
WATER ORTON CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

NORTH WARWICKSHIRE BOROUGH COUNCIL





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NORTH WARWICKSHIRE BOROUGH COUNCIL

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SECTION 1



SUMMARY

1.1 Purpose of this document

- This document will help residents, investors and decision makers better understand the unique character of Water Orton and therefore ensure future development is considerate of the character and appearance of the Conservation Area.
- It is not intended to detail the history of the village or the surrounding areas but instead bring together key information about the settlement, including its history, location, development, architecture, layout and green spaces.
- The following document firstly discusses what a Conservation Area is, describes the Area proposed and then through character analysis highlight the special interest of the area. This is followed by a Management Plan.

1.2 Defining Characteristics of historic Water Orton

- Historical road layouts still form major routes around the village.
- Medieval settlement in the north of the village close to ancient river crossing.
- Later development responded to the introduction of the railway line in 1842 and again during expansion in 1908.
- The building material palette is mainly one of red brick and plain clay roof tiles. However, there are also good examples of timber framed houses and rendered buildings.
- Green spaces around key buildings and historic buildings often indicate status and contain important community focused activities.
- Rural character enhanced by mature trees and scale of green spaces.

See more detailed information in section 4

1.3 Conservation Area implications

Designation of an area also introduces some restrictions on what you can and cannot do without planning permission, including:

- Demolition of any building within the Conservation Area
- Control over partial demolition
- Control over works to trees
- Changes to permitted development rights
- Limitations on the type of advertisements that do not require consent

The Council also has the option to introduce Article 4 directions to further restrict specific permitted development rights should it be deemed necessary to protect specific features or characteristics of the settlement.

See more detailed information in section 2

WHAT IS A CONSERVATION AREA?

1.4 Policy and Legislation

The first steps to recognise areas of historic interest resulted in The Civic Amenities Act, 1967 and was followed by the Planning (Listed Building and Conservation Areas) Act, 1990, which specifically made provisions for the designation of “**areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance**”

The 1990 Act places a duty on local authorities “from time to time” to review any parts or any further parts of their area, for consideration to be designated as conservation areas and then “formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.”

See more detailed information in Appendix A.

1.5 Why extend the area of designation?

When meeting the requirements of the Act in reviewing the extent of Conservation Areas in the Borough, it was acknowledged that there is great public support for sustaining and enhancing the significance of heritage assets in Water Orton.

Further assessment of the village and feedback from residents has secured the opportunity to extend the former coverage of the designation to include further important buildings and green spaces.

See more information about the timeline for this designation in Appendix G.

1.6 How is a Conservation Area managed?

Methods of shaping development in a Conservation Area to preserve or enhance it include:

- **restrictions** (outlined above and detailed in section 2).
- **guidance** in the Conservation Area Appraisal looking at key characteristics of the village that may be used as good examples of local distinctiveness.
- **Management Plan** that sits alongside the Appraisal and steers proposals to preserve or enhance the character and appearance of the area by identifying buildings or features that may have a positive or negative impact on the area and highlight potential improvements or opportunities.

See section 7 for the full Management Plan.

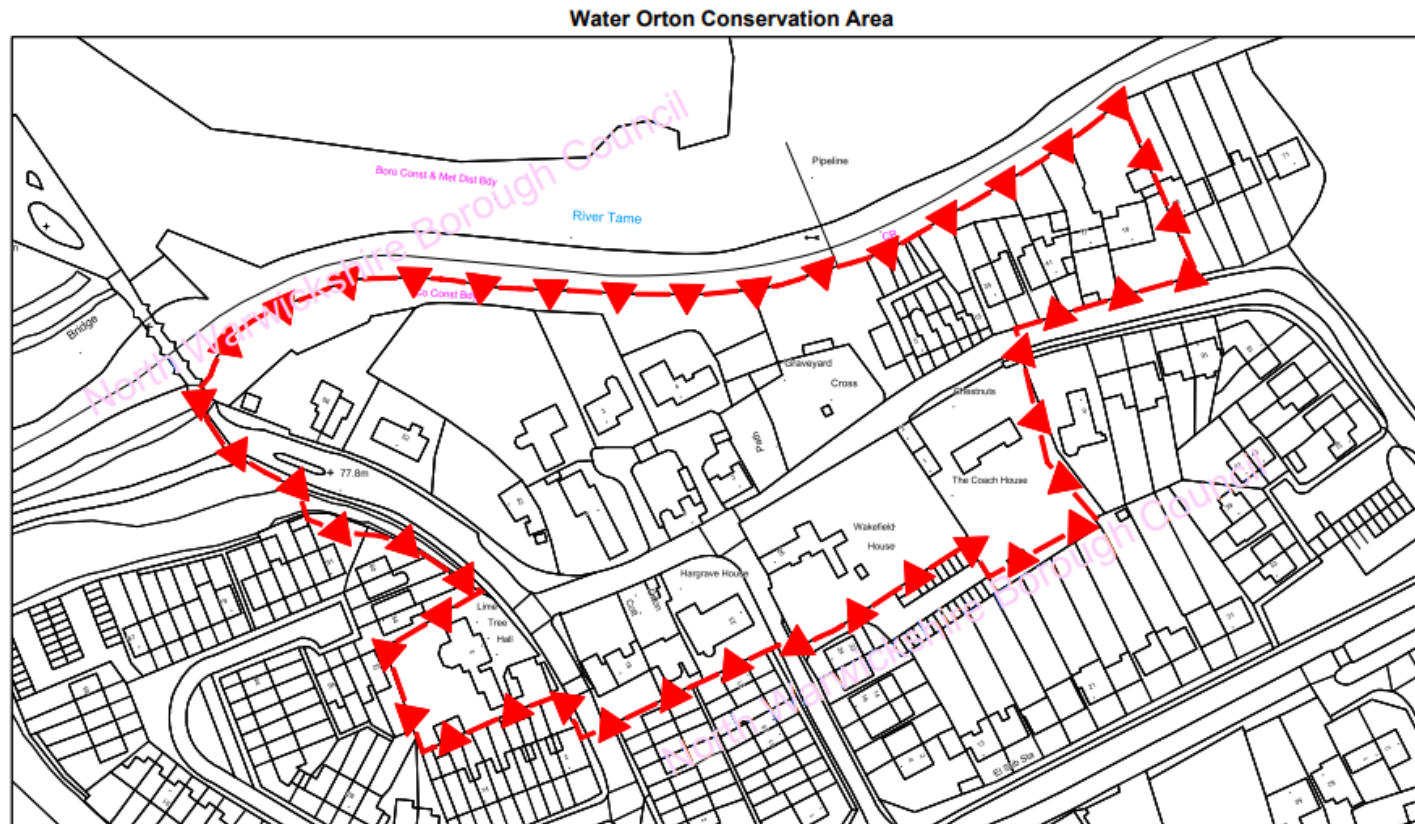
THE CONSERVATION AREA – 1983 DESIGNATION

1.7 Historic Conservation Area

Originally designated in July 1983, the area covers the oldest remaining part of the village and the original site of the medieval settlement of Overton.

The designation of this part of Water Orton recognised these historic associations and the attractiveness of this remaining group of older properties in the village. The boundary of the area was drawn to reflect these characteristics.

The extended Conservation Area will incorporate the original designation and this document includes assessments of the area taken from the 1983 Appraisal.



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THE CONSERVATION AREA – 2024 DESIGNATION

1.8 Extended Conservation Area

The extension to the 1983 Conservation Area contains key buildings and green spaces, aligning with government guidance¹ which requires an area merit designation because of its special architectural or historic interest. This ensures the concept of conservation is not devalued through the designation of areas that lack special interest.

The extended Conservation Area incorporates the medieval heart of the settlement and extends to include areas that best show the significant stages of development since the introduction of the railway through the area.

A larger scale plan can be found in Appendix B

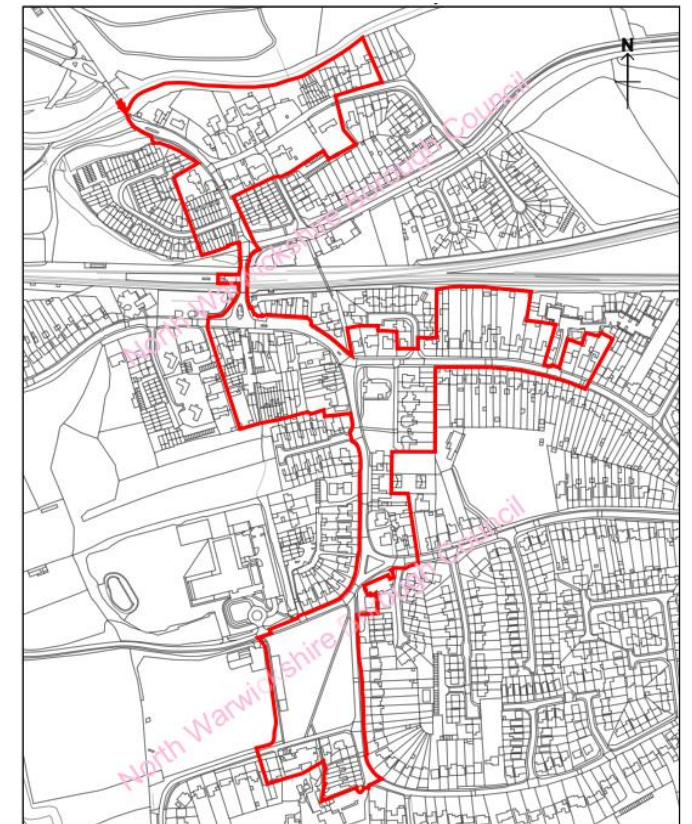
Further information about designation criteria can be found in Appendix C

1.9 Key facts of the 2024 designation Conservation Area

The total extent of the proposed Conservation Area is approximately 25 acres; including Vesey Bridge (also known as Water Orton Bridge) spanning the River Tame in the north of the village to the Victorian former Primary School facing The Green and the Edwardian brick terrace off Vicarage Lane in the south of the village.

The Area is distinct from the settlement as a whole in that it forms the heart of the village containing historic buildings central to residents' way of life since the earliest occupation of the land.

The extended Conservation Area therefore acknowledges the rich history of the village including the varied architectural styles and high-quality areas of townscape.



Date: 12/12/23
Scale: 1:4000

KEY:



Conservation Area Boundary

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WATER ORTON – THE LOCATION OVERVIEW

1.10 Location overview

Water Orton is located east of Birmingham suburbs, south of Curdworth, south-east of Minworth and north-west of Coleshill.

The existing Conservation Area is sited just south of the River Tame. The river is spanned by a Grade 2* listed bridge of single access width which forms the main route to the settlement from nearby Minworth.

Water Orton railway station is located in the centre of the settlement near to a parade of shops. The village also has medical services, primary school, two places of worship, a public house and pub/hotel.

1.11 Geology and topography

Water Orton lies on the bank of the Tame in a broad and gently sloping river valley. Geologically it is underlain by Sidmouth Mudstone, sedimentary bedrock with river terrace deposits of sand and gravel.

The geology of the area dictates the source of early building materials. In Water Orton the predominant building material is red brick utilising the local mudstone. Almost all vernacular buildings are built from red brick, however, the Church of St. Peter and St. Paul is constructed in rock faced ashlar in keeping with its status. Though this building material was likely to have been sourced further afield.

The landscape in the wider periphery of Water Orton played a significant role in terms of how the settlement originated; predominantly a rural farming community to one based on farming for industry by the mid 1800's – mainly cattle and livestock markets serving the new industrial settlement of Birmingham.

1.12 Archaeological context

A brief review of Warwickshire County Councils Historic Environment Record (HER) and Heritage Gateway, focusing on the Conservation Area reveals that the area would have been farmland with a small medieval settlement. Finds of shards of medieval pottery support HER information on the likely extent of the medieval settlement. Other finds in the vicinity of Water Orton recorded on the HER include a coin of Aethelred II (AD978-1016) and a Saxon brooch.

[Heritage Gateway – Results](#)



Axe head found on site of current Primary School

SECTION 2



CONSERVATION AREA CONTROLS

2.1 Legislation

As development within Conservation Areas is controlled by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Town and Country Planning (General Permitted Development) Order 2015, then certain development is restricted to ensure that the pleasant historic environment, character and distinctiveness is preserved.

Conservation Area controls apply to residential and commercial properties and are most likely to affect owners who wish to undertake works to the outside of their building or trees on their property.

Restrictions arising from national designation (Listed Buildings) apply regardless of their location within a Conservation Area.

2.2 Demolition

If you wish to demolish a building within a Conservation Area you will need planning permission. If the building is listed you will need to apply for Listed Building Consent also. The Local Planning Authority can be approached for advice.

Trees

If you wish to cut down, top or lop any tree over 75mm in diameter at 1.5m above ground, you must inform North Warwickshire Borough Council six weeks before work begins. This allows the Authority to assess the contribution the tree makes to the character of the area and if necessary create a Tree Preservation Order to protect it.

2.3 Other works

Some works within conservation areas require planning permission and/or relevant consents:

- cladding the exterior of a house,
- any side extensions or rear extensions of more than one storey,
- alterations to roofs, including dormer windows,
- limitations on the types of advertisements which can be displayed with deemed consent,
- the installation of satellite dishes and antennae, and
- demolition or erection of walls, gates and fences over 1m in height adjacent to a public highway.

CONSERVATION AREA CONTROLS- CONTINUED

2.4 Permitted development

Some minor works remain as 'permitted development' within Conservation Areas.

It is strongly recommended that advice on permitted development be sought from the Council's Planning team prior to undertaking works to make sure enforcement proceedings are avoided on unauthorised development.

2.5 Previous decisions?

Has your property had previous planning permissions?

Some Decision Notices contain conditions that restrict activity so it is always wise to check previous permissions on your property to ensure that there have been no restrictions (such as withdrawal of permitted development rights) stipulated.

2.6 Permitted development controls

When it is considered appropriate the Council can introduce special controls, known as Article 4 Directions, which withdraw particular permitted development rights.

The result is that planning permission is required for changes stipulated in the Direction. Common subjects of Article 4 Directions are changes to elevations or roofs of buildings fronting a highway/open space, or alterations to boundary features, installation of renewable-energy microgeneration equipment or erection of outbuildings.

Link [here](#) to Warwickshire Borough Council's Article 4 Direction webpage

Further information about Article 4 Directions can be found in Appendix D

These restrictions are in place so that planning permission is required to enable appropriate consideration of the proposal development to prevent harmful works which could impact on the wider conservation area.

CONSERVATION AREA CONTROLS - CONTINUED

2.7 The value of controls

Latest research² into wide ranging benefits of our historic environment can be found on 'Heritage Counts' pages of Historic England's website. Research shows that heritage conservation helps to sustain and/or enhance the value of properties within designated areas.

Often it is found that when a resident is informed of the importance of the area where they live it is possible to find ways of making desirable changes to their homes or workplaces that fit with the important characteristics of the Conservation Area.

Many people in historic areas are keen to preserve their towns and villages because that is one of the reasons they felt attracted to those places as desirable places to live.

Advice

Seeking clarification if your property is impacted by Conservation Area controls is recommended prior to undertaking works that change the way it looks, either to your building or the areas around it such as boundaries or trees.

You can contact the Council's planning team on 01827 715341 or email us on: planningcontrol@northwarks.gov.uk

SECTION 3



HISTORIC DEVELOPMENT OVERVIEW (HISTORIC ENVIRONMENT RECORD RESEARCH)

3.1 Pre-Roman, Roman (up to the 5th century)

No finds or evidence dating from these periods have been identified within the Conservation Area.

Saxon (5th century to the 11th century)

Findings relating to this period are of relevance to the wider setting of the Conservation Area.

3.2 Medieval (11th century to the 16th century)

Water Orton was first documented in an Assize Roll of 1262 as Overton³ and then in 1329 when: "Richard de Clodeshale settled 30 acres of land, 10 acres of meadow, and 60s. rent in 'Overton by Coleshill' and Water Ouerton is used in the Parish register of Aston in 1546⁴. Medieval pottery shards have been found in three locations in the Area.

It is likely that the current roads in the Conservation Area follow the medieval pattern. The oldest building is The Chestnuts, a 15th century timber framed example.

3.3 Post-medieval and early modern (16th century to the beginning of the 20th century)

The village of Water Orton expanded during these periods to encompass the area south of the railway line some of which is now proposed to be included within the Conservation Area.

Buildings remaining from this period include Wakefield House dating from the 16th century and 13 Coleshill Road probably also having 16th century origins.

Water Orton was part of a large parish known as Aston Juxta Birmingham but became an ecclesiastical parish in 1871 and a civil parish in 1894. The new Church of St Peter and St Pauls, built in the 19th century replaced the original medieval example formerly sited on land to the north of Old Church Road.

3.4 Modern (1915 AD to the present)

The Victorian and Edwardian period saw the building of many distinctive houses now considered some of the appealing in the village.



Wakefield House



The Chestnuts



13 Coleshill Road

HISTORICAL MAPPING

SURVEYED: 1886, PUBLISHED: 1887



Reproduced with the permission of the National Library of Scotland.

3.5 Village layout 1886

This map is the oldest map available for the area and shows the newly completed primary school and the Parish Church of St. Peter and St. Paul.

The map extract shows two distinct areas of occupation (northern section and southern section) and the relationship between the settlement to the River Tame, the railway and the roads.

In the northern section of the village the map still shows the location of the previous church, but it was also home to the manor house. Although these have now gone surviving early timber frame buildings provide a direct link with the medieval settlement.

Older buildings in the north of the village are laid out in large plots and cluster between the medieval stone bridge and church (now gone).

In the southern part of the village small groups of 17th and 18th century buildings can be seen. They are of a size and style common to rural villages that relied upon farming for its primary living.

The Victorian buildings developed in response to population increases as a result of the railway, usually face the highway and have long narrow plots. They also are often arranged in semi-detached pairs or terraces.

Apart from New Road, the pattern of roads appears to follow a historical form and respect the medieval field network.

Open space in the south was a focus of community gatherings and celebrations.

HISTORICAL MAPPING SURVEYED:1901 TO 1902, PUBLISHED: 1905



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3.6 Village layout 1901

This map extract shows a relatively small increase in the number of houses in the village considering the opportunity for commuting to Birmingham. Where development is seen it is in the form of smaller dwellings including two rows of Victorian terraces at Mercer Avenue and a row set back off Birmingham Road known as Albion Terrace.

However, several larger houses have been added to New Road displaying rich Victorian architectural detailing, indicating dwellings of some status.

Large buildings adjacent to Mercer Avenue are nurseries and probably sited in that location to utilise water of the Tame, proximity to the railway sidings and fertiliser.

Field and plot size remains similar from the 1886 map but density of housing increases where terraces are newly built.

In the northern section the church is now demolished after years of degradation.

Land to the north of the Tame, outside of the Conservation Area, is annotated for use as a sewerage farm. Using an early filtration system, sewerage was pumped over fields and when dried out was broken up for sale as a fertiliser. New processes were needed to manage the large quantities produced in the rapidly expanding city and eventually bacterial beds took over from the huge filtration systems which had been in place for decades. The canal to the north of the sewerage farm transported sewerage, but trains on the Water Orton line also played their part in the movement of waste. The increase in the size of the sewerage works could be a factor in the limitation on growth of Water Orton during a period of huge expansion elsewhere.

HISTORICAL MAPPING

REVISED: 1913, PUBLISHED: 1925



Reproduced with the permission of the National Library of Scotland.

3.7 Village layout 1913

The main change to the village is the removal of the first train station (which had two platforms accessed by a footbridge) and the construction of the Edwardian building in 1908 that stands today. Accessed off the road bridge spanning the lines, the building stands in a prominent location between the oldest part of the settlement and the heart of the village to the south.

The number of sidings serving the train line had increased dramatically by 1913 and Water Orton is also now the site of a 'cut off' to Kingsbury with an increased number of lines. This results in a significant increase in connectivity and trains.

The only other significant buildings newly constructed in the Conservation Area is the terrace of six dwellings facing Vicarage Lane and those along New Road.

Land to the south of the train line remained in use as farmland till the building of the motorway network and the dramatic expansion of Castle Bromwich in the second half of the 20th century.

Only a small stretch of fields are remaining from this period and those that survive are under pressure from recent and imminent development. This means that remaining green spaces are an important characteristic that links the current village to its rural past visible in this map.

The current character of the wider landscape has changed dramatically but as can be seen here, many buildings shown on this map still exist in the village. These direct architectural links with important periods of time in the village's history play a central role in preserving the historic character of Water Orton.

SECTION 4



DEFINING CHARACTERISTICS OF WATER ORTON

4.1 Different townscapes

As noted in section 4.4, the amended Conservation Area contains distinct areas.

These distinctions add to the sense of a village with history yet moving with the times, and the similarities provide a visual harmony that link the areas to each other.

The size of buildings and their plots varies throughout the village partly due to the piecemeal development timeline and partly in response to the varied occupants needs. Often the plot reflected the wealth and/or importance of the resident.

The smaller the dwelling the more dense the settlement became, with examples throughout the Conservation Area of terraces on small plots built for railway workers rather than farm workers as previously seen.

Where New Road was inserted a decisive change in architectural form is also found.

4.2 Unique relationships

In addition to distinct areas arising from diverse visual, architectural and spatial characteristics, the core of the village is also physically divided by the railway that runs through it from east to west.

This visually and physically separates the northern part of the settlement from the south, with only one road bridge and one footbridge spanning the lines.

This restriction focuses movement through a small area – making it the ideal location for the commercial and religious heart of the settlement in the 19th century.

Before the arrival of the train line the village would have been one cohesive unit with a consistent rural character similar to many others in the region. The railway changed that permanently and differentiates it from many small settlements.

4.3 Shared characteristics

Medieval layout – development in the Conservation Area largely follows the medieval road and field pattern.

Building material – brick and tiles made locally using local materials are visible in all the traditionally built houses in the village.

Farming community – village name in 1262⁵ was *Overton*: ‘ofer’ meaning by the bank or edge [of water] and ‘ton’ which can mean hamlet or farm: likely indicates in this case, that the earliest medieval settlement would have relied upon farming for its primary living.

Expansion due to the railway – Each section of the Conservation Area saw Victorian and Edwardian construction coinciding with the development of the railway.

ARCHITECTURAL INTERESTS

4.4 Distinctive sections of the Conservation Area

The Conservation Area in Water Orton has distinctive sections within it. The areas are distinctive visually, architecturally and spatially.

These are:

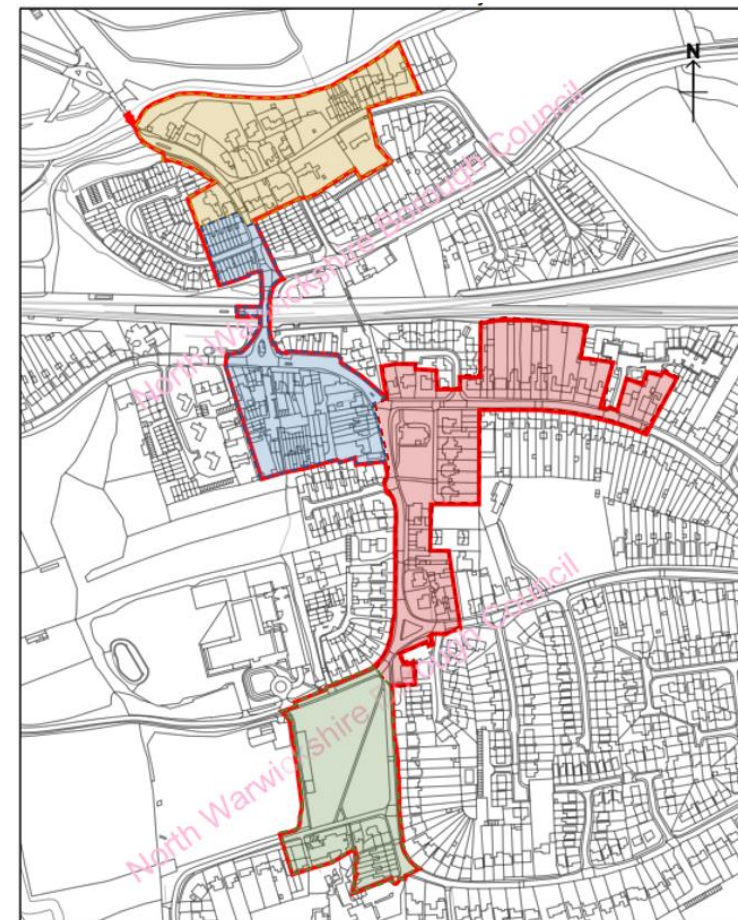
- Northern Section (pale yellow): The original Conservation Area first designated in June 1983.
- Mid/East Section (pale blue): An area of higher density spanning the railway with the commercial centre of the village.
- Mid/West Section (pale red): Largely Victorian/Edwardian dwellings with St Pauls and St Peters at its heart.
- Southern Section (pale green): An area dominated by The Green and open space.

4.5 Summary

Materials - Although the Conservation Area contains distinct places with different 'town scape' styles, they have a consistent material use of red brick and plain clay tiles. Variety is found in the use of render and timber frame buildings and intermittent use of slate roof coverings.

Styles - Timber frame vernacular architecture tends to have interesting silhouettes, consistent window and door sizes and unusual chimney designs. Older brick dwellings are plain in style with rectangular openings, often with segmented brick arches and few other details. Victorian and Edwardian buildings have architectural detailing varying widely depending on the status of the dwelling rather than age.

Scale – Apart from several key buildings (section 5.5) the scale of most buildings is domestic; two stories or two stories with rooms in the roof. The size of gardens varies in line with age and status of the building.



HISTORIC INTERESTS

4.6 The crossing of the River Tame

The stone bridge, built in 1520, crossing the Tame is one of the oldest surviving structures in the area, slightly later than the Grade II listed building 'The Chestnuts' and Grade II listed stone cross in the old church yard. It is likely that a previous bridge existed and was replaced. The type and number of very old structures indicates the importance of the area to movement of goods and is a natural location for early habitation sites.

The ground to the north of the river tends to flood so the southern banks were settled. The soil in the area is not highly fertile but would have supported arable grassland and woodland, both of which are useful for timber buildings and cattle grazing.

As a medieval settlement with existing 15th, 16th and 17th century structures, the settlement has a long history which is unmistakable in the village now.



Vesey Bridge built in 1520, one of the oldest structures in the Conservation Area

HISTORIC INTERESTS - CONTINUED

4.7 The train line and stations

The village entered a new phase of development with the opening of a new railway line in 1842 which linked Birmingham with the Tame Valley.

New houses and facilities were built to accommodate the railway and many workers settled there during its construction.

These new dwellings are evidence of the modernisation of the village and gave it a new status as an important point for bringing goods in to be sent on to Birmingham, and ultimately a much wider area as connectivity was improved.

The Victorian buildings made a huge visual impact on the village at a time when previously timber frames or plain brick vernacular architecture were the norm.

The significant increase in capacity of the railway resulted in a new train station in 1908 but only a modest expansion of the settlement.

The railway directly influenced the historic growth and success of the village, the associated architecture it brought remains an important characteristic of the village today.



4.8 Longevity of layout and structures

Convergence of roads in Water Orton from surrounding settlements is partly a result of its location at the medieval bridge crossing of the Tame. It is noteworthy in that a similar (or alternative settlement) was not founded at Curdworth Bridge just over $\frac{3}{4}$ mile ('as the crow flies'), indicating that Water Orton had other features in its favour that took precedence over the other crossing place.

Unlike modern suburban development which gives no consideration to the historic landscape, the layout of the roads in the Conservation Area largely follows the medieval field pattern⁶.

The combination of the medieval structures, roads and field network all still in evidence today, adds extra historic interest to the village and despite the introduction of the train line, the village retains the rural feel because of these distinctive features.

SUMMARY OF DEFINING CHARACTERISTICS

4.9 Settlement patterns

- Medieval street pattern is little changed
- Oldest roads meander and followed medieval field pattern and landscape
- New roads are straight or geometric, cul-de-sacs are common
- Medieval village pattern north/south
- Modern village orientation east/west
- Commercial centre has minimal public realm
- Oldest buildings have larger plots
- Victorian and Edwardian plots tend to be long and narrow
- Modern housing usually has smaller geometric plots

4.10 Rural characteristics

- Mature trees line highways and green spaces
- Trees form the backdrop to many buildings or longer views
- Large size of The Green and high number of mature trees gives a rural feel
- Narrow meandering streets enhance rural atmosphere
- Infrastructure encircling the village adds to the sense of remoteness from other settlements

4.11 High quality buildings

- Consistent use of materials adds harmony to street scenes
- Well preserved examples of medieval, Victorian and Edwardian buildings
- Three storey buildings in commercial centre, elsewhere usually one or two storeys
- Largest buildings are or were, community amenities
- Medieval buildings lacked a formal arrangement on their plot, but 19th century development related to the street frontage according to the status of the house – with building lines adding formality to the street scene

SETTING

4.12 What is a setting?

Setting is not a heritage asset, nor a heritage designation but its importance lies in what it contributes to the significance of the heritage asset.

A visual or physical link between the asset and the space or buildings around it does not in itself result in a meaningful and beneficial association, but when they do, these surroundings may be considered to enhance the significance of the asset.

Often the setting is considered of value to the heritage asset, such as a Conservation Area, when a historic relationship between the two can be found, for example how a network of fields or barns may be linked to a listed farmhouse.

In the case of Water Orton, the surrounding countryside is key to some characteristics of the Conservation Area. However, man-made structures also influence the character of the Area and provide meaning to how the settlement has developed.

4.13 The Tame Valley

The river sits in a largely undeveloped landscape which forms the backdrop of the northern section of the village. The route of the river shaped the layout of the medieval settlement and the gentle slopes of the sides of the valley supported the farming of the land and early expansion of the village. This close interrelationship results in the landscape forming part of the setting of the Conservation Area.

Vesey Bridge is part of the extended Conservation Area and the river is intrinsic to its setting by contributing to its significance as an early crossing point linking local settlements.

Surrounding fields that have survived are all that remain of the agricultural heritage of the village and therefore their importance to the significance of historic links with the land is high.

Mature trees that surround the Area largely exclude views to modern infrastructure and therefore help retain the rural character of the village.

4.14 The train line

The Conservation Area passes over the train line and views of its length are found on the road bridge next to the train station. Although the line is a man-made feature in the landscape it also is home to a green belt of land which contains trees along its sides. The expansion of the village in the 19th century is largely due to the coming of the train line and station, therefore it has historic interest and is part of the setting of the Conservation Area.

SECTION 5



SPATIAL QUALITIES OF WATER ORTON

5.1 Development pattern and layout

Principle routes through the village are from Lichfield Road, linking Coleshill in the east to Castle Bromwich (an outer suburb of Birmingham) in the west along the B4118. A junction in the village centre adds a further route northwest towards Minworth, also a suburb of Birmingham.

Water Orton is separated from its neighbours by transport infrastructure and a narrow strip of agricultural land. Limited routes in and out of the village result in a sense of separation from other settlements.

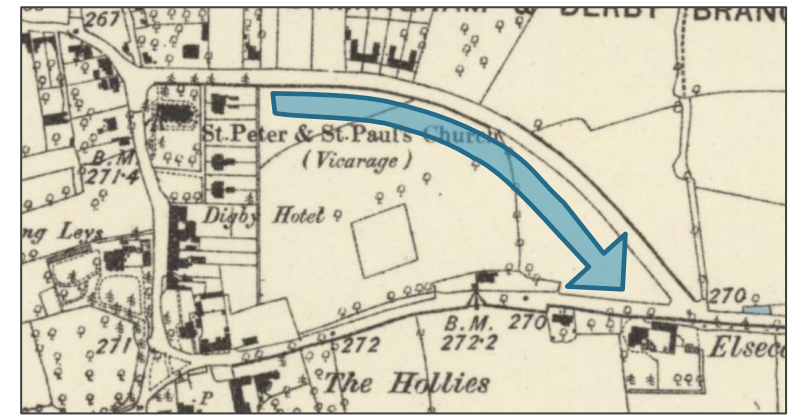
Post-war development gives the village an east/west orientation; differing from the original north/south alignment of the early layout. New road layouts depart from the medieval road pattern which had reflected the field network more closely.

As you can see from the Water Orton 1886 maps curving streets such as New Road (top right) are more fitting to motor vehicles and do not follow the traditional 'dog-leg' layout found on Old Church Road (bottom right) or Plank Lane which often reflected historic field shapes.

Cul-de-sacs became the most common housing layout from the mid 20th century and terraced housing was generally avoided or were staggered to break up building lines.

Cul-de-sacs reduce the space needed for highways and ignore the distinctive connectivity of medieval villages.

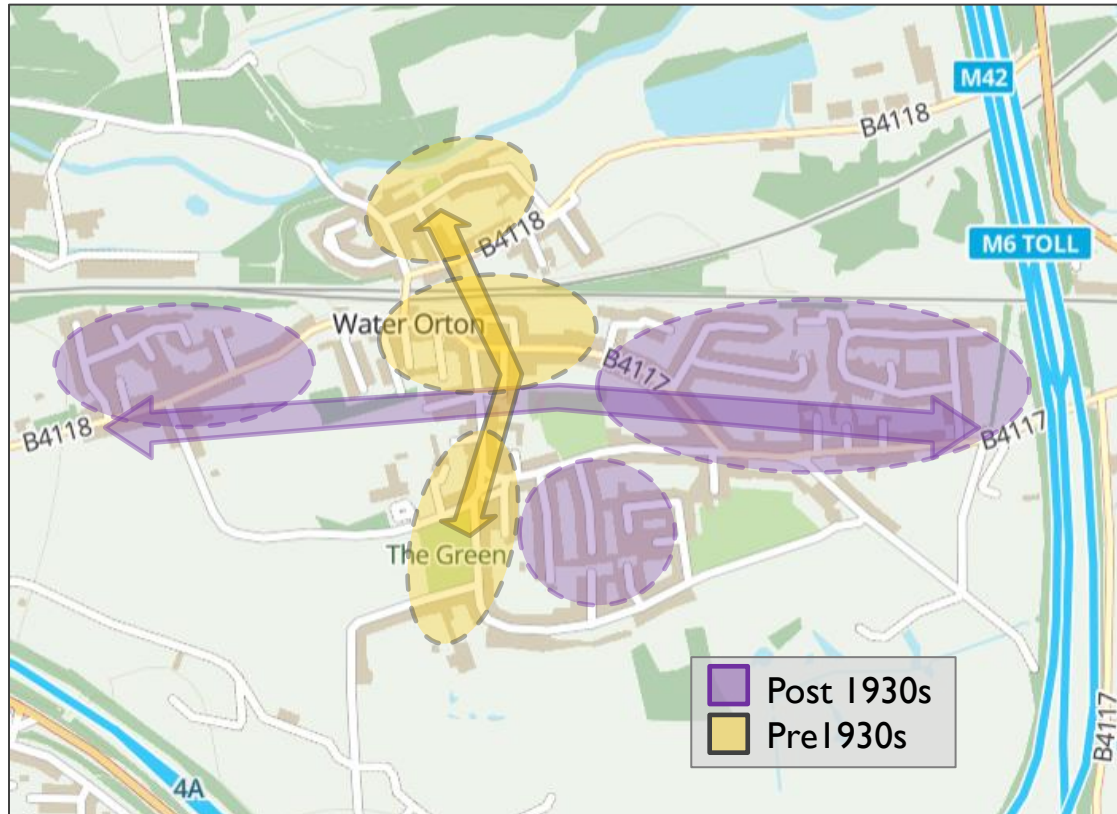
In the later part of the 20th century detached dwellings were favoured again, but in contrast to the medieval examples in the village, tended to have smaller gardens.



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SPATIAL QUALITIES OF WATER ORTON - CONTINUED

Development pattern and layout - continued



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Post 1930s housing examples near the Conservation Area: little architectural detailing and generally wider window orientations used.



Pre 1930s housing usually has more detailing at windows and doors, using stone and timber.

SPATIAL QUALITIES OF WATER ORTON - CONTINUED

5.2 Grain and density

Expansion of the village instigated by the railway led to an increase in density of housing especially where terraces were introduced.

At this time most new houses were built following existing street patterns, or behind other buildings in clusters focused on village amenities. This continued a more random pattern of housing. However, as infill spaces were used up streets were built to provide fresh development plots.

Long narrow gardens of Victorian and Edwardian housing tended to follow a building-line fronting the highway and this is a feature still used widely, albeit with shorter gardens as houses were built in a more compact form. This modern housing layout has a regular 'grain', disregarding historic fields, roads and richness of variety in form.

Mapping to show increase in density in the core of the Conservation Area



1886 map shows Victorian development



1913 map shows increased densities arising from population increase



Current map shows extent of infill and redevelopment

Examples: Grain and form of housing



Current map shows the cul-de-sac layouts with smaller gardens popular in the mid 20th century and the long narrow plots of the Victorians and Edwardian houses.

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SPATIAL QUALITIES OF WATER ORTON - CONTINUED

5.3 Movement and Activity

The Conservation Area of Water Orton includes some subdued areas, particularly in the northern section, however to the south of the train line the experience is of a busy village. As well as several community buildings which successfully provide a solid core of amenities serving local needs there is a good variety of shops adding to the village's vitality.

The train station provides opportunities for sustainable travel and the road transport links offer direct routes to Birmingham and other employment areas.

Due to the traffic infrastructure the footpath and bridleway network does not significantly extend to other settlements through rural landscape, however, options in the village for sports and recreation are excellent.

5.4 Green space quality

The Green and cricket ground are common elements in each of the historic maps (section 5). As key green spaces that have been a focus of village life for at least 140 years they have fundamental importance to residents. Their scale impacts the layout of Water Orton and their permanence adds to the village's rural atmosphere.



Trees surrounding The Green

A significant number of mature trees visually link together spaces through the historic core of the village and help soften the built forms adding interest to street scenes and vistas.



Tree cover at the graveyard at St Peter and St Paul

SPATIAL QUALITIES OF WATER ORTON - CONTINUED

5.5 Scale

The buildings within the Conservation Area have a consistent scale between one and a half to two storeys in height, with some variation in eaves and ridge heights.

However, there are exceptions. One prominent building within the mid-section on account of its height, is the two and a half storey Digby Hotel. Its scale announces its presence in the street scene at Coleshill Road as a public building with a historic communal role.

Elsewhere, it is the Parish Church and former Primary School that dominate the wider views around the Area, utilising height and prominent locations overlooking key areas of the village to attract attention to their public function and importance to the community.



The increase in scale of The Digby Public House probably dates from the 1920s or 30s when a Regency revival style was adopted. It went up in height forming a half storey in place of dormer windows, which you can see in the photograph above. The style is classical and was fashionably thought to be of higher quality compared to the more commonplace Victorian frontage that it replaced. Sadly, further modern alterations have lost the subtle detailing of the original refurbishment.



SPATIAL QUALITIES OF WATER ORTON - CONTINUED

5.6 Important Views – key buildings

Our movement through a village is made up of recognisable views that break up the journey into smaller parts. These familiar views enable us to find our way easily and assist us, almost unconsciously, to feel comfortable in a place.

Memorable places give us signposts in our journey and makes it easier to move without constant checking. Change in our built environment can jar or cause disquiet as memories are challenged and routes are doubted.

Water Orton Conservation Area centres on the medieval layout of the village and therefore holds centuries old vistas. Many generations have shared experiences of the village and hold memories from times past which link them to historical events and people .

In Water Orton some of these memorable views are focused on buildings which dominate a scene or significant landscape features such as mature trees.

Although there are many examples of replacement buildings which have changed the views around the village, many have been retained which maintain sufficient consistency of age and importance to form a distinct character. This is one way the extent of a Conservation Area is selected.

Within the enlarged Conservation Area there are several key buildings which add to status of views and act as place markers for people in a way most modern development does not.

The Train Station (below) at Water Orton is different to many key buildings in that it is not as visible as other important buildings in the Conservation Area. This is because it sits on the rise of the road bridge over the train lines and partly obscured by trees lining the embankment. It does dominate the bridge crossing however, on a road that plays an important connectivity role in the village.



SPATIAL QUALITIES OF WATER ORTON - CONTINUED

5.7 Vistas and views

The medieval village layout is sinuous and although some roads have been slightly straightened here and there, an informal arrangement still exists.

Key views in the oldest part of the village are considered to be:

1. Views between the village and Vesey Bridge – green and enclosed, small scale domestic buildings and a sense of something beyond the current view.
2. Old Church Road has a variety of building arrangements: enclosure from high brick walls and buildings fronting the road contrasts with larger houses set back in small clusters. This variety of layout and the enhancement of mature trees gives a special character to this part of the village.



1



2



SPATIAL QUALITIES OF WATER ORTON - CONTINUED

Vistas and views - continued

The core of the Conservation Area is elongated. It stretches from the shops, past the churches to The Digby.

Key views in the core are considered to be:

3. The view encompassing the current main shopping area – contrast in styles shows progression of the village but keeps the traditional location of the commercial centre.
4. The proximity of the Methodist Church and the Parish Church connect the core with New Road and lead the viewer towards Coleshill Road, a major route through the village.
5. The Digby and adjacent terrace face Coleshill Road and have seen many changes since their construction. They still have a strong visual presence and reveal their historic ties in their architectural detailing and scale.



3



4



5



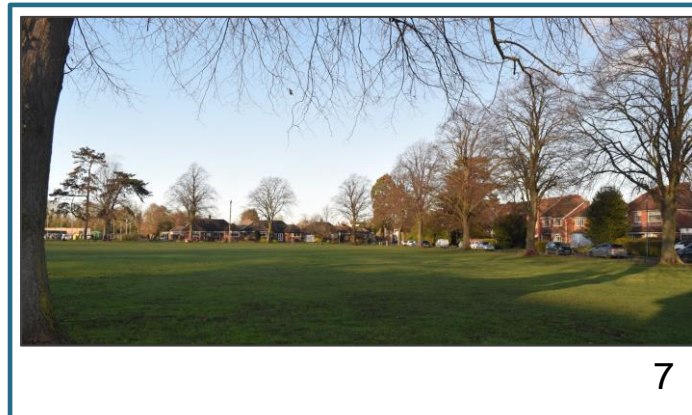
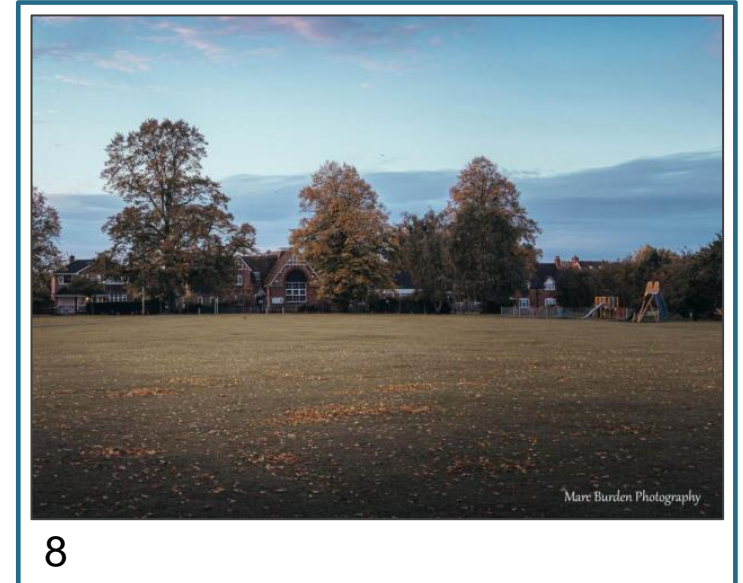
SPATIAL QUALITIES OF WATER ORTON - CONTINUED

Vistas and views - continued

The Green is still central in its community importance, but the openness of the views and lack of enclosure gives it a different character to the more built-up townscape of the community hub.

Key views in the south of the Conservation Area are considered to be:

6. Views into The Green from Coleshill Road show a complete change to the landscape of the village. The open space just visible in this connecting and unimpeded view.
7. Views across The Green are expansive and benefit from a margin of mature trees and hedging; though this is unlikely to have been the case historically it is of value now that surrounding wooded areas have gone.
8. The former Primary School and playground situated on The Green are intrinsic to the character of the area and are important focal points anchoring the open space to the community.



SECTION 6



PHYSICAL QUALITIES OF WATER ORTON

6.1 Materials

The local geology is rich with many types of bedrock, including Sidmouth mudstone which can be used to make a red bricks and roof tiles.

Red brick with the use of sandstone is the most common building material found in the older buildings. The majority of boundary walls are also of red brick, but there are walls using blue brick scattered throughout the Conservation Area also.

To a lesser degree timber, faience and metals can be found within the Conservation Area and in key buildings nearby.

However, the widespread use of red brick brings a coherence to the visual character of Water Orton.

The use of red brick in the Victorian houses such as Albion Terrace brings consistency to the whole and fine detailing adds interest. The use of coloured bricks at the Methodist Church lends status.



Albion Terrace



The Methodist Church

Timber framework is found in many of the oldest buildings but is also used decoratively in bay windows and porches with some beautiful examples along New Road and Church Avenue.



Wakefield House



New Road

PHYSICAL QUALITIES OF WATER ORTON

Materials - continued

Vesey Bridge and the 'Cross' in the old church graveyard on Old Church Road are amongst the oldest structures in the Conservation Area. Elsewhere, the use of stone tends to be more decorative. Good examples are lintels of Victorian and Edwardian houses. The Church of St Peter and St Paul is built from stone befitting of its status as a Parish Church.



Good examples of stone window lintels at New Road.

Copings and finials of terracotta can be found and are particularly conspicuous in the 1908 train station building.

Roofs in general are in a plain clay tile with some use of slate. Decorative ridge tiles top roofs of high-quality buildings.



Faience (glazed terracotta) used in the Train Station as a decorative, but affordable material.

6.2 Surfaces

Apart from The Green the public realm is generally surfaced with tarmac. Church Avenue and some private drives are surfaced with block paving. Unfortunately, there is no evidence of historic surfaces treatments such as cobbles or stone flags.

The Green remains a large open area which is grassed over. It is maintained as a cut informal park with a range of children's play equipment. Footpaths over The Green are tarmacked.



Tarmac is common in public spaces in the centre of the village.

PHYSICAL QUALITIES OF WATER ORTON - CONTINUED

6.3 Boundary treatments

As noted in section 6.1, many boundary treatments are brick walls. They vary in height greatly but tend to be taller in the oldest section of the Conservation Area and shorter when formed from new brick and adjacent to highways. In many cases modern brick walls are topped with modern mild steel railings. Sadly, few examples of traditional wrought iron railings can be found.

Evergreen hedging is common throughout the Conservation area and adds interest to the street scene, visually softening the built environment, which is important in a village with rural characteristics.

Some sections of timber fencing can be seen in the Conservation Area but often found within gardens rather than facing a highway.



Tall brick wall on Old Church Road, incorporating a doorway and using a blue brick coping.



An old example of a blue brick wall with matching coping.



Privet used well at Church Avenue, creating a private, but welcoming space when well maintained.

PHYSICAL QUALITIES OF WATER ORTON - CONTINUED

Boundary treatments - continued

Metal palisade type fencing encloses land owned by Network Rail and the commercial unit adjacent to the road bridge. This does not enhance the Conservation Area, see the Management Plan for more information.



Galvanised steel fencing at the heart of the Conservation Area does not compare well to other boundary treatments in the village.

The Green is encircled with a low metal tubular fence on its north and eastern sides with short concrete posts on its south edge. Hedging and intermittent trees form the edge of the Conservation Area on the west boundary.

Inconspicuous boundaries retain the openness of The Green



6.4 Street furniture

There is limited street furniture except for the lamp posts and street signage in the settlement. However, a red GR VI post box is worthy of note and adds historic interest.



Post box dating from King George VI, dating from 1936 to 1952.

PHYSICAL QUALITIES OF WATER ORTON - CONTINUED

6.5 Landscaping and green spaces

Green spaces are an essential component of this type of rural village. Part of the special interest of the Conservation Area lies in its pleasant green spaces.

The green spaces within the settlement are quiet areas of reflection and important for health and wellbeing. In Water Orton they include the old and current graveyards, The Green, the area to the front of the Library and several paths and roads lined with hedging and trees (such as Church Avenue and Old Church Road).

The churchyard makes a significant contribution to the overall character and appearance of the Conservation Area, particularly as it contains some notable specimen trees which contribute greatly to the visual setting of the Church.



An area of seating outside the Library is a pleasant resting area to enjoy the trees in the highway verge and graveyard opposite.



Blue Atlas Cedar trees frame the view of the Parish Church.

The relatively unchanged open spaces to the west (south of Plank Lane) and east (north off Marsh Lane) contribute by revealing the link between the existing field network and the history of rural farming that supported the village for centuries.



Views to the east across fields form a rural backdrop to the Conservation Area.

PHYSICAL QUALITIES OF WATER ORTON - CONTINUED

Landscaping and green spaces - continued

The extensive tree cover and landscaping within gardens, along with fields and green spaces outside of the Conservation Area provide a natural backdrop to the built elements within the Area and provide a green approach on entry to the settlement from the main routes.

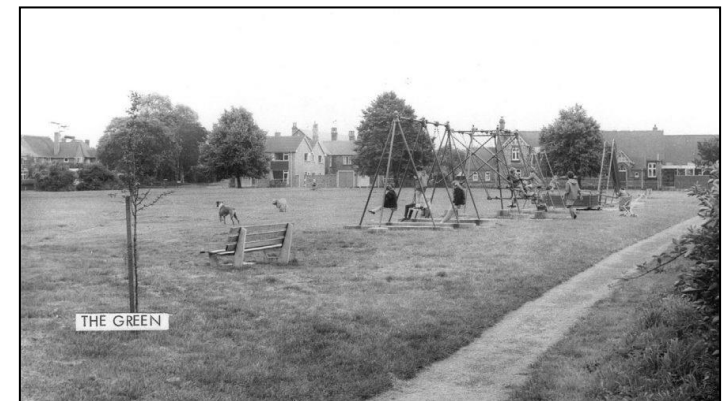
The tree belt along the train line and River Tame also contribute significantly to the overall character of the settlement.



The Green is a large public space which is found on the earliest maps. At just over 3 acres in size it is slightly bigger than the Cricket pitch but likely to be older.

It has been important to the community for decades and is a very popular destination for children and adults alike. It has a long history of supporting public events including co-hosting celebrations for the Silver Jubilee of King George V in 1935 and the Coronation of King George VI in 1937.

The openness of the space contrasts with the built-up areas in the village and as it adjoins open fields to the west it brings the space associated with the countryside into the settlement; a valuable reminder of the rural context that the village enjoys.



SECTION 7



MANAGEMENT PLAN AND PROPOSALS

7.1 Purpose of this document

- This document will help residents, investors and decision makers better achieve sympathetic changes in the extended Conservation Area to preserve or enhance the special characteristics set out in section 4.
- It will note the general condition of buildings and structures in the Conservation Area and list buildings considered to have a negative impact.
- It will outline potential areas for improvement and also provide guidance to ensure that development avoids harming the character of the Conservation Area.
- Lastly, the Management Plan will list proposals for moving forward to the next steps in the preservation of the Conservation Area.

7.2 Why it is important to aim for better

Historic buildings contribute to our economy, cultural identity and our sense of place.

Our historic environment is constantly under threat from deterioration in the same way as modern buildings or structures, but it is valued because it is a resource that cannot be replaced.

It also provides the most sustainable solution because repairing and maintaining existing buildings requires less resources than building new ones. Furthermore, materials used were often high quality and were able to be repaired or reused unlike many modern building components.

Because changes to our historic structures can have serious impacts on their life span it is important that we understand their key or defining characteristics so any works can be designed and managed to preserve or enhance rather than harm or destroy.

7.3 Summary of defining characteristics of historic Water Orton

- Historical road layouts still form major routes around the village.
- Medieval settlement in north of the village close to ancient river crossing.
- Later development responded to the introduction of the railway line in 1842 and again during expansion in 1908.
- The building material palette is mainly red brick and plain clay rooftiles. However, there are also excellent examples of timber framed houses and rendered buildings.
- Green spaces around or near key buildings often denote status and has supported important community focused activities.
- Rural character enhanced by mature trees, scale of green spaces and setting of the Conservation Area.

MANAGEMENT PLAN AND PROPOSALS - CONTINUED

7.4 Condition of structures

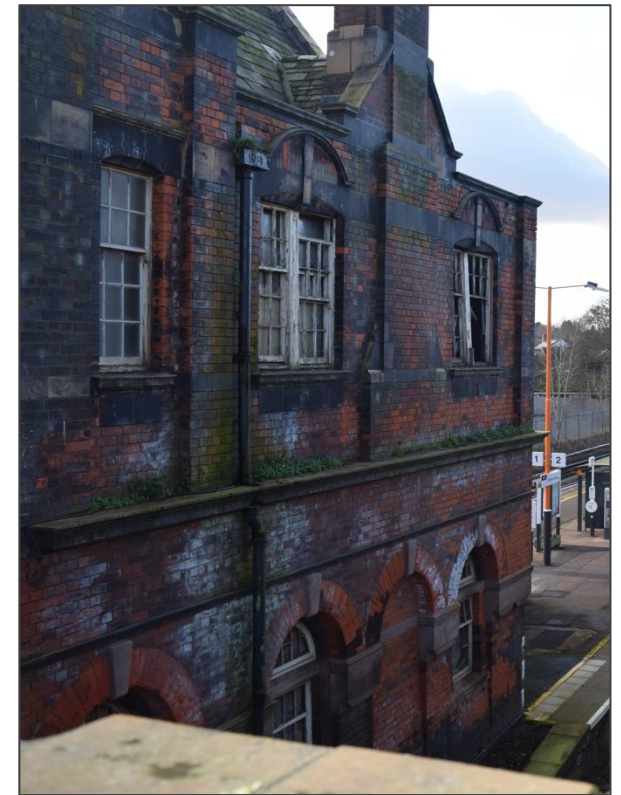
The structures within the Conservation Area boundary are generally in good condition and utilised well. This is not an exhaustive list, but includes two of the most important items:

- Vesey Bridge: a Grade II* listed stone bridge built in 1520, replacing a previous river crossing. New traffic controls appear to be successful in limiting impacts and damage to the stone-work. The stone itself is in good condition and has been periodically repaired.
- Stone 'cross': a Grade II pier on a tapering square base raised by three stone steps in the old graveyard. Deterioration of the stone has been slowed by regular maintenance clearing vegetation away and careful grass cutting in the vicinity.

7.5 Condition of buildings

The buildings within the boundary extension are generally in good condition and are mostly occupied. However, some key buildings are vacant and under-used giving rise to risk of harm from vandalism and uncontrolled deterioration. There are some issues to note which should be acted upon if the opportunity arises. In some cases enhancement may not be achievable. Set out below are some key buildings which are most susceptible to harm:

- The Train Station building: a non-designated heritage asset of three storeys in red brick with detailing in faience (glazed terracotta). The building is in a parlous state and undergoing survey for future basic repairs in advance of finding an appropriate use.



Side elevation of the Train Station showing serious decline in the historic fabric.

MANAGEMENT PLAN AND PROPOSALS - CONTINUED

Condition of buildings - continued

- Former Primary School: a non-designated heritage asset of two storeys in red brick. Now empty, awaiting redevelopment as part of a wider proposal for the school grounds. The building is suffering from vandalism despite security measures in place. The structure is currently sound but at risk.
- Parish Church of St Peter and St Paul: stone built Grade II listed Victorian building with new additions. The building is augmented by a modern church hall which hosts an active schedule. Apart from localised replacement of sandstone carved embellishment the building is in good order with no major adverse impacts on the character of the Conservation Area.



Former Primary School now boarded up, still being entered by vandals causing damage to the interior and roof.

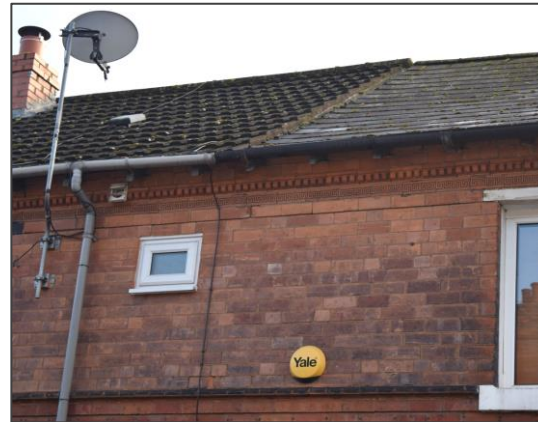


Sandstone detailing eroding at St Peter and St Paul Church

MANAGEMENT PLAN AND PROPOSALS - CONTINUED

Condition of buildings - continued

- The Methodist Church: a non-designated heritage asset of single storey in red brick with polychrome brickwork (bricks of different colour) highlighting architectural elements such as windows. The building has been extended and appears in good condition and well used.
- Timber framed buildings: including Wakefield House, The Chestnuts and 13 Coleshill Road. No reports or visual concerns arising. Buildings appear in good order considering their considerable age.
- Terraces at Mercer Avenue, Albion Terrace, 3-11 Coleshill Road and 2-12 Vicarage Lane: deterioration noted in some houses from general lack of maintenance and repair otherwise in good condition. Loss of historic fabric and detailing is concerning.



New openings and materials at Mercer Avenue



Replacement materials and style at 3-11 Coleshill Road



Ivy growth at Albion Terrace

Each issue noted has a negative impact on the historic fabric and/or the character of the buildings, and wider Conservation Area.



Raised ground levels at 2-12 Vicarage Lane

MANAGEMENT PLAN AND PROPOSALS - CONTINUED

7.6 Condition of public realm

- Loss of boundary treatments, especially historic walls, leading to the opening of road facing gardens to footpaths alters the physical enclosure of the highway and therefore the proportions of the street-scene. This harms an identified rural characteristic of the Conservation Area which contributes to the Conservation Area's architectural and historic interest as set out in section 4.
- Loss of green spaces, trees and gardens. Poorly designed infill development may lead to a loss of character that harms the rural feel of the Area, especially if it also leads to a loss of mature trees and historic garden layouts. Loss of garden frontage of housing to hard standing for parking also promotes an urban scene rather than rural one and is harmful to views throughout the Conservation Area (section 5).
- Existing spaces such as The Green, graveyards and seating area to the front of the Library are generally in good order. However, street furniture in these areas is not coordinated or chosen for their wider impact on the Conservation Area.
- Most areas of car parking are practical and basic. Whilst it is accepted that they need to be mindful of vehicular and safety requirements they do not currently enhance the Conservation Area by being sympathetic to its setting; an exception to this is the car park to The Link, off New Road which has combined hard standing areas of tarmac and 'grasscrete', successfully reducing visual and environmental impacts.



Examples of hard standing and loss of boundary treatments which have stripped the frontages of important traditional walls and gardens.

MANAGEMENT PLAN AND PROPOSALS - CONTINUED

7.7 Discordant buildings

The Conservation Area has many buildings which follow a consistent design or age within it, but there are buildings which do not and may be seen as discordant or negative features in the Area. These include modern houses infilling gaps between existing houses or where they replace buildings. Generally these do not dominate the street scene and usually they use a considerate palette of materials and scale of development. This shows that new buildings can sit within a Conservation Area without harming its special character.

Buildings not within the Conservation Area but are part of views into or out of it have an impact on the setting of the Area. Examples of possible 'negative' buildings are: the industrial unit on Marsh Lane/Minworth Road junction, the row of shops off Birmingham Road and flats at Long Leys. However, these and others are also part of the history of the village and will need to be carefully assessed when options for their development or repair are considered.



Modern dwellings at St Pauls Court



Modern shops on Birmingham Road



Modern extension to the Methodist Church



Industrial unit at Marsh Lane

MANAGEMENT PLAN AND PROPOSALS - CONTINUED

7.8 Improvements and opportunities

Change through development in the Conservation Area should enhance or preserve the special interests identified in section 4. Without proper consideration development can harm its special character, so basic steps to comply with requirements should be followed.

- Changes to appearance have to be carefully considered and not harm the character of the Area. The following can have big impacts as we have seen:
 - Windows and doors – existing openings should be retained and the pattern of framing be consistent with the historic character of the building.
 - Boundaries – historic walls should be retained as far as possible or compromises made to ensure that justifiable harm is minimised.

- Scale – the height of buildings should follow the Conservation Area’s norms unless compelling justifications are made.
- Green spaces – as a rural village, residents of Water Orton especially want to see its green spaces preserved. Loss of gardens and trees to development and hard surfacing should be avoided or appropriate action taken to balance loss with justified and acceptable replacement green spaces.
- Materials – traditional materials are best used in older buildings as they work sympathetically with the existing fabric being repaired and maintained. New development also has to be mindful of the local material palette during design.

7.9 General recommendations for householders

- When replacing doors and windows seek out traditional materials and design.
- Where buildings have not lost their traditional windows and doors it is beneficial to reinstate traditional detailing which promotes a consistent appearance in the Area, important features often lost first are:
 - Door and window furniture
 - Gutters and down pipes
- Avoid the use of Portland cement as it can disfigure traditional materials and will speed up their decay.
- Get advice from the Planning Department (details on page 10) or conservation specialist before undertaking works and look at expert guidance that can be found online at the IHBC’s website – [IHBC Accredited Practitioners](#)

MANAGEMENT PLAN AND PROPOSALS - CONTINUED

7.10 Proposals going forward

The aim is to enhance the special character of the Conservation Area for future generations and provide a thriving community with what it needs in order to make the most of opportunities whilst preserving its rich heritage.

These proposals are not a fixed or final list and should be reviewed periodically to maintain their relevance and to ensure that focus on what is important to people is considered.

Proposals may be implemented by individuals, community groups, Parish Council or Local Planning Authority. In each case it would be advisable to establish coordination with the Heritage and Conservation Officer at the earliest opportunity to maximise progress.

1. Work proactively with the community to find appropriate uses for underused buildings, particularly the Train Station.
2. Undertake a condition survey in the Conservation Area to gain more information on vulnerable buildings, structures and the public realm. Offer tailored advice based on best practise to reduce harm and preserve special characteristics.
3. Following survey, prepare a succession and management plan to ensure that natural loss of mature trees does not substantially harm the long-term rural character of the Area.
4. Continue the assembly of the Local List in the Borough and review periodically for relevance and deterioration of subjects.
5. Investigate the potential to develop design guidance that builds upon the 2003 Water Orton Village Design Statement to support and guide residents and prospective developers.
6. Consider the use of Article 4 Directions to stem further loss of features that front the public highway or important spaces. Please see section Appendix D for further information about Article 4 Directions.
7. Maintain an up-to-date Management Plan for the Conservation Area and periodically review its boundary so that these remain relevant and of use as guidance and a planning tool.

APPENDIX A

POLICY AND LEGISLATION

A.1 National legislation

The Civic Amenities Act, 1967 introduced legislation that recognises buildings and areas of historic interest and as such made provisions for the protection of that special interest.

In more recent years the Act has been incorporated into the Planning (Listed Building and Conservation Areas) Act, 1990, which specifically makes the provisions for the designation of “areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance”⁷

Section 71 of the 1990 Act places a duty on local authorities to “formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas”⁸.

A.2 National policy

The desire to preserve and enhance the significance of conservation areas is likewise reflected in the National Planning Policy Framework (NPPF⁹).

Amongst other things the NPPF also requires local authorities to look for opportunities to enhance or better reveal their significance [paragraph 212] and to recognise that historic assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance so that future generations are able to appreciate them too [paragraph 195].

The contribution of the historic environment to place making is further recognised in the Government’s supplementary National Design Guide¹⁰ where it directs new development to be *responsive to local history, culture and heritage* [paragraph 39].

A.3 Local policy

The North Warwickshire Local Plan¹¹ (adopted 2021) sets out the Authority’s policy position on the importance of the historic environment.

The Authority aims to preserve and where possible enhance the character or appearance of Conservation Areas by the prevention of harmful development under Local Plan Policy LP15.

It is recognised in the Local Plan that Conservation Area Appraisals support applicants in preparing development proposals that contain sufficient information to demonstrate how a proposal would contribute to the conservation and enhancement of the Conservation Area.

APPENDIX A (CONTINUED)

POLICY AND LEGISLATION

A.4 Neighbourhood Plan ¹²

Adopted in 2022 the Plan is a substantial document with strong aspirations and policies for its historic character based on six Character and Heritage Objectives [summarised]:

1. Protect and improve local character and heritage.
2. Protect and improve conservation area.
3. Identify and protect non-designated buildings.
4. Adopt the ethos of the Village Design Statement and Supplementary Planning Guidance 2003 (SPG).
5. Maintain and improve cultural activities.
6. Maintain and improve green open spaces.

Implementing these objectives are set out in 12 policies [summarised]:

1. Any future development should respect and enhance existing character.
2. Any development in the village should refer to the Village Design SPD.
3. Pre 1920s buildings should be preserved where possible.
4. Alterations and extensions should complement original features.
5. New build development and extensions should improve rather than detract from the character and heritage of the Village.
6. The Conservation Area should be preserved and where possible enhanced.

7. The Parish Council (PC) shall survey the village for buildings or structures that need to be considered for listed status.
8. Work proactively to ensure there is the right mix of new homes in terms of type size and tenure.
9. Landscape character should be preserved as much as possible by respecting the Green belt, retaining green verges for residents and visitors.
10. The PC and Warwickshire County Council shall enhance the Gateway entrances to the village.
11. The PC shall maintain existing green spaces within the Village.
12. The PC shall review and encourage development of culture within Water Orton as referred to in other policies in this plan.

APPENDIX A - CONTINUED POLICY AND LEGISLATION

A.5 Village Design Statement ¹³

Adopted in 2003 the Statement states “*The heritage public buildings of Water Orton are much valued and appreciated for their traditional Victorian appearance, as well as their important function in the community. The residents reaction to 20th Century modern extensions and buildings suggests that wherever possible, the pre 1900 buildings should be preserved. Alterations or new extensions should complement original features to ensure consistency with the design of important buildings through the village.*”

It goes on to list “admired” characteristics:

Neighbouring buildings in similar proportion and style to each other. Red brick or light coloured render predominant. Slate or pantile roof preferred. “Victorian” design finishes. Off road parking to the side of buildings. Wall and hedge boundaries within village.

The Statement also provides summaries of design guidelines and principles to protect the character of the village, for example when proposals involve “heritage older buildings”:

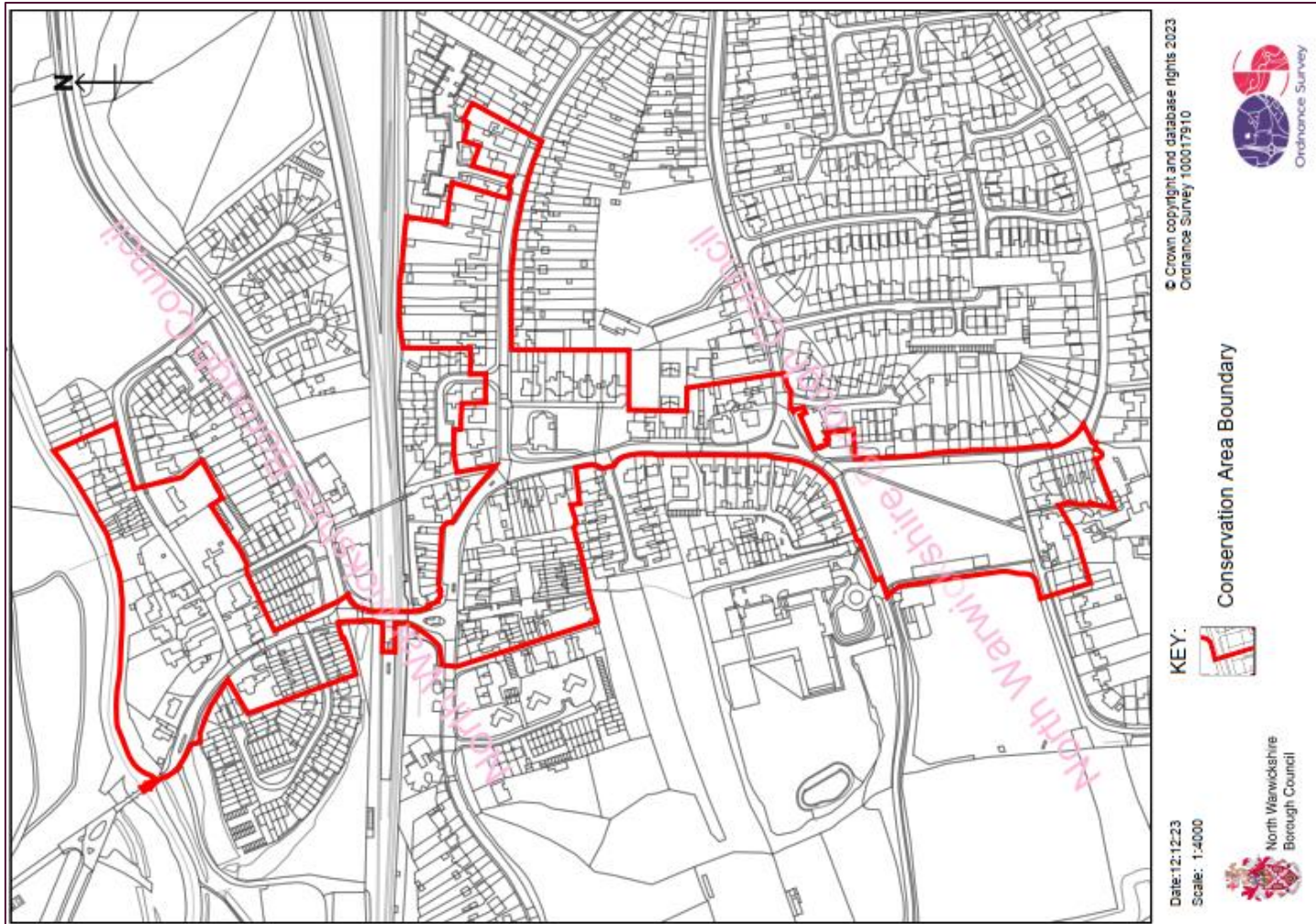
1. Renovate and repair rather than demolish
2. Identify and replicate original features and design details, for example, window design, decorative ridge tiles, fancy blue brickwork, chimney pots.
3. Respect listed and pre 1900 buildings and old settlement patterns across the village. Boundary walls, fences and hedges should be retained intact.
4. Good design promotes rural heritage and identity.

Further to these four points, several more are given in regard to new build expectations, green infrastructure and open spaces.

A clear suite of proposals are listed to improve the appearance of the village also, including controls on street furniture and signage.

APPENDIX B

MAP OF THE CONSERVATION AREA



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APPENDIX C

WHAT IS THE CRITERIA FOR DESIGNATION?

C.1 Procedure

As noted in paragraph 2.1 the planning authority undertakes reviews of their area, from time to time, to identify if existing Conservation Areas need to be reconsidered or if new designations would be appropriate.

Following a review process to establish if the area meets the criteria (set out in paragraph 3.2) successful candidates are assessed and an Appraisal prepared for consultation.

A Management Plan does not have to be prepared simultaneously but can be, making the consultation process one that considers both documents at the same time.

In this case North Warwickshire Borough Council decided to present a document that combines the two parts and take them to public consultation, followed by amendments if necessary then presentation to Councillors for consideration and adoption.

C.2 Assessment of special interest

Conservation areas are designated for both special architectural and historic interest and most areas worthy of designation will have both, though the levels may vary and one may be considered more important than another. Key elements in defining the special interest set out in Historic England's guidance¹⁴ are likely to be:

- the still-visible effects/impact of the area's historic development on its plan form, townscape, character and architectural style and social/ historic associations,
- architectural quality and built form,
- the contribution to the special interest made by the setting on the area, that is what the setting can contribute to the significance of a heritage asset,
- local distinctiveness and a sense of place which make the area unique, including the influence of sources of building materials and historic industries that have come to contribute significantly to the area's present identity,
- how the places within it are experienced by the people who live and work there and visitors to the area,
- the design, planting or past use of open spaces, green areas, parks and gardens, and trees,
- designated and other heritage assets, their intrinsic importance and the contribution they make to the townscape.

APPENDIX D

ARTICLE 4 DIRECTIONS

D.1 Article 4 Directions

An Article 4 Direction would help stem further loss of features that front public highways or important spaces, as well as provide additional protection for those features that survive well and make an important contribution to the character of the conservation area.

It may be an option to consider an Article 4 Direction for Water Orton that includes restrictions to changes set out in D.2

D.2 Options for restrictions

- Any alterations to roofs, including changes to the design, profile or materials, or installation of rooflights.
- The construction of porches or other extensions.
- Rendering or painting of previously non-rendered and unpainted elevations.
- The alteration of guttering or rainwater goods and installation of fascia boards.
- The construction, alteration or demolition of a chimney.
- Alterations to the finish, material, style, sizing, proportions, positioning and method of opening of doors and windows.
- The erection, alteration or removal of boundary treatments and gates.

D.3 Public consultation and requirements

Any Article 4 Direction must be subject to its own public consultation to determine what forms of permitted development it would be subject to, and which dwellings would be affected by it.

An Article 4 Direction should generally only be introduced where there is a threat to the character and appearance of the conservation area through alterations made through permitted development rights and there is local support for introducing this control.

APPENDIX E

LISTED BUILDINGS AND NON-DESIGNATED HERITAGE ASSETS

E.1 Heritage assets terminology.

A listed building is a designated heritage asset and as such is registered on The National Heritage List for England (NHLE).

The glossary of the National Planning Policy Framework states the meaning of a designated heritage asset is:

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

It also states that a heritage asset is:

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

E.2 Listed buildings in the extended Conservation Area

1. **Grade II Church of St Peter and St Paul:** St Peter and St Paul Church, Coleshill Road, Water Orton, North Warwickshire, B46.
2. **Grade II Cross** at SP 1760 9121: Old Church Road, Water Orton, North Warwickshire, B46.
3. **Grade II The Chestnuts,** Old Church Road, Water Orton, North Warwickshire, B46.
4. **Grade II Wakefield House,** Old Church Road, Water Orton, North Warwickshire, B46.
5. **Grade II* Water Orton Bridge** [Vesey Bridge]: Water Orton Lane and Minworth, Water Orton, North Warwickshire, Warwickshire, B46.

E.3 Non-designated heritage assets

Buildings of Special local interest recommended to be included on a Local List of Non-Designated Heritage Assets: Methodist Church, Birmingham Road.

- Nos. 1,3 and 5 Birmingham Road
- Water Orton Station ticket office and waiting rooms.
- Digby Hotel, Coleshill Road.
- Former Village School, Attleboro Lane.
- Pedestrian Footbridge, Station Drive.
- Nos 21-23 Birmingham Road.
- Nos. 2, 3, 4, 5, 6, 7, 8 Church Avenue
- No. 2 New Road
- 13 Coleshill Road
- 18 Coleshill Road
- Nos. 3, 5a, 5, 7, 9 and 11 Coleshill Road.
- The Dog Inn, Marsh Lane
- Nos. 2,4,6,8,10,12 and 14 Coleshill Road.
- The Cottage, New Road.
- No. 3 New Road.
- Solus, Station Drive

Others to be considered located on New Road and Attleboro Lane at a later date.

APPENDIX F

PICTURE SOURCES

Cover picture and section pages: The Green – Water Orton Picture Book (WOPB)

Page 6: Axe Head – Network Archaeology

Page 12: Wakefield House, The Chestnuts - WOPB. 13 Coleshill Road. – North Warwickshire Borough Council Officer (NWBC)

Page 19: Vesey Bridge – Water Orton Neighbourhood Plan

Page 20: Train station (B/W) – Reproduced from the “Our Warwickshire” website © WARWICKSHIRE COUNTY RECORD OFFICE. Train station – Marc Burden Photography

Page 25: Marsh Lane, Mickle Meadow, New Road and Vicarage Lane – NWBC

Page 27: The Green and ariel view of Water Orton – WOPB

Page 28: B/W Digby Hotel - Reproduced from the “Our Warwickshire” website © WARWICKSHIRE COUNTY RECORD OFFICE. Colour picture Digby Hotel - NWBC

Page 29: Train station – NWBC

Page 30: Minworth Road looking south and north, Old Church Road looking east – NWBC

Page 31: Birmingham Road looking east – NWBC. Birmingham Road looking south – WOPB. Coleshill Road looking south and north – NWBC

Page 32: Coleshill Road looking south – NWBC. The Green looking north – NWBC. The Green looking south - Marc Burden Photography

Page 34: Albion Terrace, The Methodist Church, Wakefield House and New Road – NWBC

Page 35: New Road, Train station and Birmingham Road – NWBC

Page 36: Old Church Road, Coleshill Road and Church Avenue – NWBC

Page 37: Minworth Road, The Green and Post Box at Attleboro Lane – NWBC

Page 38: Land adj. The Library – Google Street View. St Peter and St Paul Church and Old Church Lane looking east – NWBC

Page 39: View from railway bridge – WOPB. The Green - Reproduced from the “Our Warwickshire” website © WARWICKSHIRE COUNTY RECORD OFFICE.

Page 42: Train station – NWBC

Page 43: Former primary school – NWBC. St Peter and St Paul Church – Quinquennial Inspection Report 2022.

Page 46: St Pauls Court, shops at Birmingham Road, The Methodist Church and industrial unit on Marsh Lane - NWBC

APPENDIX G

DESIGNATION PROCESS AND TIMELINE

- Water Orton Conservation Area first designated: June 1983.
- Review of Conservation Area: 2022
- Extension to 1983 designation public consultation: 16.06.22 to 27.07.22
- Review of feedback and reassessment of boundary, appraisal and management plan: January 2023
- Planning and Development Committee consider amended extension: 06.02.23
- Draft consultation documents prepared: 2023
- Councillor feedback on draft consultation documents: 15.12.23
- Public consultation on amended extension to Water Orton Conservation Area: 05.01.24 to 26.01.24
- Executive Board consideration: 12.02.24
- Full Council consideration: 21.02.24

APPENDIX H

SOURCES OF INFORMATION

H.1 Sources

- Ministry of Housing, Communities and Local Government (revised Sept 2023): National Planning Policy Framework.
- Historic England (2019) Conservation Area Designation, Appraisal and Management Historic England (2016) Local Heritage Listing Historic England (2008)
- Conservation Principles, Policies and Guidance Historic England (2017) Warwickshire Historic Environment Record
- The Town and Country Planning (General Permitted Development) Order, 2015 (as amended)
- Pevsner, N, Pickford, C, The Buildings of England: Warwickshire, (2016), 466

H.2 Internet sources noted in text

- 1.NPPF Dec 2023: [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/115271/nppf-2023.pdf)
2. Historic England
<https://historicengland.org.uk/research/heritage-counts/>
3. Nottingham University Survey of British Placenames:
[Water Orton :: Survey of English Place-Names \(nottingham.ac.uk\)](http://www.nottingham.ac.uk/research/heritage-counts/)
4. Nottingham University Survey of English Place-Names
[Water Orton :: Survey of English Place-Names \(nottingham.ac.uk\)](http://www.nottingham.ac.uk/research/heritage-counts/)
5. Nottingham University Survey of English Place-Names
[Water Orton :: Survey of English Place-Names \(nottingham.ac.uk\)](http://www.nottingham.ac.uk/research/heritage-counts/)

6. Chapter 3. Network Archaeology Trial Trench Evaluation

[Water Orton Primary School: archaeological trial trench evaluation \(publishing.service.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/115271/nppf-2023.pdf)

7. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990

[Planning \(Listed Buildings and Conservation Areas\) Act 1990 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/1990/9/section/69)

8. Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990

<https://www.legislation.gov.uk/ukpga/1990/9/section/71>

9. NPPF Dec 2023: [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/115271/nppf-2023.pdf)

10. National Design Guide, January 2021

<https://www.gov.uk/government/publications/national-design-guide>

APPENDIX H

SOURCES OF INFORMATION

H.2 Internet sources noted in text - continued

11. North Warwickshire Borough Council adopted local plan Sept 2021

<https://www.northwarks.gov.uk/downloads/file/265/local-plan-adopted-2021->

12. Water Orton Neighbourhood Plan 2021

<https://www.northwarks.gov.uk/downloads/file/23/water-orton-neighbourhood-plan-adopted-june-2022->

13. Water Orton Village Design Statement 2003

<https://www.northwarks.gov.uk/downloads/file/75/water-orton-design-guide-spg-2003>

14. Historic England Advice note 1: Conservation Area Appraisal, Designation and Management

<https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/>

H.3 Other internet sources

Historic England

<https://historicengland.org.uk/research/heritage-counts/>

Birmingham Conservation Trust at:

www.birminghamconservationtrust.org.

British Geology Society at:

<https://www.bgs.ac.uk/discovering-geology/map-and-resources/maps>.

Historic England images and books:

<https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/heag-268-conservation-area-appraisal-designation-management/>

Historic Environment Record

<https://timetrail.warwickshire.gov.uk>.

Listed Buildings and other assets designated at national level can be found via the National Heritage List for England (NHLE):

<https://historicengland.org.uk/listing/the-list/map-search>

Local Plan for North Warwickshire, 2021:

<https://www.northwarks.gov.uk/downloads/file/265/local-plan-adopted-2021->

National Library of Scotland:

<https://maps.nls.uk/view/101584612>
<https://maps.nls.uk/views/189235872>
<https://maps.nls.uk/view/109584609>

APPENDIX H

SOURCES OF INFORMATION

H.3 Other internet sources - continued

'Parishes: Water Orton', in A History of the County of Warwick: Volume 4, Hemlingford Hundred, ed. L F Salzman (London, 1947), pp. 262-263. British History Online

<http://www.british-history.ac.uk/vch/warks/vol4/pp262-263>.

Tame Valley Wetlands

www.tamevalleywetlands.co.uk/wp-content/uploads/2014/04/TVWLPS-LCAP-Section04.pdf

The Planning (Listed Building and Conservation Areas) Act, 1990

<https://www.legislation.gov.uk/ukpga/1990/9/section/71>

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H.4 Acknowledgements

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