not seek to develop any farmland. Consequently, development has mostly taken place in large gardens or smallholdings. 63 buildings have been built post-1900. Of these, around a quarter are located in Bayliss Road, a development undertaken by the local housing authority (c. 1950–70). A further quarter were built in the adjacent Hill Road. The bulk of the remaining post-1900 development was located along the main road through the village.

1. Victoria County History: *A History of the County of Gloucester*, Vol. VIII

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### ***3.3. Kemerton's vernacular style***

Architectural historians primarily use “vernacular” to describe buildings which are distinctive to a particular locality. In other words, it is possible to determine a building’s location from its visual characteristics. Vernacular architecture does not belong to national or international architectural styles (such as Gothic or Regency) since by definition it is local.

“Traditional” architecture can have a number of meanings, but it is used throughout this document to refer to architectural styles which were in common use before 1850. These may be either vernacular or non-vernacular.

The Cotswold Hills, a long outcrop of Oolitic limestone stretching from Bath to South Warwickshire and encompassing Bredon Hill, gives rise to some of the most distinctive vernacular architecture in the country. Kemerton falls within the northern Cotswolds vernacular architectural tradition. Throughout the Cotswolds limestone is the dominant construction material, and it is this which lends buildings such iconic recognisability.

There are two main variants of the Cotswold vernacular architecture found in Kemerton. The smaller group comprises those buildings dating from 1500–1650 having a part-timber, part-limestone construction and thatched roofs. This group is described in more detail in Section 3.4.3. The larger group comprises buildings dating from 1650–1850 having limestone masonry walls and plain tiled roofs. This group is described in detail in Section 3.4.4.

Analysis of Kemerton’s built environment (see Appendix 2) reveals that despite some twentieth century development, the village remains dominated by vernacular and traditional building forms. Some 70% of its buildings can be classed as belonging to one of these two categories. Of 196 buildings in the village, 131 were built pre-1850 (67%). Almost all of these are constructed partly or wholly from locally quarried limestone. 111 out of the 131 pre-1850 buildings (85%) can be described as Cotswold vernacular. 5 buildings built since 1900 can also be classed as vernacular. A further 20 historic buildings are constructed largely from Cotswold materials using traditional non-vernacular styles.

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### ***3.4. Architecture, by period***

#### ***3.4.1. Buildings of the Bronze Age, Iron Age, Roman & Saxon periods, 2500 BC – 1066 AD***

The remains of a Late Bronze Age (c. 1200 – 700 BC) settlement of boat-shaped and D-shaped buildings with thatched roofs and wattle walls were discovered north of Kemerton Lake in 1994–6. From the Iron Age (700 AD – 1<sup>st</sup> century AD), several ring-ditches and a roundhouse have been recorded in the parish, along with the important remains of Kemerton Camp. From the Roman Period (1st – 5th century AD), the remains of a number of farmsteads and enclosures have been recorded.

The remains of several grubenhauser have been found in the parish dating from the Anglo-Saxon period (5<sup>th</sup> century – 1066 AD). These are sunken-floored buildings, with gabled thatched roofs each supported by two large timber posts. The huts probably were without windows and had a single entrance at one end.

#### ***3.4.2. Buildings of the High & Late Middle Ages, 1066–1500***

St Nicholas Church tower (probably dating from the 1100s) and Grange Cottage (c. 1500) are the only two known surviving buildings from this period. Grange Cottage is a ‘cruck house’, constructed from a frame of crucks, or large pairs of upright timbers, curving together to support the ridge of a thatched roof. The wooden frame was plastered with wattle-and-daub (see Section 3.5.1). In 1086, there were three corn mills in Kemerton, probably on the same sites as Middle Mill, Lower Mill and Aston Mill, although no sign remains of these earlier buildings.

#### ***3.4.3. Buildings of the period 1500–1650***

##### ***Vernacular buildings***

22 out of 23 buildings dating from this period can be classed as vernacular. These were functional with few stylistic pretensions. They typically had simple rectangular plans with limited spans, and were usually orientated so that their ridges were parallel to the road, although some were perpendicular. They were moderately sized, mainly either single storey plus attic, or two storeys in height. Gable walls, external chimney stacks, and the plinths to the timber walls were all made of local limestone rubble (see Section 3.5.2). Front and back walls were constructed from a box timber frame of sawn oak, interspersed with wattle-and-daub panels. The panels were limewashed (see Section 3.5.5) giving them a warm stone-like appearance – as can be seen at the John Moore Museum in Tewkesbury (in later centuries, many of these panels were filled in with bricks, while timbers and panels were painted black and white). Roofs were usually steeply pitched and thatched – the cheapest roof covering but vulnerable to fire. 13 buildings in Kemerton still have thatched roofs. Several roofs which were originally thatched but were subsequently tiled have retained their characteristic steep pitches (e.g. 1 and 2 Park Farm Cottages). Gutters were not fitted to thatched roofs, giving rise to wide overhanging eaves. Where they could be afforded, windows had limestone mullions and decorative hood moulds. Doors were plain and vertically planked, or occasionally part glazed, with modest porches sometimes added later.



Figure 6. A vernacular building typical of the period 1500–1650.

### *Other buildings*

Parts of Kemerton Court survive from this period, showing the influences of the national architectural styles of the Tudor and Stuart periods. Some of the stone and timber detailing in the basement storey is typical of Elizabethan buildings, while the two tall, leaded cross-casement windows of the east front are characteristically Jacobean.

### **3.4.4. Buildings of the period 1650–1850**

#### *Vernacular buildings*

Around 91 buildings dating from this period can be classed as vernacular. Vernacular buildings were modestly sized, like their timber-framed predecessors, but generally with a greater degree of symmetry and regularity. They typically had rectangular plans, orientated with their ridges parallel to the road. They were mainly of two storeys and had limestone rubble walls (see Section 3.5.2). The humblest buildings were devoid of ornament, whereas others had dressed lintels or hood moulds over doors and windows. Typically, roofs were covered with handmade reddish-brown clay tiles, although Welsh slate was also used once the railways began to make this lightweight material more cheaply available during the nineteenth century. Roofs had varied pitches of around 40° to 50°, usually with moderately projecting gable verges and eaves. Several had limestone gable copings projecting above the roof surface. Windows would generally have been timber framed, with smith-made iron opening casements and small leaded panes, or rectangular panes separated by glazing bars. They had hand-forged handles and spring stays. Eaves-mounted gable dormers were common while skylights were almost entirely absent. Houses tended to have centrally placed panelled front doors, occasionally with small open or enclosed porches. Buildings were typically fitted with cast iron gutters and downpipes, many of which still survive. Decorative cover moulds were sometimes fitted around chimneys at the junction with the

roof. Non-residential buildings, such as barns, were functional and devoid of anything but simple dressings around windows and doorways. Most of the farm buildings, malt houses and corn mills date from this period.

Kemerton's vernacular architecture of this period is very typical of other northern Cotswold villages, with the exception that buildings do not have limestone tile roofs. This is probably because the stone strata on Bredon Hill are not well suited to making tiles, and the distant transportation of materials was expensive. Upper Court Dovecote (prior to its being re-roofed in 1998 with a synthetic substitute) was the only recorded example of a limestone tile roof in the village.



Figure 7. A vernacular cottage typical of the period 1650–1850.

### *Other buildings*

There are around 15 non-vernacular buildings dating from this period. These tend to be grander buildings with more decorative features, often of two-and-a-half or three storeys. In the main, these follow various classical and revivalist styles from Baroque to Gothic, although sometimes they lag behind the national trend by many years. The west front of Kemerton Court (c. 1720), possibly designed by Thomas White of Worcester, is an example of the national baroque style being imported to Kemerton some years after first becoming fashionable. Georgian buildings include The Villa (c. 1730) and The Grange (c. 1750). April House (c. 1840) is typical of an earlier generation of Regency architecture. Buildings in the Gothic Revival style include St Benet's Church, the nave and side aisles of St Nicholas' Church, and the School (now 4–7 School Close), all dating from the 1840s. What is striking about these examples is that, despite their disparate styles, they are lent a certain visual unity by their Cotswold stone construction.

The prevalence of Cotswold stone walls is one of Kemerton's most significant characteristics and provides a considerable degree of visual unity to the village. Though boundary walls

can be hard to date, many surviving walls were probably built or rebuilt during this period. The great majority of these walls are of dry stone construction. They are of stock height, allowing views over them. A few walls are made of mortared squared-stone or brick. Few field gates have survived, but hardwood five bar or wrought iron gates are likely to have been the most common.



Figure 8. Bell's Castle, built between 1825 and 1838 for Edmund Bell, a reputed ex-smuggler.

### ***3.4.5. Buildings of the period 1850–1900***

Comparison between the Tithe Map of 1839 and the various editions of the Ordnance Survey Map of Gloucestershire (first edition 1884–86) shows that very little new development occurred in Kemerton during this period. The only new house dating from this period was Northwood (including The Stables), built in a national Tudor revival style. A number of buildings were altered and extended to accommodate the changing needs of their occupants, and many of the surviving brick outhouses date from this time.

### ***3.4.6. Buildings post-1900***

63 buildings in Kemerton were built post 1900. Of these, 16 buildings date from 1900–50; 9 date from the 1950s; 17 from the 1960s; 10 from the 1970s; 8 from the 1980s; and 2 from the 1990s. 1 new house has been built since 1993 (in 2010). This list excludes redevelopment of existing buildings.

5 buildings (or groups of buildings) of this period were non-domestic premises. These include agricultural buildings, retail premises and the Victoria Hall (village hall), built in 1902 on land given by the Kemerton Estate.



58 buildings were constructed for housing. 4 of these were built in the Cotswold vernacular style (Merecombe House, Honeywell House, Dutnells, and St Judes). 3 further houses were built in a pastiche Cotswold style (using synthetic stone and Cotswold derived features). 1 building is contemporary modern, and 1 building has been prefabricated in Germany by Hanse Haus.

The remaining 49 domestic buildings have been constructed using standardised, non-local, building materials and styles. These buildings tend to be typical of development occurring in towns and suburbs across the UK at their respective dates. The predominant materials are brown brick, rendered blockwork, red brick and Bradstone. Windows are typically large with a strong horizontal emphasis. Fascia and barge boards are typical features. Many houses have integral or attached garaging. Use of synthetic materials is common, with doors and windows often constructed from uPVC, and roofs usually concrete tiled. A few twentieth century houses have continued the local tradition of dry stone boundary walls, but evergreen hedges and panel fences are the norm.

In addition to new buildings a number of old buildings have been redeveloped. These include 4-7 School Close, converted into flats from a former school in 1966, and Grange Barn and Court, formerly farm buildings. A typical feature of conversions is the use of skylights, which are noticeably absent pre-1900. Many dwellings in the village have been extended during the last half century. Some buildings, such as Bramley Cottage, have been extended more than once, so that the combined extensions are significantly larger than the original dwelling.



Figure 9. West façade of Kemerton Court, built from local limestone ashlar, c. 1720.

### 3.5. *Traditional materials & construction*

Two-thirds of the buildings in the village date from 1850 or earlier (see Appendix 2). Most of these employ a relatively narrow range of traditional building methods and materials, which are described in detail below. This section is intended for use primarily by those undertaking or evaluating development in an historic context.

#### 3.5.1. *Timber-frame construction*

The historic timber-frame houses in Kemerton share certain features. They were built before the mid-seventeenth century, partly of locally quarried limestone and partly of box framed timber construction. Typically, limestone rubble (see Section 3.5.2) was used in the construction of gable walls, chimneys and the plinths underpinning the timber walls. Vertical timber posts were tenoned into these stone plinths making them less liable to damp rot. In between the timbers were wattle panels (a woven lattice of wooden strips) covered with daub (some combination of straw, soil, clay, sand and dung). These panels were protected from rain by a binding layer of limewash (see Section 3.5.5), which remained permeable to air. This breathability was important as it enabled buildings to dry out quickly after rain, as dry air was drawn through walls by the action of hearth fires.

In later years, wattle-and-daub panels were often replaced with brick for ease of maintenance. Timbers and panels typically became painted in black and white, although originally most would have had a softer, more natural appearance with timbers in unpainted weathered oak and panels the colour of limewash.

#### 3.5.2. *Masonry*

The oolitic limestone rock strata, from which Cotswold stone is extracted, are among the youngest in the British Isles, being laid down about 200 million years ago. Their highly-prized, honey-coloured tones are mainly due to the presence of limonite and iron oxide. These tones can change considerably when stone is exposed to weather or fire. Cotswold stone is highly porous which renders it soft and easily worked when newly extracted; nonetheless it is highly durable and, in many cases, cut stone is still crisp and fresh after three or four hundred years of weathering. Even small tool marks can often be seen after several centuries. There are four basic types of historic stone wall construction in Kemerton, which are detailed below, from the crudest to the most elaborate.

##### *Dry stone*

A relatively cheap method of construction whereby flat, undressed stones are laid on top of each other without mortar in rough **courses** (rows of stones laid horizontally).

##### *Rubble*

Masonry on which little work has been done dressing the stones other than knocking off protruding points, although the cleavage planes may be such that very regular stones may be produced with very little work. Rubble masonry usually has joints which are very irregular in thickness. In order to reduce the amount of mortar, small pieces of stone called **spalls** are placed between larger stones. The cavity fill is a mixture of soil, clay and loose stone,

sometimes with the addition of lime to strengthen it. In Kemerton, rubble masonry is common. Often it is **range** (each stone in a course having the same height, although courses are of different heights), and sometimes it is **random** (not laid in courses). Random rubble masonry is found more often in older cottages.

### *Squared-stone*

Masonry which has been hand dressed (by axing or chopping the stone) to provide joints which are tighter than random rubble, but less tight than ashlar (see below). Courses may be range (see above) or **coursed** (each course having the same height throughout), but seldom random. Preparing masonry in this way is time-consuming and demands a high level of craftsmanship. Where only the exterior face is visible, squared-stone masonry can be very hard to distinguish from range rubble. It is usually easiest to identify when a building is in need of re-pointing, and the joints are exposed.

### *Ashlar*

Ashlar is the finest masonry and its use was usually restricted to more prestigious buildings. It consists of stones with rectangular faces and joints dressed so closely that the distance between the planes of adjoining stones is 12 mm ( $\frac{1}{2}$  inch) or less – usually 2–4 mm. Coursing may be coursed or range, but seldom random. Stones are usually sawn on all six sides. Walls can be constructed either from **solid ashlar**, where whole blocks run right through the wall from face to face or, more commonly, from **ashlar facing**, where ashlar blocks are used only on the outer face, with some long blocks keying into an inner layer of rubble.

### *3.5.3. Quarry waste*

The by-products of limestone quarrying included various grades of rubble, chippings and dust. Quarry waste was traditionally used to construct roads, drives, paths, pavements, yards and hard standings, which added greatly to the local character of buildings. Today, this material is mainly used on driveways, where it harmonises naturally with surrounding stone buildings and walls.

### *3.5.4. Mortar & bedding materials*

Lime mortar was traditionally used as the bedding material for stone and brickwork in Kemerton. It consists of a mixture of hydrated lime and sand, sometimes with earth added. Lime mortar allows the evaporation of moisture from within walls, and also acts as a sacrificial anode – crumbling away before the surrounding stone. This is the reason that so many ancient buildings remain in such good condition today.

Lime is produced by heating limestone (calcium carbonate /  $\text{CaCO}_3$ ) in a lime kiln<sup>1</sup> to drive off carbon dioxide, creating **quicklime** (calcium oxide /  $\text{CaO}$ ). Quicklime is not stable and, when cooled, it will spontaneously react with  $\text{CO}_2$  from the air until, over time, it is completely converted back to  $\text{CaCO}_3$ . Quicklime can be slaked or mixed with water, to produce **slaked** or **hydrated lime** (calcium hydroxide /  $\text{Ca(OH)}_2$ ), in the form of a workable slurry called **lime putty**. When exposed to the air, it reabsorbs carbon dioxide and gradually becomes calcium carbonate again. Lime putty was generally used neat in fine ashlar work. For cruder masonry, slaked lime was diluted with an aggregate such as sharp sand or stone dust to make **lime mortar**.

1. An old lime kiln is recorded on the Ordnance Survey Map of 1884 in the field west of The Farthings.

During the mid-nineteenth century, various processes for manufacturing Ordinary Portland cement (OPC) were developed, and this began to replace lime as a bedding material. Cement became popular for its ease of use, quick setting and compressive strength. However, OPC is too hard for use with certain building materials such as limestone, soft brick and terracotta. Over time, it causes the outer face to crumble, leaving the cement standing proud. Cement also harmonises less well than lime with natural materials, both in terms of its texture and colour. Historic buildings should always be re-pointed with lime to avoid damaging surrounding stonework.

### ***3.5.5. Render & limewash***

Slaked lime mixed with aggregate was used to make **lime render**, which was applied as an external finish to rough stonework. The render was sometimes treated with a further saturated solution of slaked lime, called **limewash**, which cured in air to form a hard skin to buffer the effects of weather while still remaining air-permeable. The curing process produces crystals of calcite (calcium carbonate). These crystals are unusual in that they have a dual refractive index; light entering each crystal is reflected back in duplicate. This results in the unique glow that is characteristic of limewashed surfaces. Tallow was often added to limewash to make it more water-resistant while retaining its air-permeability. Limewash and **whitewash** (limewash mixed with chalk) were often used internally, particularly in areas which benefited from the mildly antibacterial qualities of lime.

### ***3.5.6. Roofing materials***

Vernacular buildings in Kemerton make use of three kinds of roofing material: thatch, plain clay tile or slate. Unlike many other Cotswold villages, almost no buildings were traditionally roofed with limestone tiles, probably due to the unsuitability of local stone for fine cleaving.

#### ***Thatch***

Until the mid-seventeenth century, thatch was the dominant roofing material in Kemerton. Thatched roofs need to be more steeply sloping than tiled roofs in order to shed rainwater – typically, pitches are more than 50°.

Historically, any long-stemmed vegetable matter might be used for thatching buildings, provided it was local, plentiful and cheap. Today, three traditional materials are used by thatchers. **Long straw** is threshed wheat straw laid haphazardly with the butt ends and ears of the straw arranged randomly. This type of roof has a life expectancy of roughly 25 years. **Combed wheat reed** is wheat that has been passed through a reed comber and laid so that only the butt ends are exposed. This type of roof has a life expectancy of 40 years. **Water reed** is the most long-lasting thatching material, with a life expectancy of 50 years.

Thatched roofs have a separate ridge, which can be formed in a variety of ways. In Kemerton, new ridges often have patterned bottom edges, but these are a relatively new innovation. Historically, ridges in the northern Cotswolds were plain, without much embellishment. Ridges need to be replaced on average every 10–15 years.

### *Plain clay tiles*

Handmade reddish-brown **plain clay tiles** replaced thatch as the dominant roofing material in Kemerton during the seventeenth century. These tiles are full of character due, to their individually varied nature.

Traditional handmade tiles are made from a mixture of clay and aggregate rolled and cut, or moulded, into rectangles which are then fired in a kiln. The majority of plain tiles have two holes at the upper end for fixing to roof battens, although some are hung from nibs projecting from the top of the tile. The colour is determined by the clay and aggregate mixture, and by the duration of firing and kiln temperature. Firing causes tiles to become slightly convex. Uneven temperatures within the kiln, as well as variability in raw materials and manual craftsmanship, create individual differences in form, colour and texture.

Plain clay tiles are best used on roof pitches of around 40°. They are laid in regular courses with each tile partly overlaying two others, leaving approximately four inches of the lower tiles exposed. Historically, lime mortar, sometimes mixed with straw or aggregates, was often filleted internally to the space between tiles, both to fill gaps and to fix the tiles more securely. This is often referred to as 'torching'.

The method of fixing tiles depends on their shape. Nibbed tiles were suspended from battens by the nibs. Un-nibbed tiles were hung using simple tapered wooden pegs pushed through the two holes at the top. These pegs were trimmed flush to the surface of the tile so that the next course would lie flat. Sometimes, pegs were used only on occasional courses, although this same effect can be produced by pegs rotting away.

Today, a wide variety of traditional tiles are still manufactured, including handmade peg tiles and nib tiles.

### *Slate*

Slate is relatively uncommon in Kemerton. Only 30 out of 129 pre-twentieth century buildings have slate or part-slate roofs. These include Three Gables, Old Rectory, Pippins, Central House, The Grange and Kemerton Court.

Until the nineteenth century Welsh slate was a luxury product and was used infrequently. However, the extension of the railway network, an increase in quarrying capacity, and the introduction of a tax on fired building products to fund the Napoleonic wars, helped to make slate more affordable. The use of Welsh slate increased throughout the nineteenth century.

### **3.5.7. Windows & glass**

Original windows are one of the most important and valued features of historic buildings. They are often referred to as a building's eyes. They are enhanced by the use of handmade glass, which reflects light unevenly. This rippling effect is one of the most characteristic and attractive features of historic buildings (see Figure 9).

Prior to the sixteenth century, most windows consisted of unglazed openings. These could be closed with wooden shutters, oiled cloth, paper, or even thin sheets of horn. Only the wealthiest households could afford to have glazed windows. These were constructed from small panes of

handmade **broad sheet** or **cylinder blown** glass, called quarrels, held in a lattice of **comes** (lead strips). This lead lattice was quite soft, so it was usually reinforced with **stanchions** (vertical steel bars) or **saddle bars** (horizontal steel bars). Typically, windows were divided by limestone **mullions** (vertical bars), moulded inside and outside with a chamfer or cavetto. Timber window frames, which were usually constructed from oak with pegged mortise and tenon joints, were similarly moulded in imitation of more expensive stone.

From the sixteenth century onwards, **casement windows** were increasingly used in vernacular buildings. An outer frame, constructed from wrought iron or oak, was set into a mullioned cavity. Into this outer frame an iron **casement** (opening frame) would be hinged. This could be latched shut with an iron catch, or held open with an iron stay. Often one **light** (section of a mullioned window) would hold a casement, and the other would be a **fixed light** (non-opening section).

By the mid-nineteenth century, casements and their frames were typically made of timber (usually Baltic pine) and were no longer mullioned. Individual casements were vertically orientated and were usually no wider than 450 mm (18"). A column of three horizontally orientated panes per casement is the most common arrangement surviving in Kemerton.



Figure 10. A typical, three-pane, iron casement window.

The introduction of hand-spun **crown glass** in the late seventeenth century allowed the production of much larger panes. These were secured to wooden glazing bars by pins and putty. The manufacturing process gave rise to significant curves and imperfections in the glass, causing light to reflect unevenly and giving rise to a characteristic rippling effect.

**Sash windows** were invented in the late seventeenth century. These consist of overlapping glazed panels which slide vertically over one another. They are nearly always taller than they are wide. The earliest type is the **flush box sash**, which was built level with the external face of the wall. The Building Act of 1709 banned these because of fire risk, and thereafter the **recessed box sash** was set back by 100 mm or more. A further Act in 1774 decreed that wooden sash boxes should be concealed within the walls thus making windows even more fire resistant, as with the **concealed box sash**. However, these laws were not always scrupulously obeyed. Early sash windows are characterised by thick glazing bars of approximately 40 mm with internal ovolo mouldings. Over time these reduced in width so that, by the late eighteenth century, narrow glazing bars of 15 mm with lamb's tongue internal mouldings were the norm, along with fewer panes of a larger size.

Seventeenth and eighteenth century sashes were always externally painted. Earlier sashes tended to be painted off-white or pale stone colours but, from the mid-Georgian period, greens, browns and even black were not uncommon.

Sash windows were used widely in Kemerton. The earlier windows were expensive and restricted to the wealthy but, by the end of the eighteenth century, they had become widely affordable and appeared on even the smallest worker's dwellings.

From the 1830s onwards, the use of **plate glass** (an industrialised version of cylinder blown glass) became widespread in Britain. Plate glass could be produced in large sheets of high quality at a relatively low cost. This enabled windows to have larger panes with fewer glazing bars. By the mid-nineteenth century most sashes either had only a single, central glazing bar, or none at all.

Modern **float glass**, invented in the 1950s, is structurally strong and entirely flat without any imperfections. It appears lifeless in comparison to plate glass, and especially to handmade glass.

Today, a variety of traditional glass products are available from the London Crown Glass Company relatively affordably. Traditional-style glass can even be combined into small modern double-glazed units for use with glazing bars. The need to maintain traditional glass, and replace it where it is broken, is a usual requirement of listed buildings and Conservation Areas.

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### **3.6. *Gardens & open spaces***

Much of the special interest and character of Kemerton derives from undeveloped open spaces around houses. These spaces provide very tangible evidence of the origins of the village, as well as allowing clear views of historic buildings. From the High Medieval period onwards, gardens, messuages, closes, and orchards evolved alongside buildings. Often, the same close or small holding has been associated with a property for hundreds of years.

In 2010, the developed area of the village (including gardens and closes, but excluding farmed land and farmyards) covered approximately 41 hectares (100 acres). This gives the settlement a very low density, with an average plot size of 2,150 m<sup>2</sup> (0.53 acres).

In addition to large gardens, there are seven traditional farmed orchards which are either entirely within the developed area, or adjoin it on at least two sides. These are Priory Orchard, Daffurns Orchard, Ashbury Orchard, Grange Orchard, Lillans Orchard, Vals Orchard, and Stable Orchard. Together these cover a further 9 hectares (21 acres). In visual terms, these orchards are very similar to the gardens and closes adjoining them, many of which themselves were former orchards or are planted with fruit trees.

Kemerton's open spaces are often characterised by large deciduous trees. Some particularly important examples are the oak in Bramley Cottage orchard, the oaks close to Church Lane in the grounds of Upper Court, the yew trees beside St Nicholas Church, the trees in the grounds of Kemerton Court, and the Horse Chestnut at the junction of Kinsham Lane and the High Street.

Most of the open areas within the village are privately owned and do not have public access. Nonetheless, many of them are visually prominent from roads and other public spaces and therefore constitute a shared visual amenity. The key open spaces of the village can be categorised according to their type as follows:

### ***3.6.1. Open spaces with full public access***

- Roads, verges and rights of way
- Daffurns Community Orchard
- St Nicholas' churchyard
- St Bennet's churchyard
- Methodist burial ground
- Village Cross and Green

### ***3.6.2. Open spaces with restricted or occasional public access***

- Kemerton Lake Nature Reserve and woodland walks
- Kemerton Park (bisected by a footpath, used for village events)
- Lillans Orchard (bisected by a footpath, used for village events)

### ***3.6.3. Open spaces with no access, which are visually prominent from public areas***

- Ashbury Orchard
- Field north of Bredon Road at the western entrance to the village
- Fields north and south of the Overbury Road at the eastern entrance to the village
- Paddocks between The Grange and St Benet's Church
- Orchards and gardens to the north of Job's Lane (east section)



Figure 11. Lillans Orchard south of Job's Lane.



### 3.7. Key views

An important characteristic of Kemerton is the number and quality of views it commands over surrounding farmland towards distant hills and vales. Many of these have appeared in guide books and atlases. Some of the most important views are:

- View south towards the Cotswold escarpment, Oxenton Hill, Severn Vale and Gloucester Cathedral – visible from Hill Road, Castle Hill and Footpaths (KM-) 523, 502, 521, 503, 528.
- View north towards Bredon Hill – visible from Bredon Road, Kinsham Lane, Lower Kemerton and Footpaths 507, 509, 508, 541, 515, 519, 520.
- View east towards Overbury and Cotswold escarpment – visible from Castle Hill, High Street (Overbury Road), and Footpath 506, 528.
- View south-west across Kemerton Park towards Tewkesbury Abbey – visible from the junction of Kinsham Lane, High Street, Job’s Lane and Bredon Road.
- Views west and east across Kemerton Park – visible from Kinsham Lane, Footpaths 508, 509.
- View west over the Avon Vale towards the Malvern Hills – visible from Bredon Road and Footpaths 532, 505.
- Panoramic views from the summit of Bredon Hill – visible from Kemerton Camp and Footpaths 531, 501.



Figure 12. The view from Kemerton to Overbury (at the Castle Hill / Overbury Road junction).

## **3.8. Roads & paths**

### **3.8.1. Historical development**

Many of the roads and paths in Kemerton are ancient. Part of the Bredon–Aston road (B4079) cutting through the south of the parish is thought to be a pre-Roman ‘salt road’ leading to the salt workings at Droitwich. Footpath 523 in the north of the parish was originally a road running between Westmancote and Elmley Castle and is probably of Saxon origin. It appeared as a public road on maps as late as the 1870s, and represented the most direct route between the great Benedictine abbeys of Tewkesbury and Evesham. Wing Lane linking Hill Road and Castle Hill apparently took its name from a resident in the late 15th century. Most of the narrow and winding lanes were originally used by villagers to get to the fields where most people worked. These were generally unpaved, and some became sunken through centuries of use. The Bredon–Overbury road (High Street), which has long been the main thoroughfare of the village, was turnpiked as a toll road by Act of Parliament in 1756. The Cheltenham Road (B4079) between Bredon and Isabel’s Elm (200 metres north of Aston Cross) was turnpiked in 1826. Kinsham Lane changed from being a private wagon road to highway some time between 1772 and 1825.

Significant changes took place to the road layout of the southern part of the village in 1825, when a road running eastwards across Kemerton Park to Kemerton Court was stopped up. At the same time, a second road running along the west front of the Court was diverted around the east side; and Church Lane, which had been a private road as far as Jobs Lane, became highway.<sup>1</sup> Sometime between 1825 and 1839, a public road which ran south of Upper Court along the route of Footpath 510 was stopped up. Previously, this had joined up with Job’s Lane (called Husbandry Road in 1825),<sup>2</sup> before continuing eastwards towards Upper Mill (Robin’s Mill) and Beckford.

1. Plan of the Intended Change of Highways, 1825, at Worcester Record Office. / 2. The west section of Job’s Lane is also known as Old Post Office Lane.

### **3.8.2. Today’s roads**

Today, the village is linked to Highways Agency road network. It is 4 km (2.5 m) by road to the A46 Trunk Road and 6.6 km (4.1 m) to Junction 9 of the M5 Motorway. The national speed limit (60 mph) operates on the Overbury Road and the Kinsham Lane. A 40 mph speed limit operates on the Bredon Road, while a 30 mph speed limit operates on all other roads in the village.

All public roads in the village are maintained by the Local Highway Authority, Worcestershire County Council. Minor roads are resurfaced with tar spray and chippings. The pavements in the High Street, Job’s Lane and Bayliss Road are made from tarmac edged with stone or concrete kerbstones. The footways alongside part of the High Street, Bredon Road and Overbury Road are tarmac. Roads are generally bordered by rough mown verges without kerb stones, characteristic of rural areas. Some verges are mown short by neighbouring residents or the Parish Council.

### **3.8.3. Paths**

Nine public footpaths and one bridle path originate in the village and connect to a wide network of paths in neighbouring parishes. Worcestershire County Council is legally responsible for maintaining the surface of these paths, including bridges, and keeping them free of overgrowth. They have the power to require owners to cut back overhanging growth from the side of a path. Farmers have a duty to prevent crops (other than grass) from making paths difficult to find and

follow, and for restoring paths that have been ploughed so that they are reasonably convenient to use within two weeks.<sup>1</sup> Few paths are entirely suitable for disabled users due to the uneven nature of the terrain. In addition to public rights of way a series of permissive paths around Kemerton Lake are maintained by the Kemerton Estate and Kemerton Conservation Trust volunteers. The Overbury Estate grants permissive access to the summit of Bredon Hill from Footpath KM-500.

1. Ramblers Association ([www.ramblers.org.uk](http://www.ramblers.org.uk))



Figure 13. View south over Kemerton from the Pad Barn track (Footpath KM-528).

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### ***3.9. Services, facilities & recreation***

#### ***3.9.1. General services***

Kemerton is served by two churches; St Nicholas's (Anglican) and St Benet's (Roman Catholic). It has a shop/Post Office, pub, acupuncture and alternative health clinic, pre-school nursery, butcher, shooting equipment supplier, and mobile library service. Wychavon District Council provides an alternate weekly recycling and rubbish wheelie-bin collection service. Wingmoor Farm Landfill at Stoke Orchard (11.3 km) is the nearest public tip and Household Recycling Centre.

#### ***3.9.2. Bus service***

At the time of writing (January 2011), the Cheltenham–Tewkesbury–Evesham bus service (540/545) operates throughout the day from Monday to Saturday. There are no late-evening or Sunday services. All subsidised services are currently under review by Worcestershire County Council.

### ***3.9.3. Voluntary transport service & car sharing***

A voluntary service providing transport for medical appointments, shopping, and social activities is maintained by Tewkesbury Borough Community Transport. A car sharing scheme is run by Worcestershire County Council. See Appendix 4 for contact details.

### ***3.9.4. Affordable housing***

Kemerton has 17 affordable housing units, managed by Evesham and Pershore Housing Association Ltd. (part of Rooftop Housing Group). There are 3 flats (1–2 bedrooms) and 3 bungalows (1–2 bedrooms) in School Close; 3 flats in The Limes (2 bedrooms); and 5 houses (2–3 bedrooms) and 3 bungalows (1–2 bedrooms) in Bayliss Road. These properties provide accommodation for residents of all ages, held on Secured or Assured Tenancies. A number of other dwellings, which were formally owned by the council, have been purchased by tenants under the Right to Buy or Right to Acquire schemes.

Wychavon District Council maintains the Home Choice Plus Register of those seeking social rented housing or low cost housing. When a property becomes vacant tenants are chosen primarily according to their need, with the strength of local connections also taken into account. At the time of writing (2011) there were no people on the register with a connection to Kemerton.



Figure 14. Housing Association flats in School Close.

### ***3.9.5. Recreation***

The principal village recreational facility is the village hall, run as a registered charity by the Victoria Hall Management Committee. The hall provides approximately 215 m<sup>2</sup> (2,300 ft<sup>2</sup>) of space, along with kitchen and lavatory facilities. It is used during weekdays in term-time by the Kemerton Early Years pre-school nursery, and the Women’s Institute meets here regularly. It also

plays host to regular community events such as fêtes, quiz nights, apple and harvest festivals, jumble sales, plays and social gatherings.

Kemerton has a long tradition of communal recreational activities. Annual Whitsun games were held on the summit of Bredon Hill until c. 1876. Today, in most years there is a village fête or fair. Such activities provide family entertainment and help to engender a strong sense of community. Kemerton Park, private gardens, and orchards provide the outdoor space for these events.

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### **3.10. Utilities**

The first piped water was supplied by the Kemerton Estate from a spring on Bredon Hill during the late nineteenth century. Taps were placed at intervals for use by villagers, while some of the larger houses leased the right to draw water directly from their own pipes. This supply was later ceded to the East Worcestershire Water Company in return for discounted water rates in perpetuity. A number of current and former estate properties still benefit from this discount. Today, Kemerton is supplied with mains water by Severn Trent Plc.

A public sewerage system was initiated in 1905. The waste water network is today also managed by Severn Trent. Kemerton shares this network with Overbury and Conderton. In 2005, the Kemerton Sewage Treatment Works were closed, and raw sewage is now pumped to Bredon for treatment, via a new main along Kinsham Lane. The network suffers from lack of capacity, and during periods of high rainfall, raw sewage, along with storm water, is discharged into Squitter Brook south of Lower Mill via a combined sewer overflow (CSO).

The Shropshire Worcestershire and Staffordshire Electric Power Co. first installed the Bredon to Ashton-under-Hill electricity supply across the south end of the village in the 1920s. Much of today's supply is via E.ON's extensive network of High Voltage (11kV) overhead lines. The village is connected to the gas mains via National Grid Gas infrastructure. There is no street lighting.

The village is supplied with telephone and broadband services via BT's Overbury exchange (01386 725). Much of the supply is from overhead lines, although increasingly households are obtaining communications services via satellite. There is mobile phone coverage in much of the village; however, black spots exist for some networks.

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### **3.11. Sustainability**

A *Village Facilities and Rural Transport Study* was undertaken in 2008 as part of the evidence-gathering work for the *South Worcestershire Joint Core Strategy*. This now forms part of the evidence base of the SWDP (see Section 1.3.6). The study aims to establish the relative sustainability of villages and rank them according to category. Kemerton has been placed in Category 3 (the third most-sustainable category). The qualifying criteria for this category are "at least one key service, other than a Village Hall, along with a daily bus service to an urban area, or access to three journey types".

A key measure of sustainability, under emerging policy, is the amount of private car use generated by a settlement. The higher the car use, the lower the sustainability. By this measure most villages – even those in higher categories – are relatively unsustainable compared with urban centres. Kemerton scores particularly poorly by this test. The *Parish Plan* recorded that in 2009 68% of respondents “travelled to work, training or study” by car. There are few employment opportunities close to the village and most residents commute to urban centres for work. The large majority of residents also drive to the shops and recreational facilities of Tewkesbury, Bishop’s Cleeve, Cheltenham and Evesham. Apart from the pre-school nursery, Kemerton has no education provision and many children are driven to school in other towns and villages. Given that a frequent bus service already exists (see Section 3.9), it is unlikely that any improvements to the public transport network would result in a major reduction in private car use.

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Figure 15. Pad Barn, dating from the eighteenth century.

## 4. LIKES & DISLIKES OF RESIDENTS

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### 4.1. *Village consultations*

While it is acknowledged that the good and bad characteristics of Kemerton are somewhat in the eye of the beholder, this VDS has engaged deeply with residents to identify commonly held viewpoints where they exist. Five separate consultative exercises inform this document – a Parish Plan questionnaire; a village petition relating to the *South Worcestershire Joint Core Strategy*; a VDS questionnaire (see Appendix 3); a consultation event at the Victoria Hall; and a consultation on the draft VDS involving all households. The *Parish Magazine* and village website<sup>1</sup> have been used to publicise the VDS and invite participation. In addition, the members of the VDS drafting committee, the Parish Council, and the Parish Plan Steering Committee, all of whom have helped shape this document, represent a wide cross-section of the community.

Overwhelmingly, residents have emphasised the positive aspects of Kemerton, but they also draw attention to some problems and particular concerns for the future. These have been summarised below as positive and negative features.

1. [www.worcestershire.gov.uk/MyParish](http://www.worcestershire.gov.uk/MyParish) (select Kemerton)

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### 4.2. *Positive features*

This section aims to identify the key features which epitomise the positive aspects of Kemerton. The image that emerges is of a village built out of mellow Cotswold stone, gently winding down the southern slopes of Bredon Hill, surrounded by farmland commanding exceptional views south across the Vale of Gloucester, and west to the dramatic silhouette of the Malvern Hills. Quiet lanes edged by fast running streams overlook old orchards and large gardens. Two farms still operate from inside the village. Most of the houses are old, and a strong sense of human history through the ages pervades its byways. A strong spirit binds the community, with lifelong and new residents sharing a determination to enhance village life. The key positive features are as follows:

- a. a sense of history;
- b. Cotswold architecture and boundary walls;
- c. fine architecture;
- d. low density of buildings and large amount of open space, including large gardens, orchards and paddocks;
- e. the outstanding landscapes of the Cotswolds AONB;
- f. farms still operating from inside the village;
- g. interesting and historic features including, the war memorial, old post boxes, the 'Landaus, Wagonettes' sign, the telephone box, the iron pipe vent opposite the Victoria Hall;
- h. outstanding wildlife;
- i. the streams and rills alongside lanes;

- j.* Community spirit and events, including the Fete and the Apple Day;
- k.* services and facilities, including the Victoria Hall, the pub, and the Post Office and shops;
- l.* an extensive network of Public Footpaths;
- m.* fine ancient trees;
- n.* a safe and healthy environment for children.



Figure 16. St Nicholas's Church and churchyard is a key positive feature.

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### ***4.3. Negative features***

This section sets out some of the features of Kemerton which residents experience as negative. The most commonly expressed sentiment is that the special character of the village has been eroded by inappropriate or ugly twentieth century housing. Residents also identify problems with excessive car use, speeding and parking congestion. The key negative features are as follows:

- a.* unsympathetic new buildings which degrade the visual amenity and historic character of the street scene;
- b.* unsympathetic and over-large extensions, which degrade the visual and historic amenity and reduce the supply of smaller properties – some buildings have been extended a number of times over recent years, so that the original building is dwarfed;



- c.* use of inappropriate materials, including synthetic stone and roof tiles, uPVC windows and doors, brown bricks, non-lime-based mortar;
- d.* inappropriate boundary treatments, such as synthetic stone walls and leylandii hedges;
- e.* parking congestion;
- f.* speed limits which are too high in the High Street and Kinsham Lane, and non-observance of speed limits;
- g.* no evening or Sunday bus service;
- h.* little employment in the village and no schools, resulting in undesirable car use;
- i.* poor road and rights of way maintenance;
- j.* rubbish and dog litter on roads and paths;
- k.* noise pollution from the M5 Motorway and A46;
- l.* night-sky light pollution.



Figure 17. Parking congestion outside the Victoria Hall, dangerously close to a blind corner.

## 5. IMPROVING VILLAGE LIFE

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Change will always occur: the residents of Kemerton want to ensure that change is well-managed in the interests of the whole village, bringing benefits not just for the short-term but for future generations also.

Using responses gathered in the consultations described in Section 4.1, this section of the VDS sets out a series of recommendations and aspirations aimed at assisting all tiers of government in determining and implementing the planning policies which may affect Kemerton. From these general recommendations, the Design Guidelines in Section 6 will flow.

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### 5.1. *Landscape & the natural environment*

#### 5.1.1. *Landscape*

Kemerton is located in a beautiful landscape, which is recognised being of outstanding national importance by its designation as part of the Cotswolds AONB. The primary purpose of AONBs is to conserve and enhance the natural beauty of landscapes. Under the Countryside and Rights of Way Act, 2000 (Part IV) planning authorities have wide powers to enforce this. They also have a statutory duty to “have regard to the purpose of conserving and enhancing the natural beauty of the AONB” whenever they take action on any matter which may affect an AONB. It is hoped that planning authorities, in order to meet their obligations under the Act, will carefully weigh and, if necessary, restrict any development which may negatively affect the Cotswolds AONB.

#### 5.1.2. *Renewable energy, water conservation, & recycling*

Kemerton, like other villages, is supportive of the need to reduce energy use and carbon emissions by becoming more energy efficient and by increasing the use of renewable forms of energy. This is particularly important when planning applications are made for new buildings or conversions of existing buildings. Equally, water conservation should be encouraged at all times (e.g. reuse of 'grey' water, use of water butts to store rain water, etc.). With care, renewable energy can be generated in communities such as Kemerton in a variety of ways without damaging the beauty of the landscape or the appearance of traditional buildings. The main sources of renewable energy are treated in the following paragraphs. Additional energy sources include micro-hydroelectric systems, wood-fuel systems using locally sourced wood, and heat-exchange systems. From June 2011 the Government's Renewable Heat Incentive (RHI) promises payment to those installing renewable heat systems.

##### *Domestic wind turbines*

Turbines can make a significant contribution to average household energy-use without the production of greenhouse gases and other pollution. This should not, nor need not, be at the cost of degrading the historic character and visual amenity of the village. Careful planning

and professional advice is an important requirement. Most of the village is located within the AONB and Conservation Area, and in these areas in particular turbines should not intrude on the skyline. In all cases, the character and visual amenity of the street scene should not be degraded, and turbines should not create a noise or vibration nuisance for neighbours.

### *Solar water heating panels & photovoltaic panels*

Solar power is probably the most easily harnessed renewable energy source in Kemerton. There are two main types of solar panel widely available for domestic use. Solar water heating panels generate hot water (generally via evacuated tubes) for use in the home. Photovoltaic (PV) panels generate electricity from the sun which can either be used in the home or sold back to the National Grid. A typical PV system can produce around 40% of the electricity a household uses in a year.<sup>1</sup> Over time solar panels are likely to become more and more efficient.



Figure 18. Ground mounted solar panel.

Solar panels can be roof-mounted, or ground-mounted. In either case, the site will need to face within 90 degrees of south, and not be badly overshadowed by trees or buildings. Roof-mounted panels need to be sited in a way which is not detrimental to the historic character and visual appearance of the street scene. Solar tiles mimicking the appearance of Welsh slate and other materials can help to reduce their visual impact, although these still tend to be obtrusive. Within the Conservation Area and on listed buildings, solar panels should be invisible from public places.

1. Energy Saving Trust ([www.energysavingtrust.org.uk](http://www.energysavingtrust.org.uk))

### *Recycling & waste disposal*

Kemerton currently benefits from the District Council's recycling policies, but there is no doubt that greater efficiency could be obtained. Disposal of garden waste into land fills is already assisted by the Council's composting scheme, but more locally based schemes could be developed.

### ***5.1.3. Wildlife & conservation***

Kemerton has an exceptionally rich flora and fauna, but many species have seen dramatic nationwide declines in recent years through habitat loss, the increased use of garden and farm chemicals, and the action of invasive species and pathogens. This picture is also reflected in Kemerton with collapses in the house sparrow and barn owl populations and the near extinction of once common species such as grey partridge, turtle dove and spotted flycatcher.

Kemerton is fortunate in having many fine trees both in Kemerton Park and in private gardens. In addition to their visual appeal, trees are vital to our environment and confer many benefits, particularly if they are locally native broadleaf trees. A number of these trees are afforded protection by the Conservation Area. However, regular appraisals are needed to identify trees outside the Conservation Area which are worthy of protection by Tree Preservation Order. Many kinds of tree are increasingly threatened by an explosion in the incidence of exotic disease. Horse chestnuts around the country are especially badly affected by several kinds of bleeding canker. These can girdle the tree, causing die-back and death. It is important that trees are inspected regularly so that infection can be treated as early as possible. Where trees need to be felled, it is desirable that they should be replaced with a suitable native alternative.

Kemerton is fortunate in having a resident charity, the Kemerton Conservation Trust, dedicated to the conservation of wildlife and landscape. The Trust is supported by donations from local people and receives assistance from a committed band of volunteers. This support enables it to make a vital contribution towards protecting and enhancing local ecosystems. The Government's Lawton Review has set out how much more needs to be done at a national and local level to halt the decline in biodiversity. In Kemerton, it is of particular importance that any future development takes account of wildlife priorities as set out in the national and local Biodiversity Action Plans.

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## ***5.2. Housing & the built environment***

It is not yet clear how development targets will be set at the sub-regional level under the Government's emerging Localism agenda, or whether Kemerton will be required to accommodate a significant quantity of new housing. The New Home Bonus Scheme, which has yet to be finalised, aims to incentivise local authorities to increase their effective housing stock. This VDS argues that all payments under the scheme should be passed on by the local authority to the communities where development takes place. Clearly, some of the decisions still to be made by central government and by the South Worcestershire local authorities may affect some of the recommendations put forward in this Village Design Statement.

There will always be some disagreement about where future development should take place and what constitutes "good" or "appropriate" design in the context of a village such as Kemerton. However, strong consensus has emerged in the following areas.

### ***5.2.1. Sustainability***

Kemerton is seen as a relatively unsustainable settlement, compared with large villages and urban centres, because of its high reliance on private car use, in spite of a frequent bus service (see Section 3.11).

It is unlikely that the provision of some additional services would significantly increase Kemerton's sustainability. Given the limitations of village structure, the majority of residents will always rely on nearby towns for employment, shopping facilities and education.

Village sustainability would certainly be reduced by the loss of key services. The *Parish Plan* illustrates that the viability of the village hall and Post Office are already threatened by traffic and the lack of available parking in the High Street. Large-scale housing developments in Bredon's Hardwick, Bredon, Ashchurch and Northway, would exacerbate this situation by resulting in a major increase of through-traffic to and from the A46 at Beckford. It is worth noting that all subsidised transport services are currently under review by Worcestershire County Council. A diminished bus service would certainly bring about increased car use, and reduce sustainability.

An increase in housing stock would probably reduce Kemerton's sustainability further by promoting private car use. Any benefits accruing to key services from a larger population are likely to be offset by a corresponding increase in road congestion.

A small amount of micro-office provision might reduce the need for some people to commute to work. However, the addition of unsuitable employment sites could also result in people travelling to Kemerton to work, so reducing sustainability.

### **5.2.2. Outstanding landscape**

As stated in Section 1.3.3, there is a statutory requirement for any new development affecting the Cotswolds AONB to "have regard to the purpose of conserving and enhancing the natural beauty of the AONB". Local residents believe it is especially important that this duty is observed.

The overwhelming majority of residents want to keep farmland around the village (92% of respondents) free from new development. To the west, Kemerton almost merges with Bredon and Westmancote. 90% of respondents also want to keep the remaining open countryside along the roads between Kemerton and its neighbours free from development, so as to preserve its separate character. The VDS recommends that the successor to the Local Plan designates the road frontages between Kemerton and Bredon, and Kemerton and Overbury, as Strategic Gaps.

### **5.2.3. Historic environment**

Maintaining the features of special historic interest needs to be a key priority. There are 41 listed buildings in Kemerton – approximately twenty times the national average. A further 84 properties were formerly listed. Taken together, these comprise 63% of all the buildings in Kemerton, and they form an exceptionally important asset. Several buildings and structures worthy of listing are not currently protected. These include Parsons Folly, the Village Cross and a number of substantially intact seventeenth century houses. It is hoped that listings will be revised to include these in the future.

The continuing loss of historic architectural features such as historic windows and doors needs to be halted. Unfortunately, controls on permitted development in Conservation Areas and AONBs were significantly relaxed under the revision of the *Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008*. This statement strongly supports a review of the Conservation Area and applying an Article 4 direction to the settlement.



Figure 19. Church Gate, Kemerton Court.

#### 5.2.4. *New market housing & employment sites*

The location of the village, within easy reach by car of the major urban centres of Cheltenham, Gloucester and Worcester, combined with its appealing Cotswold architecture and outstanding landscape make Kemerton an exceptionally attractive place to develop property. Over the last twenty years, national and local government planning policies have deterred new housing and employment sites. It is not yet clear whether emerging new policies will make it easier or harder to develop such sites in future; or what kind of locations, densities and end uses will be favoured.

Residents have almost unanimously expressed a strong desire that the village does not undergo any significant expansion. Instead, every opportunity should be sought to maintain and enhance the existing built heritage of Kemerton.

While few new houses have been built during the last generation, many have been extended. Under the recently revised *Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008*, controls on development in Conservation Areas and AONBs have been significantly weakened. It is anticipated that this will increase the rate at which building extensions are constructed. The practice of extending homes has the negative effect of reducing the stock of smaller properties, and shifting the village demographic in the direction of more affluent owners.

Under PPS3, the national indicative minimum density of 30 dwellings per hectare was deleted in June 2010, and local councils now have flexibility to set density ranges that suit local needs. In Kemerton, existing housing is at very low densities (see Section 3.6), and new developments should aim to match these.

The Government's target is that 60% of all new housing will take place on brownfield (previously developed) land. In Kemerton, the large majority of residents (89% of respondents) feel this target is insufficient and would like all new development to take place on brownfield land. Such sites could include redundant old farm buildings, but not gardens, paddocks or orchards. PPS3 was

amended in June 2010 to exclude private gardens from the definition of what constitutes brownfield land.

### ***5.2.5. New affordable housing***

There is broad consensus that any new affordable housing should only be undertaken in response to a proven local need. The Parish Council monitors the requirement for affordable housing in the village, which is currently estimated as very low (see Section 3.9.4). If this changes, the Parish Council should carry out a Housing Needs Assessment to quantify the shortfall. The overwhelming majority of respondents (95%) would like affordable or social housing to be reserved for those with local connections.

Wychavon policy currently defines all of the following as 'local connections': living in the area for the 6 out of the last 12 months; living in the area for 3 out of the last 5 years; having permanent employment in the area; having a close family member living in the area for more than 5 years.<sup>1</sup>

When assessing the need for new affordable housing in Kemerton, and when allocating any new affordable housing units, this VDS proposes that local connections should be defined as: living in Kemerton for 3 out of the last 5 years; or having a close family member living in the village for more than 5 years.

1. [www.wychavon.gov.uk](http://www.wychavon.gov.uk) > Housing > Homelessness & prevention.

### ***5.2.6. Building design***

Where new development is carried out, the overwhelming majority of respondents (93%) feel strongly that traditional Cotswold materials and designs should be used. This VDS provides clear guidance as to what constitutes traditional vernacular building (see Section 3.3). Broadly speaking, this means that new buildings should be moderate in scale, with external walls faced with Cotswold stone, windows of timber and glass, plain tiled roofs, and dormers in preference to skylights. There should be a place for high quality innovative architectural design, provided that it does not have a detrimental effect on the existing street scene and key views.

For extensions and alterations, it is important that developments do not detract from the general character of buildings or the surrounding street scene. They should make use of traditional Cotswold materials and designs wherever appropriate. Extensions should not be over-large and should remain clearly subservient in scale to the original building (having an area less than 40% of the original building before the addition of any post-1950 extensions). Extensions should have regard for neighbouring properties and amenities. It is also important that they should not threaten the supply of smaller residential units.

This statement strongly supports enhancing the built environment of Kemerton. In particular, it favours the reinstatement of traditional features on historic properties where they have been lost, and the replacement of inappropriate buildings with sympathetic alternatives.

### 5.3. *Gardens & open spaces*

One of the characteristic features of Kemerton is its number of large gardens (see Section 3.6). Building on such sites would have a highly detrimental effect on both on the archaeological interest and visual character of the village. Almost all respondents to the VDS questionnaire (97%) would prefer new development not to take place in gardens.

Certain orchards, fields and other key open spaces in and around the village (see Section 3.6) make a particularly strong contribution to its scenic character. The development of these sites would be contrary to the purposes of the Cotswold AONB designation. The large majority of residents (93% of respondents) would like key open spaces to be protected. The VDS recommends that the successor to the Local Plan confers protection on the key open spaces identified in Section 3.6.

Many of the gardens, paddocks and orchards in the village are of ancient origin and their historical significance needs to be recognised. Some of these are currently outside the Conservation Area, and the VDS recommends that the Conservation Area is revised to include all such spaces.

The planting of native trees and shrubs in gardens should be encouraged for both for their wildlife and landscape benefits. Some exotic tree species grow to be very large, and can appear alien in the landscape when compared to native and naturalised varieties. The protection conferred on trees under Conservation Area policies should recognise this distinction, and facilitate the replacement of alien exotics (especially conifers and eucalypts) with native trees and shrubs.

This VDS strongly supports the replanting of old orchards with traditional local fruit varieties, to reverse the decline in an important environmental, aesthetic and cultural asset.



Figure 20. Ashbury Farm orchard, a key open space in upper Kemerton, has lost most of its fruit trees.



## **5.4. Key views**

Under the *Wychavon Local Plan (2006–11)* all land outside the Village Development Boundary is considered open countryside and new buildings are not normally permitted. Kemerton is unusual in that the Conservation Area covers a much larger area than the development boundary. Consequently, most of the Conservation Area enjoys views directly over farmland, and this forms an essential aspect of its character. In the VDS questionnaire, 92% of residents expressed the desire that new development should not take place on farmland adjoining the village. The overwhelming majority of residents also feel strongly that the fields marking the approaches to the village should be afforded particular protection from any new development.

Views within the AONB are considered nationally important, and have been given special protection under the Countryside and Rights of Way Act, 2000 (Part IV). The Act also confers protection on views from within the AONB which are affected by activities taking place outside the AONB. It is hoped that the statutory duty to protect and enhance views from the AONB will be observed.

The dark skies around Kemerton suffer from upwardly directed light emanating from the urban centres of Tewkesbury and Cheltenham. The night sky south of the village is characterised by an orange glow. Light pollution has become a feature of modern life, but one which is largely unnecessary given good design and planning. The latest generation of street lighting is fitted with white bulbs and effective downward reflectors to minimise unwelcome effects. This VDS would like to add its voice to efforts to reduce light pollution of the night sky.

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## **5.5. Roads & paths**

### **5.5.1. Road safety & parking**

Concern is growing over the number of motor vehicles using the High Street and Kinsham Lane. Speed limits are not always adhered to, even by local people, and enforcement should be improved. The speed limit in Kinsham Lane may also need to be reduced. Traffic problems would be seriously exacerbated by large-scale housing development in the neighbouring parishes of Bredon, Ashchurch and Northway.

In the smaller roads of the village, there is little speeding and an extremely low accident rate. There is general agreement that the proliferation of signage, road markings and large visibility splays can be unnecessary and unsightly – particularly on smaller roads. Maintaining the historic character of the village should take precedence over the requirement for signage and splays unless they are essential to safety.

The lack of parking availability in the High Street outside the Victoria Hall and Kemerton Stores is a particular problem, creating safety concerns and threatening the viability of the shop and pub. Future development in the village should not exacerbate this problem.

### 5.5.2. Verges

The rural character of the village is greatly enhanced by rough grass verges abutting roads directly without kerbstones. Verges are vulnerable to damage caused by foot traffic as well as carelessly parked vehicles. Their care and protection must remain an important priority. Maintenance of verges is split between the Parish Council and the Local Highway Authority. It is important that cutting programmes encourage wildflowers at the expense of thick grasses, nettles and other rank vegetation. This may be easily achieved (without compromising road safety) by cutting later and less often, and by removing cuttings from the site to reduce fertility. A cost saving is often achievable by this method.

### 5.5.3. Pavements & paths

Most of the pavements in the village are made from tarmac, edged with natural stone or concrete kerbstones. The stone kerbs are old and have acquired an attractive patina over time so that the pavements as a whole are generally considered a neutral feature. When kerbs are replaced, natural stone should be employed, as the most sympathetic material.

It is important for councils and landowners to continue meeting their obligation to keep footpaths passable. At the same time, it is important also to bring people's expectations in line with the realities of rural life with regard to the roughness of some terrain.

### 5.5.4. Traffic noise

Over recent years, noise from the M5 motorway has become an increasing irritant for residents on the west side of the village, particularly when the air has high moisture content. Much of this noise is attributable to the road surface, and this VDS lends its voice to those calling for noise abatement measures to be undertaken on the elevated section of the M5 adjacent to Bredon.

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## 5.6. Services, facilities & recreation

This VDS emphasises the need to retain and, in some cases, improve current levels of village services and facilities. Most residents make frequent use of the postal, licensing, pension and banking services provided by the Post Office. Most also use the Victoria Hall regularly.

The future viability of some key services may be in jeopardy due to an increase in traffic through the village. The *Parish Plan* illustrates that a number of residents are already put off from using the Post Office and the Victoria Hall by the amount of traffic in the High Street and the lack of available parking. Substantial sites in Bredon's Hardwick, Bredon, Ashchurch and Northway, have been put forward for consideration under the respective *Strategic Housing Land Availability Assessments*. Large-scale development in any of these locations could result in a major increase in through-traffic heading to and from the A46 at Beckford.

Kemerton has a long tradition of recreational events, which are great sources of family entertainment and which help to engender a strong sense of community. It is of key importance that a thriving village hall is maintained and enhanced as a focal point for these activities. It is

hoped that that Kemerton Park will continue to be made available for larger events. The Parish Plan also points to potential benefits of providing a children’s play area and village allotments.

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### 5.7. Utilities

Kemerton’s sewerage network has inadequate capacity (see Section 3.10), and during periods of high rainfall, raw sewage is discharged into Squitter Brook and ultimately the Carrant Brook. Both streams are designated as Worcestershire Special Wildlife Sites, and such pollution is highly unsatisfactory. Any new housing must be accompanied by upgraded capacity in the sewerage network.

The village suffers relatively frequent power failures; a more resilient electricity supply would be welcomed. Around two-thirds of the village has a broadband connection and it is important that the village continues to have access to up-to-date communications technology. Mobile phone coverage over the village is intermittent and an improved service should be encouraged by service providers.

This VDS recommends that wherever possible new telecom and utility masts and equipment should be sited away from occupied buildings in unobtrusive locations which are sensitive to the landscape. Telecom providers should share poles and masts where feasible, and locate cabling underground.

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Figure 21. The telephone box and ‘polo mint’ sign – two much loved village features.

## 6. DESIGN GUIDELINES FOR THE BUILT ENVIRONMENT

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The Village Design Statement is based on residents' views about the built and landscape environment of Kemerton. It is not intended to prevent change; especially where change would make a positive contribution to the appearance of the village and its surroundings. It does, however, seek to ensure that all future development conserves the special character of Kemerton. The guidelines in this section show how this can be achieved.

Some guidelines are derived from national and local planning policies (see Section 1.3). These policies have been of particular benefit in preserving the character of Kemerton and it is hoped that any successor to the *Local Plan* will carry them forward provided they continue to reflect national policy. Some guidelines are aspirational, and it is hoped that they will eventually become policy under future development plans.

The guidelines are intended for use by householders, architects and developers when considering new works; as well as by planning authorities when determining planning policy and deciding planning applications. They should be read in the context of the *Wychavon District Local Plan*, Building Regulations, the SWDP, *Wychavon's Residential Design Guide*, and other supplementary guidance. Advice for householders, architects, developers and builders is readily available from Wychavon District Council's Planning Department. Most of the village is also in the Cotswolds AONB, and the Cotswolds District Council's *Cotswold Design Guide* is also helpful for understanding vernacular design. Tewkesbury Borough Council and the Cotswold Conservation Board are also excellent sources of information about local building design and materials. Contact information for all of these bodies is provided in Appendix 4.

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### 6.1. *General guidelines for all development*

This section applies to all new buildings, conversions, alterations and extensions, as well as to works relating to roadways and utilities. The unique character of Kemerton should form the context for all new design and planning. Any new development should:

- a. establish the suitability of a site for development by means of an in-depth site appraisal involving stakeholders;
- b. conserve the special historic character of the village;
- c. make a positive contribution towards the shared visual amenity of the street scene;
- d. not encroach on the open countryside at the entrances to the village, or other key open spaces identified in Section 3.6;
- e. not have a detrimental impact on wildlife, and in particular on *UK Biodiversity Action Plan* (BAP) or *Local Biodiversity Action Plan* (LBAP) Priority Species;
- f. not obscure the key views identified in Section 3.7;
- g. conserve traditional orchards, as well as native and naturalised trees while discouraging the planting of large alien trees such as eucalyptus or conifer species;

- h.* not have a detrimental effect on historic buildings or their settings;
  - i.* utilise previously developed land, and not encroach on farmland or gardens;
  - j.* maintain the local tradition of plot sizes and orientation;
  - k.* with regard to new buildings, or alterations to existing historic properties, use building professionals and contractors with an experience of Cotswold vernacular construction;
  - l.* with regard to siting – be in keeping with neighbouring buildings, the street scene, and the building line, as well as being sensitive to the historic homogeneity of the village;
  - m.* with regard to height, scale and external appearance – use designs and materials in keeping with the street scene and, wherever it would not be out of place, use traditional vernacular forms (see Section 3.3) to conserve and enhance the special historic character of the village;
  - n.* conserve historic and traditional building features, such as handmade tiles, windows, doors and rainwater goods (or provide equivalent replacements when necessary);
  - o.* conserve historic boundary walls and historic hedges, and use Cotswold dry stone walls for roadside boundaries wherever this would enhance the street scene;
  - p.* avoid making over-large and inappropriate entrances, keeping splays to a minimum;
  - q.* conserve and maintain historic stone-lined streams, rills and stone culverts;
  - r.* reduce flood risk by ensuring the free running of all watercourses, gullies and culverts; by using soak-aways for roof run-off; and by avoiding the use of impermeable surfaces such as tarmac in gardens and driveways;
- 

## ***6.2. Additional guidelines for the Conservation Area***

The Conservation Area covers most of the village. This designation is not intended to exclude the possibility of change and development, but all new buildings and significant alterations should preserve or enhance – not erode – the special architectural and historic interest of Kemerton (see Section 3). The Conservation Area is governed by legislation as well as by national and local planning policy. For more information, see Section 1.3.4. In addition to the General Guidelines in Section 6.1, any development having an impact on the Conservation Area (including works beyond the actual boundary of the area) should:

- a.* with regard to alterations and extensions of historic buildings – use architectural styles, materials and details which match the original building;
  - b.* with regard to new buildings – use traditional Cotswold vernacular building styles, materials, and details such as windows and doors;
  - c.* avoid the use of visible skylights, preferring vernacular dormers in most cases;
  - d.* take every opportunity to replace inappropriate modern features on historic properties (such as plastic rainwater goods, uPVC windows and stable doors) with traditional features;
  - e.* take every opportunity to make existing non-historic buildings more in keeping with the special character of the Conservation Area.
-

### ***6.3. Additional guidelines for the AONB setting***

Most of Kemerton is located within the Cotswolds Area of Outstanding Natural Beauty. The primary purpose of the legislation governing AONBs is to safeguard the beauty of the landscape. All public bodies have a statutory duty to “have regard to the purpose of conserving and enhancing the natural beauty of the AONB”. For more information, see Section 1.3.3. In addition to the General Guidelines in Section 6.1, any works affecting an AONB should:

- a.* have regard to the statutory purposes of the Area of Outstanding Natural Beauty (AONB);
  - b.* not negatively affect key views into and out of the AONB;
  - c.* ensure the preservation and enhancement of traditional Cotswold features;
  - d.* conserve remaining ridge and furrow around the village.
  - e.* encourage the management of verges to result in wildflower-rich swards in place of thick grass and rank vegetation;
- 

### ***6.4. Additional guidelines for new building***

For new building in Kemerton, the traditions of local building should be integrated with current technologies to produce architecture appropriate for today but in keeping with the past. All new buildings must adhere to planning and listed building controls and Building Regulations. In addition to the General Guidelines in Section 6.1, any new building should:

- a.* predominantly use traditional vernacular forms (see Section 3.3) to conserve and enhance the special historic character of the village, while exceptionally retaining a place for high quality innovative contemporary design where this does not have a detrimental effect on the existing street scene or key views.
  - b.* with regard to developments of several units – be of moderate density, and limited to five dwellings per site;
  - c.* with regard to developments of several units – avoid standardised house design;
  - d.* where a new two-storey house is built in place of an existing single storey house – the total internal area of the new house (excluding basement) should not exceed 120% of the internal area of the house it is replacing;
  - e.* provide off-street parking wherever possible;
  - f.* be contingent upon adequate capacity in the existing sewerage network, or make adequate provision for upgrading network capacity;
  - g.* only make use of Sustainable Drainage Systems (SUDS) where soil structure and composition are appropriate;
  - h.* use water conservation systems (i.e. grey water recovery, rainwater collection, etc.);
  - i.* use energy-saving technology wherever possible, without compromising the special historic character of the village.
-

## 6.5. *Additional guidelines for extensions*

Extensions should preserve and enhance the character and/or special historic interest of buildings. For guidance about historic building forms see Sections 3.3 to 3.5. Extensions must adhere to planning and listed building controls and Building Regulations. Further advice is provided in *Wychavon's Residential Design Guide*. In addition to the General Guidelines in Section 6.1, the development of an extension should:

- a. enhance – not detract from – the visual appearance of the original building, its surroundings and the street scene;
  - b. not threaten the supply of smaller residential units;
  - c. preserve the privacy and daylight amenity of neighbouring properties;
  - d. remain clearly subservient in scale to the original building (having an area less than 40% of the original building before the addition of any post-1950 extensions);
  - e. with regard to roof extensions – be lower than the original roof, with pitches and eaves details the same as the original roof;
  - f. with regard to windows – be of similar proportions and detailing to the original historic windows; with skylights used sparingly, preferring dormer windows as more in keeping with the vernacular style;
  - g. with regard to historic buildings – make use externally of building styles, materials, techniques and features which match the original building, including cylinder blown glass, glazing bars and cast-iron rainwater goods;
  - h. with regard to conservatories – remain subordinate in scale, using materials in harmony with the existing building, and avoiding synthetic materials in a historic context;
  - i. use design breaks where appropriate (i.e. stepping back) to prevent extensions from appearing too dominant;
  - j. with regard to semi-detached houses or dwellings located close to each other – be set back to prevent a terracing effect;
  - k. with regard to side extensions – not obscure traditional gable ends;
  - l. with regard to rear extensions – ensure that sufficient garden remains to meet the needs of current and future occupiers;
  - m. ensure the retention of on-site parking capacity, particularly where there is a shortage of on-street parking, or where an increase in on-street parking would compromise highway safety.
-

## ***6.6. Additional guidelines for alterations & conversions***

Alterations and conversions should preserve and enhance the character and/or special historic interest of buildings. For guidance about historic building forms, see Sections 3.3 to 3.5. All alterations must adhere to planning and listed building controls and Building Regulations. These guidelines also apply to small alterations, which can easily disfigure buildings. In addition to the General Guidelines in Section 6.1, any works relating to alterations and conversions should:

- a.* with regard to historic buildings – enhance the original building, preserve rooflines, and make use of materials, designs and architectural features characteristic of original buildings;
- b.* ensure that major changes of use have the support of the local community;
- c.* with regard to shop-fronts and shop-signs – be in keeping with the street scene;
- d.* ensure that replacement windows, doors, roofing materials and external finishes do not fundamentally alter the original character of the building, by making use of inappropriate materials such as uPVC;
- e.* use skylights sparingly, preferring dormer windows for all types of conversions as being more in keeping with the vernacular style and the street scene;
- f.* use traditional lime mortar to re-point historic buildings and not cement;
- g.* with regard to garage conversions – not reduce on-site car parking capacity, particularly where there is a shortage of on-street parking, or where an increase in on-street parking would compromise highway safety.

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## ***6.7. Additional guidelines for external works & private open spaces***

The contributions that gardens, driveways and other open spaces make to the appearance of Kemerton (see Section 3.6) mean that any changes should be carefully considered. In addition to the General Guidelines in Section 6.1, any planned works affecting such open spaces should:

- a.* conserve and enhance the integrity of gardens and open spaces;
- b.* ensure that paths and driveways are constructed from traditional materials wherever possible, with a strong preference for Cotswold gravels;
- c.* encourage the planting of fruit trees and other appropriately sized native trees and shrubs, while discouraging large alien trees such as eucalypts and conifers;
- d.* locate aerials, dishes and other roof furniture (including energy-saving devices) unobtrusively, and not where they will be visible from roads and other public spaces;
- e.* ensure that external domestic lighting is not intrusive, and that light pollution is minimised by effective shading and limiting night-time use;
- f.* ensure that lighting schemes for commercial ventures are carefully evaluated with the aim of preventing negative impacts on the rural character of the parish.
- g.* ensure that signs and advertisements are restricted in size and number, are traditionally designed, avoid the use of illumination, and are located behind frontages.



## **6.8. Additional guidelines for roads, footways & utilities**

The provision of good roads is of major importance to residents, and sensible road safety measures remain a priority. Roads and the issues they give rise to are described in more detail in Sections 3.8 and 5.5. Similarly, the supply of utilities is of obvious importance to residents, but utility providers need to ensure that they do not harm the special historic interest and character of Kemerton. In addition to the General Guidelines in Section 6.1, any works affecting roads, footways and utility provision should:

- a.* ensure that highway authorities have regard to Kemerton's special character when changing road layout, surfacing, signage or lighting, and consult at an early stage with the Parish Council;
  - b.* safeguard the needs of pedestrians at all times;
  - c.* minimise the use of road markings, permanent signage and lighting, siting them with care and ensuring that they are in keeping with their surroundings wherever possible;
  - d.* ensure that new and replacement pavements and footways are not detrimental to historic features, and have an appearance in keeping with their surroundings, with a preference for natural stone kerbs rather than concrete;
  - e.* ensure that new and replacement utility equipment is not detrimental to historic features and has an appearance in keeping with its surroundings;
  - f.* oblige utility companies requiring access to services beneath pavements and footways to reinstate them with natural stone kerbs, to the standard laid down by County Highways;
  - g.* generally avoid the use of kerb stones with grass verges to preserve rural character;
  - h.* avoid the use of street lighting to preserve rural character;
  - i.* minimise the visual impact of services by using existing poles and masts, and requiring telecom providers to share masts wherever possible;
  - j.* minimise the visual impact of services by placing essential utility equipment underground or in unobtrusive locations which are sensitive to the landscape wherever possible;
  - k.* site new communications masts and equipment away from homes;
  - l.* ensure that streams and rills running through the village are not covered over;
  - m.* during road resurfacing, the overall height of village lanes should not be raised, so that the original proportions of walls and other roadside features are not altered, and the historic streetscape is maintained.
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## 7. ACKNOWLEDGEMENTS

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## 8. APPENDICES

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- Ordnance Survey Map of Gloucestershire, 1902 (1:2,500)
- Ordnance Survey Map of Gloucestershire, 1923 (1:2,500)
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## ***Appendix 2. Useful contacts***

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### **Wychavon District Council Planning Services**

Website: [www.wychavon.gov.uk](http://www.wychavon.gov.uk)

Telephone: 01386 565000

Heritage and conservation: Carol Ashman ([carol.ashman@wychavon.gov.uk](mailto:carol.ashman@wychavon.gov.uk))

Planning policy: Andrew Ford ([andrew.ford@wychavon.gov.uk](mailto:andrew.ford@wychavon.gov.uk))

### **Kemerton Parish Council**

Website: [www.worcestershire.gov.uk/MyParish](http://www.worcestershire.gov.uk/MyParish) (select Kemerton)

Parish Council Clerk: Jackie Shields, Potenza, Chapel Lane, Kinsham, Tewkesbury, GL20 8HS

Telephone: 01684 773 236

Email: [Kemertonpc@hotmail.co.uk](mailto:Kemertonpc@hotmail.co.uk)

### **Tewkesbury Borough Community Transport (voluntary transport service)**

Telephone: 01684 297 209

### **Worcestershire Car Sharing Scheme**

Email: [contact.carshare@worcestershire.gov.uk](mailto:contact.carshare@worcestershire.gov.uk)

Telephone: 01905 766841

### **Kemerton Conservation Trust**

Website: [www.kemerton.org](http://www.kemerton.org)

Telephone: 01386 725 653

### **Cotswold District Council Heritage Service**

Website: [www.cotswolds.gov.uk](http://www.cotswolds.gov.uk)

Telephone: 01285 623000

### **Tewkesbury Borough Council**

Website: [www.tewkesbury.gov.uk](http://www.tewkesbury.gov.uk)

Telephone: 01684 295 010

### **English Heritage**

Website: [www.english-heritage.org.uk](http://www.english-heritage.org.uk)

Telephone: 0870 333 1181

### **For advice on Cotswold Stone**

Stanleys Quarry\*

Website: [www.cotswoldstone.com](http://www.cotswoldstone.com)

Telephone: 01386 841236

### **For advice on Lime Mortars**

The Traditional Lime Co\*

Website: [www.traditionallime.co.uk](http://www.traditionallime.co.uk)

Telephone 01242 525444

\* Inclusion of these companies' names is for reference only and does not imply endorsement of their products

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### *Appendix 3. Analysis of responses to the VDS questionnaire*

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Approximately 370 questionnaires were delivered to 185 households. 154 completed questionnaires were returned (42%). The questions were as follows:

1. Would you prefer that new homes were located in
    - farmland? 11 (8%)
    - gardens? 4 (3%)
    - unoccupied existing buildings (e.g. barns)? 118 (89%)
  
  2. Do you think it is important to maintain the open countryside along the roads into Kemerton?
    - Yes 139 (90%)
    - No 15 (10%)
  
  3. What is the max. number of homes you would be prepared to accept in any single location?
    - 5 116 (76%)
    - 10 23 (15%)
    - 20 5 (3%)
    - 30 9 (6%)
  
  4. Govt. policy is likely to require that 30–40% of new homes will be affordable/social housing. Do you think this type of housing should be reserved for people with local connections?
    - Yes 145 (95%)
    - No 8 (5%)
  
  5. Kemerton lies within the protected landscape of the Cotswolds AONB. Should it for that reason have less development than similar villages outside the AONB?
    - Yes 138 (91%)
    - No 14 (9%)
  
  6. Would you like the majority of new development to be built using traditional Cotswold materials and designs?
    - Yes 142 (93%)
    - No 10 (7%)
  
  7. Key open spaces within the village are currently protected under the *Local Plan*. Is it important that these open spaces are similarly protected under the new Local Development Framework?
    - Yes 141 (93%)
    - No 11 (7%)
  
  8. Are there any other comments you would like to make about the future of housing in Kemerton? (Please use the other side if needed): The most common responses related to:
    - Desire to preserve village character
    - Belief that development would spoil the village and should be limited
    - Inability of existing infrastructure and services to cope with new development
-



**APPENDIX 4. INVENTORY OF BUILDINGS IN KEMERTON, BY LOCATION**

Name / number	Road / location	Construction	Fenestration & doorways	Roof	Est. date	Original use
<b>Bayliss Road</b>						
1 & 2	Bayliss Road	red brick	modern wood casements; brick porch	machine-tile	1950	domestic
3 & 4	Bayliss Road	red brick	modern wood casements, half dormers; porch	machine-tile	1950	domestic
5 & 6	Bayliss Road	red brick	modern wood casements; brick porch	machine-tile	1950	domestic
7 & 8	Bayliss Road	red brick	modern wood casements, half dormers; porch	machine-tile	1950	domestic
9 & 10	Bayliss Road	red brick	modern wood casements; brick porch	machine-tile	1950	domestic
11 & 12	Bayliss Road	red brick	modern wood casements	machine-tile	1965	domestic
13 & 14	Bayliss Road	red brick	modern wood casements	machine-tile	1965	domestic
15 & 16	Bayliss Road	red brick	modern wood casements	machine-tile	1965	domestic
Willow Cottage	Bayliss Road	rendered prefabricated wall panels	wood casements, skylights	concrete plain tile	2010	domestic
17 & 18	Bayliss Road	light brown brick	modern wood casements; tiled porch canopy	concrete pantile	1970	domestic
19 & 20	Bayliss Road	light brown brick	modern wood casements; tiled porch canopy	concrete pantile	1970	domestic
21-23	Bayliss Road	rendered brick	pvc casements	concrete pantile	1970	domestic
<b>Bredon Hill</b>						
Parsons Folly	Bredon Hill	limestone ashlar & rubble	modern steel shutters	flat lead	1765	folly
Sundial Farm	Bredon Hill	coursed limestone rubble, ashlar dressings, timber frame & brick infill, weatherboarding	narrow windows, splayed internally, double wooden doors	plain tile	1750	agricultural
Hoptons Buildings	Bredon Hill	coursed limestone rubble	narrow windows, splayed internally	plain tile	1800s	agricultural
Pad Barn	Bredon Hill	limestone squared-stone	narrow windows, splayed internally, double wooden doors	plain tile, limestone gable copings	1700s	agricultural
<b>Bredon Road</b>						
Dutnells	Bredon Road	limestone squared-stone	modern wood casements; tiled porch canopy	plain tile	1930s & 1983	domestic
Malvern View	Bredon Road	limestone squared-stone	modern wood casements, half dormers	plain tile	1800s	domestic
Freestones	Bredon Road	limestone rubble facing, rendered brick & blockwork	modern casements, dormers (roof ext. 2007)	plain tile	1930s	domestic
Stone End	Bredon Road	artificial stone	modern casements, dormers (roof ext. 2001); artificial stone porch	machine-tile	1930s & 2001	domestic
St Mary's	Bredon Road	limestone squared-stone	pvc casements, skylight	slate	1800s	domestic
St Anthony's	Bredon Road	limestone squared-stone	modern wood casements; wooden porch	slate	1800s	domestic
St Teresa's	Bredon Road	limestone squared-stone	original iron, & wood casements, half dormers; tiled porch canopy	slate	1800s	domestic
Kemerton Estate Yard	Bredon Road	blockwork, concrete, wood boards	functional	asbestos & concrete	1969	agricultural
Long Acres	Bredon Road	artificial stone	modern casements, dormers (roof ext. 2009)	concrete pantile	1960	domestic
Fairview	Bredon Road	red brick	modern wood casements	machine-tile	1950s	domestic / shop
The Bredons	Bredon Road	rendered brick, half-timbered gables	period wooden casements	machine-tile	1930s	domestic

Castle Hill						
Bells Castle	Castle Hill	limestone ashlar	ogival arches, wood y-tracery, 2-light leaded casements, elsewhere chamfered mullions, hood moulds; limestone porch	concealed leaded, embattled parapets, plain tile sections	1600s & 1825	domestic
Bells Castle Cottage	Castle Hill	coursed limestone rubble	iron casements, leaded lights, half dormers; porch with semi-circular lead canopy	plain tile	1600s & 1825	domestic
Hollow Barn	Castle Hill	limestone squared-stone	narrow windows, splayed internally, double wooden doors	plain tile	1850	agricultural
Merecombe House	Castle Hill	limestone ashlar & squared-stone	iron casements, leaded lights, limestone mullions, hood moulds, dormers	slate, hipped	1910	domestic
Brockwood House	Castle Hill	artificial stone	hood moulds, pvc casements with lead-effect lights, dormers, skylight	concrete tile	1980	domestic
Sundial Cottage	Castle Hill	limestone rubble	modern wood casements	plain tile	1700s	domestic
Priory Cottage	Castle Hill	limestone squared-stone	modern wood casements	plain tile	1700s	ancillary
Priory Garden Cottage	Castle Hill	timber-framed painted rendered brick infill, coursed limestone rubble gables & plinths	iron casements, eyebrow dormers, 3-light chamfered limestone mullion with hood mould, chamfered Tudor-arched entrance, ledged and battened door	thatch	1600s	domestic
The Stables	Castle Hill	red brick, half-timbered gables	wood casements	plain tile	1890	ancillary
Northwood Cottage	Castle Hill	artificial stone	metal casements	concrete tile	1960s	domestic
Northwood	Castle Hill	red brick, half-timbered gables		plain tile	1886	domestic
Rocks Cottage	Castle Hill	timber-framed painted brick infill, limestone rubble plinths & gables, painted & rendered	iron & modern wood casements, eyebrow dormers	thatch	1600s	domestic
Southfield	Castle Hill	rendered brick	period wooden casements	machine-tile	1920	domestic
Saltwood	Castle Hill	limestone squared-stone & red brick extension	modern wood casements; half-hexagon brick porch	plain tile, limestone gable copings	1700s	domestic
Little Ashbury	Castle Hill	light brown brick	modern wood casements, skylight	concrete tile	1960s	domestic
Ashbury House	Castle Hill	limestone squared-stone	wood sashes & casements, half dormers; limestone porch	plain tile	1700s	domestic
Lilleybrook	Castle Hill	limestone squared-stone	modern wood casements	plain tile, limestone gable copings	1700s	domestic
The Tallet	Castle Hill	red brick & limestone rubble	modern wood casements, skylights	slate	1700s	domestic
Cranbrooke Cottage	Castle Hill	limestone rubble	wood sashes & modern wood casements	slate & plain tile	1700s	domestic
Dulas	Castle Hill	light brown brick, timber detail	modern pvc casements	synthetic slate	1982	domestic
St Benets Cottage	Castle Hill	limestone ashlar	iron casements, limestone mullions, hood moulds; limestone porch	machine-tile, ashlar gable copings	1840s	school
St Benets Church	Castle Hill	limestone ashlar	ogival arches, limestone stone tracery, leaded lights, hood moulds; limestone porch	machine-tile, ashlar gable copings	1843	church
St Benets Presbytery	Castle Hill	limestone ashlar	square heads, ogival lights, limestone mullions, hood moulds, chamfered doorway	machine-tile, ashlar gable copings	1840s	domestic



<b>Church Lane</b>						
Providence Cottage garage	Church Lane	coursed limestone rubble, red brick	wooden casements, brick arch	plain tile	1700s	ancillary
Providence Cottage	Church Lane	limestone squared-stone	modern wooden casements, dormers; wooden porch	machine-tile	1700s	domestic
Three Gables	Church Lane	limestone ashlar, red brick gable	wooden sashes, modern wooden sashes; leaded porch canopy	slate	1700s	domestic
Three Gables barn	Church Lane	limestone rubble	wooden casements, brick arch	plain tile	1700s	agricultural
Acacia Cottage	Church Lane	wood shingle stained	period metal casements	synthetic slate	1950s	domestic
Brasenose	Church Lane	limestone rubble, ashlar dressings	modern wooden casements; limestone porch	plain tile, hipped	1700s	domestic
The Steps	Church Lane	artificial stone	pvc casements	concrete tile	1960s	domestic
The Well House	Church Lane	rendered blockwork	modern wooden casements, skylights	machine-tile	1960s & 1990	domestic
Teales Court Cottage	Church Lane	limestone rubble	modern wooden casements, half dormers, skylight	plain tile	1850	domestic
Bromley	Church Lane	timber cladding painted	wooden casements	slate	1930s	garage
Digger's Cottage	Church Lane	limestone rubble	pvc casements, leaded lights	slate, limestone gable copings	1700s	domestic
Central House	Church Lane	red brick, limestone squared-stone gable	modern wooden casements, limestone lintel arches	slate, limestone gable copings	1700s & 1830	domestic
Park Farm House	Church Lane	limestone squared-stone	traditional metal casements; tiled porch canopy	plain tile, hipped	1700s	domestic
Park Farm Yard	Church Lane	limestone squared-stone	unfenestrated	plain tile	1700s & later	agricultural
Barn House	Church Lane	limestone squared-stone & rubble	catslide shed dormers, modern wooden & pvc casements	plain tile	1700s	agricultural
1 & 2 Park Farm Cottage	Church Lane	timber-framed painted render & brick infill, limestone rubble plinths & gable	traditional metal casements, catslide dormers	machine-tile	1625	domestic
Cherry Tree Cottage	Church Lane	timber-framed painted render & brick infill, coursed limestone rubble gables & plinths	traditional metal & modern wooden casements, eyebrow dormer; thatched porch canopy	thatch	1625	domestic
Fairwind	Church Lane	limestone squared-stone	modern wooden casements, dormers; porch	plain tile	1700s	domestic
School Terrace	Church Lane	red brick & limestone squared-stone rear	modern wooden casements; brick porch	slate, limestone gable copings	1700s	domestic
4-7 School Close	Church Lane	limestone squared-stone, ashlar dressings	modern wooden casements, dormers & half dormers	slate, limestone gable copings	1847	school
1-3 School Close	Church Lane	artificial stone	modern wooden casements	concrete tile	1960s	domestic
Rye Close	Church Lane	limestone squared-stone	traditional metal casements	plain tile	1700s	domestic
Coney Green	Church Lane	rendered brick, half-timbered gables	period & modern wooden casements	machine-tile	1930s	domestic
St Nicholas Church	Church Lane	limestone ashlar & rubble	hood moulds, Decorated arches with tracery	plain tile	1100s & 1846	church
<b>High Street (inc Overbury Road)</b>						
Thornbury	High Street	rendered brick	modern wooden casements	machine-tile	1920	domestic
Applewood	High Street	weatherboarding	contemporary metal	aluminium	2003 (rebuild)	domestic
Orchard House	High Street	limestone squared-stone & rubble	wooden sashes, traditional metal & modern wooden casements, half dormers	plain tile, limestone gable coping	1700s	domestic

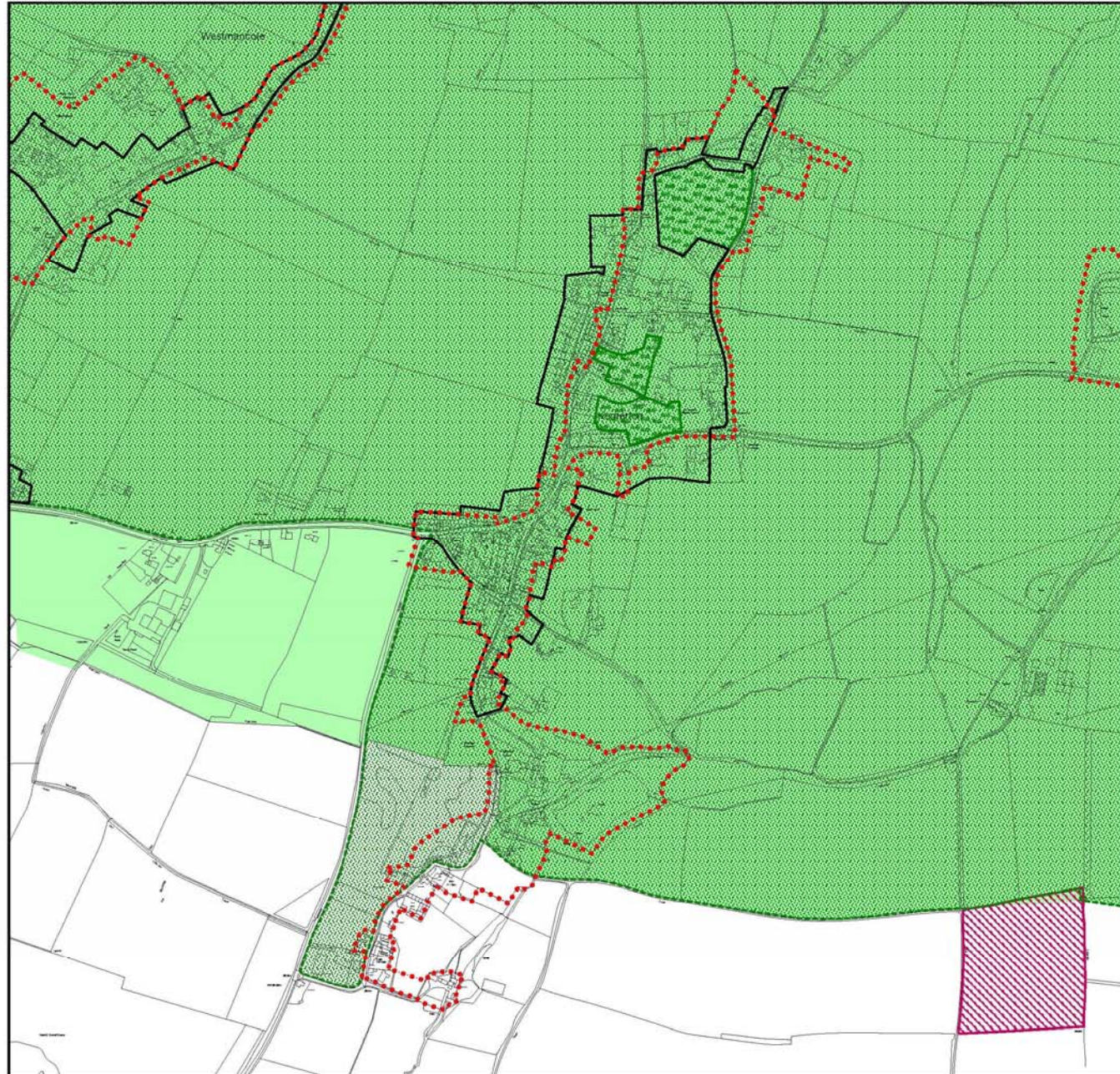
The Grange	High Street	limestone range ashlar façade, rusticated quoins	narrow-barred wooden sashes, half dormers & cross casements	slate, ashlar gable copings; plain tile	1750	domestic
Hoptons Field	High Street	light brown brick	modern casements, dormers	machine-tile	1960s	domestic
Hoptons Cottage	High Street	red brick	modern wooden casements, dormers	machine-tile	1993	domestic
The Warren	High Street	limestone squared-stone, ashlar dressings	traditional metal casements, limestone mullions, small skylight; wooden porch	plain tile, ashlar gable coping	1700s	domestic
St. Judes	High Street	limestone squared-stone, render	modern wooden casements, dormers, skylights	plain tile, limestone gable coping	1987	domestic
The Victoria Hall	High Street	red brick & render, half-timbered gables	period wooden casements	machine-tile	1902	village hall
Walnut House	High Street	coursed limestone rubble, timber-framed painted brick infill, red brick extension	traditional metal casements, wooden sash, modern wooden casements, dormer	plain tile	1600s & 1800s	domestic
Wayside	High Street	limestone squared-stone, red brick	wooden sash, modern wooden casement; tiled porch canopy	plain tile	1700s & 1800s	domestic
Hunters Gate	High Street	rendered blockwork	modern casements	concrete pantile	1970	domestic
Southcroft	High Street	red brick	modern wooden casements	concrete pantile	1970	domestic
Home Farm	High Street	limestone squared-stone & rubble	modern wooden casements, dormers; limestone porch	plain tile, limestone gable copings	1700s	farmhouse
Home Farm barn	High Street	limestone squared-stone & rubble		plain tile	1700s	farmhouse
The Long Barn	High Street	limestone squared-stone & rubble	modern wooden casements	plain tile, limestone gable copings	1700s	agricultural
The Long Barn outbuildings	High Street	limestone squared-stone & rubble		plain tile	1700s	agricultural
Lindum House	High Street	limestone ashlar & rubble, red brick extension	traditional metal casements, wooden sash	plain tile, ashlar gable copings	1800 & 1875	domestic / shop
The Crown Inn	High Street	limestone rubble, painted	traditional metal casements, wooden casements	plain tile, limestone gable copings	1700s	public house
Chestal Cottage	High Street	limestone squared-stone & rubble	modern wooden casements, dormers	plain tile	1700s	domestic
Meadow View	High Street	artificial stone	modern wooden casements	machine-tile	1985	domestic
Hillview	High Street	limestone squared-stone & rubble	traditional metal & modern wooden casements	slate	1850	domestic
Kemerton Stores	High Street	limestone squared-stone & rubble	modern wooden casements, dormers	slate	1930s	retail
Evanthous	High Street	red brick front, limestone rubble gable & plinths	wooden sash, traditional metal & modern wooden casements; porch canopy	plain tile	1700s	domestic
Farleys Butt	High Street	red brick front, limestone rubble plinths	wooden sash, metal casements; porch canopy	plain tile	1700s & 1986	domestic
Pippins	High Street	limestone rubble & brick, painted	modern casements	slate, limestone gable copings	1850	domestic
White Cottage	High Street	limestone rubble & brick, render	modern casements	plain tile, limestone gable copings	1850	domestic
Greystones	High Street	limestone rubble & brick, render	modern wooden casements	slate	1850	domestic
Lindis	High Street	limestone rubble & brick, render	modern wooden casements	slate	1850	domestic
Bamford Cottage	High Street	red brick, limestone squared-stone quoins & gable, half-timbered extension	period wooden casements, & modern wooden casements; wooden porch	plain tile, limestone gable copings	1850 & 1930	domestic

The Old Stores	High Street	coursed limestone rubble, red brick	regency wooden sashes, modern wooden casements, small skylight; porch trellised with hipped swept lead canopy	plain tile, limestone gable copings	1800	domestic / shop
Pear Tree Cottage	High Street	timber-framed painted render infill, limestone square-stone gable & plinths	woodens sashes, casements, dormers	plain tile	1600s	domestic
The Old Bakehouse	High Street	coursed limestone rubble	modern wooden casements	machine-tile	1775	bakery
The Little Cottage	High Street	brick (painted)	modern wooden casements, half dormer	plain tile	1850	domestic
Boundary Cottage	High Street	limestone rubble, render & painted brick	wooden sashes, half dormer; wooden porch	plain tile	1700s & 1950s	domestic
<b>Hill Road</b>						
The Priory	Hill Road	limestone ashlar	wooden sashes, modern wooden casements, dormers	plain tile, ashlar gable copings	1675 & 1800	domestic
The Hermitage	Hill Road	coursed limestone rubble	traditional metal & modern wooden casements, chamfered limestone mullion, hood mould, eyebrow dormer	thatch, half-hipped	1675 & 1800	domestic
Bardon House	Hill Road	coursed limestone rubble	modern wooden casements, flat roof half dormers	slate	1700s	domestic
Applegarth	Hill Road	artificial stone	modern horizontal windows, half dormer	concrete tile	1960s	domestic
Tustains	Hill Road	limestone squared-stone	modern wooden casements, half dormer	plain tile	1700s	domestic
Hillside Cottage	Hill Road	coursed limestone rubble	modern wooden casements; wooden porch	plain tile	1700s	domestic
Ashbourne House	Hill Road	artificial stone	hood moulds, modern casements, dormers	concrete tile	1987	domestic
Brookside	Hill Road	rendered brick, half-timbered gables	modern wooden casements; porch	slate	1930s	domestic
Westholme	Hill Road	rendered brick, half-timbered gables	modern wooden casements, skylight; porch	slate	1930s	domestic
Eastcott	Hill Road	coursed limestone rubble	2-light & 1-light traditional metal casements	plain tile	1700s	domestic
Orchard Cottage	Hill Road	coursed limestone rubble	eyebrow dormers, 2-light & 3-light C19 casements, C19 ledged and battened door	thatch, half-hipped	1600s & 1850	domestic
Westwynd Cottage	Hill Road	coursed limestone rubble	eyebrow dormers, traditional metal leaded-light casements, 3-light modern casements	thatch, half-hipped	1600s & 1850	domestic
Beaconsfield	Hill Road	rendered blockwork	modern wooden casements, dormers	concrete tile	1960s & 1983	domestic
The Knoll	Hill Road	limestone squared-stone	casements, dormers	plain tile	1700s & 1999	domestic
Orchard End	Hill Road	artificial stone & render	modern wooden casements, dormers	concrete tile	1980	domestic
Willow Court	Hill Road	artificial stone	modern wooden casements	machine-tile	1960s	domestic
Windfall	Hill Road	artificial stone	modern wooden casements	machine-tile	1960s	domestic
Primrose Bank	Hill Road	artificial stone	modern wooden casements, half dormers	concrete tile	1980	domestic
The Old Chapel	Hill Road	limestone squared-stone, ashlar dressings; red brick extension with ashlar dressings	limestone mullioned, arch-headed, 2 or 3 light windows, some leaded lights; skylights	plain tile, hipped	1819 & 1843	Methodist chapel
Chapel Orchard	Hill Road	brown brick, artificial stone quoins	modern wooden casements	machine-tile	1990	domestic
Chapel House	Hill Road	red brick, limestone coping to parapet	narrow barred wooden sashes; trellised porch with hipped swept canopy	plain tile (behind parapet)	1820	domestic
Laurel Cottage	Hill Road	rendered red brick, limestone rubble plinths	modern pvc casements	slate, limestone gable copings	1850	domestic
1 & 2 The Limes	Hill Road	light brown brick, timber detail	modern pvc casements	machine-tile	1970	domestic
3 & 4 The Limes	Hill Road	light brown brick, timber detail	modern pvc casements	machine-tile	1970	domestic

Jasmine Cottage	Hill Road	coursed limestone rubble	modern wooden casements	machine-tile	1700s	domestic
Bluebell Cottage	Hill Road	coursed limestone rubble	traditional metal & modern wooden casements; trellised porch with hipped swept lead canopy	slate, limestone gable copings	1830	domestic
Honeywell House	Hill Road	coursed limestone rubble	modern wooden casements, skylights; porch	machine-tile	1930s & 1980s	domestic
1-3 Grange Court	Hill Road	coursed limestone rubble, red brick, render	modern wooden casements, skylights	plain tile	1700s & 1985	agricultural
Grange Barn	Hill Road	limestone squared-stone	narrow barn lights, modern wooden windows, skylights	plain tile, limestone gable copings	1700s & 1986	agricultural
Crossfields	Hill Road	rendered blockwork	modern wooden casements	concrete pantile	1970	domestic
<b>Job's Lane</b> (the west section is also known as Old Post Office Lane)						
The Old Post Office	Job's Lane	timber-framed painted render infill, limestone square-stone gable & plinths	traditional metal & modern wooden casements, dormers	plain tile	1600s & 1986	domestic
Tudor Cottage	Job's Lane	timber-framed painted render & brick infill, coursed limestone rubble gables & plinths	traditional metal & modern wooden casements	plain tile, synthetic slate	1600s	domestic
The Malt House	Job's Lane	coursed limestone rubble, red brick gable	modern wooden casements, dormers, skylights	plain tile	1700s	agricultural
Bruton Cottage	Job's Lane	red brick, coursed limestone rubble gables	modern wooden casements; flat arch leaded porch canopy	slate, limestone gable copings	1700s & 1850	domestic
Rose Cottage	Job's Lane	red brick, coursed limestone rubble gables	limestone ashlar lintels, modern wooden casements, half dormers; slated porch	slate, limestone gable copings	1700s	domestic
Silverton Cottage	Job's Lane	artificial stone	modern wooden casements	concrete tile	1988	domestic
Forge Cottage & forge	Job's Lane	limestone rubble	modern wooden casements	plain tile	1700s	domestic
Box Yard granary	Job's Lane	limestone squared-stone, rubble, external stairs	red brick lintels, no surviving windows	plain tile, gable copings	1700s	agricultural
Box Yard barn & outbuildings	Job's Lane	limestone squared-stone, rubble, red brick & waney-edge cladding	no surviving windows	plain tile, gable copings	1700s & 1800s	agricultural
The Acupuncture Clinic	Job's Lane	red brick, coursed limestone rubble gable	modern wooden casements	plain tile	1700s	domestic
Poppy Cottage	Church Lane	limestone rubble	modern wooden casements; tiled porch	plain tile	1700s	domestic
Raymond Cottage	Job's Lane	limestone squared-stone & rubble	modern wooden casements, half dormers	plain tile	1700s	domestic
South Hey	Job's Lane	rendered brick	period metal casements, leaded lights; tiled porch	machine-tile, hipped	1930	domestic
Hill Furlong	Job's Lane	rendered brick	half dormers, skylights	machine-tile	2009 (rebuild)	domestic
<b>Kinsham Lane</b>						
April House	Kinsham Lane	limestone ashlar	narrow barred wooden sashes, small skylight	plain tile, ashlar gable copings	1840s	domestic
April Cottage	Kinsham Lane	red brick	modern wooden casements; flat leaded porch canopy	plain tile, limestone gable coping	1850 & 1980	ancillary
Old Dairy	Kinsham Lane	red brick		asbestos	1950s	agricultural
Kemerton House	Kinsham Lane	rendered brick	period metal casements, leaded lights	machine-tile, hipped, swept eaves	1930	domestic
Dunroamin	Kinsham Lane	coursed limestone rubble, yellow brick extension	modern wooden casements	plain tile	1700s & 1950	domestic

Lower Kemerton						
Upper Court	Lower Kemerton	limestone range ashlar	narrow-barred wooden sashes, dormers	plain tile, hipped	1760 & 1800	manor house
Upper Court Coach House & Stables	Lower Kemerton	limestone rubble, ashlar dressings	modern wooden casements, half dormer, skylights	plain tile, hipped	1760	ancillary
Upper Court dovecote	Lower Kemerton	limestone squared-stone	modern wooden casements	synthetic limestone tiles & gable copings	1760	ancillary
Middle Mill (ruined)	Lower Kemerton	limestone squared-stone (part demolished)	no surviving windows	demolished	1700s	water mill
Mill Cottage	Lower Kemerton	limestone squared-stone & rubble	traditional metal & modern wooden casements, small skylight; synthetic porch canopy	plain tile, limestone gable coping	1700s	domestic
The Villa	Lower Kemerton	limestone ashlar & rendered limestone rubble	wooden sashes, traditional metal casements, dormer	slate, ashlar gable copings	1730	domestic
Old Rectory House	Lower Kemerton	roughcast limestone rubble & red brick	wooden sashes, dormers	slate, limestone gable copings	1678	domestic
Rectory Farm Cottage	Lower Kemerton	red brick & coursed limestone rubble gables	dentilled brick lintels, modern wooden casements, dormers & skylights	tile & slate, limestone gable copings	1500s & 1850	domestic
Rectory Farm dovecote	Lower Kemerton	coursed limestone rubble & red brick gables	unfenestrated	plain tile, limestone gable coping	1670s	dovecote
Kemerton Court	Lower Kemerton	limestone range ashlar façade, squared-stone & rubble	18-pane sashes, 12-pane sashes, leaded cross casements, wood & iron casements, dormers; limestone porch with hood mould	slate & leadwork, hipped, ashlar parapet & gable copings	1500s & 1720	manor house
Old Manor	Lower Kemerton	timber-framed painted render & brick infill, coursed limestone rubble including plinths	traditional metal & modern wooden casements	machine-tile	1650 & 1850	domestic
Charmaine	Lower Kemerton	coursed limestone rubble	modern wooden casements, dormers; porch	plain tile	1700s & 1977	domestic
Ivy Cottage	Lower Kemerton	timber-framed behind cement render, limestone rubble plinths & gables	metal crittal casements	plain tile	1650	domestic
Gardeners Cottage	Lower Kemerton	timber-framed behind cement render, limestone rubble plinths & gables	metal crittal casements; porch canopy	plain tile	1650	domestic
Kemerton Court Stables	Lower Kemerton	limestone squared-stone & rubble, red brick dressings	traditional metal casements, dormer	slate	1700s & 1850	ancillary
Stable Cottage	Lower Kemerton	limestone squared-stone & rubble, red brick, coggled brick dentil course under eaves	traditional metal casements, modern wooden casements	plain tiles, slate	1700s & 1850	ancillary
The Farthings	Lower Kemerton	timber-framed painted render & brick infill, coursed limestone rubble (painted), brick	traditional metal casements, eyebrow dormers, dormers; brick porch	thatch, plain tiles	1600	domestic
Bramley Cottage	Lower Kemerton	limestone squared-stone & rubble	traditional metal casements, eyebrow dormers, modern wooden casements; porch canopy	thatch	1700s & 1977	domestic
Barn by Cadeau	Lower Kemerton	timber-framed brick infill, coursed limestone rubble, including gables & plinths	unfenestrated	plain tile	1600s	agricultural
Cadeau	Lower Kemerton	timber-framed painted render & brick infill, coursed limestone rubble inc. gables & plinths	traditional metal casements, eyebrow dormer	thatch	1600	domestic
Rohan Cottage	Lower Kemerton	timber-framed painted render & brick infill, coursed limestone rubble inc. gables & plinths	modern wooden casements, eyebrow dormer	thatch	1600 & 1981	domestic
Field Cottage	Lower Kemerton	painted limestone rubble	modern wooden casements, eyebrow dormers	thatch	1700s	domestic
Lane End	Lower Kemerton	rendered blockwork	modern wooden casements, dormer	machine tile	1970	domestic
Frame House	Lower Kemerton	wood shingle (dark stained)	period metal casements	synthetic slate	1954	domestic

Lower Mill Farm	Lower Kemerton	red brick, coursed limestone rubble, part painted	modern wooden casements; porch canopy	plain tile	1700s	water mill
The Flat, Lower Mill Farm	Lower Kemerton	red brick, coursed limestone rubble, part painted	modern wooden casements	plain tile	1700s	water mill
<b>Peppercorn Lane</b> (also known as Peppercorn Alley)						
Brookside Cottage	Peppercorn Lane	timber-framed render infill, limestone rubble plinths, painted rubble & brick	traditional metal & modern wooden casements, eyebrow dormers	thatch	1600s	domestic
Peppercorn House	Peppercorn Lane	artificial stone	hood moulds, modern wooden casements, half dormers	concrete tiles	1974	domestic
Grange Cottage	Peppercorn Lane	cruck beams, timber-framed painted rubble & brick infill, limestone rubble gables & plinths	traditional metal & modern wooden casements, eyebrow dormer; thatched porch	thatch	1500	domestic
Pepper Cottage	Peppercorn Lane	timber-framed render infill, coursed limestone rubble, including gable & plinths	modern wooden casements, eyebrow dormer	thatch	1600s	domestic
<b>Wing Lane</b>						
The Wings	Wing Lane	coursed limestone rubble, painted brick extension	modern wooden casements, dormers	slate, gable copings	1700s	domestic
Wings Cottage	Wing Lane	coursed limestone rubble	modern wooden casements	slate, gable copings	1700s	domestic
Ashbury Farm granary	Wing Lane	coursed limestone rubble, external stairs	red brick dressings, metal casements	plain tile	1800s	agricultural
Ashbury Farm Yard	Wing Lane	coursed limestone rubble	red brick dressings, unfenestrated	plain tile, slate	1700s & later	agricultural
Ashbury Farm Cottage	Wing Lane	limestone squared-stone & red brick	traditional metal casements	plain tile	1830	domestic
Ashbury Farm	Wing Lane	red brick, coggled brick dentil course under eaves, & limestone additions	wooden sashes	plain tile, red brick gable copings	1750	domestic
Kingslea Cottage	Wing Lane	limestone squared-stone & rubble	hood moulds, traditional metal casements, modern wooden casements, half dormers	plain tile	1700s & 1900	domestic
Kings Lea	Wing Lane	red brick extension to earlier limestone squared-stone & rubble	limestone lintels, wooden sashes, dormers; porch canopy	plain tile, hipped	1700s & 1900	domestic
* There was formerly a non-statutory Grade 3 listing, which was abolished in 1970. Worcester County Council (WCC) also maintained a list of historic properties, graded from 1 to 4.						



### Appendix 5: Plan of Kemerton

#### General Strategy


 Location Strategy for New Development (GD1)

#### Protecting the Environment

 Cotswolds AGLV (ENV1; para.4.2.3)

 Cotswolds Area of Outstanding Natural Beauty (ENV2)


 Sites of Archaeological Significance (ENV10)

 Conservation Areas (ENV12)

#### Social Progress

 Protection of Open Space (COM13)

Wychavon District Local Plan

 Scale : 1:6000 June 2006

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