

Our Ref: KE/0804

12 August 2004

Mr T Gerram
Harrington House
High Street
Badsey
Evesham
Worcs
WR11 7EW

Dear Mr Gerram

RE: 9 Orchard Way, Badsey, Evesham, Worcs. WR11 7EW

I am considering options for action under the Housing Act 1985 to resolve the problems with the above premises. This property is currently empty, in serious disrepair and is likely to deteriorate further.

In considering the most satisfactory course of action for dealing with this property, I will consider the views of local people and organisations prior to making a decision.

If you wish to have your views considered, please complete and return the attached questionnaire in the envelope provided as soon as possible and no later than Friday 20 August 04.

The dwelling and adjoining land known as 9 Orchard Way, Badsey is marked in red on the attached plan for your information.

If you wish to discuss this matter, please do not hesitate to contact me on the telephone number below.

Yours sincerely



Kirstie Eaton
Empty Homes Officer

**4 High Street
Badsey, Evesham
WR11 7EW**

Tel/Fax: 44 (0) 1386 831112

E-mail Noyes@badsey.net

26th Aug 2004

Kirstie Eaton
Wychavon District Council
Queen Elizabeth Drive
Persnore
WR10 1PT

Re 9 Orchard Way, Badsey

I request that the above derelict property be saved and repaired for the following reasons: -

1. It has unusual brickwork. Most of the cottage is built using an unusual form of the English Bond, which I think is unique in Badsey.
2. The cottage must be very old, as the above type of brick bond was usually used before 1700. In addition the chimney on the west end is of stone, which must have been there before the brick, as otherwise a brick chimney would have been built. The position and construction of the chimney makes it likely that it was built about 1600, the approximate time when a chimney would have been added to the end of an existing cottage. Previously fires would have been in the centre of the floor. Therefore, the existing cottage to which the chimney was added would have been built prior to 1600 and there may be parts of this building still existing.
3. Any building of the age of the above would automatically have listed status, whether, or not it is on any existing list. Small domestic buildings of this age are extremely rare, as it is usually the higher status buildings that are preserved.
4. This row of cottages is the last remaining of several rows that were built at right angles to the High Street.
5. Between 1901 and 2001 a third of the buildings in and adjacent to the High Street have been pulled down, a disgraceful record that should not be continued.

All my observations of the property have been made from the road, so a much closer examination of both the exterior and interior is required. I suggest that the property be brought to the attention of English Heritage and the Society for the Protection of Ancient Buildings.

Yours sincerely

Elizabeth Noyes

cc Sonya Ealey, The Parish Council

THE BADSEY SOCIETY

Harrington House
High Street
Badsey
EVESHAM
Worcestershire WR11 7E

Tel: 01386 830941

Listing Section
Department of Culture, Media and Sport
24 Cockspur Street
LONDON SW1 5DH

29 September 2004

Dear Sirs

Application for a building at 9 Orchard Way, Badsey, to be Grade II Listed

The cottage located at 9 Orchard Way, Badsey, EVESHAM, Worcestershire WR11 7EW is currently under consideration for demolition. It is empty, in serious disrepair and is likely to deteriorate further. As it is the last remaining early labourer's cottage in original condition remaining in a village which already contains one Grade II* and several Grade II Listed larger buildings, there is a strong local desire to see this humbler dwelling preserved alongside its grander neighbours.

In view of the threat of demolition, an early decision on listing would be welcomed. A full description and other details of the property are contained in Annex A hereto and its attachments.

A L O JERRAM
For the Badsey Society Committee.

Copy to (less maps and photographs):

Badsey and Aldington Parish Council
Wychavon District Council (Attn Kirstie Eaton, Empty Homes Officer)
Cllr Sonia Ealey

ANNEX A
to 9 Orchard Way appln

LOCATION.

9 Orchard Way, Badsey, EVESHAM, Worcestershire, WR11 7EW.

Grid Reference: SP 071434

The property is cross-hatched in red adjacent to The Lankets on the enclosed plan. Other listed buildings in the vicinity are shewn with yellow dappling (e.g. Nos 6 and 8 High Street).

PHOTOGRAPHS.

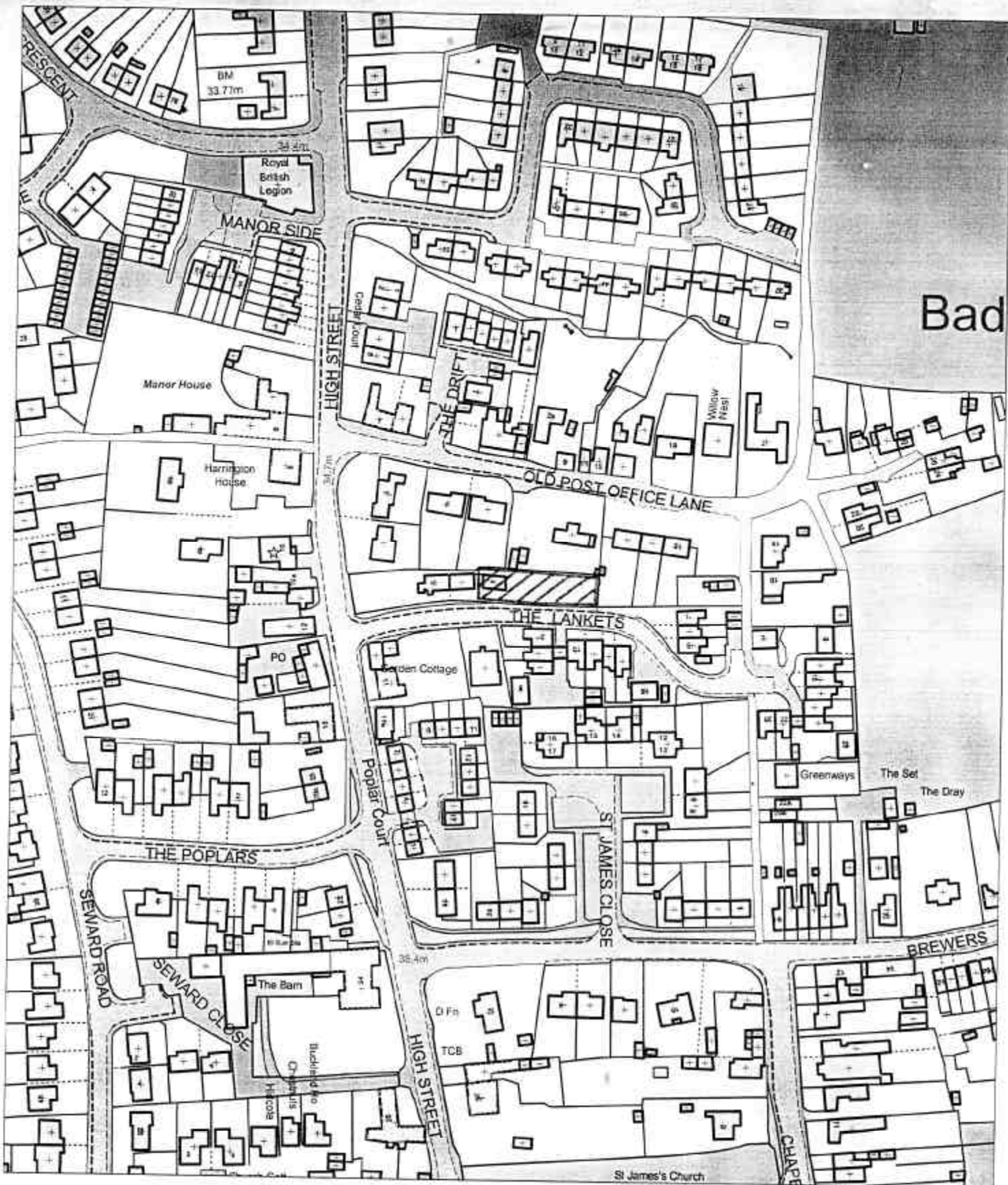
Four photographs are submitted as follows:

Numbered 1 – A view of the south (front) first floor and roof elevation;

Numbered 2 – A view of the south (front) elevation;


Numbered 3 – A view of the west (gable) elevation to shew the massive grey lias stone and brick external chimney with bread oven;

Numbered 4 – A close-up view of the English bond brickwork (now very rare locally) on the south front.




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WYCHAVON

DISTRICT COUNCIL





Timothy Lea & Griffiths
Estate Agents & Chartered Surveyors

9 ORCHARD WAY, BADSEY, EVESHAM, WORCESTERSHIRE., WR11 7EW

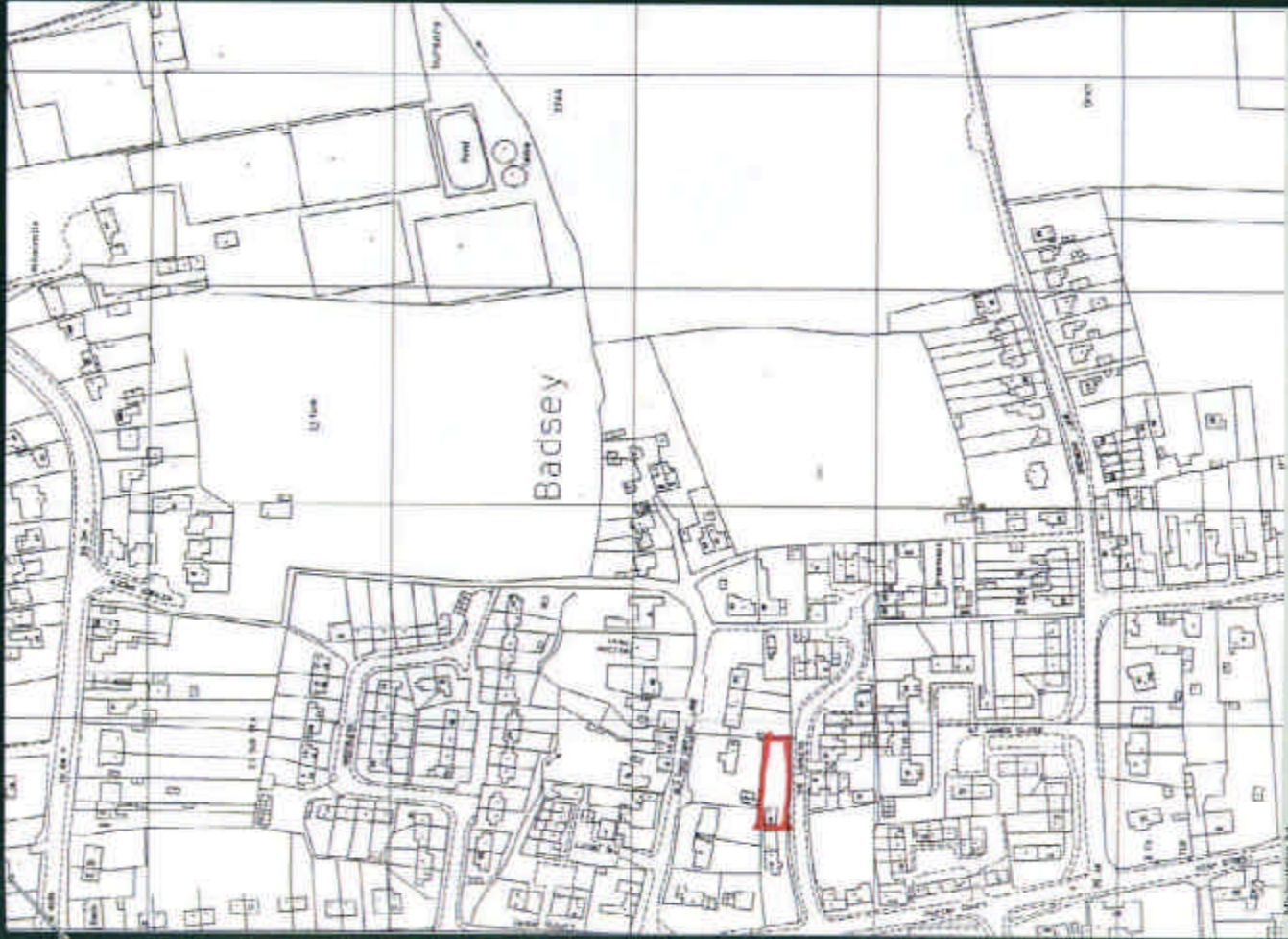


A Derelict Grade II Listed Detached Cottage in an Attractive Village Setting with Garden measuring 132'0" (40.23m) x 37'0" (11.28m) with Closing Order as the condition of the property is deemed unfit for human habitation.

To be Sold by Informal Tender
on Thursday 10th November 2005
All Offers to be Submitted in Writing
to the Agent's Offices no later than 12.00 Noon
Offers Invited in Excess of £50,000



11 MARKET CHURCH, EVESHAM, WORCESTERSHIRE, WR11 4SD and 10 PARKWAY STREET, TENNESHURST, ALZBURY, BIRMINGHAM B15 2JG TEL: 01296 442229 RECEPTION: 01296 448000 RESERVEKEY: 61094 23558
EMAIL: sales@timothy-lea-griffiths.co.uk, tennesshurst@timothy-lea-griffiths.co.uk Website: www.timothy-lea-griffiths.co.uk



Map supplied by Ordnance Survey.
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9 ORCHARD WAY, BADSEY, EVESHAM, WORCESTERSHIRE, WR11 7EH

9 Orchard Way is Grade II Listed and is believed to be late 17th Century or early 18th Century. It is a part timber framed construction with brick facing with a large stepped stone chimney stack constructed of the local Blue Grey Lias stone under a clay tiled roof. The Accommodation is divided into two sections which indicate that the cottage was once two cottages, and is believed in the early 20th Century to be converted into one dwelling.

The derelict state of the cottage has led to Wychavon District Council serving a closing order on the cottage making unfit for human habitation in March 2005.

A brief outline of accommodation is listed below:

Section One

Doorway opening to

Living/Kitchen Area 4.39m (14'4") x 3.92m (12'10") with inglenook fireplace and stone flagged flooring. Exposed timbers.

Enclosed staircase leading to

Landing Area 2.44m (8'0") x 4.41m (14'5")

Bedroom 4.41m (14'5") x 2.43m (7'11")

Section Two

Connected internally providing a

Living Room 3.1m (10'2") x 3.46m (11'4") with enclosed staircase leading to

Bedroom 4.39m (14'4") x 3.12m (10'2")

Outside WC

Access to the property is by pedestrian access only along a footpath known as Orchard Way which is approached from the High Street and runs parallel to The Lankears. The pedestrian access is a pathway through the garden of No 5 and No 7 Orchard Way. Please refer to the enclosed site plan.

General Information

Fixtures and Fittings

Only the items specifically mentioned in the particulars are included in the sale price.

Viewing

The site can be viewed externally with no appointment necessary. For open house viewings appointment times please call Timothy Lea and Griffiths on 01386 44255. **VIEWING IS STRICTLY AT YOUR OWN RISK AS THE NEIGHBOUR HAS A GUARD DOG.**

Directions

From our office turn right into Abbey Road. At the traffic lights turn left into Waterside. At the next lights turn right into Port Street. At the roundabout take the first exit into Elm Road, signposted Offenham and Badsey. At the roundabout take the second exit towards Badsey. On entering Badsey turn right into High Street. Orchard Way can be found opposite the Butchers shop and adjacent to The Lankears.

Anti Money Laundering

We are now required by HM Customs and Excise to verify the identity of all purchasers and vendors, as such, should you decide to proceed with the purchase of this or any other property, two forms of identification will be required. Further information available from ourselves.

Services

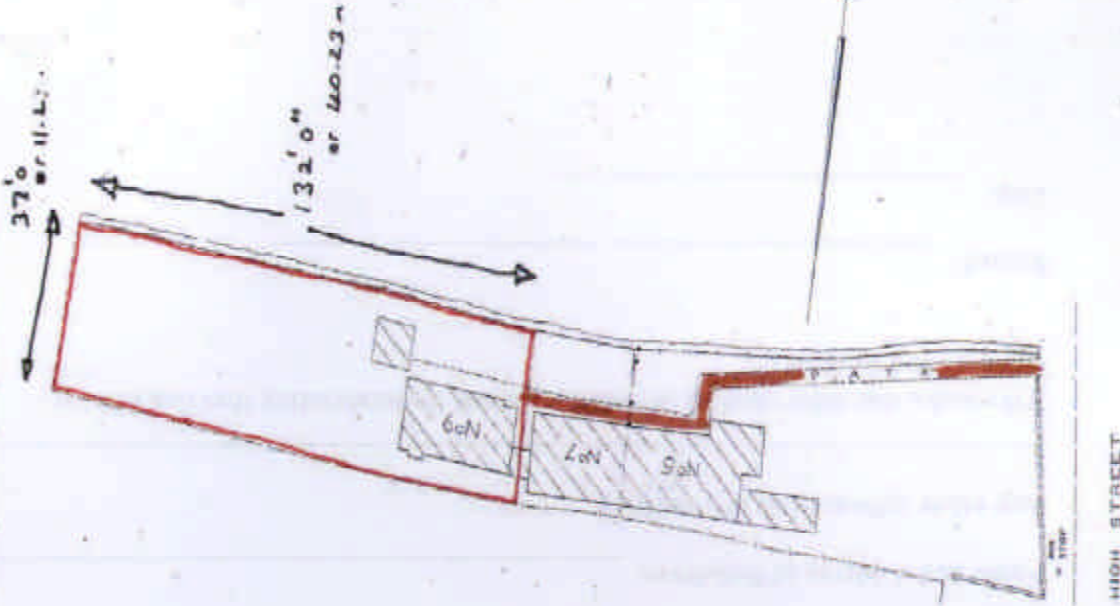
Main electricity, gas, water and drainage are connected to the property.

N.B. Whilst we endeavour to make our sales details accurate, if at any point there is anything of particular importance to you, please contact us where we will be pleased to check the information. Please do so, if you are travelling some distance to view the property.

The agent has not verified the availability and nature of services such as gas, electric, water and drainage, the adequacy, nor working order of the central heating system and double-glazing. The purchaser should obtain verification from their solicitors.

Agent's Note: The boundary hedge running on the southern boundary of the property is not in the ownership of the property and is protected by a covenant and access is **not** allowed through the hedge. The property is being sold subject to the current status of the covenant and the vendors are not in a position to investigate the matter.

PLAN REFERRED TO:-





OFFER FORM

**To be submitted NO LATER THAN
12.00 NOON Thursday 10th November 2005**

To: Timothy Lea and Griffiths
1-3 Merstow Green
Evesham
Wores WR11 4BD

From:
Address:

Tel: Home:
Work :
Mobile:
e-mail :

Re: Offer For 9 Orchard Way, Badsey, Evesham

I/We would like to submit the following offer in the sum of

£ _____ (_____ pounds)

Confirmation of Funding:

Lender/Financial Adviser _____

On Deposit in _____ Bank

Name and Address of Solicitors: _____

Any other information or condition

**I/We make this offer subject to contract on our understanding that this offer is
our best and final offer.**

Signed _____

Date _____

Re: 9 Orchard Way, Badsey, Evesham, Worcs. WR11 7EW

I have lived opposite Orchard Way for 16 years. No.9, now dilapidated, is a detached, two-storey, south-facing artisan's cottage, built of brick and blue lias stone (commonly called "Littleton stone") under a tiled roof. It has a large external chimney on the western elevation. It is situated at the end of a small row of cottages sited at right angles to the village street – this was formerly a familiar pattern in the historic part of Badsey, where the main thoroughfare was lined with nucleated farmhouses, interspersed with occasional rows of cottages at 90 degrees to the street; Orchard Way is a remnant of the last such row remaining.

No 9 lies in a typical former cottager's plot, offering enough space for some vegetable and fruit production and, possibly, a pig. The cottage, together with its curtilage, provides an outstanding example of a pre-Industrial Revolution low-status rural Vale homestead. Its rarity value is underscored by the considerable development to which Badsey has been subject in the last 50 years.

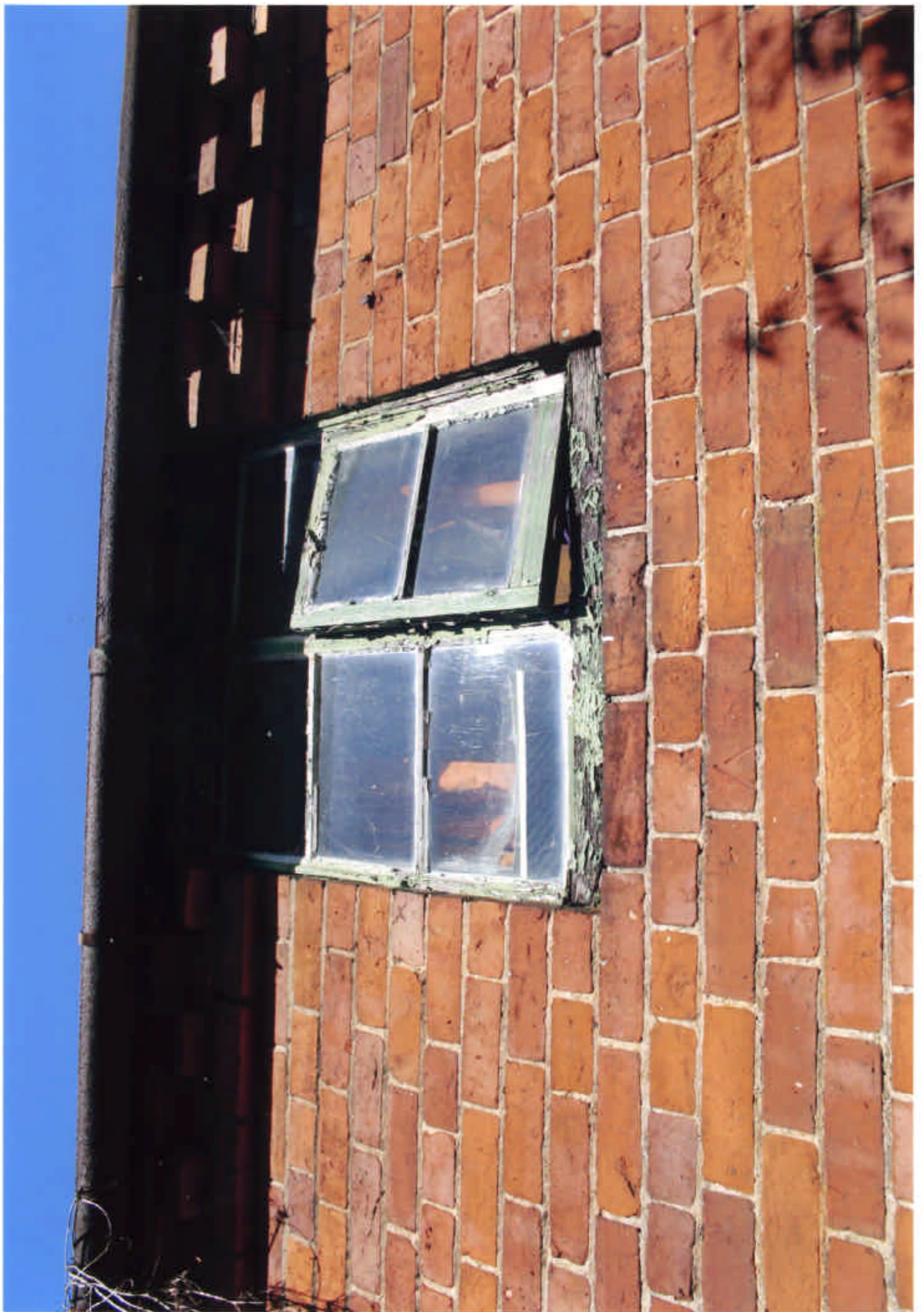
Surprisingly, despite its ancient credentials and historic setting, it has not been accorded listed building status. Although I have never been inside the dwelling, in my opinion it is a most important vernacular building, with part of its interest lying in its still being in original condition. As such, it merits serious consideration for restoration, rather than any demolition and rebuild (in saying this, I am recalling Wychavon's recent successful restoration projects on old buildings in Evesham's Cowl Street). The restored property could be considered for a number of uses – as residential accommodation, as a community asset, as a holiday venue, as an educational facility or even possibly as office accommodation. Its two-storey construction would militate against its housing the elderly, and its lack of parking space/direct road access could be a drawback for some car-owning potential occupants.

Subject to internal inspection I would possibly offer to become involved – on a partnership basis if necessary - in a restoration project on the property, and to this end would welcome an opportunity to meet Wychavon's Architectural Conservation specialists on site at some time in the future.









Department for Culture, Media and Sport
Architecture and Historic Environment Division

2-4 Cockspur Street
London SW1Y 5DH
www.culture.gov.uk

Tel 18002 020 7211
2366
Fax 020 7211 2389
tim.reedy@
culture.gsi.gov.uk

ALO Jerram
Harrington House
High Street
Badsey
Evesham
Worcestershire
WR11 7EW

Your Ref
Our Ref
4 October 2004



Dear ALO Jerram

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST.
9 ORCHARD WAY, BADSEY, WORCESTERSHIRE.**

Thank you for your letter of 29 September 2004 concerning the above-mentioned building.

We have forwarded your letter to English Heritage to add to the file. We will notify you as soon as a decision is made.

Yours sincerely

Tim Reedy
Listing and Archaeology Branch



TELEPHONE CONVERSATION WITH VICTOR WATSON, 17/11/04

Victor Watson of Bawtree & Sons, Solicitors, Essex, phoned me on Wednesday afternoon concerning the late Mrs Emms of 9 Orchard Way. He had just heard that The Badsey Society had applied for a listing, which as far as he was concerned would be "disastrous".

Timothy Lea & Griffiths are supposed to be doing a valuation on the property, but he is still waiting to hear from them. If a listing were to be acquired, he felt it would be impossible to sell the property. He understands also that someone from English Heritage has already been down to view the property. He is cross that this has all happened without him being kept informed and wondered whether it is possible to appeal against a listing.

Having consulted with Lizzie as to the exact sequence of events, I phoned him back and told him what I knew and that you were the best person to speak to on your return from holiday. His phone number is:

01376 513491

v.watson@bawtrees.co.uk

Welcome back!



ALO Jerram
The Badsey Society
Harrington House
High Street
Badsey
Evesham
Worcestershire, WR11 7EW

Your Ref

Our Ref SL 1670 / 04

10 February 2005



Dear ALO Jerram

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST
9 ORCHARD WAY, BADSEY**

I am writing to let you know that the Secretary of State has been considering the above for inclusion in the Statutory List.

After careful consideration of all the evidence, including advice from English Heritage, the Secretary of State has decided to list 9 Orchard Way, Badsey. It has been added to the list on 10 February 2005, with Grade II status and it is merited as a building of special architectural or historic interest. I enclose a copy of the list entry for your information.

Yours sincerely

Tim Reedy
Tim Reedy
Listings Branch

Maureen
Here is a copy of the
9 Orchard Way listing
correspondence ahead of
the Badsey Soc Cttee meeting
tomorrow.
Tony,



An interesting survival of a small timber-framed cottage with a very large external stone stack encased with later cottages, both stages representing small-scale rural accommodation.

Dated:- 10th February 2005

Signed by authority of the
Secretary of State

Elaine Pearce

ELAINE PEARCE
Department for Culture, Media
and Sport

BSO

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

5th AMENDMENT OF THE 80TH LIST OF BUILDINGS OF SPECIAL

ARCHITECTURAL OR HISTORIC INTEREST

DISTRICT OF WYCHAVON (WORCESTERSHIRE)

WHEREAS:

1. Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Act") requires the Secretary of State, for the purposes of the Act and with a view to the guidance of local planning authorities in the performance of their functions under the Act and the Town and Country Planning Act 1990 in relation to buildings of special architectural or historic interest, to compile lists of such buildings, and she may amend any list so compiled.
2. On 9 January 1987, the Secretary of State compiled a list of buildings of special architectural or historic interest situated in the District of Wychavon (that part including the Civil Parish of Badsey).
3. The Secretary of State, having consulted with the Historic Buildings and Monuments Commission for England and such other persons or bodies of persons who appear to her appropriate as having special knowledge of, and interest in, such buildings, considers that the said list should be amended in the manner set out in the Schedule hereto.

NOW THEREFORE the Secretary of State, in exercise of the powers conferred on her by Section 1 of the Act, hereby amends the said list in the manner set out in the Schedule hereto.

HSD DOC 2



SCHEDULE

The following building has been added to the list:-

BADSEY

492856

ORCHARD WAY

No. 9

II

Cottage in two units. Late C17/early C18 with C19 and C20 additions and alterations. Part timber-framed, wholly faced in largish bricks in a version of English garden wall bond, some fragments of lime render. Very large stepped stone external stack of grey lias with some yellow limestone quoins, upper levels of brick; roof of handmade tiles with dentilled eaves; brick end stack left and small rear external brick stack to right. Plan of two units, the division with the second unit to right clearly visible in a vertical crack in the brickwork and in the roof profile. Two storeys. Three-window range of casements close under eaves. Ground floor has off-centre segmental-arched doorway with boarded door and main segmental-arched ground floor window to left; blocked arched opening to right. The main frontage to the former second cottage is on gable end with boarded door and segmental-arched window adjacent.

Interior: Door opens direct into the kitchen/living room with low lath and plaster ceiling with heavy chamfered and stopped spine beam and a cross joist. Open stone fireplace with mantelshelf, partly blocked with later range; bread oven and salt niche. Adjacent to front door wooden winder stairs behind boarded door rise to first floor landing, with timber framing visible to left and right, part black painted. To left the later re-modelling is clearly visible in the limewashed timber-framing which shows the alteration to the roof pitch and the raised height of the frontage to provide first floor windows. The bedroom also has limewashed timber framing in gable-end wall with a small C19 fireplace fitted into the main flue and a window fitted into the timber-framing; original roof-pitch to rear with dormers. Access to second unit through ground-floor doorway created under stairs, passes through what was formerly a narrow passage space with limewashed vertical post timber-framing, possibly formerly used as a pantry/dairy. The second unit main ground floor room has a higher ceiling, with a heavy cross beam with very narrow chamfer and exposed joists, painted black. Fireplace is C20 and relates to a very narrow external stack. The second staircase rises against frontage to single bedroom which again shows in its limewashed timber-framing the original roof pitch; lath and plaster ceiling. The core of this building is a timber-framed cottage, probably late C17/early C18, which was subsequently re-fronted, altered and converted into two cottages probably early C19, and in early C20 converted into one dwelling. The settlement pattern in this area consists of nucleated farmhouses arranged either side of the main thoroughfare with lanes at right angles where such smaller cottages were located. Scattered stone tiles in garden suggest a former roof covering.

An interesting survival of a small timber-framed cottage with a very large external stone stack encased with later cottages, both stages representing small-scale rural accommodation.

Dated 10 February 2005

Signed by authority of the Sec of State

Maureen Spinks

From: "Tony Jerram" <aljerra@lineone.net>
To: "Maureen Spinks" <maureen.spinks@btopenworld.com>
Cc: "Will Dallimore" <will@eveshamdallimores.fsnet.co.uk>
Sent: 28 February 2005 19:48
Subject: Re: Badsey Society Committee meeting 1 March

Maureen

I think that the DCMS description of the cottage is justification in itself for applying for its listing. I did not suspect that its core was possibly as early as the late 17C. If it is that early then it is on a par with the Stone House in age, and on those grounds alone should be cherished - there are precious few other buildings (particularly small domestic ones) as ancient in the village.

Tony

----- Original Message -----

From: Maureen Spinks
To: Tony Jerram
Sent: Monday, February 28, 2005 1:53 PM
Subject: Re: Badsey Society Committee meeting 1 March

Thanks for this; will offer your apologies.

Will was wondering whether we needed a statement about the listing of 9 Orchard Way so that we are all singing from the same hymn-sheet if we get any enquiries. Any thoughts?

Maureen

----- Original Message -----

From: Tony Jerram
To: Maureen Spinks
Cc: Will Dallimore
Sent: Monday, February 28, 2005 12:36 PM
Subject: Badsey Society Committee meeting 1 March

Dear Maureen

Can you please accept apologies for my absence from the above meeting - I have a conflicting engagement at the opera.

Tony

Maureen Spinks

From: "Richard Phillips" <Phillips@badsey.net>
To: "jaki" <jaki-john@badzey.fsnet.co.uk>
Sent: 08 October 2007 14:45
Subject: Re: 9 Orchard Way, Badsey

Dear Jaki and John

I share your concern about 9 Orchard Way and appreciate it is not much fun for you having it at the bottom of your garden at the moment.

I am not going to publish your letter on badsey.net as it is not a forum for current village issues of this kind. But I will raise the issue at the next Badsey Society committee meeting to see if anyone has any suggestions.

You can of course take the matter up with the Wychavon who have a responsibility for listed buildings in their area and powers to ensure they are properly maintained.

With best wishes

Richard

Richard Phillips
Editor of www.badsey.net - the Badsey historical website
4 High Street
Badsey
Evesham WR11 7EW
England

01386 831112
Editor@badsey.net

----- Original Message -----

From: jaki
To: Editor@badsey.net
Sent: Saturday, October 06, 2007 3:22 PM
Subject: 9 Orchard Way, Badsey

We have read with interest about the article on the above house in Badsey.

We wonder if anyone has ever thought what the back of this house looks like, because it backs onto my garden and is quite honestly a mess. Weeds are very overgrown, brambles overgrown, it's like a jungle, brickwork is coming loose, windows are falling off, and is very unsafe.

Maybe the owners might look at this and at least tidy up this 'historical building' because from the rear it is unsightly and dangerous.

Historical it might be, but it is a historical mess.

Att are pictures from my back Garden.

Jaki and John Jones