



**UPPER WELLAND  
NEIGHBOURHOOD HERITAGE AREA REPORT  
(INFORMAL CONSULTATION VERSION)**

**MALVERN WELLS NEIGHBOURHOOD  
DEVELOPMENT PLAN**

**MALVERN WELLS PARISH COUNCIL**



**October 2019**

## Contents

1. Introduction
2. Historical Development
3. Special Historic and Architectural Interest
4. Conclusion

## Figures

- 1.1 Proposed Upper Welland Neighbourhood Heritage Area
- 2.1 Mid 1800s Tythe Map
- 2.2 1852 OS map
- 2.3 1885 OS map
- 2.4 1905 OS map
- 2.5 1950 OS map

## Plates

- 1.1 Aerial photograph of Upper Welland Village (1992-93)
- 2.1 Watery Lane (view south)
- 2.2 Watery Lane (view north)
- 2.3 5-7 Watery Lane
- 2.4 11 Watery Lane
- 2.5 Tailors Lane
- 2.6 Grade II Listed gas lamp, Watery Lane
- 2.7 Non Listed gas lamp, Watery Lane
- 2.8 Strategic gap between Upper Welland Village and Malvern Wells
- 3.1 161 Upper Welland Road
- 3.2 152a Upper Welland Road
- 3.3 left-167 Upper Welland Road (pre-1885 construction) and right-171-173 Upper Welland Road (built between 1893-1905)
- 3.4 177-179 Upper Welland Road (built between 1893-1905)
- 3.5-3.7 The Hawthorn Inn, 175 Upper Welland Road
- 3.8-3.9 Baker's Cottage, 2 Chase Road
- 3.10 Pippin Cottage, 151 Upper Welland Road (foreground) and 149 Upper Welland Road (background)
- 3.11 Elsie Howey (resident of 149 Upper Welland Road)
- 3.12 157 Upper Welland Road (foreground) and Sandford, 159 Upper Welland Road (background)
- 3.13 Lower Pitfield Cottages, 153-155 Upper Welland Road
- 3.14 150-152 Upper Welland Road
- 3.15 158-160 Upper Welland Road
- 3.16 168-170a Upper Welland Road (built between 1893-1905)
- 3.17 The Little Shop, Upper Welland Road
- 3.18 Brook Cottage, Watery Lane
- 3.19 163-165 Upper Welland Road
- 3.20-3.21 The Old Forge, 144 Upper Welland Road
- 3.22-3.23 146 Upper Welland Road

- 
- 3.24-3.25 right-154 Avondale (1905) and left-156 Silverdale (1903) Upper Welland Road**
- 3.26 6-8 Watery Lane**
- 3.27 10-12 Watery Lane**

## **Appendices**

Page | 3

### **A Listing description for gas lamp on Watery Lane**

---

## Foreword

The gathering of sound and robust evidence for the neighbourhood planning process is often a long and complex journey. Many of those involved are local volunteers whose input, usually over a period of several years, can go unrecognised.

We are very grateful to members of the Upper Welland Action Group and residents within the Village who generously provided their time, assistance, information and on-the-ground knowledge, all of which have been invaluable to this study. Any errors in the text are likely to be mine and if identified please let me know. Feedback can be via the Parish Council/NDP Steering Group representatives, or directly to the author of this report ([peterhamilton@ph-planning.co.uk](mailto:peterhamilton@ph-planning.co.uk)).

Page | 4

## 1. Introduction

1.1 A significant part of the developed area of the Neighbourhood Area (i.e. Malvern Wells Parish) is located within the Malvern Wells Conservation Area including Upper and Lower Wyche, Wells Road, Holywell Road and the Assarts Lane area. The Malvern Hills District Council (MHDC) Draft Conservation Area Appraisal<sup>1</sup> (July 2019) provides the justification, i.e. the special interest of Malvern Wells, for the designation of the Conservation Area:

- Its intrinsic relationship with the Malvern Hills, and how the constraints and opportunities of the landscape have influenced the development of the area.
- The elevated position and prominence of buildings in the landscape, including far reaching views to and from the conservation area.
- Ancient road patterns such as the salt route through the Wyche Cutting and Pixie Path.
- The demonstration of social hierarchy in the area through the contrasting scale, form, materials and density of buildings.
- Many good examples of late 18th, 19th and early 20th century public and domestic buildings and vernacular, classical, gothic and arts and crafts architecture.
- The high quality and variety of architectural details and survival of historic fabric.
- Locally distinctive features in the public realm such as gas lamps and Malvern stone boundary walls.
- The importance of springs and wells to the growth and prosperity of the village and their remaining visible presence in the conservation area.
- Evidence of the former Malvern stone quarrying industry in both buildings and landscape.
- The significant contribution made by the natural environment including trees, woodland, hedges, gardens and surviving areas of common land
- Associations with notable figures including the composer, Sir Edward Elgar, and the architect, C.F.A. Voysey.

1.2 The current Conservation Area does not include the village of Upper Welland to the south of the parish with the exception of two properties on the west of Chase Road; Fairview and the Church of the Good Shepherd (formerly the Mission Room). However, MHDC are proposing to amend the Conservation Area boundary<sup>2</sup> in this location which would result in these two properties not being located within the amended Conservation Area.

1.3 There is a cluster of buildings within Upper Welland village at the junction of Upper Welland Road, Watery Lane and Chase Road south to Benton Close which are considered to have local historic and architectural interest which is worthy of recognition within the neighbourhood plan. Many of these buildings are identified on the Historic Buildings of Worcestershire Map 2 within the Malvern Wells Parish Historic Environment Record Search (Appendix C to the Landscape Sensitivity and Capacity Assessment, October 2019<sup>3</sup>). Plate 1.1 shows an aerial photograph of the village taken around 1992-1993.

<sup>1</sup>

<https://www.malvern hills.gov.uk/documents/10558/9699165/Malvern+Wells+CAA+DRAFT+v1.pdf/dbe31673-2191-6a32-d974-38d3c656d99b>

<sup>2</sup> <https://www.malvern hills.gov.uk/conservation-area-appraisals>

<sup>3</sup> <https://www.malvern wells-pc.gov.uk/local-information/neighbourhood-plans>

---

1.4 Historic England's 'Conservation Principles' sets out a method for ascribing heritage value which are grouped into 4 key categories:

- Evidential value: the potential of a place to yield evidence about past human activity.
- Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.
- Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

1.5 This report provides the evidence providing the heritage value and support the designation of a proposed Neighbourhood Heritage Area (NHA) (see Figure 1.1) for the historic core of Upper Welland within the Malvern Wells Neighbourhood Development Plan (MWNDP). This designation will be supported by a policy which will seek to ensure that any future developments recognise the historic and architectural significance of the NHA. The policy as currently worded in the draft MWNDP is as follows:

***Policy MWHE2: Upper Welland Neighbourhood Heritage Area***

*The Upper Welland Neighbourhood Heritage Area (NHA), as shown at Figure 5.4, contains a grouping of important local buildings from particular periods in the development of the Neighbourhood Area. To be supported, proposals for development or change of use in the Upper Welland NHA must demonstrate how they recognise its special local architectural and historic interest and make a positive contribution to its local character and distinctiveness.*





Plate 1.1: Aerial photograph of Upper Welland Village (1992-93)

## 2. Historic Development

- 2.1 Up until the mid to late 19<sup>th</sup> Century, Upper Welland was a small hamlet with a small cluster of modest agricultural properties centered around Weavers Lane (now disappeared), Sawfast Lane (now Watery Lane), Chace Lane (now Chase Road) and the common land area then known as Lower Assarts Common (see Figures 2.1 and 2.2). Watery Lane was one of the principal routes into the hamlet connecting with the Upton turnpike to the south. It has remained largely unchanged in terms of its route and its surface which remains a dirt track (see Plates 2.1 and 2.2).
- 2.2 A few properties from this period remain today such as 5-7 and 11 Watery Lane (see Plates 2.3 and 2.4). These properties are small (two up/two down) with basic utilitarian design consisting of unembellished plain brickwork and plain chimneys. They are typical of early basic agricultural cottages when agriculture was the sole employment in the area.
- 2.3 In the later part of the 19<sup>th</sup> and early 20<sup>th</sup> Century Upper Welland experienced development alongside the construction of Upper Welland Road and the enclosure of Lower Assarts Common. The late 1880s and early 1900s ordnance survey maps (see Figures 2.3 & 2.4) shows Watery Lane and Chase Road, the track (known locally as Tailors Lane [see Plate 2.5]) to what is now the north of Benton Close and Upper Welland Road with a number of properties which appear today. The properties constructed around this time are more substantial and ornate reflecting a degree of rural urbanization and commercialization with detailing such as brick banding, stone cills and lintels, name and date plates and more ornate chimneys.
- 2.4 Locally residents think of Upper Welland as a self-contained village. There is some historical evidence for this. In the early 20<sup>th</sup> Century there was some debate and argument over where Upper Welland should be located during the review of local parish boundaries. At the time the hamlet of Upper Welland was included within the parish of Welland along with a finger of land which ran west from Upper Welland to the Wells Road and included Upper Assarts Common (now the area formed by Assarts Road and Upper Welland Road) (see Figure 2.2). This finger of land was sandwiched between the parishes of Little Malvern to the south and Malvern Wells to the north.
- 2.5 The 'Times' reported the issue on Saturday August 1<sup>st</sup> 1915 and again on Saturday August 14<sup>th</sup> 1915 which stated *'Considerable interest has been taken in Malvern and district in the endeavours that are being made to alter the parish boundaries of Welland so that the upper portion should be handed over to Malvern Wells or Little Malvern'* and *'The Bishop of Worcester decided that a commission should hear the evidence of people concerned, and this was done at Malvern Wells Institute on Friday afternoon, the Rev. Maynard Smith (rural Dean of Worcester) presiding'*.
- 2.6 The Commission Enquiry heard that the parish of Welland did not want Upper Welland and parish of Little Malvern were adamant they didn't want Upper Welland too. Only Malvern Wells parish didn't put forward an argument against it, with their vicar saying people from Upper Welland worked in the Wells and also attended Church and school there.
- 2.7 The residents of Upper Welland presented two petitions; the first stating they didn't want the boundaries to change, and the second stating if the boundaries were to change they would prefer to be with Malvern Wells. A letter was read out from



---

Canon Issac in which he said Upper Welland should be cut off from Welland and included the statement *'how Upper Welland ever became part of Welland he did not know - it as one or two miles from Welland Church'*. Another statement said *'If Upper Welland was joined to Little Malvern it would relieve Welland of the burden of Upper Welland'* and a final comment of *'it would make a nice little compact parish by itself'*.

- 2.8 A letter dated 7<sup>th</sup> September 1915 was sent to the Bishop of Worcester on the findings of the meeting and how no agreement had been reached. However, Upper Welland did set out to form its own neat parish and for a time was well served by shops and services. Following the rejection from Welland and Little Malvern it became more aligned to Malvern Wells and then became part of the parish of Malvern Wells.
- 2.9 It was at this same Enquiry that earmarked the brook on the southern border of Upper Welland as the break point. To the south of the brook was Welland parish. This remains the boundary between Malvern Wells Parish and Welland Parish today.
- 2.10 Following its alignment with Malvern Wells, Upper Welland was located within the jurisdiction of Malvern Urban District Council (MUDC) with Welland located within Upton upon Severn Rural District. One consequence of this was that Upper Welland benefitted from the installation of gas lighting which was pioneered by MUDC at the time.
- 2.11 Two of these gas lamps remain and are located on Watery Lane. These are identical in construction and condition and both were converted to electric at the same time. The southernmost lamp is Grade II listed (see Plate 2.6). Appendix A provides a description of the listing. The listing at the annex notes that there are two lamps in Watery Lane, but is incorrect in stating that the lantern of the northern most lamp (see Plate 2.7) has been removed. The lamp still retains its lantern which also contains the 21st century electric conversion. Immediately after the conversion to electric of both of these lamps they both functioned properly, however the northern most lamp suffered a breakdown which seems to have baffled engineers ever since. So the only substantive difference between these lamps is that one works whilst the other has failed to be repaired. It was claimed that these lamps should be converted for safety reasons after the southernmost lamp suffered a number of flare-ups. It is understood that the northern lamp functioned well and without incident.
- 2.12 Spatially, locally residents also think of Upper Welland as a self-contained village. There is a sense of place within the village starting at the brook at the south (next to the Upper **Welland road sign**) and **'ending'** at the **junction of Watery Lane and Chase Rd**. The two settlements of Malvern Wells and Upper Welland have distinctly different characters, Malvern Wells being focused along the A449 with substantially different architecture and **commercial feel**. **Only the short 'strategic gap', the green corridor along Upper Welland Road** (see Plate 2.8), separates the two villages and stops them coalescing into a single conurbation. This slender green swathe not only separates the settlements but locally preserves the heritage views to and from the Malvern **Hills and maintains the 'identity'** of Upper Welland associated with historic boundary changes.

- 2.13 There was little change within the Area up to the 1950s (see Figure 2.5). The only significant change being the development of the semi-detached properties 181-191 Upper Welland Road to the south of the proposed NHA. This map shows a number of buildings (Nissan huts) on land to the rear of the properties on the northside of **Upper Welland Road on 'Assarts Common'. This was a** German Prisoner of War Camp and is referenced in the Historic Environment Record at Appendix C of the Landscape Sensitivity and Capacity Assessment<sup>4</sup> by Carly Tinkler. Photos from the 1980s and 1990s show a Nissan hut still existing (see Plate 2.9). However, none remain today although there is a base still in situ in the area of the former camp (see Plate 2.10).
- 2.14 Since the 1950s there have been infill developments such as 152a Upper Welland Road, 161 Upper Welland Road and 8a Watery Lane. There has also been a backland development at 162 Upper Welland Road within the proposed NHA. There has also been further development to the south of the proposed NHA with the development on Benton Close. Some of these developments have been more sympathetic to the character of the Area than others.

---

<sup>4</sup> <https://www.malvernwells-pc.gov.uk/local-information/neighbourhood-plans>



Plate 2.1: Watery Lane (view south)



Plate 2.2: Watery Lane (view north)





Plate 2.3: 5-7 Watery Lane



Plate 2.4: 11 Watery Lane





Plate 2.5: Tailors Lane



Plate 2.6: Grade II Listed gas lamp, Watery Lane





Plate 2.7: Non listed gas lamp, Watery Lane



Plate 2.8: Strategic gap between Upper Welland Village and Malvern Wells



---

### 3. Special Historic and Architectural Interest

- 3.1 As can be seen from the ordnance survey maps the grouping of houses within the proposed NHA have been evident as a collection since the early 20<sup>th</sup> Century with some being built in the mid to latter part of the 19<sup>th</sup> Century. The properties, many of which are typical of the local vernacular, provide an indication of how the hamlet of Upper Welland was developed Chase Road and Watery Lane. The hamlet would have had a strong association with Lower Assarts Common (the former name for Upper Welland) located to the north and many of the previous occupiers probably farmed land in the area.
- 3.2 There are around 39 properties within the proposed NHA. Of these it is considered 19 are pre-1880s, 14 are pre-1905 and 6 are built at various times since approx. 1950. Around half of these new developments have been sympathetic to the character of the area and the surrounding buildings such as 161 Upper Welland Road (see Plate 3.1). The other three, such as 152a Upper Welland Road (see Plate 3.2), are less sympathetic.
- 3.3 There have also been some alterations and extensions to some of the properties such as the original semi-detached properties of 167-169 Upper Welland Road (see Plate 3.3) which have been formed into a detached house and 177 Upper Welland Road (see Plate 3.4) has had a two storey extension including a garage. However, on the whole the character of the proposed NHA has changed little in the last century. The grain, form and layout of the properties many with long narrow gardens has remained the same.
- 3.4 A key change to the character of the area has been to the front gardens which are now predominantly hard standing car parking areas. There are vestiges of the picket fences and hedgerows that would have formed the front boundaries.
- 3.5 An additional change has been the late 20<sup>th</sup> century development on Benton Close and south along Upper Welland Road and north along Chase Road. This has had an effect on the setting of the proposed Neighbourhood Heritage Area.
- 3.6 As shown in the Plates many of the properties in the proposed NHA are typical of the local vernacular of the rural agricultural cottages and houses in mid to late 19<sup>th</sup> Century. They are relatively modest in scale and height and have simple detailing. Facing materials consist of local brick. Windows and doors have stone sills and some entrance doors have open gabled porches. There are some rendered properties and a few are painted white.
- 3.7 There are also properties that are typical of the local vernacular at the turn of the 19<sup>th</sup> Century which are larger in scale and massing and with more ornate detailing including brick banding, stone cills and lintels, name and date plates and more decorative chimneys.
- 3.8 Roofing materials are predominantly slate. The rooves are of a simple duo-pitch design at relatively steep angles. Chimney stacks are characteristic of the properties. There are few examples of dormer windows on the front roof plane.
- 3.9 175 Upper Welland Road (see Plates 3.5-3.7) is the main exception to the other properties. This was most likely because it was built as a public house rather than

---

a dwelling. It has a wide and geometric front elevation to Upper Welland Road. The front elevation appears to be of stucco and it has significant external cornice between the ground and first floors. It is also built closer to the road than the adjacent houses which gives it a greater presence to the street.

3.10 Below is a list, with some commentary, of the properties that existing on the 1886 ordnance survey map which remain today: Page | 11

#### Northside Upper Welland Road

- Baker's Cottage, 2 Chase Road (Plate 3.8 and 3.9) - This property has been both a bakery and then the local post office shop. When it was a post office it is understood to have had the first telephone in the village.
- 149 Upper Welland Road (Plate 3.10) - This property was the residence of Elsie Howey in the 1950s. Elsie Howey was a prominent suffragette in the early 1900s. In April 1909 she received national attention after leading a procession through London dressed as Joan of Arc in a full set of armour on horseback (see Plate 3.11)
- Pippin Cottage, 151 Upper Welland Road (Plate 3.10)
- Pitfield Cottage, 157 Upper Welland Road (Plate 3.12) - This house was owned by Norman Russon who ran a removals and upholstery business from here and he had a shop over the road in the old Co-op shop (see below). On the left of the property is the entrance to the old clay pits. Clay was used for farming purposes as it wasn't good for brick making and there was a substantial clay pit at the back of this property. This area now contains 153-155 Upper Welland Road (Lower Pitfield Cottages) (see Plate 3.13)
- Sandford, 159 Upper Welland Road (Plate 3.12) - This property was occupied by the village upholsterer, Mr Alfred Davis, who ran his business from here. His apprentice was Norman Russon (see above) who took over the business when his Alfred Davis retired.
- 167 Upper Welland Road (Plate 3.3)
- 175 Upper Welland Road (former Hawthorn Public House) (Plates 3.5-3.7)
- 177-179 Upper Welland Road (Plate 3.4)

#### Southside Upper Welland Road

- 150-152 Upper Welland Road (Plate 3.14)
- 158-160 Upper Welland Road (Plate 3.15)
- 168-170a Upper Welland Road (Plate 3.16) - Initially this was a semi-detached property, with one property facing down the road across the orchard to the Methodist Chapel and the other facing up the road to the Hills. There is evidence of the dropped kerb that led into the upper house off Upper Welland Road. This property was sympathetically extended prior to the development at Benton Close. Also to be noted is the fact that the direction of the properties was reconfigured to have the more normal front to back style of semi and not lengthwise semi split and the eventual result was two terraced houses in the original property, with a third house in the new extension build.
- Rear of 168 Upper Welland Road (Plate 3.17) - there is a small building at the back of 168 Upper Welland Road known as 'The Little Shop'. It was run by Margaret Davis (daughter of the Upholsterer) and Kath Constable (daughter of local builder George Constable) and was a Winifred's shop serving the

---

community with wool, sewing materials, clothing etc. The lane at the side of 'The Little Shop', known as Tailors Lane, previously was a public route that was used to access the Black Horse Cider House (one of the oldest houses in the village) and joined up with the main road that came into Upper Welland, Watery Lane, which connected with the Upton Turnpike road to the south. This right of way was closed off when land adjacent to the Black Horse Cider House was sold off and redeveloped in the 1960s.

#### East side Watery Lane

- Morpeth Cottages, 5-7 Watery Lane (Plate 2.3) - These were originally three agricultural cottages, but over time the far cottage purchased the middle one and amalgamated into one property. The norther cottage (No. 5) has been extended to the side.
- 11 Watery lane (Plate 2.4)
- Brook Cottage (Plate 3.18)

3.11 Below is a list of properties that appear on the 1905 Ordnance Survey map along with some commentary, that still remain today:

#### Northside Upper Welland Road

- 163-165 Upper Welland Road (Plate 3.19)
- 171-173 Upper Welland Road (Plate 3.3)

#### Southside Upper Welland Road

- The Old Forge (previously Jesmond Cottage), 144 Upper Welland Road (Plate 3.20 and 3.21) – It is understood that William Palmer a local stationer applied in November 1898 to build a number of properties in this area (including two new cottages and shop, this property and also the cottages immediately below the shop). Jesmond Cottage was constructed sometime after 1898 by a local builder, George Hickey, who then lived in the house whilst also building four other properties on the upper side of Watery Lane (possibly 4-6 and 10-12 Watery Lane). A forge was added at the back which was regularly used to shoe horses and make parts such as drain pipes and guttering for local houses. In the garden of at least one property in Watery Lane there is a manhole cover with the name George Hickey on it which is likely to have been forged at the Old Forge. George Dalley is understood to be the last blacksmith working there.
- 146 Upper Welland Road (former Post Office) (Plate 3.22 and 3.23) - This was originally two shops. The lower end shop had a door in the corner and a window in the end wall and sold hardware. The top shop had a door on the corner and a window on the side as well as the front and sold foodstuffs. In the 1950s, both shops were combined into one and you could enter through the bottom door and then in the middle of the shop you had to step up to a higher level to continue shopping and then you could leave by the top door. When the post office moved from Bakers Cottage it was amalgamated into this shop on the right hand side, immediately behind the post box, before the need for more privacy took it to the lower level again and a room at the rear of the shop.

- 
- Avondale, 154 and Silverdale, 156 Upper Welland Road (Plate 3.24 and 3.25) – Silverdale was the Co-op Shop in the village, a branch of the Malvern Link Co-operative store. The plans for Silverdale were submitted in May 1902 by Walter Smith, the landlord of the Hawthorn Inn. In 1904 plans were submitted for the building of Avondale and in 1905 plans for additions to rear of the buildings were submitted which are now a row of two terraced cottages accessed via a narrow lane which also allows access to Oak Tree House built in the 1980s. When the co-op closed it became a library and meeting room before it was taken on by Norman Russon and Alfred Davis as a showroom for the upholstery business over the road. When Alfred Davis retired Norman Russon kept it on only leaving when he moved to the Wells Road. After this it was used for meetings, whist drives, bingo, etc. before becoming a house. Over time changes and reconfigurations have taken place and more recently the big plate glass window has been replaced by the three smaller windows as evident today.

#### West side Watery Lane

- 6-8 Watery Lane (Plate 3.26)
- 10-12 Watery Lane (Plate 3.27)



Plate 3.1: 161 Upper Welland Road



Plate 3.2: 152a Upper Welland Road





Plate 3.3: left-167 UWR (pre-1885 construction) and right-171-173 UWR (built between 1893-1905)



Plate 3.4: 177-179 Upper Welland Road (built between 1893-1905)





Plate 3.5: The Hawthorn Inn (date unknown from 'Around Malvern' by Keith Smith 1989)



Plate 3.6: The Hawthorn Inn in the 1960s (photograph kindly provided by Gwyneth Gill)





Plate 3.7: The Hawthorn Inn (now a dwelling)



Plate 3.8: left Bakers Cottage, 2 Chase Road (date unknown from 'Around Malvern' by Keith Smith 1989)





Plate 3.9: Bakers Cottage, 2 Chase Road



Plate 3.10: Pippin Cottage, 151 Upper Welland Road (UWR) (foreground) and 149 UWR (background)





## "Illustrated London News" April 1909.

Plate 3.11: Elsie Howey (resident of 149 Upper Welland Road)



Plate 3.12: Pitfield Cottage, 157 UWR (foreground) and Sandford, 159 UWR (background)





Plate 3.13: Lower Pitfield Cottages, 153-155 Upper Welland Road



Plate 3.14: 150-152 Upper Welland Road





Plate 3.15: 158-160 Upper Welland Road (centre of picture)



Plate 3.16: 168-170a Upper Welland Road





Plate 3.17: 'The Little Shop', Upper Welland Road (photograph kindly provided by Gwyneth Gill)



Plate 3.18 Brook Cottage, Watery Lane





Plate 3.19: 163-165 Upper Welland Road



Plate 3.20: The Old Forge, 144 Upper Welland Road





Plate 3.21: The Old Forge, Watery Lane



Plate 3.22: 146 Upper Welland Road (date unknown from 'Around Malvern' by Keith Smith 1989)





Plate 3.23: 146 Upper Welland Road



Plate 3.24: right-Avondale, 154 UWR (1905) and left-Silverdale, UWR (1903) (date unknown from 'Around Malvern' by Keith Smith 1989)





Plate 3.25: right-Avondale, 154 UWR (1905) and left-Silverdale, UWR (1903)



Plate 3.26: 6-8 Watery Lane





Plate 3.27: 10-12 Watery Lane



---

#### **4. Conclusion**

- 4.1 This report provides the evidence to demonstrate that the area within Upper Welland village proposed for designation as Neighbourhood Heritage Area (NHA) within the Malvern Wells Neighbourhood Development Plan (MWNP) has special local historic and architectural interest worthy of protection.
- 4.2 The proposed NHA will be included within the Regulation 14 version of the draft MWNP and the owners of the properties within the Area will be notified of the 6 week statutory consultation.
- 4.3 Following the Regulation 14 consultation the Parish Council will review any responses to the proposed NHA designation. This may lead to additions or amendments which would be included within the draft plan to be submitted to Malvern Hills District Council.

---

## **Figures**

### **1.1 Upper Welland Neighbourhood Heritage Area**

#### **2.1 Mid 1800s Tythe Map**

#### **2.2 1852 OS map**

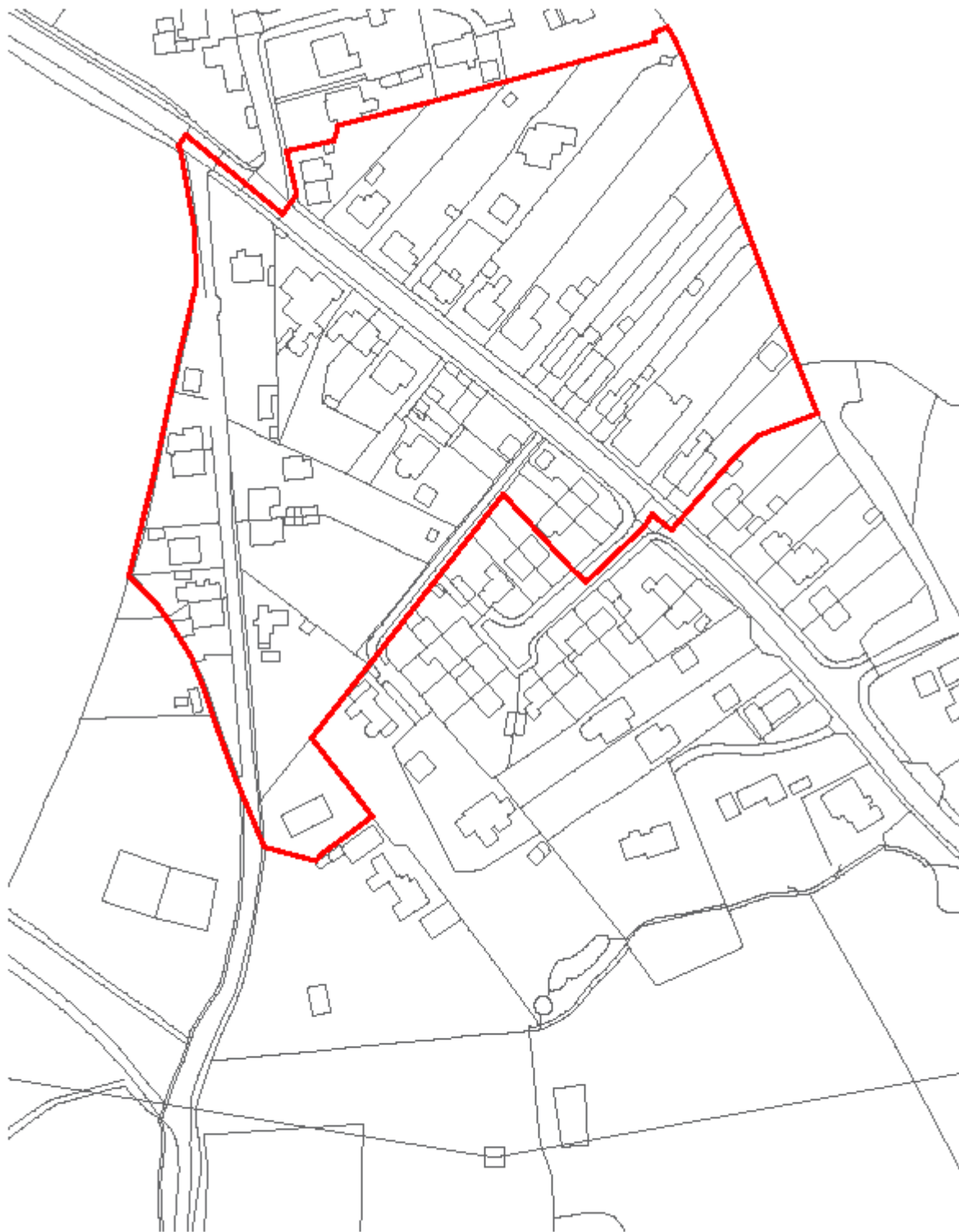
#### **2.3 1880s OS map**

#### **2.4 1905 OS map**

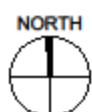
#### **2.5 1950 OS map**

## 1.1 Upper Welland Neighbourhood Heritage Area

Page | 16



Upper Welland Neighborhood Heritage Area



Area - 6.79 Acres  
2.75 Hectares  
27509 m<sup>2</sup>

**Cass**  
associates

architecture  
landscape  
planning  
interior  
conservation

Studio 2000 The Tree Factory, 40 Wood Road, Liverpool, L1 4SD  
T +44 (0)151 277 1111 E [info@cassassociates.co.uk](mailto:info@cassassociates.co.uk) W [www.cassassociates.co.uk](http://www.cassassociates.co.uk)

**Figure 2.1: Mid 1800s Tythe Map**



Source: Unknown



**Figure 2.2: 1852 OS map**



Source: Unknown

**Figure 2.3: 1885 OS map**



Source: Reproduced with the permission of the National Library of Scotland



**Figure 2.4: 1904 OS map**



Source: Reproduced with the permission of the National Library of Scotland

**Figure 2.5: 1950 OS map**



Source: Reproduced with the permission of the National Library of Scotland



---

## **Appendices**

### **A Listing description for gas lamp on Watery Lane**



# One gas street lamp

## Overview

Heritage Category:  
Listed Building

Grade:  
II

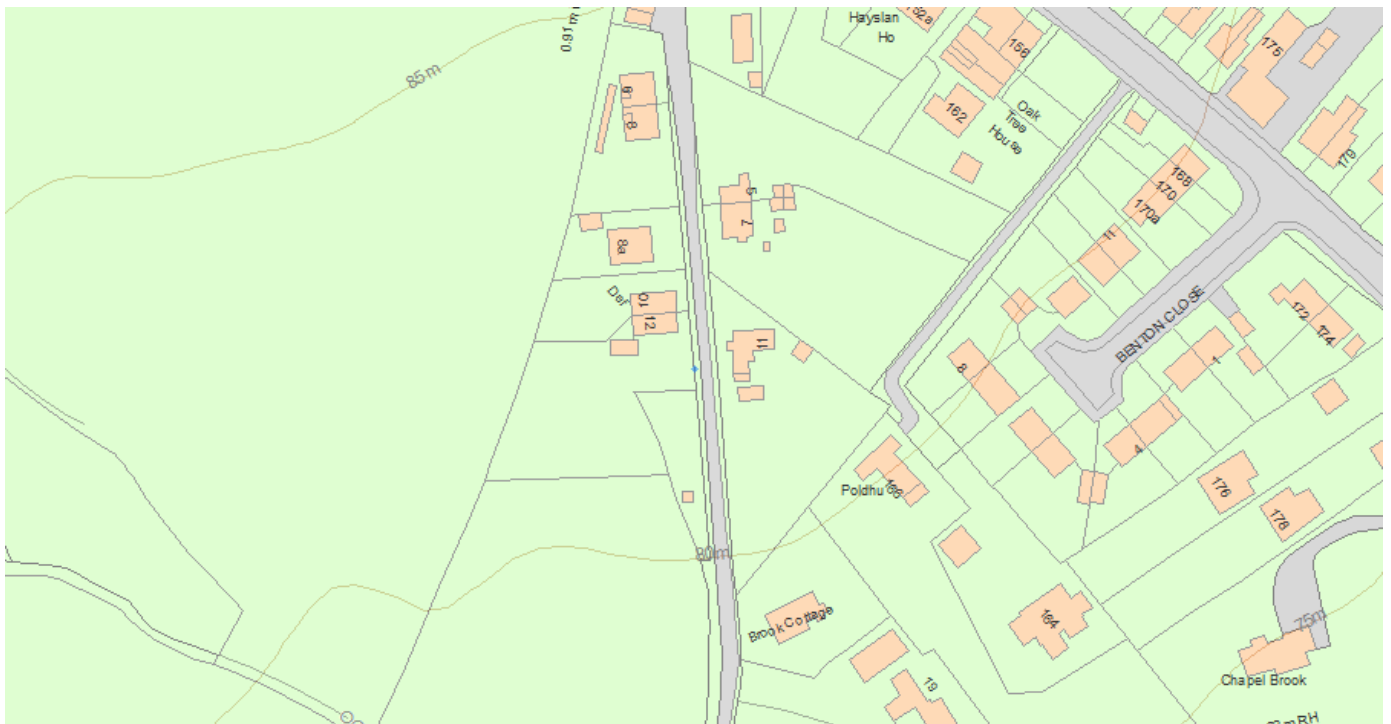
List Entry Number:  
1389558

Date first listed:  
07-Nov-2001

Date of most recent amendment:  
01-Feb-2013

Location Description:  
Gas street lamp, Watery Lane, at NGR SO7785640799, Malvern Wells.

## Map



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2019. All rights reserved. Licence number 102006.006.

Use of this data is subject to **Terms and Conditions**

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1389558 .pdf](#)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 29-Sep-2019 at 16:06:52.



# Location

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

**Location Description:**

Gas street lamp, Watery Lane, at NGR SO7785640799, Malvern Wells.

**County:**

Worcestershire

**District:**

Malvern Hills (District Authority)

**Parish:**

Malvern Wells

**National Grid Reference:**

SO7785640799

## Summary

One cast-iron C19 gas street lamp, manufactured by Dutton and Company; altered in early C21.

## Reasons for Designation

The gas street lamp at SO7785640799 on Watery Lane is designated at Grade II for the following principal reasons: \* Design quality: not withstanding its humble nature, the lamp has an elegant barley-twist design to the shaft that is well cast and a neatly-detailed Windsor lantern; \* Historic interest: as part of an extensive network of similar cast-iron street lamps which survive across Malvern.

## History

In 1851, permission was given for the building of a gas works at Sherrards Green in Malvern, the first to be built in the town. It opened in 1856, with the capacity to serve around 500 houses in the vicinity, as well as 200 street lamps. Further gas plants were opened around the town, and eventually all of Malvern, even remote locations, was provided with gas street lighting. In 1872, a lamplighter was paid 14s a week to light the lamps each evening. In total there were around 250 lamps, of which around 100 are still lit by gas, with a hand-wound clockwork mechanism to light them automatically. A further 125 have been converted to electric lighting; there are some replica lamp posts, and a few have been tapped off or lost entirely. The lamps were cast by a number of foundries, many of which were local, others much further afield, including Sheffield and Manchester. The lanterns were supplied by William Sugg & Company which was founded in London in 1837 to provide elements for gas lighting, and Foster and Pullen Ltd of Bradford.

The two gas street lamps on Watery Lane were manufactured by Dutton and Company of Worcester and installed in the C19. The lamp towards the north end of Watery Lane has had its lantern removed in the early C21; the other has been converted to electric.

## Details

Lamp at NGR SO7785640799 The tapering Windsor lantern is supported on four scrolled brackets, set on a barley-twist column above a moulded, studded ring; the lower part of the column is octagonal, has a foliate base, and carries the cast founder's mark. The ladder rest, which has been replaced, has twisted arms and moulded finials. The gas fittings have been removed and the lamp has been converted to electricity.

A second lamp towards the north end of Watery Lane at NGR SO7784940869 has had its lantern removed in the early C21 and is not of special interest.

## Legacy

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

**Legacy System number:**

488244

**Legacy System:**

LBS

## Sources

### Websites

Greater Malvern Victorian Spa Town, accessed from [http://www.civicvoice.org.uk/uploads/files/Malvern\\_-\\_Victorian\\_Spa\\_Town.pdf](http://www.civicvoice.org.uk/uploads/files/Malvern_-_Victorian_Spa_Town.pdf)

William Sugg & Co 1837-1969, accessed from <http://www.williamsugghistory.co.uk/lighting.htm>

## Legal

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

End of official listing

© Historic England 2019