



TROTSHILL

Conservation Area Appraisal

March 2018



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01 Introduction

Trotshill still has the appearance of a historic Worcestershire village. It has medieval origins, and today survives as a small linear hamlet sited along Trotshill Lane East. The area contains a variety of historic buildings, including several timber framed buildings and a group of traditional farm buildings.

A Conservation Area is defined in the Planning (Listed Buildings and Conservation Areas) Act 1990, as an 'area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Section 69 of the Act places a duty on the local authority to designate conservation areas and to review their extent. Section 71 places a further duty 'to formulate and publish proposals for the preservation and enhancement' of conservation areas. Designation, review and appraisal helps to ensure that an area which has been identified for its special architectural and historic significance continues to be protected and managed appropriately.

Conservation is the management of change to a significant place in a way that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations. The conservation area appraisal is a means of assessing the special architectural and



Mab's Cottage

historic interest of an area and how this contributes to the character of the place. Conservation area appraisals are a material consideration in planning applications and should be read in conjunction with the management proposals for the conservation and enhancement of an area.



The Granary

National planning policy, as set out in the National Planning Policy Framework (NPPF), draws attention to the desirability of preserving and enhancing heritage assets in a manner appropriate to their significance. Subject to appropriate assessment and justification, this can include adaptation and change. Paragraph 137 of the NPPF states that 'local planning authorities should look for opportunities for new development within conservation areas...to enhance or better reveal their significance'. Development proposals that preserve elements which make a positive contribution to the conservation area, or which better reveal the significance of heritage assets, should be treated favourably.

Local planning policy is contained within the South Worcestershire Development Plan (adopted 2016). SWDP 6 and SWDP 24 are the policies most relevant to Trotshill Conservation Area. Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management is the national conservation area guidance to support this document.

Over time the pressures and demands of development can result in changes within a conservation area or its setting, and as such, local authorities are required to review these areas and their boundaries periodically. This appraisal forms part of a systematic review of all 18 conservation areas within Worcester City and is intended to be used by planning officers, developers and landowners alike to ensure that the character is preserved and enhanced, not eroded. This appraisal will define the special character and appearance of the Trotshill Conservation Area.

Trotshill is a small settlement located to the east of Worcester. The area contains a variety of historic buildings, including several timber framed buildings and a harmonious group of traditional farm buildings, most of which have now been converted to residential use. The conservation area boundary has been drawn to reflect the historic buildings and associated landscape features.

Prior to the development of Warndon Villages at the end of the 20th century, Trotshill formed part of a historic group of dispersed farming settlements which included Warndon to the north, and Lyppard Grange to the west (since rebuilt and swallowed up



by a modern shopping complex). The survival of this hamlet, and its designation as a conservation area, recognises Trotshill's importance in the historical development of these settlements on the outskirts of Worcester.

It is the duty of the local planning authority under section 69 of the Act to review conservation areas regularly and to determine whether any further parts of their area should be designated as a conservation area. The Trotshill Conservation Area boundary was defined in 1986 and represents perhaps the tightest line it could have taken. To a great extent this was determined by the practicalities that would have been involved in extending the boundary to include parts of the surrounding fields.

After a review of the current boundary it is proposed to extend the boundary to include the extent of Trotshill Lane East to the northwest, including land to the west of the lane. Described by Pevsner as a 'rural byway', the lane, with its hedges and trees, forms a strong visual introduction to Trotshill from the west, and the small closes on its west side mark the north-westward continuation of the historic pattern of the hamlet, up to where it meets the modern day road systems of Warndon Villages.

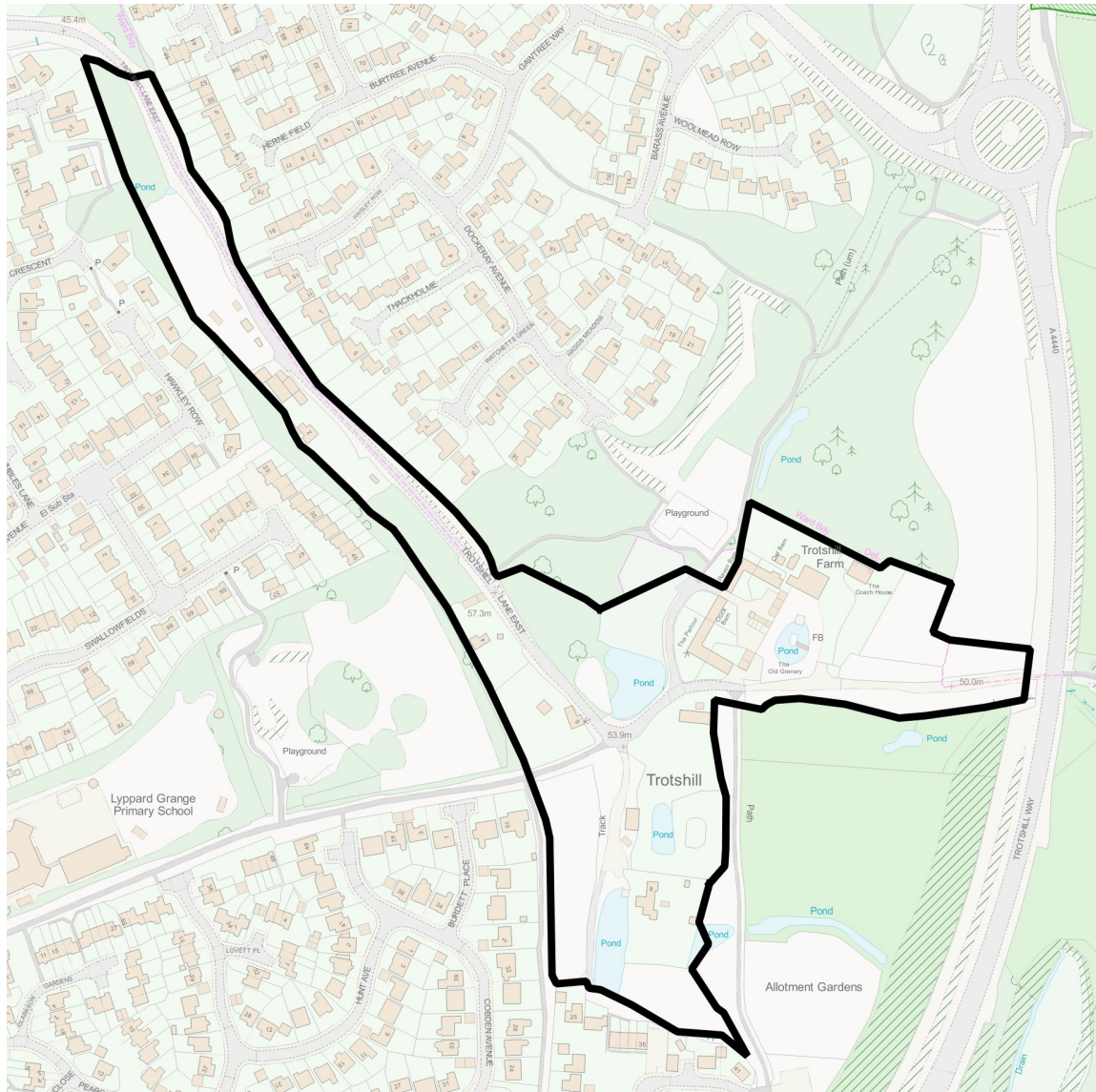
This appraisal was subject to a public consultation in July and August 2017 to ensure that all sections of the community and interested parties had a reasonable opportunity to engage with the process.



The Granary



Trotshill Conservation Area Map



 Conservation Area Boundary



02 Historic Development

Trotshill was once a small isolated farming hamlet surrounded by open countryside. Located in the parish of Warndon, this ancient settlement now sits on the periphery of a large scale modern housing development.

The name Trotshill derives from *Wielle* meaning well, and the personal name *Trott*. There was a medieval settlement at Trotshill, recorded as *Trotteswell* in 1086 and at various points throughout the medieval period. It is unknown whether the medieval settlement was on the same site as the present one, but it may well have moved and possibly shrunk during the medieval period or subsequently.

The parish of Warndon can be traced back to Anglo-Saxon Britain, being set in the Forest of Feckenham which covered almost the whole of the district; the Charter of 974 AD almost certainly implies that the parish of Warndon was in existence at this time. *Urso d'Abitot* owned much of the surrounding country and held "a hide and three yards of the bishop of Worcester Manor of Northwicke". Documentary evidence indicates that Saxon settlers established farmsteads at Great Tolladine, Trotshill, Warndon and Lyppard, and the location of Trotshill Lane is described in two Saxon charters.

Trotshill developed as a linear settlement along Trotshill Lane, the extent of which forms part of what is thought to be an ancient hollow way dating to 680 AD or earlier. There is a reference to the location of the Lane in a charter of *Wulfstan*, Bishop of Worcester, which describes a portion of land within the bounds of the Manor of Perry which ran 'up the Hill close by Lipperd'. The moated *Lipperd* (*Lyppard*) Grange was situated in the centre of radiating ancient field boundaries, with Trotshill Lane forming the Northern boundary to the Manor. The hollow way and hedge mentioned in the charter is on the alignment or very close to the alignment of the present Trotshill Lane and it is likely that the Lane has been a continuous manorial and ecclesiastical boundary for over a thousand years.



In 1205 it is documented that Trotshill was owned by Robert de Bracy. The Bracys held the manor through the 13th and 14th century until it passed to the Lygons through marriage in c.1420. The Lygon family then sold it to the Berkeleys in 1594; some of the land in Trotshill Lane remained in the ownership of the Berkeley Estate until the sale of the land in 1986.

The historic settlement pattern of Trotshill is still clearly defined, with houses in enclosures aligned along Trotshill Lane East, typical of roadside settlements in the area east of Worcester. All the evidence to date suggests that there has been considerable continuity of habitation on the present site and the extant timber-framed buildings are evidence of settlement

from at least the 15th century. It is also clear that a settled community existed at Trotshill during the 17th century as a substantial list of people from Trotshill were christened at St. Nicholas Church in Warndon during the year 1624.

It is thought that some or all of the cottages along Trotshill Lane result from land encroachments at the southern boundary of the Parish of Warndon which was never enclosed; most of these cottages were owned by the Berkeley Estate. The cottages are one of the great attractions of Trotshill and were most likely built piecemeal along the Lane in a similar fashion to the growth of a village around a central green.



Mab's Cottage (1980s)



The Old Smithy (1980s)



At the time of the Warndon Parish Tithe Map of 1843 the locations of ten cottages along Trotshill Lane can be identified; a further six were located at Woodgreen and along Trotshill Lane (west). Today just four cottages survive, including the Old Smithy and Mab's Cottage (formerly Mab's Tenement). Two cottages can be seen between Rose Cottage and the Old Smithy, and a further two at the north of the lane, all of which are now demolished.

Early mapping also identifies Trotshill Farm and farm buildings, including the granary. Planned and built as a complete farmstead by the Berkeley Estate, Trotshill Farm is a good example of an early 19th century farm and outbuildings. Probably built on the site of a much earlier farm its survival, along with the 17th century granary building, is testament to the agricultural activity in the area for several centuries. The farm buildings were converted to residential dwellings in the 1990s.



Tithe Map 1843



Up until the 1980s, Trotshill Lane and the surrounding landscape were little changed and there was a considerable continuity of boundaries and other landscape features within the area. Following the development of Warndon Villages in the 1990s the creation of new road systems significantly altered the character of Trotshill Lane as an historic boundary feature; Trotshill Lane became severed by Mill Wood Drive and now exists as Trotshill Lane East and Trotshill Way West.

The Warndon Local of 1988 identified the potential detrimental effect on Trotshill of Trotshill Lane East remaining part of the highways network and as such it was blocked off by its junction with Trotshill Way. The road now survives as a quiet country access lane.

Archaeology

Archaeological evidence throws light on the early history of the settlement.

Pits, postholes and ditches from a small Roman settlement (either a farmstead or small village) were revealed during archaeological evaluation trenching just outside the conservation area, and Iron Age remains have also been found nearby. The Roman site was explored further by local volunteers in a community excavation before allotments were laid out. It forms part of a pattern of Roman occupation around the town at Worcester.



Trotshill Farmhouse (1990s)



Trotshill farm buildings prior to residential conversion



03 Streetscape Character

Despite its setting adjacent to large areas of modern housing and busy road systems, Trotshill retains an air of its former rural character and qualities through its surviving settlement pattern and retention of historic buildings. There is no centre to the hamlet as such, the buildings being dispersed throughout evidencing the fortuitous development of the area.

Bounded to the west by Warndon Villages, to the east of the conservation area are large areas of open fields, the survival of which allow Trotshill to maintain a degree of its rural setting. The busy A4440, Trotshill Way, runs north/south on the eastern periphery of

the conservation area, cutting across the former lane which today serves as a footpath. The distant hum of the M5 motorway is a mild distraction from the peace and tranquillity of the area.



Rose Cottage is glimpsed through the hedges



Trees enclose Trotshill Lane East



The visual introduction to the conservation area from the west is along Trotshill Lane East which is characterised by the enclosure of hedges, trees and deep grass verges. This approach to Trotshill is identified by 2 Trotshill Lane East (Rose Cottage), a red brick Victorian cottage which stands at the foot of an embankment, set back from the road and glimpsed through hedges.

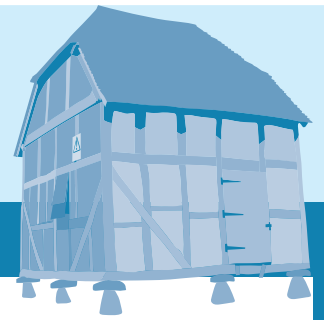
As the lane climbs up the slope it cuts into the bank with a high hedgerow on the east and a coppice on the west. Views are linear and enclosed with glimpse views afforded of no.4 Trotshill Lane East (The Old Smithy), set back behind hedgerows on the right. This enclosed aspect changes at the top of the hill and there is an open feel as the lane sweeps past No. 6 (Franham Cottage) which holds a prominent corner position, with its red brick gable-wall fronting onto the road side.

The lane curves round to the east into a skewed crossroads and the narrow grass verge opens up to enclose a large pond. Opposite the pond a track leads down to Mab's Cottage which is set in extensive grounds. Boundary treatments are predominantly hedgerows and simple wooden fences and gates which define the entrances to properties and footpaths. The absence of pavements and presence of grass verges throughout reinforces the rural feel of Trotshill.

The rural character continues as an un-surfaced track leads off the lane to the north and views are enclosed by high hedgerows. Following the lane round and into the former farmyard a group of red-brick farm buildings, now residential dwellings, sit within a traditional U-shaped courtyard layout. With the exception of some modern garage buildings, the design of the original farmstead is little altered and its planned form offers a pleasant contrast with the more fortuitous development elsewhere in the hamlet.



Glimpse views of the Old Smithy contrast with open views of Franham Cottage



Simple wooden fences and gates define boundaries and footpaths

Despite the low-scale of the converted farm buildings, their blue diaper brickwork, clay tiled roofs and variations in roof height make them a prominent feature in the low-lying landscape; views into the conservation area from the north and the south take advantage of this.

Sited opposite the farm buildings, is a timber-framed granary, a simple building with immense charm. Despite being one of the smaller buildings in Trotshill and having fallen into disrepair, the granary is a focal building in the streetscape and forms a key view along Trotshill Lane. Adjacent to the granary a gated track

leads out of the conservation area to the south and the open fields of Great Meadow.

Following Trotshill Lane further east, the lane is dominated by a large laurel hedge behind which Trotshill Farm can be glimpsed; the red-brick farmhouse has a spacious setting, set back from the lane in landscaped gardens. Continuing along Trotshill Lane, the road becomes a gated track which offers vantage points for long distance views of the surrounding fields and meadows; the open aspect of the conservation area here contrasts dramatically with the enclosed approach from the west.



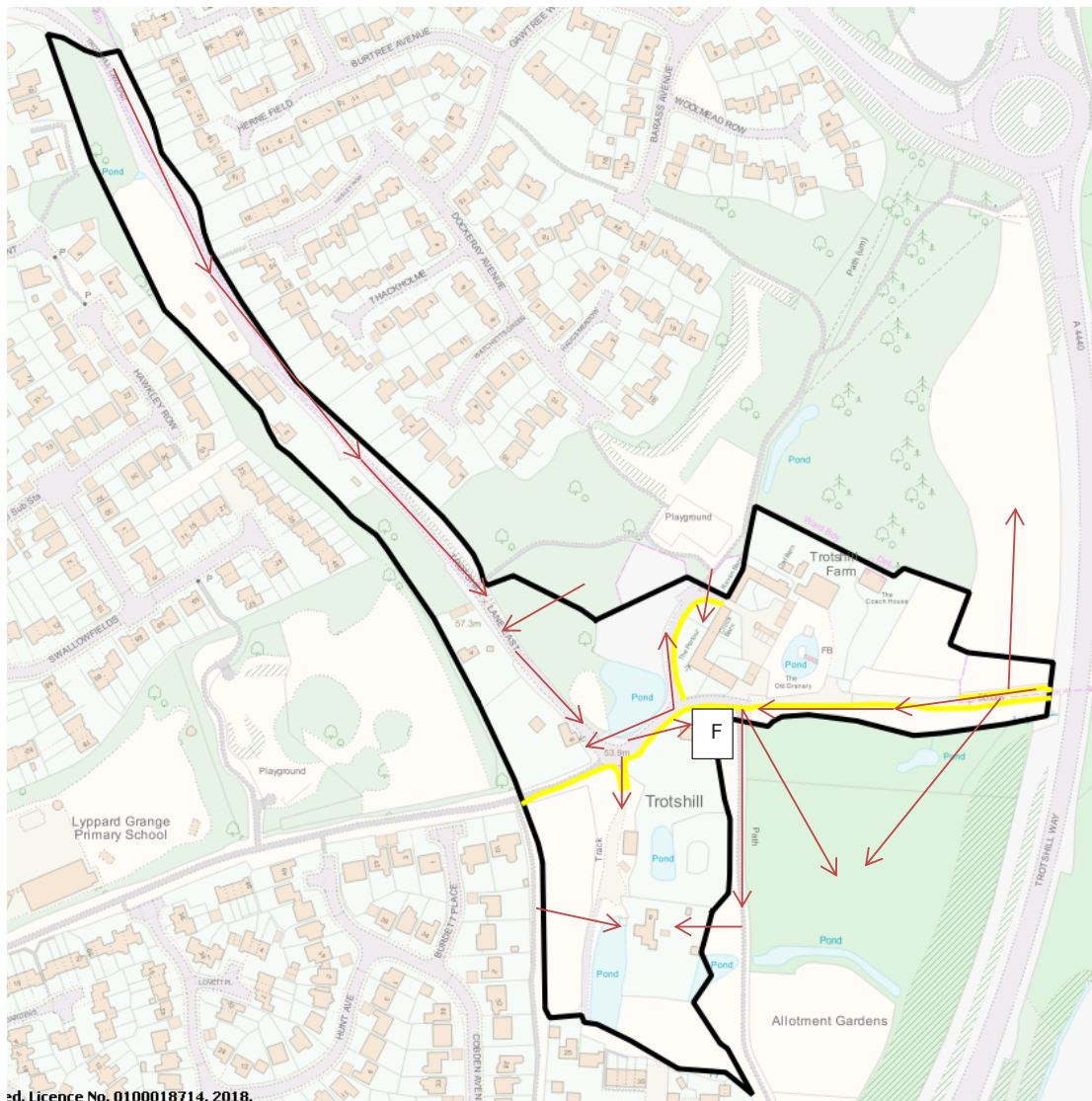
View along Trotshill Lane



View into the conservation area



Streetscape Map



ed. Licence No. 0100018714. 2018.

 Timber fencing and gates

 Important views

 F

Focal Building



04 Built Environment and Architecture

The built environment of Trotshill reflects the rural character of the area and the hamlet contains a variety of buildings with historic interest. Despite there being only a small number of buildings the age, quality and style is such that the majority are recognised as holding special interest and are nationally listed. Other buildings are locally listed or contribute positively to the character of the area.

Domestic in scale, the buildings of Trotshill range from one to two storeys and date from at least the 17th century to the 19th century. Historically in a combination of domestic and agricultural use, the buildings are now wholly residential. Most buildings are inhabited and in good condition apart from the granary which is unoccupied and at risk from decline. Despite its condition it is a particularly fine example of a 17th century timber-framed granary, set on saddle stones, with hipped gables and a clay tiled roof. Grade II listed, the survival of this granary is evidence of a farm nearby, possibly on the site of the extant Trotshill Farm.



The Granary



Mab's Cottage

The oldest houses in the conservation area are No. 8 Trotshill Lane East (Mab's Cottage), and No. 4 Trotshill Lane East (The Old Smithy), both grade II listed. Mab's Cottage is a two storey, timber-framed cottage with part of its cruck truss visible. L-shaped in plan, the timber-frame has brick and rendered infill and sits on a stone plinth. The roof, now tiled, was originally thatched. Thought to date back as early as the 15th century, the house was extended in the 17th century and restored in the 1930s by Miss Matley Moore.



The Old Smithy

The Old Smithy is a well-preserved, picturesque timber-framed cottage. Of a modest scale this former blacksmith's cottage with thatched roof and eyebrow dormer dates to the 17th century. A 19th century brick-built workshop, now converted to additional accommodation, survives in the grounds of the cottage.



Trotshill Farm

Trotshill Farm contrasts with the smaller buildings in the area, in both building materials and architectural style. This large 19th century farmhouse is locally listed and is of red brick with a hipped slate roof and four prominent red brick chimney stacks. Regrettably historic windows have now been replaced with modern uPVC and solar panels have been fitted to the roof.

The former outbuildings of Trotshill Farm form a harmonious group and reflect the character of the area through the use of local building materials and simple vernacular architecture. The majority of the outbuildings were re-built and adapted to form residential dwellings in the 1990s. Also locally listed, the buildings are examples of low-scale, rectilinear red brick buildings with low pitched roofs and simple gable ends and their survival evidences the former agricultural activity of the area.



Farm buildings now converted to residential use

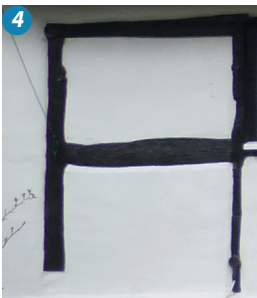
Rose Cottage and Franham Cottage are good examples of later 19th century development in the area. Both of red brick with tiled roofs and simple casement windows, the buildings contribute positively to the character of the conservation area.



Franham Cottage



05 Architectural Features



1. Eyebrow dormer, Old Smithy

3. Chimney stack, Old Smithy

5. Dentilled eaves, farm buildings

7. Timber-framed gable, Mab's Cottage

2. Timber frame and brick infill, Granary

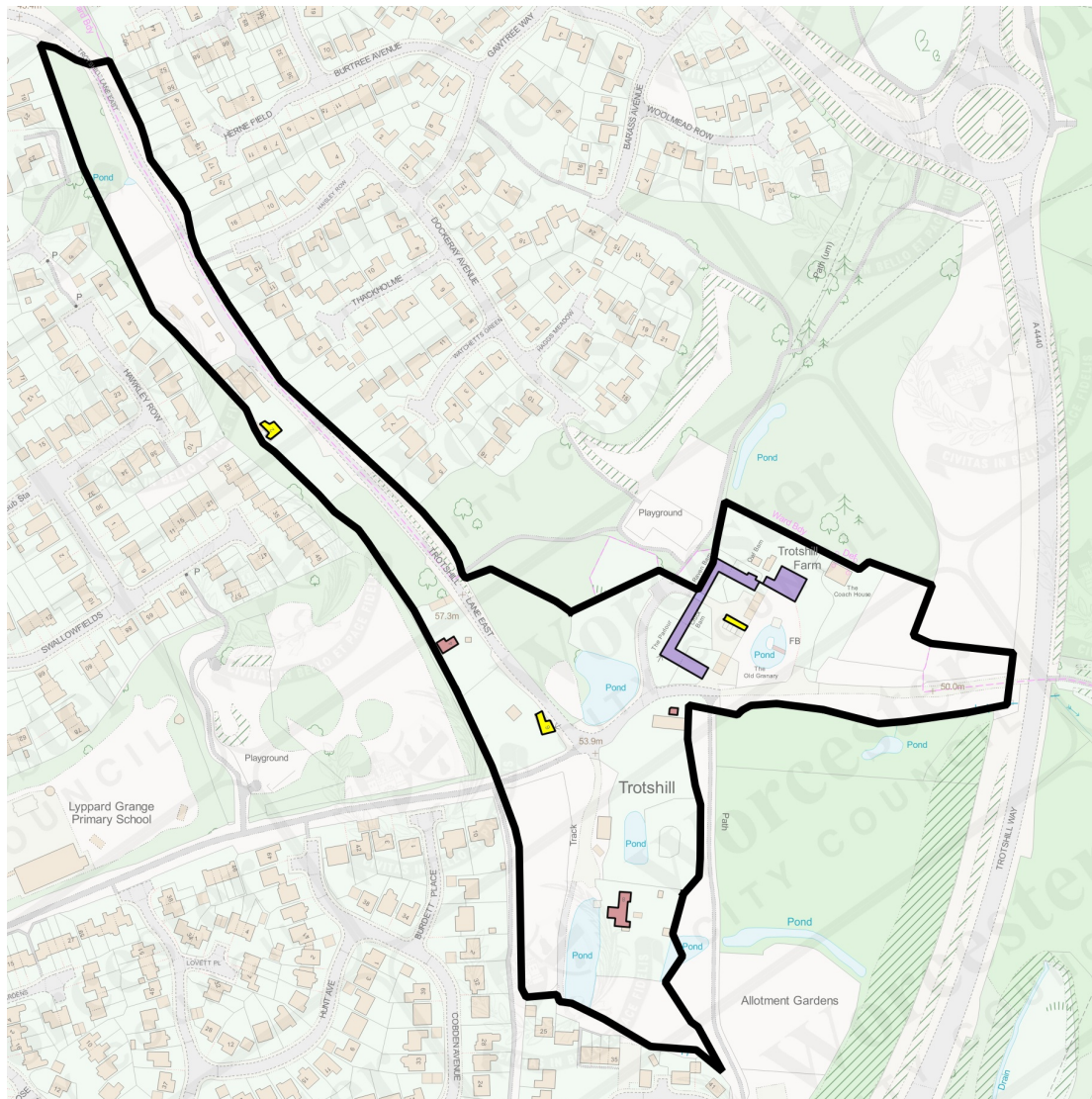
4. Timber frame, Old Smithy

6. Timber garden gateway, farmyard area

8. Brickwork, farm buildings



Historic Buildings Map



Listed building Locally Listed building Positive building



06 Landscape Character

Whereas once Trotshill was surrounded by an open, agricultural landscape, the encroachment of modern development and associated infrastructure has meant that this setting has been compromised. There remains a distinctive rural quality to Trotshill however, created through a number of landscape features such as ancient hedgerows, orchards, and surviving green space both within the conservation and in its setting.

A key characteristic of the conservation area is the strong sense of enclosure created by the hedgerows along Trotshill Lane East. The hedgerows which line the lane and boundaries beyond are a distinctive feature; some are thought to be between 300-

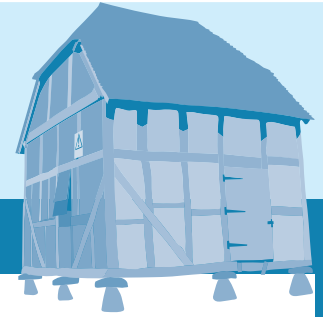
500 years old and can be linked to further ancient hedgerows of up to 900 years old. The landscape continuity of these hedgerows and the historical importance of Trotshill Lane itself, make it an outstanding feature worthy of special consideration.



Hedgerows and trees line Trotshill Lane East



Trees and hedges form the backdrop to the conservation area to the north



There are a significant number of trees interspersed with the hedgerows which enhance the natural character of Trotshill Lane. The group of ash and oak trees in the grounds of the Old Smithy are protected by Tree Preservation Orders (TPOs), and elsewhere high hedges and trees screen large areas of modern housing from the conservation area.

Abutting the boundary of the conservation area to the north, a small area of managed community orchard contributes to its wooded backdrop and setting. The orchard also serves to create a landscape buffer between the historic settlement and the housing estates beyond.

Historic ponds are a characteristic feature of the area and a number are found within the conservation area. The large pond at the centre of Trotshill, although heavily colonised by bulrush weeds, is not only an essential landscape feature but provides a setting for the former farm outbuildings on the adjoining corner site. In addition, areas of woodland and coppice of environmental significance surround the pond and enhance the rural character of Trotshill.

Sites of ecological interest have been identified along Trotshill Lane and the importance of the flora has been recognised by the designation of a roadside nature reserve adjoining Franham Cottage, which contains a plant species only known to survive in two sites in the county.



Large pond at the centre of Trotshill



Open grounds to Mab's Cottage



In contrast to the enclosed lanes and wooded areas, there are several areas of open green space within the conservation area, most of which are private gardens. Of note are those grounds that surround Mab's Cottage; a large pond dominates the landscape view of the grounds and house from the west helping to encapsulate the rural qualities of Trotshill.

Large open fields surround the hamlet to the northeast and southeast and form important areas

of green space. The most significant of these fields is Great Meadow which provides valuable open space in relation to the setting of the conservation area and significantly enhances its landscape setting. Whilst these fields are outside the conservation area boundary they provide a semi-rural setting and are a significant contribution to the character of the area, bridging the gap between historic Trotshill and the periphery of modern development.

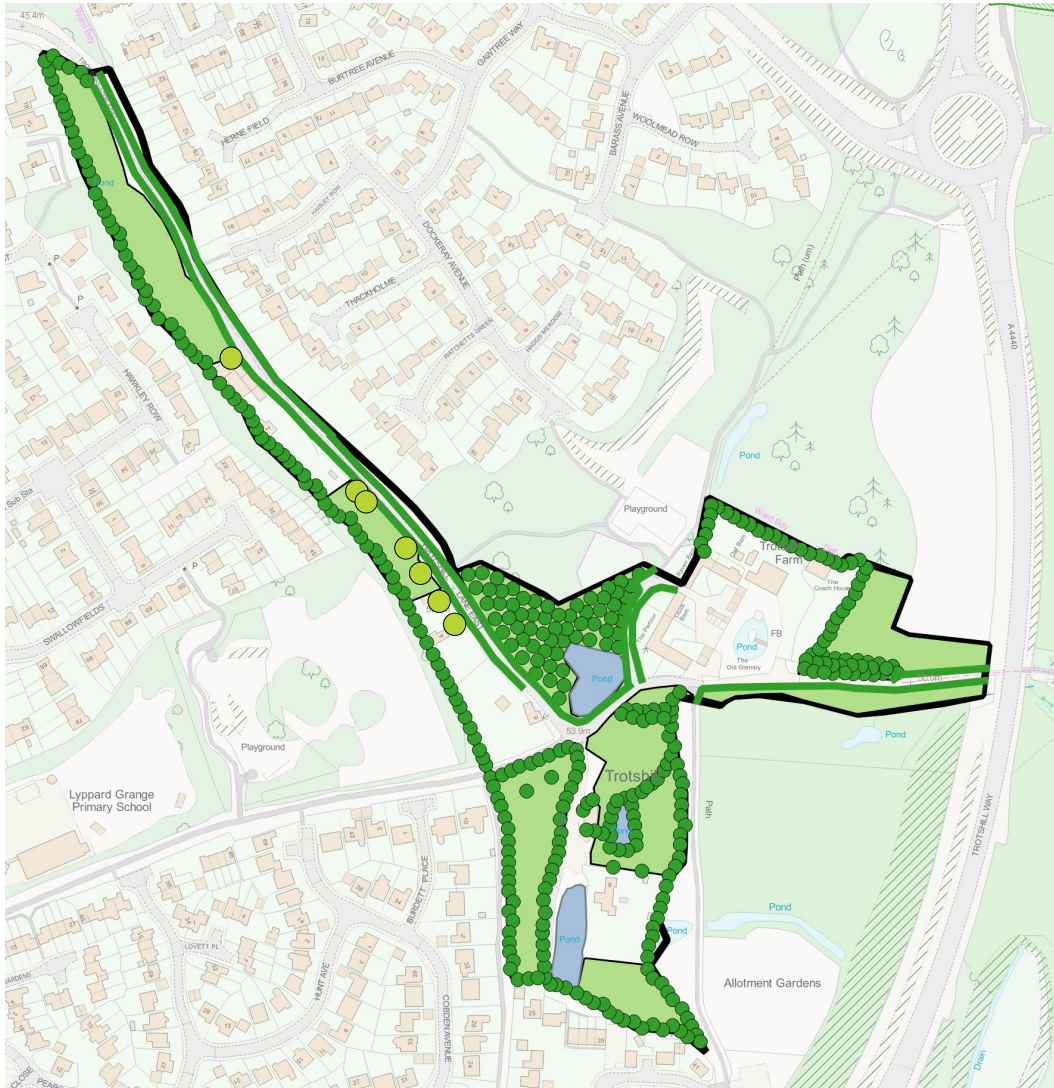


Large open fields form the landscape setting of the conservation area





Landscape Character Map



- Important trees and hedgerows
- Important green space
- Pond
- Trees with TPOs
- Important hedges and hedgerows



07 Management Proposals

The management proposals work alongside the character appraisals to identify issues and manage change in Worcester's conservation areas, helping to ensure that they retain the special qualities that led to their designation. These documents fulfil the Council's duty under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals in order to preserve and enhance the character and appearance of a conservation area. These proposals are particularly relevant where there is pressure for development and where cumulative minor changes may be affecting the character or appearance of the conservation area.

Owners, landowners and developers must give attention to the requirement for planning permission for certain works in conservation areas and to listed buildings and their curtilage. Planning applications affecting conservation areas will be determined with regard to the National Planning Policy Framework (NPPF) (2012), the South Worcestershire Development Plan (SWDP), and the approved conservation area management proposals, and having regard to advice from the Council's Conservation Area Advisory Committee. The NPPF is supported by the Government's Planning Practice Guidance: Conserving and enhancing the historic environment (2014).

Any new development should reinforce the character of the conservation area as identified in the conservation area appraisal and be sympathetic to the historical evolution and character of Trotshill. Consideration should be given to the significance of the historic buildings and their setting, the historic layout and street pattern, significant spaces, massing, volume and scale of the existing and proposed buildings and the employment of building materials and architectural features.



Some works that could harm the character or appearance of the conservation area can be carried out under “permitted development rights” which means that home owners do not need to apply for planning permission. Owners are nevertheless encouraged to take heed of the special historic character and appearance of the conservation area when carrying out these works.

Planning applications affecting conservation areas will be determined with regard to the National Planning Policy Framework (NPPF) (2012), the South Worcestershire Development Plan (SWDP), and the approved conservation area management proposals, and having regard to advice from the Council’s Conservation Area Advisory Committee. The NPPF is supported by the Government’s Planning Practice Guidance: Conserving and enhancing the historic environment (2014).




The key factors that give Trotshill Conservation Area its special interest are identified in the Character Appraisal. These are the things that make up the character and appearance of the area “which it is desirable to preserve and enhance” through management action. Development opportunities which preserve the character and enhance, or better reveal the significance of, the conservation area will be looked upon favourably by the council. Those proposals that threaten the identified character of the area will be resisted. Consideration should be given to the significance of the historic buildings and their setting, the historic layout and street pattern, significant spaces, massing, volume and scale of the existing and proposed buildings and the employment of building materials and architectural features.

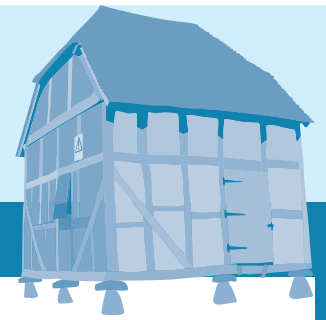
In recent years the large scale development of Warndon Villages has significantly altered the wider setting of Trotshill Conservation Area. The edge of the Warndon Villages development now lies adjacent to the conservation area on all sides apart from the east, where the busy main road of Trotshill Way passes. The setting of the conservation area is of great importance to this historic settlement. It is of paramount importance that areas of open green space, which form the immediate setting of the conservation area, are retained in order to protect this rural character.

There has been some development in the conservation area, mostly the change of use from agricultural to domestic use of buildings and the re-building of some farm outbuildings. The developments have successfully preserved the character of the conservation area and enhanced the appearance of the former farmyard area.

In order to manage change in the conservation area and its setting, individual management proposals have been formulated to address identified issues. Successful management of the area can only be done through responsible action which addresses these issues and it needs to be considered in the context of the area as a whole. The following management proposals for the Trotshill Conservation Area identify issues and opportunities for both its preservation and enhancement.



	Location	Issue	Action	Responsibility
<p>1</p> 	The Granary	Listed building, disused and slowly deteriorating	Monitor condition. Work with owner to find new use. Carry out necessary maintenance to improve condition and prevent further deterioration.	Conservation Officers Owners
<p>2</p> 	Setting of the conservation area	Surrounding green space contributes to the rural character of the conservation area	Development proposals that affect the rural setting of the conservation area need to be carefully considered in order to protect rural character	Planning Officers Conservation Officers
<p>3</p> 	Trotshill Lane East	Trees and hedgerows contribute to the character of this rural lane	Strong consideration should be given to the retention and management of these trees and hedgerows	Owners/ developers Planning Officers



4



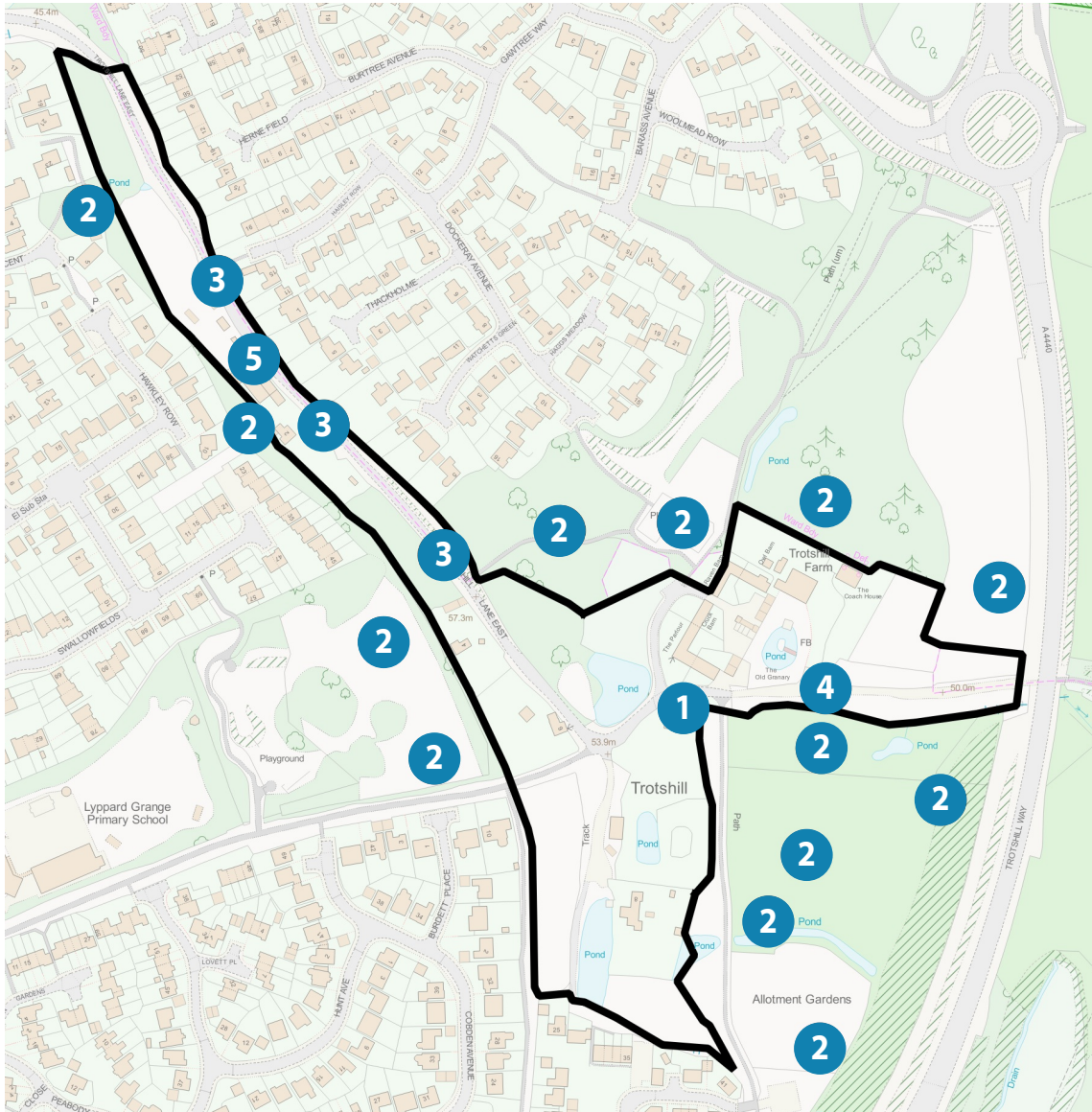
Location	Issue	Action	Responsibility
Trotshill Lane East	Overhead wires and electric pylons throughout the conservation area detract from character	Any future relocation plans, suggest move outside the conservation area and its immediate setting	
Trotshill Lane East	Some poor quality fencing detracts from characteristic boundary features of the conservation area	Recommend replacement with more appropriate boundary treatments as identified in the appraisal	Owners

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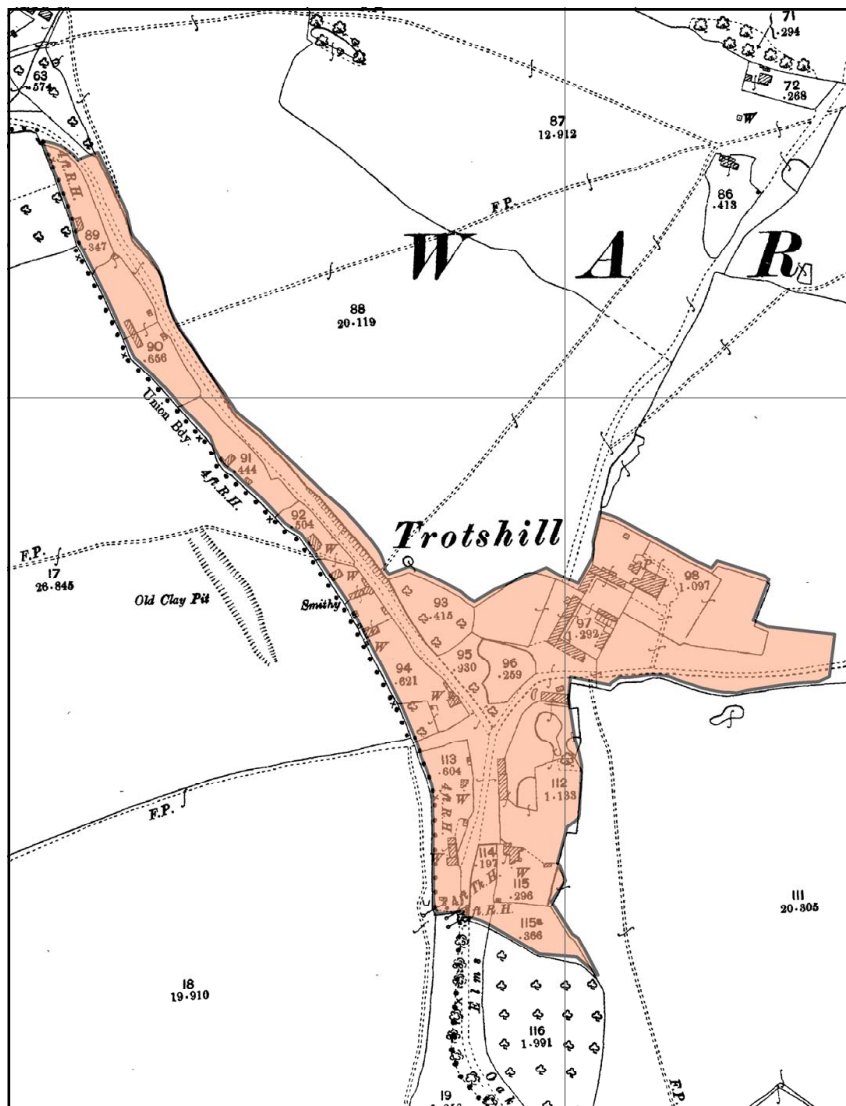


Management Proposals Map





2nd Edition Ordnance Survey Map, circa 1901





09

Appendix Two - Designated Buildings

Follow the link to view the list description:

Listed buildings

1095988 Granary
1350428 Mab's Cottage
1166548 Old Smithy

Locally listed buildings

Trotshill Farm and farm buildings



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