



# *Broom* *Conservation Area*

Stratford-on-Avon District Council

## *Preface*

This report is the result of an independent survey and analysis of the buildings and landscape form of the village of Broom in the parish of Bidford-on-Avon, Warwickshire. It identifies the architectural, historical and environmental qualities of the settlement and gives recommendations for the protection and enhancement of the Conservation Area.

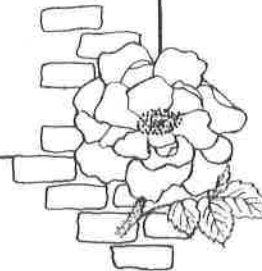
The study was undertaken for and on behalf of  
*Stratford-on-Avon District Council*

by

*Alan Smith and Partners (Architects)*

in association with

*Roy Winter R.I.B.A., A.L.I.  
(Landscape Architect)*



*July 1991*

For further information contact:

Chief Planning Officer  
Stratford-on-Avon District Council  
Elizabeth House  
Church Street  
Stratford-upon-Avon  
CV37 6HX

Telephone (0789) 260331



ISBN 1 872145 15 9

*Text printed on recycled paper*

All plans and maps based upon the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office.  
© Crown Copyright Reserved. Licence No. LA 079588.

# Contents

	<b><i>Designated Conservation Area Boundary</i></b>	4
	<b><i>General Introduction</i></b>	5
<b>1</b>	<b><i>An Introduction to Broom</i></b>	6
<b>2</b>	<b><i>The Settlement - Historical Background</i></b>	7
<b>3</b>	<b><i>The Settlement Today</i></b>	8
	Environmental qualities	
	Architectural form and character	
	Predominant building materials	
<b>4</b>	<b><i>The Settlement - Landscape</i></b>	9
	Village in the landscape	
	Boundaries	
	Landscape in the village	
<b>5</b>	<b><i>The Conservation Area</i></b>	11
	Buildings of quality	
	Spatial and landscape quality	
	Conservation area boundary	
<b>6</b>	<b><i>Development Control and Enhancement</i></b>	12
	Safeguarding environmental quality	
	Recommendations for improvement	
	Conclusions	
<b>7</b>	<b><i>Policies</i></b>	13
	<b><i>Conservation Area Plan References</i></b>	16
	<b><i>Conservation Area Plan</i></b> <i>Between pages 16 and 17</i>	
	<b><i>Appendix A</i></b>	17
	Listed buildings and other buildings of local architectural or historical value	
	<b><i>Appendix B</i></b>	21
	Schedule of village and landscape features important to the Conservation Area	
	Tree Groups of quality and value	
	Landscape features of quality and value	
	<b><i>Appendix C</i></b>	23
	Settlement Analysis Maps	
	Building Groups ( <i>see page 8</i> )	
	Landscape ( <i>see pages 9 and 10</i> )	

# Broom Conservation Area

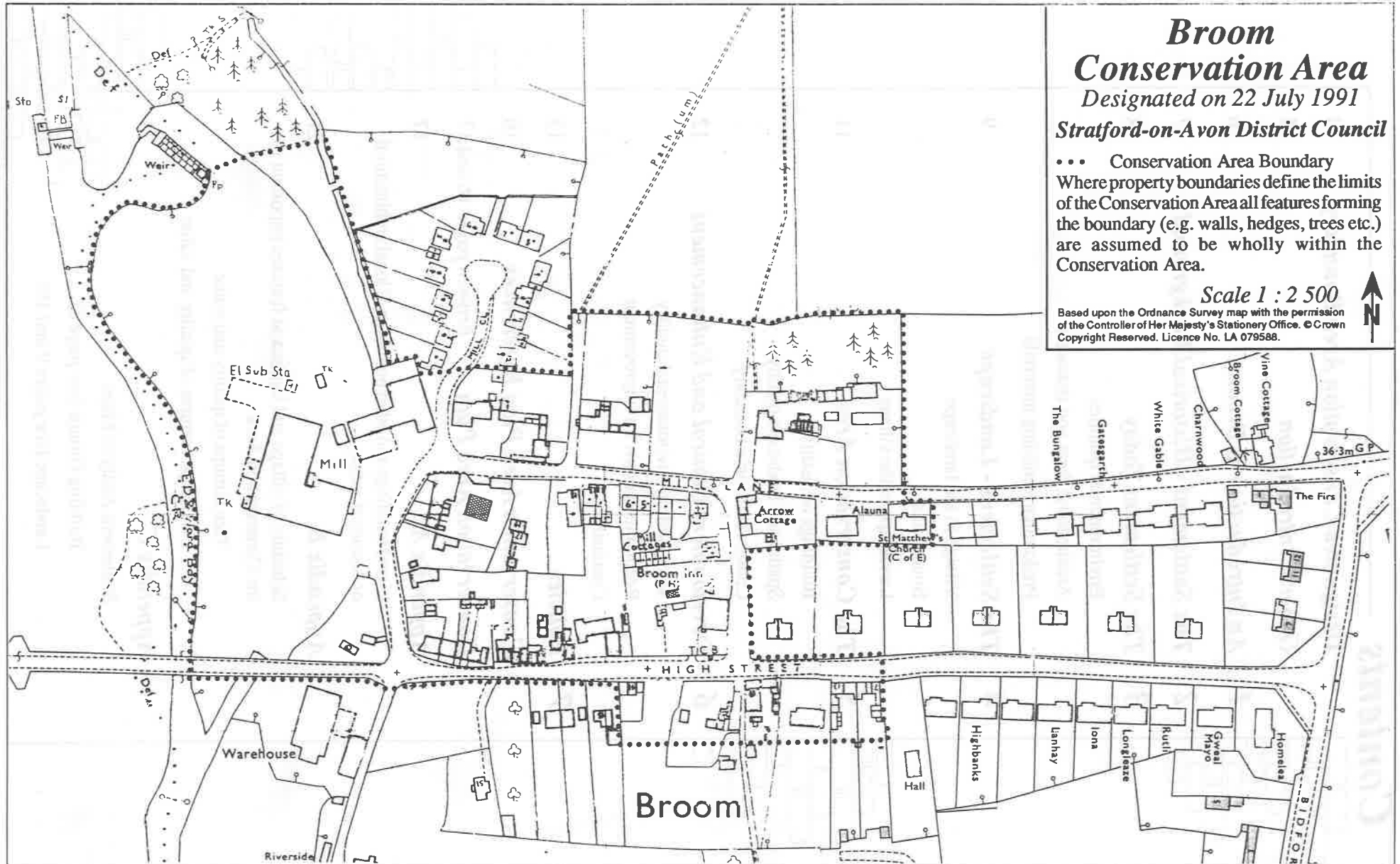
Designated on 22 July 1991

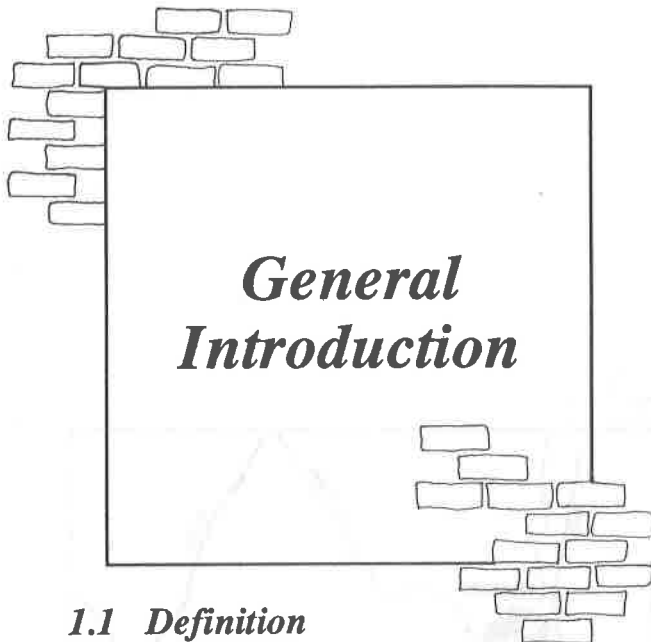
Stratford-on-Avon District Council

••• Conservation Area Boundary  
 Where property boundaries define the limits of the Conservation Area all features forming the boundary (e.g. walls, hedges, trees etc.) are assumed to be wholly within the Conservation Area.

Scale 1 : 2 500

Based upon the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright Reserved. Licence No. LA 079588.





## ***General Introduction***

### ***1.1 Definition***

The statutory definition of a conservation area is an "area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." Conservation Areas are normally centred on listed buildings and pleasant groups of other buildings, open space, or an historic street pattern. A village green or features of archaeological interest may also contribute to the special character of an area. It is however the character of areas, rather than individual buildings, that such a designation seeks to preserve or enhance. The most recent legislation dealing with Conservation Areas is the Planning (Listed Buildings and Conservation Areas) Act, 1990 (Sections 69 to 75), as amended by the Planning and Compensation Act 1991.

### ***1.2 Designation***

In the first instance it is necessary to analyse the character of the area to be designated and to indicate boundaries on a map. Designation should be seen as only a preliminary stage in the conservation process as the Town and Country Planning legislation requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. In doing this the emphasis will be on control rather than prevention, to allow the area to remain alive and prosperous but at the same time to ensure that any new development accords with its special architectural and visual qualities.

### ***1.3 Pressures***

If we do not take steps to protect and preserve buildings of value, either in their own right or because of the contribution they make to a

pleasant townscape or village scene, they may well be lost, and once lost, they cannot be replaced. It should, however, be remembered that our heritage is the product of many centuries of evolution and it will continue to evolve. Few buildings exist now in the form in which they were originally conceived. Conservation allows for change as well as preservation and our architectural heritage has to be able to accommodate not only changes of use but also new building nearby. This can be done provided that the new buildings are well-designed and follow fundamental architectural principles of scale and the proper arrangement of materials and spaces and show respect for their neighbours. Conservation means breathing new life into buildings, sometimes by restoration, sometimes by sensitive development, sometimes by adaptation to a new use and always, by good management. Taking decisions on matters concerning listed buildings and conservation areas involves balancing many factors.

### ***1.4 Response***

Historic buildings and conservation areas are vitally important to the environmental quality of life in this country. Buildings of architectural and historic merit should receive very special attention. Local authorities stand in the vanguard of those protecting historic buildings and areas. The Secretary of State expects them to make diligent use of all the powers available to them. Public opinion is now overwhelmingly in favour of conserving and enhancing the familiar and cherished local scene, and, it is expected that authorities should take account of this when framing their policies affecting historic buildings and conservation areas.

### ***1.5 Further Advice***

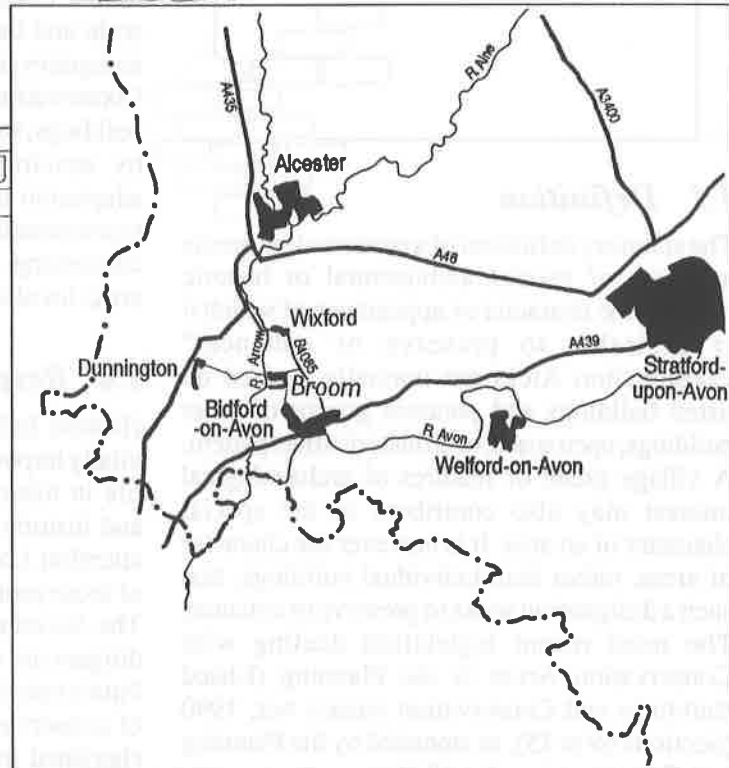
In 1990 Stratford-on-Avon District Council began a complete review of existing and potentially new conservation areas. This report is the result of that exercise.

The report has been approved by the District Council on 22 July 1991 as its formal view on the conservation area. It is divided into 7 sections dealing with historical background; an analysis of the landscape, buildings and setting of the conservation area; development control and enhancement and the policies applied in conservation areas.

This document is not exhaustive, and further advice and information can be obtained from the Planning Department, Stratford-on-Avon District Council.

# 1

## An Introduction to Broom



Broom is a small compact village on the east bank of the river Arrow about 2 miles north of Bidford-on-Avon, and lies within that Parish. It is in an isolated rural location in a flat plain area and served by minor roads from Bidford, Wixford and Dunnington. The village, which is framed by three parallel lanes running east to west, has expanded greatly in modern times. There are about 150 houses, no more than about 60 of which pre-date 1900. There are two pubs, a shop, an electronics commercial establishment and a mill. The mill use is ancient but the last use - animal feeds production - has now closed down and the mill is redundant. It is a very prominent building in the landscape and has been the main form of activity in the village for centuries. There is also a Chapel of Ease - St. Matthews Church (CofE) in Mill Lane, which is a delightful neo-Gothic building constructed in 1868 of grey sandstone.

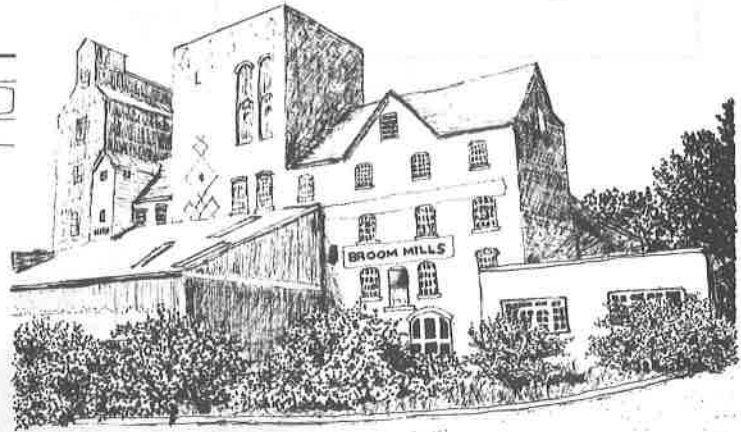


*Mill Lane*

The old centre of the village still retains much of its vernacular character and a number of ancient buildings have been well preserved.

# 2

## *The Settlement - Historical Background*



### *Broom Mill*

Broom formerly consisted of two hamlets; Kings Broom and Burnell's Broom. The settlement grew up around a crossing point on the river where the present bridge is built. There was also a second crossing about half a mile south near Broom Court until about 1800. The manor of Broom is first referred to in 710 as a holding of the Abbots of Evesham. It was divided in about 1200 and united again in the 14th century when it became part of the manor of Oversley.

The watermill is first mentioned in the Domesday book as being established by the monks of Worcester. There were once two mills - possibly within the same building group according to one account dated 1363. As with most mills, Broom Mill has been rebuilt and extended as the technology improved. The present building is of mid 19th Century construction with late 19th Century additions. There are some vestiges of the earlier sandstone building in the existing external walls.

Broom was inclosed by Act of Parliament in 1767. The mill has always been a principal employer in the village as was a large blacksmith, wheelwright and joinery establishment on the south side of the bridge from the mill (now

replaced by an electronics business). Agriculture has always been an important activity and there were once many orchards surrounding the village. Last Century and before the war, jam making was carried out in the village. The Grange, Broom Tavern and Broom Hall were all once substantial farmsteads in the village and Broom Court, an impressive stone manor lying outside of the village settlement, was the manor house and principal land holding.

The rural industry and field worker nature of Broom probably led William Shakespeare to refer to it as 'Beggary Broom'.

Just south of the village crosses the Redditch, Evesham and Stratford railway, now disused, which opened in 1866 with a station and junction to Broom.

The Victoria County History of 1913 describes Broom as "having about 20 small cottages with timber framing; 10 have thatched roofs and Broom Inn, the largest, is a 16th century hall with crosswings. The Holly Bush Inn (now a private residence) is partly timber frame and thatch. There are besides three farm houses and groups of 3 and 5 cottages along the north, middle and south lanes respectively".

# 3

## *The Settlement - Today*

For Settlement Analysis  
Building Group Map  
see Appendix C

### *3.2 Architectural Form and Character*

Broom has a wide range of building form and construction including 'black and white' timber frame, red brick and white render. Generally the scale is low and intimate; pre-1850 buildings are mainly single storey with attics and 45° plain clay tile roofs. The buildings are a random mixture of terraces and individual buildings jostling with each other along the street. Even the modern residential developments are of bungalows or small scale houses, therefore conforming to the general scale of buildings.



### *3.1 Environmental Quality*

The old centre of Broom still conveys a simple working community character with its small scale terraced cottages and larger farmhouse buildings. There is an enclosure along Mill Lane and the High Street created by building frontages close to the road or by stone walls and hedge lines. A number of old blue lias stone walls and later brick walls along Mill Lane and High Street do create a uniting feature of the streetscape.

The random location of buildings and wide range of architectural form creates an honest impression of uncoordinated 'organic' growth. The modern suburban style, post war housing east along Mill Lane and High Street, and in Mill Close are a complete contrast to the earlier building form.

The spatial character and streetscape around the centre of Broom could not be described as beautiful or picturesque but there is a unique character to the village which is recognised, protected and enhanced by the designation of a Conservation Area.

Broom Mill is the exception to scale and forms a landmark visible from some distance, although it is at the bottom of the westerly slope towards the river and on the western fringe of the village.

### *3.3 Predominant Building Materials*

The underlying rock in the area is blue lias limestone and many of the older buildings have foundation plinths or external walling in blue lias coursed rubble. There are a number of good stone boundary walls, notably around The Grange and around Mill Cottages to Broom Tavern. Red/orange brick and clay tile predominates although a number of earlier timber framed buildings are prominent in the streetscape. These are either 'black and white' or black timber with red brick panels. Modern materials such as smooth white painted render, concrete tiles, stained timber or p.v.c. windows proliferate but not to a distracting degree. As described in 3.2., there is a wide range of building form and materials but this, in itself, adds to the character of Broom.



# 4

## *The Settlement - Landscape*

*For Settlement Analysis  
Landscape Map see  
Appendix C*



### **4.1 Village in the Landscape**

The village lies to the east of the River Arrow and spreads away to the east on flat land, from its original core near Broom Corn Mill. To the north the land rises away from the village. Views from the west are screened by riverside trees except at the bridge where unsympathetic office development on the flood plain creates an eyesore.

Otherwise the village sits unobtrusively in the agricultural countryside which is characterised by hedgerows and hedgerow oak trees generally.

The main landmark is made by Broom Mill which rises above the trees on the west side. Some of the peripheral oaks, and the large trees around Broom Hall on the east side, are also prominent.

### **4.2. Boundaries**

#### **West**

Formed by the River Arrow cutting in deeply as it flows southwards, and well clothed with vegetation after nearing the bridge approach.

#### **South**

Kings Lane forms the southern boundary; with its scattered houses and oaks it marks the change from arable land to enclosed village land.

#### **East**

The Bidford Road forms this boundary; a pleasantly hedged rural road with a few hedgerow trees allows views of these eastern parts of the village from afar.

#### **North**

A fairly well hedged and treed boundary marks the transition from village to rising pasture land to the north.



*Landscape Feature H*

### **4.3 Landscape in the Village**

There is no strong village character or centre, such as exists in some other Warwickshire villages, and outside the original village core the quality of the landscape is mediocre/poor.



*Landscape Feature L*

But Broom is endowed with a wealth of footpaths and publicly accessible open space, particularly on the south side between Kings Lane and the High Street. Part of this is land which was formerly tipped and is now developing into an interesting and diverse habitat. The river flood lands also contribute to the rural character of the village. Although mostly privately owned, and in places abused, they have a pleasant, informal feeling to them.

Some of the trees in the village are noteworthy: the oaks on the periphery, the cedar and horse chestnuts at Broom Hall, the willows and poplars at Broom Mill and the walnut in the grounds of the Broom Inn.

Lesser planted and built features are few: the core area has a mixture of lias stone walls and hedges, plus a small piece of orchard remains near the south west corner of High Street.

Much of the village is spoilt by poles and wires and by prominent television aerials.



*Landscape Feature M*

# 5

## *The Conservation Area*



*The Old Coach House*

### **5.1 Buildings of Quality**

There are three groups of buildings of architectural and historic interest in the village; those around and including Broom Hall, which are essentially protected by the listing of Broom Hall; the widely spaced cottages along King's Lane, three of which are listed, and the large group forming the old centre of the village. Within the last area, which forms the basis of the conservation area, are seven listed buildings and sixteen other buildings of group value and architectural/historical interest.

### **5.2 Spatial and Landscape Quality**

There are no open spaces of particular quality (such as a village green etc.) but the overall character of space created by the enclosure of buildings adds to the character of the village. Mill Lane and the link road between it and High Street are the best areas. The courtyard enclosure of the Mill Coach House group and the garden area of the Broom Tavern are pleasant spaces.

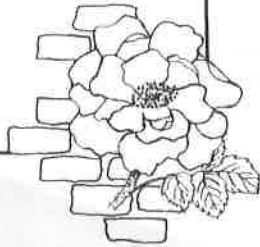
### **5.3 The Conservation Area Boundary**

The Conservation Area was designated about the core area of the old village, enclosing the west ends of Mill Lane and High Street, together with the old mill itself and the mill 'island' to the river. The boundary was taken as the rear property boundaries of buildings fronting these streets for simplicity but this then encloses the whole of the settings of these buildings.

The Mill is included because it is considered that the 19th century brick building is of considerable local architectural quality and historic value although there is great scope for enhancement and possible conversion of the brick mill building to alternative uses. The mill island is important to the setting of the mill (notwithstanding the low-grade prefabricated buildings adjacent to the old mill being an environmental eyesore) and to the setting of the village as a whole from westerly views.

# 6

## *Development Control and Enhancement*



Development Control and the machinery for schemes of enhancement in Broom Conservation Area will be as set out in the Stratford-on-Avon District Local Plan (see Chapter 7. *Policies*) under the provisions of the Town and Country Planning Act 1990.

### *6.1 Safeguarding Environmental Quality*

Apart from the buildings there are a number of stone and brick boundary walls, hedgelines and mature trees within the Conservation Area, which are identified on the *Conservation Area Plan* that should be maintained. Most of the granite sett kerbings are still in place.

Many of the buildings identified in *Appendix A* have been modernised, some a little unsympathetically. Some design guidance concerning appropriate form of alterations to pre-1900 buildings in the Conservation Area would help towards safeguarding the quality of buildings.

### *6.2 Recommendations for Improvement*

Most private garden areas are now tidy and well kept. A few more trees within the village would add to the rural character.

The area of greatest potential for improvement is the Mill and its immediate surroundings. The future of this building is in the balance at the moment, but whatever happens to this area should reflect the character and historical significance of the Mill. Overhead wires and transmission poles are an eyesore although improvements have been made by the undergrounding of cables and removal of pole transformers recently.

### *6.3 Conclusions*

Broom has always been a simple working community. Some gentrification has occurred in recent years and there will be increasing pressure for upmarket development. Essentially, however, it still retains its original character.

Broom does not have the quality of streetscape of Bidford or Barton but it is of equal importance in terms of being an ancient settlement and close knit community clearly characterised by its built form. Designation as a Conservation Area should protect this village centre, as an area of special architectural and historic value and environmental quality.

## *References*

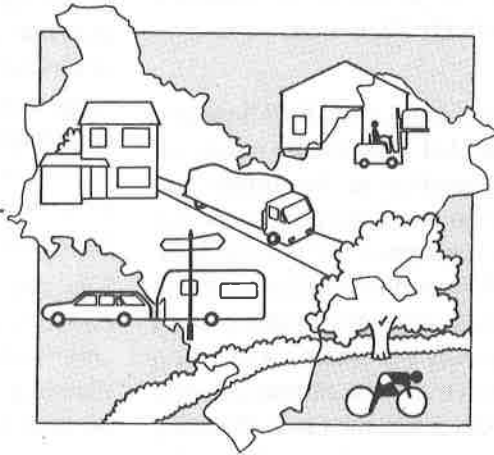
Victoria County History	Vol III pp 50 to 57
Kelly's Directory	1892
Ordnance Survey -	1885 1/25" series

## *Acknowledgements*

Thanks are given to Mrs I.E. Williams (Local Historian) of 44, High Street, Broom for valuable historical background information.

# 7

## *Policies*



### **ERRATUM**

Please note that the policies outlined in Section 7 are now superseded. For more information, please contact the Policy Team on 01789 260337.

Having designated a Conservation Area, any decisions and initiatives must be considered in the context of the relevant policies in the development plan. In this respect it is currently the Draft Stratford-on-Avon District Local Plan (Part 1) which provides guidelines over the control of development within Conservation Areas. The following policies are particularly important:

### ***Policy ENV 24***

*The District Planning Authority will not permit development proposals which are likely to harm the character or appearance of a conservation area. The Authority will, at all times, have particular regard to the desirability of preserving or enhancing such areas and will seek high standards of design which will make a positive contribution to the environment of conservation areas.*

#### **Explanation**

Having been designated on the basis of their need for preservation or enhancement, conservation areas require very careful consideration in the development control process. The legislation does not intend conservation areas to be subject to an embargo on new development but it does require that their preservation or enhancement should be an important factor in the determination of planning applications. The character of conservation areas is often an amalgam of different elements such as the style of building, the extent of open space

or the amount of tree cover. These components can be threatened both by the presence of new development or by schemes which are designed with little understanding of or sympathy for the locality. On the other hand, a development scheme may well be of positive benefit to the area by, for example, upgrading a neglected area or removing an eyesore. The District Planning Authority will take account of these factors when assessing the impact of proposals in conservation areas.

Conservation area studies and parish/village appraisals may play an important part in the assessment of proposals for development in conservation areas and they will help in promoting a greater appreciation of the qualities of those areas which need to be taken into account by architects and designers. They may also be able to focus attention on features which need improvement and play a role in the enhancement process described in relation to ***Policy ENV 25***.

In considering any application in a conservation area, outline planning applications will not contain sufficient detail to enable the District Planning Authority to make an adequate assessment of the proposal. Developers will be expected to provide detailed plans and elevations together with details of materials, texture and landscaping. These will be examined to ensure that the scale, proportions, materials and landscaping proposals will blend with the existing development.

Applicants will be advised, where necessary, on design improvements which will assist in harmonising proposed buildings with their surroundings. Alterations and extensions to existing buildings will only be permitted if in sympathy with the original building.

### ***Policy ENV 25***

*The District Planning Authority will support any effective measures to preserve or enhance conservation areas in the Plan area.*

#### **Explanation**

Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities to formulate and publish, from time to time, proposals for the preservation and enhancement of conservation areas in their districts. Department of Environment Circular 8/87 states that designation of a conservation area is only a preliminary to action to preserve or enhance its character and appearance. It also states that the Local Planning Authority should adopt a positive scheme for each area at an early stage.

The character of conservation areas in the Plan area could benefit from implementation of enhancement schemes involving such work as refurbishment of frontages, under-grounding of cables and the removal of incongruous advertisements and road signs. The location and design of street furniture is also important in this respect.

The means by which such enhancement schemes will be brought forward is primarily through the collective use of a variety of funds operated by Stratford-on-Avon District Council. These enable Parish Councils, individuals and local bodies to make bids for grant aid through the submission of projects for assessment by the District Planning Authority.

Other measures, such as special publicity events, self-help, competitions, etc. may be employed. The involvement of developers in conservation area enhancement could be harnessed through Planning Obligations, a process which is described in more detail in the **IMPLEMENTATION** Chapter. Funding for enhancement projects may also be sought from English Heritage.

### ***Policy ENV 26***

*The demolition of buildings and the removal of healthy trees which contribute to the character and attractiveness of conservation areas will not normally be approved. Conservation Area Consent for the demolition of any building within*

*a conservation area will not normally be given unless a detailed scheme for redevelopment or reinstatement of the site has already been granted planning permission or is granted concurrently with the application for conservation area consent.*

#### **Explanation**

A building need not be listed to warrant its preservation. Other buildings of vernacular or period design or which utilise local building materials can contribute much to the character of a locality and so require protection. They may range in size from outhouses to rectories, schools and chapels. These may not be important from the national viewpoint, but they can represent particular aspects of a town or village's social history as well as being attractive in appearance.

The character and attractiveness of many conservation areas also depend on the contribution made by trees and the District Planning Authority will not permit the removal of healthy trees of amenity value within conservation areas.

The District Planning Authority wishes to avoid demolition in conservation areas, giving rise to derelict sites which detract from the character and appearance of the locality. The Authority will need to be satisfied that works to redevelop or reinstate sites of buildings proposed to be demolished will be undertaken as soon as possible after demolition.

### ***Policy ENV 27***

*The District Planning Authority will actively pursue the conservation of buildings of Special Architectural or Historic Interest in the Plan area. They will do this mainly by:*

- 1. Having strong regard to the presumption against the demolition of listed buildings.*
- 2. Requiring the most sensitive design and treatment of alterations or extensions to all listed buildings.*
- 3. Taking measures to effect the repair of neglected listed buildings.*
- 4. Assisting the finance of repairs to listed buildings.*

#### **Explanation**

The Local Plan area contains over 3000 buildings included in the statutory lists of buildings of Special Architectural or Historic Interest. The lists include a great variety of buildings and other structures, ranging from large country houses to small milestones. They are not necessarily of great age and recent additions to

the list have included telephone kiosks dating from the 1930s.

The District Planning Authority recognises the value of listed buildings as visible evidence of the past and the contribution they make to the character of the area. These buildings are also part of the national architectural and historic heritage which successive Governments have been anxious to preserve, reflecting general public concern about this issue. The District Planning Authority will endeavour to implement fully the Planning (Listed Buildings and Conservation Areas) Act 1990 which includes many provisions relating to listed buildings, including measures to ensure their preservation. *Policy ENV 24* is an expression of a concern to make a positive contribution to building conservation in the light of Government advice on this subject.

As regards the determination of applications for the demolition of listed buildings, the District Planning Authority will follow the principles contained in Circular 8/87. Demolition will not be permitted unless the Authority is satisfied that every possible effort has been made to continue the present use or to find a suitable environmentally acceptable alternative use for the building. Evidence will need to be provided that the freehold of the building has been offered for sale on the open market.

The District Planning Authority will guard against the danger of over-restoration of listed buildings and prevent the unnecessary destruction of internal and external features of interest. The Authority will expect developers and householders to have regard to the following general principles based on those contained in Appendix V of Circular 8/87:

1. Alterations should utilise similar, preferably reclaimed, materials and matching architectural style. Extensions should be built in sympathetic architectural style and materials, although these need not necessarily exactly match those used on the existing building. It is important to be able to see the form of the original building after a modern extension has been added. (The District Planning Authority's Conservation Architect and the Warwickshire Museum can advise on sources of suitable natural building materials).
2. The symmetry and traditional divisions of elevations must be observed.
3. Historic detailing needs to be preserved.
4. Existing openings should not be widened or heightened out of proportion to an elevation.
5. Windows need to be of appropriate design and to use existing openings.
6. The original shape, pitch, cladding and ornament of roofs need to be retained.
7. Interior features of interest should be respected and left in-situ wherever possible.

The District Planning Authority has power to execute works which are urgently necessary for the preservation of a listed building or an unlisted building in a conservation area (in the latter case, by direction of the Secretary of State). The cost of the works can be recovered from the owner of the building. The District Planning Authority can also serve a 'Repairs Notice' on the owner to specify works necessary for the preservation of the building which, if not carried out after two months, render the building liable to a compulsory purchase order. If an owner has deliberately neglected a building with a view to demolition, then compulsory acquisition can take place with minimum compensation being paid to the former owner.

The great majority of owners of buildings of architectural or historic interest are keen to maintain their properties in good order. The legal measures described above are a last resort, but the District Planning Authority will consider their application if an important building is seriously threatened by neglect.

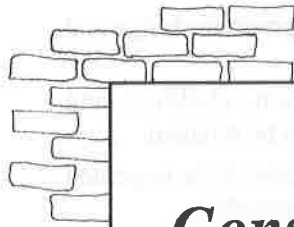
On the positive side, since 1980 the District Planning Authority has grant-aided essential repairs to listed buildings. Grants vary with the importance and situation of the building concerned, with listed buildings in conservation areas having the highest priority. The grants are mainly between 20% and 50% of the cost of the work. The District Planning Authority will continue to operate this scheme as resources permit.

In addition to their contribution to the visual environment, historic buildings are a rich store of historical information. Where alterations to historic buildings are permitted, provision will be made for recording the structure of the building in advance of alteration. Records of many buildings are or will be held by the Warwickshire Museum. Developers may be asked to assist in promoting the educational value of buildings of interest e.g. through the display of historic information.

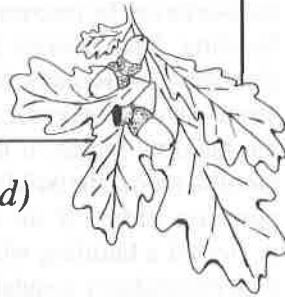
---

**Attention is also drawn to the Local Plan policies on Satellite Television Dishes in relation to listed buildings (*Policy ENV 28*) and Control of Advertisements (*Policy ENV 29*).**

---



## ***Conservation Area Plan References***



### ***Buildings (\* Listed) (See Appendix A)***

1. Broom Mill
2. Mill Cottages (4 Cottages)
3. Mill House
- 4.\* The Old Coach House
5. The Coach House
6. The Stables
- 7.\* The Grange (formerly The Red House)
8. The Cottage
9. 'Rosebank'
10. Arrow Cottage
- 11.\* Yew Tree Cottage
12. St. Matthews Church (C of E)
- 13.\* Broom Tavern Public House
- 14.\* 7, 9, 11 High Street (*Listed*)  
and 13 High Street (*Unlisted*)
15. Village Stores, 17 and 19 High Street
16. 41 and 43 High Street
- 17.\* Hollybush Barn (*Listing includes  
Hollybush Cottage and Bush House*)
- 18.\* Hollybush Cottage (*Listing includes  
Hollybush Barn and Bush House*)
- 19\* & 20.\* Bush House (*Listing includes Hollybush  
Barn and Hollybush Cottage*)
21. Magnolia Cottage and adjoining  
cottage, 40 and 42 High Street
22. Atlasta Cottage, 44 High Street
23. 46 to 58 High Street (6 Dwellings)
- 24.\* Bridge Cottage, 62 High Street

### ***Buildings outside the Conservation Area***

25. Brooklyn House, 51 High Street
26. 'Riverside', 17 Kings Lane
- 27.\* Newbold Cottage, 1 Mill Lane
28. Broom Cottage / Vine Cottage
29. Malthouse Cottages

### ***Landscape - Individual Features (See Appendix B)***

#### ***Tree Group***

##### **Group A**

Ditchside belt of sycamore and willow.

##### **Group B**

Group around old weir basin, of alder and willow.

##### **Group C**

Belt of willows on the river bank.

##### **Group D**

Village edge group containing cedar and ash

##### **Group E**

Important ornamental corner group of weeping ash, horse chestnut, robinia and cedar.

##### **Group F**

Riverside bank belt of mainly alder, but also oak, ash, willow, hawthorn and blackthorn.

##### **Group G**

Linear belt of hawthorn, cherry, rowan, lime and alder.

#### ***Landscape Features***

##### **H.**

The walnut tree in the forecourt of Broom Inn.

##### **J.**

The entrance to St. Matthew's Church.

##### **K.**

The Arrow Cottage corner. Trees, stone walling and brickwork with an absence of footpaths.

##### **L.**

One of the narrow hedged walks leading to the 'back lands'.

##### **M.**

Riverside willows and poplars screening the Mill.

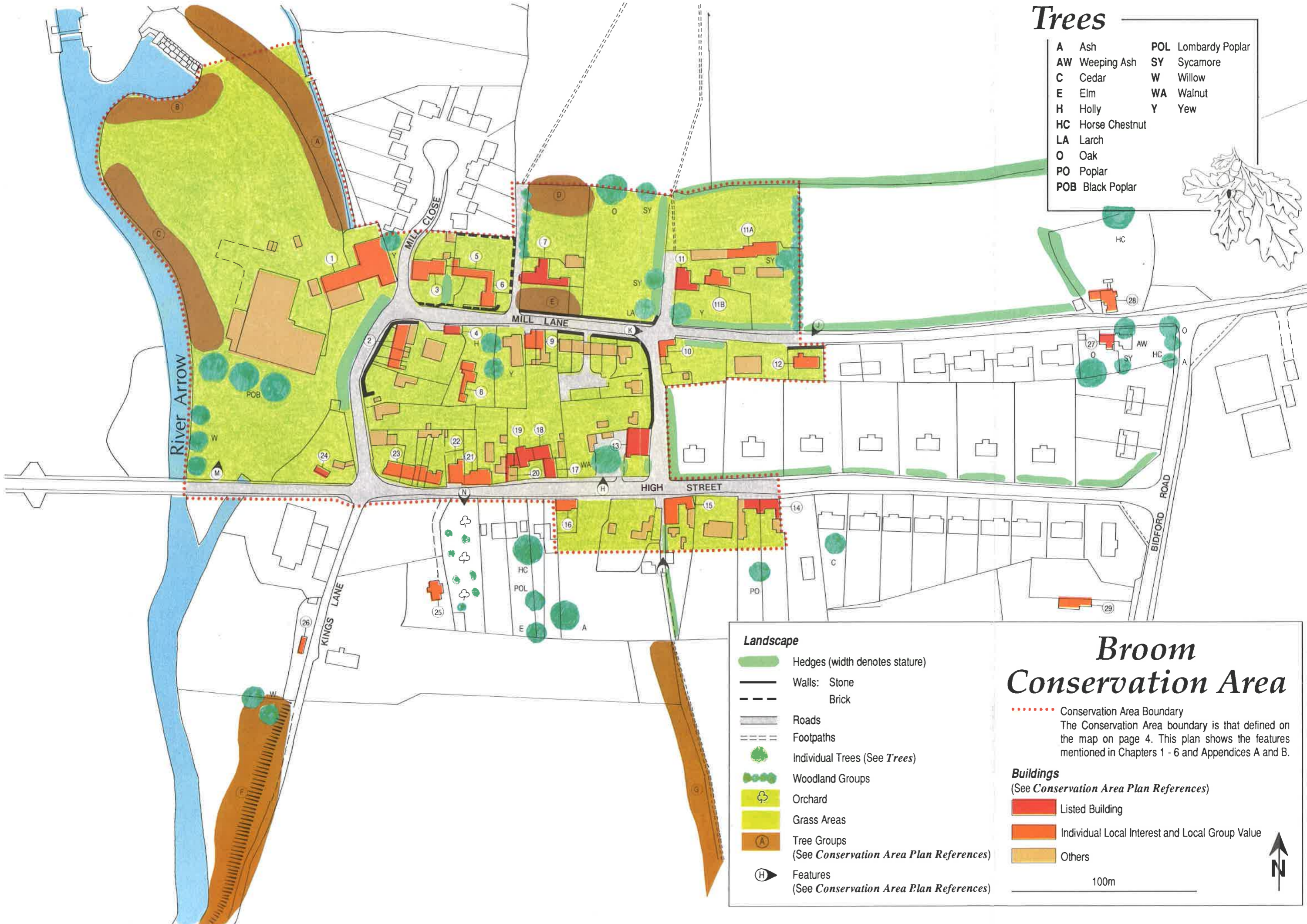
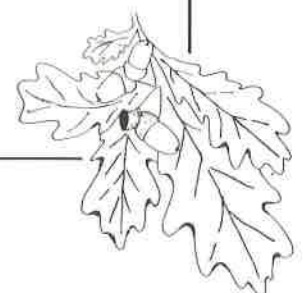
##### **N.**

Orchard remnants in a private garden.



# Trees

A	Ash	POL	Lombardy Poplar
AW	Weeping Ash	SY	Sycamore
C	Cedar	W	Willow
E	Elm	WA	Walnut
H	Holly	Y	Yew
HC	Horse Chestnut		
LA	Larch		
O	Oak		
PO	Poplar		
POB	Black Poplar		



**Landscape**

- Hedges (width denotes stature)
- Walls: Stone
- Brick
- Roads
- Footpaths
- Individual Trees (See Trees)
- Woodland Groups
- Orchard
- Grass Areas
- Tree Groups (See Conservation Area Plan References)
- Features (See Conservation Area Plan References)

## Broom Conservation Area

Conservation Area Boundary  
The Conservation Area boundary is that defined on the map on page 4. This plan shows the features mentioned in Chapters 1 - 6 and Appendices A and B.

**Buildings**  
(See Conservation Area Plan References)

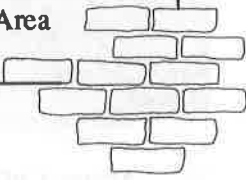
- Listed Building
- Individual Local Interest and Local Group Value
- Others

100m



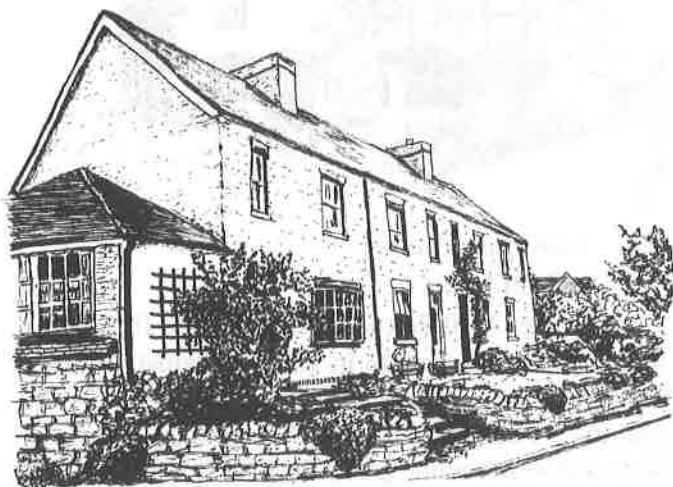
# Appendix A

Schedule of Buildings of Local  
Architectural and Historic Interest and  
of *group value* within the  
Conservation Area



## 1. Broom Mill *(illustration page 6)*

Water-driven corn mill mainly 1870's construction: tower addition and extension in early 20th Century building. Vestiges of earlier building in rear wall. Mill on this site since 12th Century. Operational flour mill until 1975. Mill race filled in 1980. 4-storey red brick and blue clay tile. 7 bays with 3-bay rear wing. Multipane iron casement window, blue diaper brick patterns in tower, boarded sack hoist and lucarne. Unightly prefabricated extensions.



## 2. Mill Cottages (4 Cottages) Mill Lane

Terrace row of red brick and tile cottages built in circa 1900 for workers - later used as mill offices, now returned to residential use. Sash windows and panelled front doors with fanlights (some now altered). Elevated off road, low stone wall to front boundary.



## 3. Mill House Mill Lane

Grand neo-classical house built for the miller in about 1865. Now truncated and rather degraded by a modern 'mansard' type fibre-cement slate roof. Red brick, fine dressed stone label mouldings and entrance archway. Multipane sash windows replaced by p.v.c. casements. Single storey wing to east.

## 4. The Old Coach House *(photo page 11)* 15 Mill Street

**(Listed Building Ref. 5/62 - Grade II)**

Detached cottage on street frontage, very prominent.

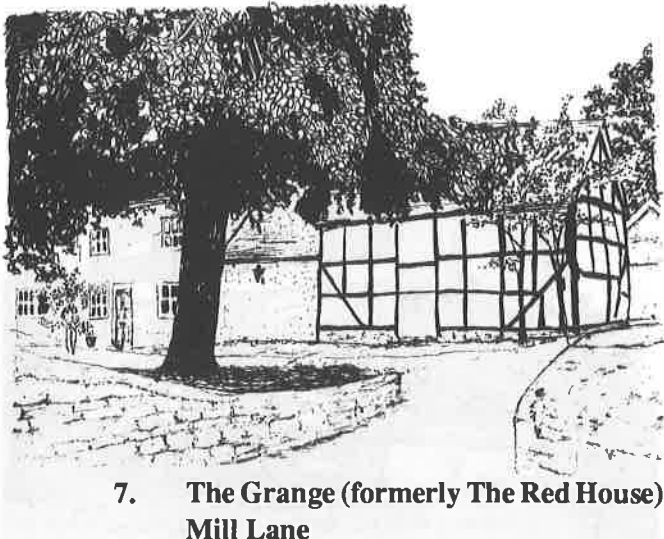
Listed description : "Cottage. C17. Timber framed with brick infill on high coursed lias plinth. Tile roof with brick end stack. 2-unit plan. One storey and attic with two late C20 dormers and central late C20 gabled half dormer. 3-window range. Entrance to rear in late C20 addition. Late C20 casements. Exposed framing to right end, left end partly rebuilt".

## 5. The Coach House Mill Street

Originally coach house and stables to Millers House, built circa 1865. Orange brick, single storey plus attics, segmental brick arch openings, clay tile roof, modern multipane casements - wagon doors now built up - building converted to house.

## 6. The Stables Mill Lane

Additional building to Coach House accommodation in courtyard with it. Datestone 'J.A. 1868'. Orange brick, blue clay tile. Modern conversion to house. Enclosed by high brick boundary wall to courtyard.



**7. The Grange (formerly The Red House)  
Mill Lane  
(Listed Building Ref. 5/60 - Grade II)**

Fine principal farmstead range of buildings set back with high lias stone wall to road frontage and to side of track west of house.

Listed description : "House. Late C17/early C18, alterations and additions c.1806. Coursed limestone rubble with brick patching, addition on left roughcast. Tile roof with wood dentil eaves cornice. 2-unit plan, extended to 3 units. 2 storeys, 3 - window range, 6 - panelled door with moulded wood architrave. C19 iron casements, 2-storey bay on left with wood casements. External chimney breast to left gable. Interior has some exposed timber framed partitions and straight flight staircase. Open fireplace in room on left has 2 bressumers, one high up the other, larger and more recent, below, and date 1806 recently revealed. 6-panelled doors. Room on right extended late C20 into single storey link to stable from pine panelling of large fielded panels, possibly early Georgian, brought in from elsewhere. Late C19 additions to rear. Roughcast removed from front late C20. Stable, now attached on right by single storey stone wing, originally separate. C17. Timber framing with whitewashed brick infill and tile roof. 2 bays. 2 stable doors to rear. Good framing, complete and exposed on 3 sides. 4th side also complete and visible inside house".

**8. The Cottage  
Mill Lane**

Cottage range - originally two cottages adjoined - early 19th century, brick and tile. Severe modernisation. White rendered, replacement multipaned windows. Set well back off road. Group value in street.

**9. 'Rosebank'  
11 and 13 Mill Street**

Suburban style semi-detached house on road frontage built in 1922 - probably as further

mill-workers housing. Out of scale with streetscape. Red/orange brick, clay tile roof - sash windows, some replaced, modern extensions to each side.



**10. Arrow Cottage  
Mill Lane**

4-bay cottage range probably 17th century timber framed - now underbuilt in brick. Single storey plus attics. Red brick on blue lias stone plinth. Segmental arches. Early 19th century multipane casement windows. Large brick chimney stack. On road frontage - very prominent in streetscape.



**11. Yew Tree Cottage  
10 Mill Lane**

**(Listed Building Ref. 5/59 - Grade II)**

Ancient farmstead group in village originally timber frame on stone plinth. Later brick additions. Shelter shed and stable ranges to north and west forming group. Set back off road. Outbuildings now being converted to residential use.

Listed description : "House. C17, right hand part and some of remainder rebuilt early/mid C19. Timber framing with whitewashed brick; small amount of stone and two buttresses to left side wall. Tile roof, stone ridge chimney stack with truncated brick shafts. L-plan. 2 storeys,

3-window range. 6-panelled C19 door, late C19 porch. C19 iron casements with glazing bars, one with segmental arch over. Rear wing has a door on the upper floor with external masonry staircase. Interior: straight flight and winder staircase and some exposed framing”.

**12. St. Matthews Church (C of E)  
Mill Lane**

Chapel of Ease built in 1868. Early English Gothic style. Grey sandstone building with dressed stone decorative mouldings, lancet windows. Fine timbered porch, steep (65°) clay tiled roofs with parapet gables and bell cote at west end. Low stone wall to street, very picturesque.



date now painted white. On street frontage, picturesque.



**13. Broom Tavern Public House  
High Street  
(Listed Building Ref. 5/50 - Grade II)**

17th century timber framed range probably originally a farmhouse. Now a prominent building in village and a popular meeting place. Very picturesque in streetscape. Listed description :

“Inn. Early C17. Timber framing with brick infill on stone plinth. Tile roof and brick chimneys. L-plan, filled in by late C19/early C20 brick wing. Main front to lane of 2 storeys, 3-window range. C19 chamfered 4-panelled door in simple moulded wood architrave. C20 casements. High Street facade has gable on right, C20 timber-framed porch and exposed framing throughout. To rear 2 timber-framed gables. Interior: Open fireplaces and broad-chamfered ceiling beams”.

**14. 7, 9, 11 and 13 High Street  
(Nos 7, 9 and 11 -  
Listed Building Ref. 5/53 - Grade II)**

Thatched cottage range of 4 bays plus added bay of red brick and tile cottage of early 19th century  
(cont.)

Listed description : “Row of 3 cottages. C17. Timber framing with whitewashed brick infill and stone plinth. Thatched roof and brick central chimney. Nos.7 and 9 one-unit plan, No. 11 of a separate build is two-unit. No. 9 has curved rendered ground floor projection, probably bread oven. One storey and attic with 3 swept dormers. Nos. 7 and 9 have C19 plank doors. No. 11 has ribbed C20 door and thatched hood continued across flanking C20 oriels with leaded lights, and another similar oriel. Lateral stack to rear of No. 7. Interior not inspected. C20 additions to rear”.

**15. Village Stores  
17 and 19 High Street**

2-storey, 4 bay red brick and tile building of early 19th century date - rear wing of outbuildings. Brick - now painted white. Multipaned casement windows. Now village shop and Post Office. On street frontage, very prominent.

**16. 41 and 43 High Street**  
Circa 1900 suburban style pair of cottages, red brick and clay tile, modern casement windows, prominent on street frontage - remaining building in pre-1930 village street row of buildings.

**17. Hollybush Barn  
High Street  
(Listing includes Hollybush Cottage  
and Bush House -  
Listed Building Ref. 5/51 - Grade II)**

3-bay cart shed of late 17th century date. Stone rear wall, timber framed side walls with red brick infill. Some elm weather boarding. Old clay tile roof - hipped at one end. Right-angles to road frontage, very prominent.



- 18. Hollybush Cottage**  
**High Street**  
 (Listing includes Hollybush Barn  
 and Bush House -  
 Listed Building Ref. 5/51 - Grade II)

Picturesque cottage set back from street frontage, once the Hollybush Inn public house. Now restored as a single cottage.

Listed description : "House, formerly inn. C17. Timber framing with lath and plaster infill to front and rear. Thatch roof and brick end chimney. Two-unit plan, now altered. One storey and attic with 2 swept dormers. Late C19/early C20 whitewashed brick porch with segmental door head and C20 ribbed and studded door. C19 metal casements with glazing bars. C19 addition to right adjoining cart shed and late C19/C20 projecting cross wing on left, both of whitewashed brick with tile roofs. Interior not inspected".

- 19 Bush House**  
**and High Street**  
**20. (Listing includes Hollybush Barn**  
**and Hollybush Cottage -**  
**Listed Building Ref. 5/51 - Grade II)**

Originally a late 19th century brick and tile crosswing to Hollybush Public House with bay window. Now stripped of detail, rendered and extended to form large house.

20 - Garage building originally small cottage range right-angles to road - now only west wall remains. Group value with Hollybush.

- 21. Magnolia Cottage and adjoining**  
**cottage**  
**40 and 42 High Street**

Heavily modernised street frontage terrace of cottages. Red brick and concrete tile - front wall rebuilt in brick and render, stained casements, lias stone plinth. Group value with Atlasta Cottage.

- 22. Atlasta Cottage**  
**44 High Street**

2-bay cottage originally 17th century timber framed, now extensively replaced by brick - white painted, blacked timbers, single storey and attics. Once the village post office and general store. Modern red/blue clay tile roof, modern casement windows. On street frontage.



- 23. 46 to 58 High Street (6 Dwellings)**  
 Long terrace of 6 cottages terminating on street corner, very prominent in streetscape, key position in village. Mainly red brick and clay tile - most now white painted or rendered frontages. 9 bays - 2 storey. Some rear wall blue lias coursed rubble. Nos 52 and 54 have cellars. Some old casement windows. Brick wall and railings to frontage.



- 24. Bridge Cottage**  
**62 High Street**  
**(Listed Building Ref. 5/52 - Grade II)**

Originally small timber framed, thatched cottage. Completely rebuilt in 1980's new timber, on blue lias plinth - enlarged from original size.

Listed description : "Cottage. C17. Timber framing with some whitewashed brick infill. Some infill and roof missing. Central brick chimney. One storey and attic, 2-window range. C19 plank door. C20 metal casements".

## Appendix B

Schedule of Village and  
Landscape Features Important  
to the Conservation Area

## Landscape features

(See *Conservation Area Plan*)

H. (photo page 10)

The walnut tree in the forecourt of Broom Inn.



## Tree Groups

(See *Conservation Area Plan*)

### Group A

Ditchside belt of medium age sycamore and willow forming a strong feature around the Mill.

### Group B

A group of trees around the old weir basin, of medium age alder and willow.

### Group C

A belt of willows on the river bank, invaluable as a screen to the Mill.

### Group D

A village edge marker group containing cedar, ash etc.

### Group E

An important ornamental corner group of weeping ash, horse chestnut, robinia and cedar.

### Group F

The riverside bank belt of screening trees, mainly alder, but also oak, ash, willow, hawthorn and blackthorn.

### Group G

This linear belt of medium age small trees contains the recreation ground and is a feature in this 'back land'. Species are: - hawthorn, cherry, rowan, lime and alder.

J.

The entrance to St. Matthew's Church. One of the few elements of ornamental work within the village.

K.

The Arrow Cottage corner. Trees, stone walling and brickwork with an absence of footpaths, give a pleasant character.

L. (photo page 10)

One of the narrow hedged walks leading to the 'back lands', Broom is well endowed with such paths.

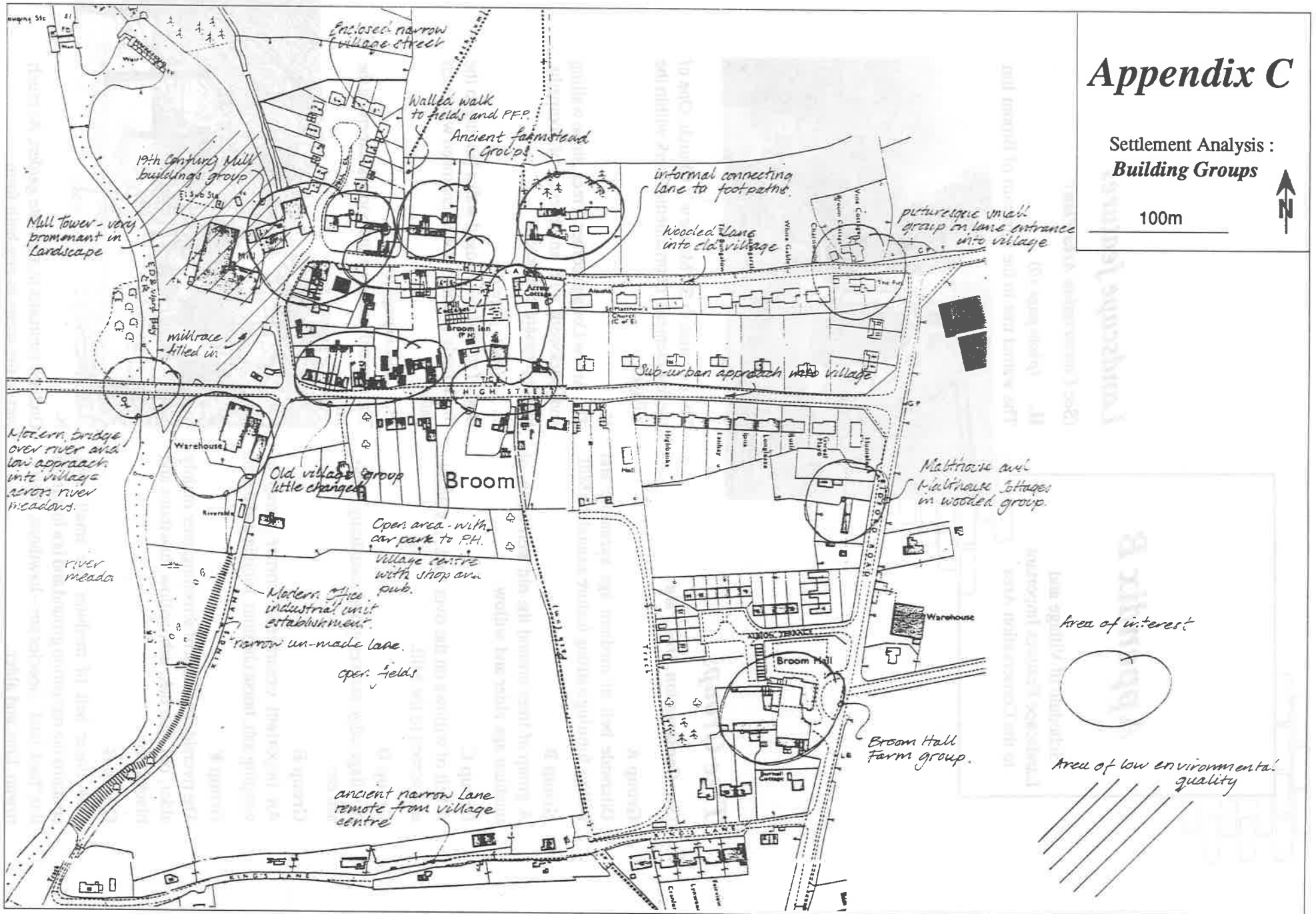
M. (photo page 10)

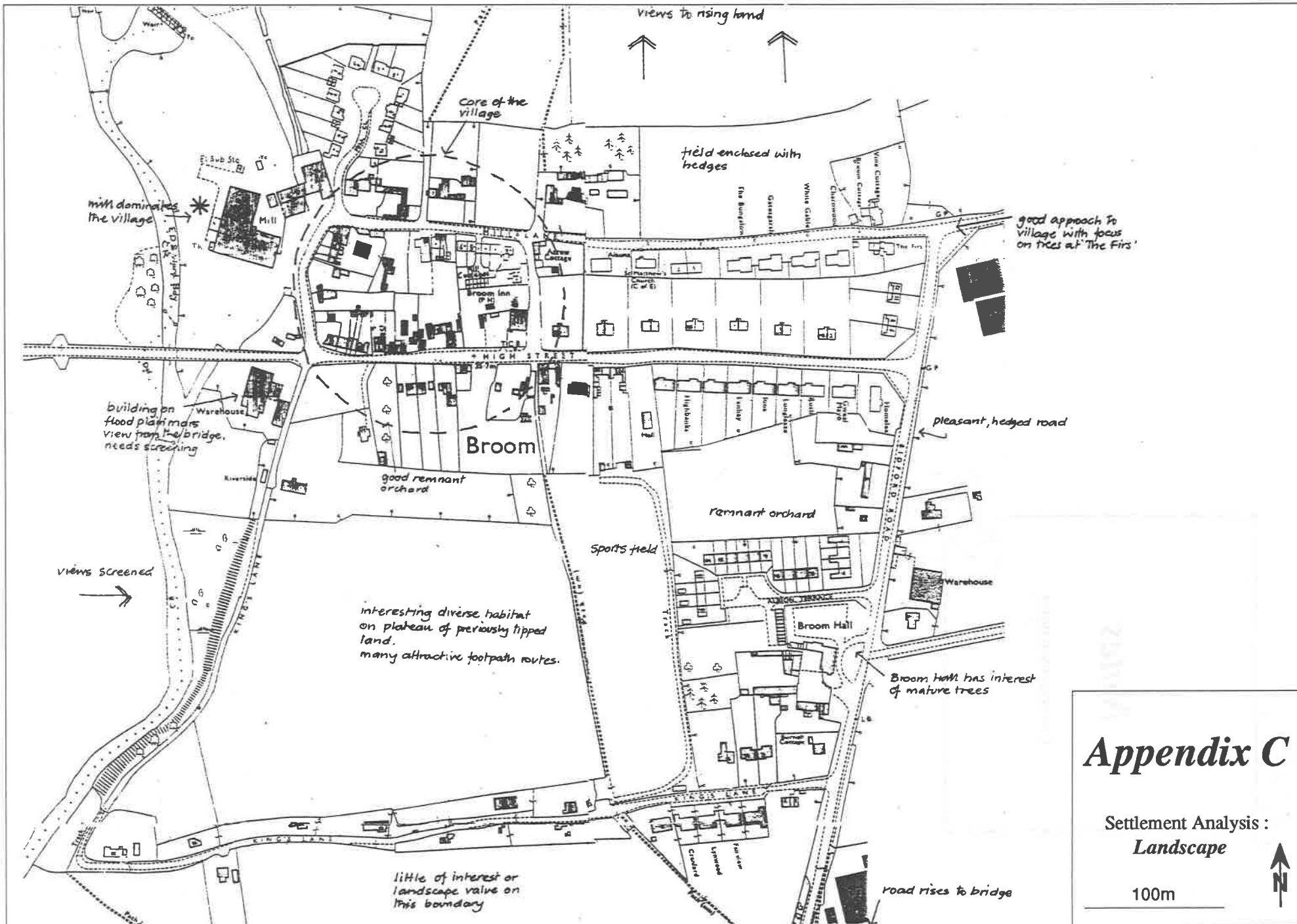
The riverside willows and poplars screening the Mill.



N.

Orchard remnants in a private garden. As much part of the scene as any built form.





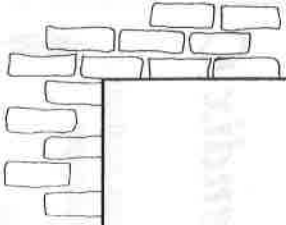
# Appendix C

Settlement Analysis :  
Landscape

100m







*Notes*

For your own notes

