

FOREBRIDGE CONSERVATION AREA STAFFORD

CONSERVATION AREA APPRAISAL



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Section 1 Introduction

The Forebridge Conservation Area was designated by Stafford Borough Council in 1999.

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”.¹ Designation of a conservation area increases control over significant or total demolition of unlisted buildings, strengthens control over minor development and protects trees within its boundaries. It also ensures that any new development maintains or enhances the character of the area.

Section 71 of the Act imposes a duty on the local planning authority to formulate and publish proposals for the preservation and enhancement of conservation areas. Proposals should be publicised and incorporate public comment.

The National Policy Planning Framework states:

Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. An historic asset is one “which holds meaning for society over and above its functional utility”; it may be designated ie included in a recognised list and thereby protected or non-designated..² In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.³

The existence of a clear definition of an area’s character helps reduce uncertainty for owners and developers and provides a sound basis, defensible on appeal for local plan policies and development control decisions⁴. The purpose of the Appraisal is, in accordance with the methodology recommended by English Heritage,⁵ to define and record the special architectural and historic interest of the Forebridge Conservation Area. This has been used to prepare a management plan setting out actions to maintain and enhance the special character of the area. These documents will support the proactive management of the Conservation Area through the development control process, including support for appeals.

¹ Planning (Listed Buildings and Conservation Areas) Act 1990.

² PPS 5 Practice Guidelines, paragraph 3/11.

³ National Planning Policy Framework, March 2012, paragraph 126.

⁴ Planning Policy Statement 5: Planning for the Historic Environment (London: Department for Communities and Local Government, 2010).

⁵ *Guidance on Conservation Area Appraisals* (London: English Heritage, February 2006).

Section 2 The Planning Policy Context

The national planning policy context is the National Planning Policy Framework. The local planning policy context is policy NC19 on conservation areas from the *Staffordshire and Stoke-on-Trent Structure Plan* (2001), as well as policies E&D 18-25 on built heritage, policies E&D 43 on trees in conservation areas and policies Hou1 and 11 on housing in the adopted *Local Plan* (Stafford Borough Council 1998). However, the new *Plan for Stafford* is currently under development and consultation and will ultimately replace the *Local Plan*. See Appendix 5 for further details.

Conservation Area Consent is required for the total or substantial demolition of some buildings or structures within the Conservation Area. Permitted Development Rights for householders are slightly stricter than usual, and permission is required from the local planning authority to fell or lop a tree over a certain size.

This Appraisal will be a useful contributor to future Area Action Plans or Supplementary Planning Documents for the Conservation Area and form a basis for development control decisions.

Section 3 Summary of Special Interest

The special character of Forebridge Conservation Area derives from the following elements:

- A mixture of eighteenth, nineteenth and twentieth century residential, institutional, religious, public and retail buildings on historic thoroughfares, with their origins in the medieval street layout and burgage plots;
- A number of buildings or monuments listed or of local architectural or historic interest;
- Traditional craftsmanship, natural resources and energy of production embodied in original building materials and architectural features;
- Visual harmony resulting from use of a limited palette of natural building materials largely of red brick with clay tile or slate roofs;
- Hard and soft landscaped spaces enhancing the environment;
- Significant views along the Lichfield Road and Wolverhampton Roads;
- Green open space provided by the formally landscaped grounds of St Joseph's Convent and mature trees along Lichfield Road.

A definition of the special interest of the Conservation Area is set out in section 4 of the Character Appraisal.

Section 4 Assessing Special Interest

4.1 Location & Setting

Location and context

Stafford lies between Birmingham and Stoke-on-Trent, between the Potteries to the north and the Black Country to the South, with rural Staffordshire lying to the West. To the East is further rural landscape characterised by hilly terrain.

Stafford is served by a network of trunk roads, including the A449 Wolverhampton Road and the A34 Lichfield Road.

The Forebridge Conservation Area lies to the south-east of Stafford town centre, bordered by the Wolverhampton Road and Queensway to the West, the Forebridge Drain to the North and property boundaries to the East and South.

General Character and Plan Form

Having developed along a historic and major trunk route, the area contains a mixture of residential and public buildings, mainly dating from the nineteenth and twentieth centuries.

Landscape Setting

Stafford is surrounded on the West and South by the River Sow. The streams and marshes to the east, although mostly drained or running under the modern ring road, almost enclose the town as an island. The town sits on glacial gravel and sand surrounded by alluvial marshland.

The landscape setting of Forebridge has the following key characteristics:

- The mid nineteenth century Forebridge Drain running into the River Sow;
- Two heavily used main roads, the Lichfield and Wolverhampton Roads, which lead to poor air quality and affect the quality of the area as a local amenity;⁶
- Mature trees along Lichfield Road and the private gardens of St Joseph's Convent and St Austin's RC Primary School;

⁶ Stafford Observatory, *The Indices of Deprivation* [online] (Staffordshire County Council, 2007).

4.2 Historic Development & Archaeology

4.2.1 History and Development of Forebridge

The earliest mention of Forebridge in the records refers to the founding in 1208 of the Hospital of St John, known to have existed at the junction of what is now Lichfield Road and White Lion Street. The Victoria County History describes parts of the White Lion Inn which still survived in 1959 and which may have been built around parts of the Hospital's chapel. The Hospital later had tenements attached for the use of the poor, mostly consisting of houses with a garden and croft. The name Forebridge was given to land to the south of the bridge crossing over the River Sow. By 1290 there was a manor known as Forebridge. The first mention of the area known as the Green, to the south of the river crossing, was in 1304. Forebridge was part of the ancient parish of Castle Church.

The Middle Ages

Enclosure in Forebridge began in 1372 with pasture land and park enclosed by Lord Stafford and continued after this date. By 1403 most of the population in the parish was settled in Forebridge, which had a large ecclesiastical presence with the additional establishment of the Hospital of St Leonard and the house of the Austin Friars. However, by 1543 the Church of the Austin Friars had been demolished. There were 32 tenements around the Green, most with a garden and croft, and two larger houses on the middle of the Green. A year later, King Henry VIII granted the lands and remaining buildings of the Austin Friars to Edward Stanford. An area to the north end of Wolverhampton Road and the western end of Lichfield Road is still known as 'The Green', although has recently been developed for retail units.

During the Civil War Charles I visited Stafford but the town was later captured by the Parliamentarians. In 1642 the Parliamentarian Committee ordered the inhabitants of the Green to pull down buildings within musket shot of the town walls. By 1680 most of the population of the parish still lived at Forebridge or at Stafford Green and Forebridge contained between 30 and 40 houses.

The Eighteenth Century

In 1726 land was purchased in the unenclosed Green Field for the construction of the area's first school, with money left by Dame Dorothy Bridgeman in 1694 to educate poor children of Forebridge. A mistress was paid to teach children above the age of five free of charge. By 1818 there were 50 children. There was no free schooling for children from elsewhere in the parish.

Most of the Stafford baronets were Catholic and encouraged Catholicism around Stafford. The Catholic chapel of St Augustine was built in 1791 on the Wolverhampton Road, with a presbytery.



Forebridge Lock-up.
Staffordshire Museums
Service

In 1800 acts for draining and enclosing Forebridge were passed. Fifty years later a network of drains running into the River Sow was constructed, including the Forebridge Drain. A further civic amenity was the Forebridge lock-up, constructed from the remains of St John's Hospital some time in the eighteenth century, to contain drunks and vagrants.

The Nineteenth Century

Green Hall was constructed in around 1810 for a solicitor, Charles Webb, and had considerable grounds which contained an ice house. It was previously the site of Forebridge Hall which had been the residence of the Drakeford family. In 1825 a new school house was constructed on Garden Street well as a house and garden for the teacher. The school was open to all children, but those from outside Forebridge had to pay a penny a week. The school was re-built in 1876 and, by 1893, there were around 335 children attending. The buildings were altered in 1906.



St Paul's Church, 1844.
Staffordshire Museums
Service

By 1840 the Green was built up on all sides and in the centre. The Wolverhampton Road was built up along its east side for a mile south of the Green. Garden Street had houses on both sides, including Greenfields Cottage, which had a stable block in its grounds. In 1851 William White described Forebridge as a "large and well built suburb of Stafford".⁷ The 1851 map shows Hough Villa on Lichfield Road as well as Forebridge Drain and the existing and new courses of the river.

The Church of St Paul's was built on Lichfield Road in 1844, a handsome cruciform structure in an early decorated style, designed by the local architect Henry Ward (1806 – 1884). He had been apprenticed to the Borough Surveyor, Joseph Potter, whose daughter, Emma, he married. He lived at 6 Lichfield Road until his death. The spire and tower of St Paul's were added in 1887 to commemorate Queen Victoria's Golden Jubilee. The Catholic Chapel of St Augustine was enlarged and the present Church of St Austin opened in 1862, adjoining the old chapel and with a school attached.

The original police barracks behind the Guildhall on Market Square in Stafford town centre were demolished in 1867. After the military barracks on Friar's Terrace became vacant in 1882, the police took over the building.

By 1889 Friar's Terrace and Orchard Street were built up with terraced houses and development was proceeding along Talbot Road, Ingestre Road and Shrewsbury Road, all of which appear to follow old field boundaries. However, the rest of the area was still largely rural. The old river course was disappearing as a result of re-routing and drainage.

The Twentieth Century

In 1901 Siemens Brothers began building a new factory in Forebridge, to expand production of dynamos and associated

⁷ William White, *History, Gazetteer and Directory of Staffordshire* (Sheffield: 1851).

equipment. The company had looked for a site with good rail links and room for expansion and bought the Hough estate, adjacent to the railway. The plant went into operation two years later. In all 800 employees were transferred from the company's London works and the factory provided additional employment for local people. The company built 88 three-bedroomed houses and two-bedroomed flats in Siemens Road, Sabine Street and Lawrence Avenue, together with larger houses for foremen in Salt Avenue. The works struggled in the face of German and American competition and were taken over by English Electric in 1919, subsequently becoming part of GEC, GEC Alstom, Alstom and most recently Areva. In 1930 George Nelson was made Managing Director of English Electric, which had been taken over by the Metropolitan Vickers Group, and turned it into a successful enterprise. He lived at New Hough, which had a gate leading directly into the factory grounds, and held meetings for managers every Sunday, often lasting for over three hours. He moved the company's headquarters from London to Stafford and also moved the Preston engineering shops there. He was an advisor to the Government during the Second World War and later served on the governing bodies of the Imperial College of Science and Technology, the Manchester College of Science and Technology and Queen Mary College, London. He was made first Baron Nelson of Stafford in 1960 and died at the Stafford factory in 1962, being succeeded by his son, Henry George Nelson. The history of the plant and its association with the local area would merit further research as the plant has had a large impact on the Forebridge area of Stafford.

In 1906 work was started on the Stafford Girls' High School, designed by John Hutchings, the County Architect, to meet the requirements of the County Medical Officer, George Reid. He was concerned about the unsanitary conditions within schools, and particularly the design of buildings that restricted ventilation and daylight. The new building, known as the Oval, had two splayed wings either side of a semi-detached central hall and was located overlooking the green space of the river floodplain.



**Forebridge Villa.
Staffordshire Museums
Service**

St Joseph's Convent opened in 1907 on Lichfield Road, with a girls' private school and a women's guest house attached and incorporating Forebridge Villa, which had been built in 1809-16 to a design by Benjamin Rodgers.

The 1902 map shows development along New Garden Street, Cramer Street and the Oval. The Siemens plant and housing estate appear on the 1923 map, along with a number of allotment gardens, the Girls' High School, New Hough, the Siemens cricket ground and the new Riverway, which had been opened as a planted avenue across the river floodplain in 1914. The 1938 map shows more development, probably built by the council, within the areas previously designated as allotment gardens to the south-west and at the southern end of Salt Avenue and on the south-east side of Lawrence Street. This could have been built by the council or by English Electric which would have needed more houses for recently re-located workers at this time.

In the 1930s the lock-up was used by a butcher for curing hams, smouldering sawdust being piled on the floor for this purpose. His shop was next door. It was dismantled to make way for the



***St Joseph's Convent.
Staffordshire Museums
Service***

Queensway ring road in the 1970s, but was re-erected near to White Lion Street.

By 1951 Forebridge School was called St Paul's Church of England School and later became controlled.

Today, Green Hall houses departments of Staffordshire County Council.

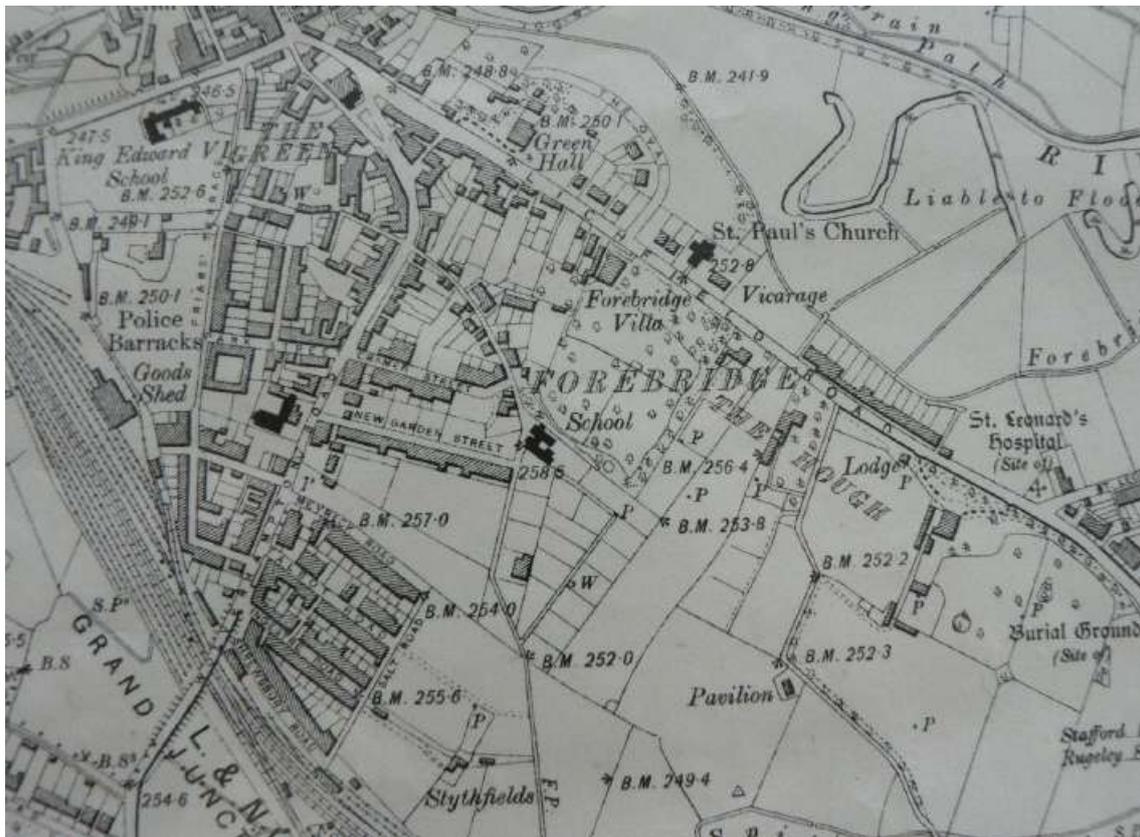
4.2.2 Maps Showing Sequential Development of the Area



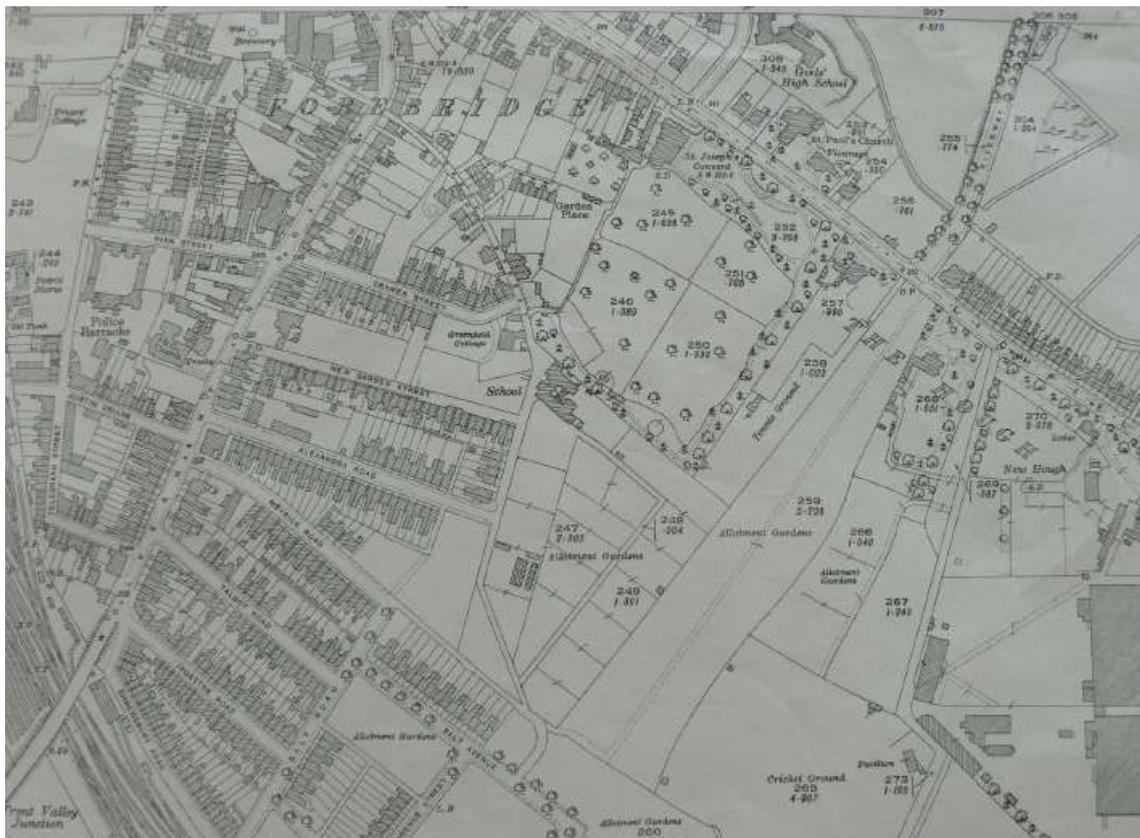
Enclosure Map for Stafford and Castlechurch, 1851.



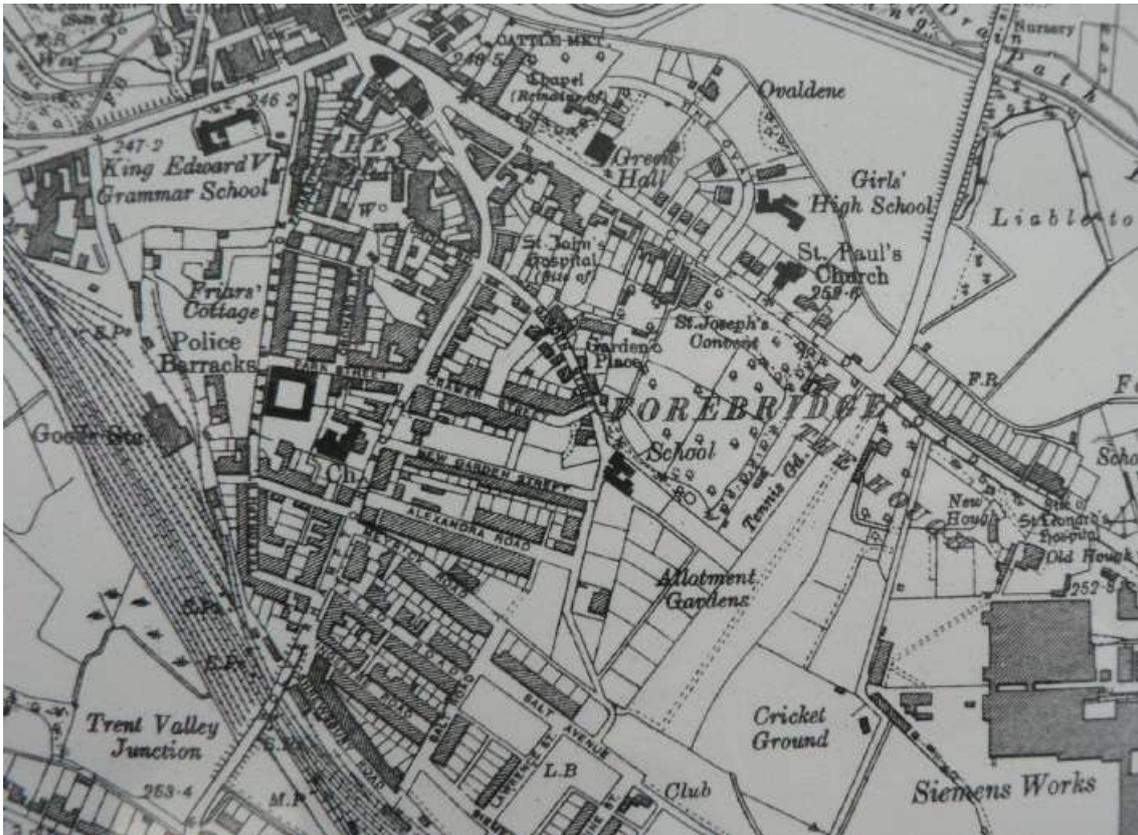
1889 OS Map



1902 OS Map



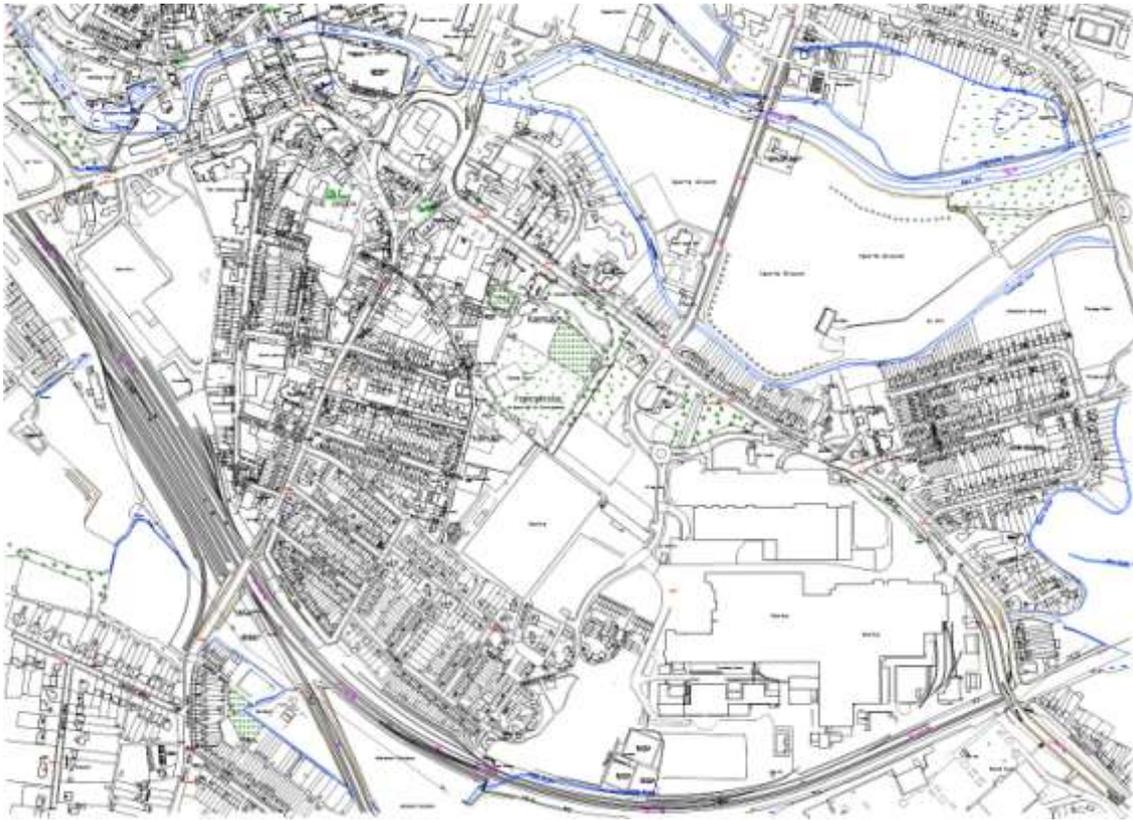
1923 OS Map



1925 OS Map



1938 OS Map



2009

4.2.3 Significance of the Archaeological Resource

The historic road layout survives to the present day, especially the junction of Lichfield Road and Wolverhampton Road, although White Lion Street has been altered by the insertion of Queensway, which runs over the historic site of the Hospital of St John. Late twentieth century development has resulted in the loss of eighteenth century houses and the gardens of Green Hall, although there will be below-ground remains which could be investigated.

Some documentation of the archaeological resource has been carried out. An archaeological building record was undertaken in 2006 at St Paul's School as a condition of permission for demolition. An archaeological watching brief has also been carried out at 6 Lichfield Road, an evaluation at the Green, an evaluation and building recording at Friar's Terrace, and an evaluation and excavations at Browse Antiques, 127 Lichfield Road in 2004. These established the site of the Austin Friar's house, although the extent of the Friary is unknown, a medieval boundary ditch, evidence for a 17th-18th century brick-built wall, cellar and several rubbish pits. An archaeological survey has been carried out within the grounds of St Joseph's Convent which recorded a number of interesting structures including folly arches and a stone circle constructed with medieval and later remains from St Mary's Church, Stafford, a late nineteenth century poultry house and a temple-like structure of probable twentieth century date, constructed from nineteenth century and later salvage materials, both in poor condition.

Sites and extant buildings identified on the Sites and Monuments Record (SMR) are described and located on a map at Appendix 1.

4.3 Spatial Analysis

Character and Interrelationship of Spaces



Grounds of St Joseph's Convent

The main open space in the current Forebridge Conservation Area is provided by the grounds of St Joseph's Convent. The area around the triangular site at the junction of Lichfield Road and Wolverhampton Road, within the suggested boundary changes, is open by virtue of having main roads around it, although these negatively affect the setting of the current Conservation Area.

Key Views and Vistas



View Southwards from the Oval towards Green Hall

The main significant views in the Conservation Area are attractive ones facing south-east and north-west along Lichfield Road, which are tree-lined and green in character, and those facing south-west and north-east along Wolverhampton Road, which are of a suburban character fronted by houses and shops. A potentially good view of the back of Green Hall from the Oval is ruined by the late twentieth century office buildings in the grounds. Garden Street curves, providing a surprisingly quaint view off Wolverhampton Road, and is worthy of protection.



View South-eastwards along Lichfield Road



View South-westwards along Wolverhampton Road

Views out of the Conservation Area include one facing North along Riverway with attractive views across the playing fields either side of the road. The view southwards from the bottom of Wolverhampton Road is spoilt by the intrusive railway bridge. The view into the Conservation Area from the triangular site at the junction of Lichfield Road and Wolverhampton Road is spoilt by the modern Queensway.



View into the Conservation Area from Triangular Site



View out of Conservation Area Southwards along Wolverhampton Road



Green Hall

The main landmark in the current Conservation Area is Green Hall, on the junction between Lichfield Road and Queensway. Drakeford Court is another landmark, albeit one with little coherence with the established historic character. Landmarks within the suggested boundary extensions are St Austin's RC Church on Wolverhampton Road and number 108 (the Hough) on Lichfield Road. Another unattractive landmark, the Staffordshire County Council Library Services building, would affect the setting of the Conservation Area if the suggested boundary extensions were adopted.



The Narrow Garden Street

4.4 Character Analysis

4.4.1 Buildings of Conservation Area

(See Site Quality Appraisal map at the end of this subsection)

Prevailing or Former Uses and Their Influence on Buildings



**Late Twentieth Century
Extension to Rear of Green
Hall**

Although there has always been a mix of uses in the current Conservation Area, many buildings originally erected as houses are now offices, though generally without much alteration having been made as a consequence, or shops, which have involved a greater degree of intervention to ground floor facades. The major exception is Green Hall, which has been extended at the rear and had intrusive buildings constructed within its grounds. Stafford College was built to a new design for schools intended to increase the amount of light and ventilation available. Although St Paul's CE School has been re-built and extended, it is still a one-storey building with a similar new building in modern materials at the rear. Along the Wolverhampton Road the former Co-operative Society premises are still used for retail purposes but appear to have had the ground floor elevation completely altered. Within the proposed boundary extensions to the Conservation Area are two former industrial structures, Friars Mill and the Granary. Friars Mill, a former warehouse and mill adjacent to the railway, retains some historic architectural details of interest including iron hopper windows, lucams and taking-in doors. The Granary also retains some historic architectural details such as arched window openings highlighted by blue brick. Both of these structures have been adapted for use as modern office space.

Listed Buildings

There are 14 listed buildings and structures within the Conservation Area and proposed extensions, all of them Grade II. An application to spot list the Oval Annexe of Stafford College was unsuccessful and the building has recently been converted to residential use. There is a range of building styles within the Conservation Area and the suggested boundary extensions, including Georgian (for example the presbytery of St Austin's), Regency (for example the early nineteenth century Green Hall, Forebridge Villa and Greenfields on Garden Street), Gothic (for example St Austin's Church by E. W. Pugin, which provides a contrast to the presbytery, and the Gothic Cottage) and early twentieth century (for example St Joseph's Convent, Oval Annexe and houses along the Oval). The Convent was designed by E. Bower Norris and built in 1931-2. The site of St Austin's RC Church has been developed a number of times since 1791 in a number of different styles and an archaeological building record would enable a better understanding of the site.



Georgian Presbytery and of St Austin's

Regency Forebridge Villa

Key Unlisted Buildings

A number of unlisted buildings have been identified as being buildings of particular townscape merit. Commonly they are good examples of relatively unaltered historic buildings where their style, detailing and building materials provide the streetscape with interest and variety. These have all been marked on the building quality appraisal map included in this document as 'key buildings' and include St Joseph's Convent, The Oval Annexe and many of the houses on The Oval, many houses on Garden Street including Garden Place, and St Paul's CE Primary School.

Other buildings that have seen alteration in their fine detail still make a positive contribution to the street scene in terms of their basic historic form and materials, and are readily capable of enhancement through careful reinstatement of lost detail such as windows, doors and boundary walls.

Building Scale and Form

The Conservation Area can be divided into four distinct character areas. The built characteristics of each of the four areas are appraised in the relevant parts of 'Character of the Conservation Area' below.

The Conservation Area has a tight-knit urban form along the Wolverhampton Road and the northern end of Garden Street. The remainder of the Area is rather more suburban with gardens in front of and to the side of properties and, on Lichfield Road, larger buildings set in grounds, particularly St Joseph's Convent.

Two storeys is the normal building height and two to three bays the normal massing but there are exceptions: both St Paul's Church and School are single storey, Green Hall and Edwardian villas on Lichfield Road, a retail/office building and St Austin's Presbytery on Wolverhampton Road are three storeys, whereas St Joseph's Convent is a massive four storey building which dominates its surroundings. The Oval Annexe is a large two-storey building with two splayed wings either side of a semi-detached hall. Roofs are generally pitched with some gables breaking through eaves on Gothic style and early twentieth century buildings.

Building Materials and Local Details

The main building material in the Conservation Area is brick with sandstone dressings and details. Green Hall, Forebridge Villa, Greenfields and 108 Lichfield Road have been given stuccoed fronts. Number 100 Wolverhampton Road has what appears to be the original tuck pointing in lime mortar. Yellow sandstone was used in the construction of St Paul's Church and pink sandstone for the lock-up.

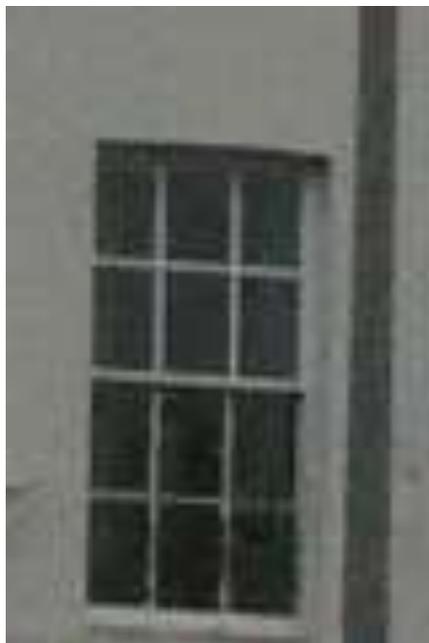


Stuccoed Greenfields

Roofs in the Conservation Area are generally covered with Staffordshire plain clay tiles of blue or red. Slate is used on some of the larger buildings in the conservation area, e.g. St Joseph's Convent. Some early twentieth century buildings are covered with red tile roofs which would probably have been supplied from nearby

Stoke-on-Trent. Some roofs have unfortunate replacements of modern concrete tiles or slates of a lighter colour.

Window and door joinery in the area's historic buildings was invariably timber although this has often been replaced with uPVC to the detriment of historic character and appearance. All of the building stock dates from the early nineteenth century or later and the sliding sash window would have been common within the Conservation Area: those built before around 1850 without horns, those afterwards with horns (an extension of the vertical part of the frame of the upper sash to provide additional support for the window). Early nineteenth century buildings often have six-over-six sash windows; Victorian and Edwardian buildings may have two-over-two or single-pane sash windows in bays, such as the villas on Lichfield Road. The early twentieth century houses on The Oval all have side-opening casement windows. Surviving late nineteenth to early twentieth century shop fronts have timber and iron frames with subdivisions.



Green Hall Showing Six-over-Six Sashes without Horns



Late Nineteenth Century Building Showing Six-over-Six Sashes with Horns

Boundary Treatment

Along Lichfield Road, there is a variety in the way boundaries are marked out. Green Hall has a high brick wall with squared sandstone coping stones; St Joseph's Convent has a low brick wall with coping stones, iron railings and a hedge; Forebridge Villa has a low wall of dressed sandstone blocks with coping stones and a hedge on top; St Paul's Church has a low sandstone wall and the vicarage has a brick wall with coping stones; the Hough has a low pink sandstone wall. Boundaries on The Oval are hedges, apart from the rear boundary of Green Hall which is painted iron railings. Along Wolverhampton Road, where buildings are set back from the road, boundaries are marked by low brick walls with coping stones. Along Garden Street, there is a mixture of low brick walls and hedges.

Local Features of Interest



Decorative Stone Gatepost

In addition to the numerous architectural details and embellishments found on the area's historic buildings, there are a number of local features which add to the area's distinct identity and help to create a sense of place. Some of these, like the gates in front of Green Hall (grade II) are protected by their listed status, but others, whilst not listed, nevertheless form part of the special interest of the conservation area and it is highly desirable that they are retained. An example of a local feature of interest is the large decorative stone gatepost on Lichfield Road at the South end of St Joseph's Convent gardens.

The Public Realm



Metal Street Lamp and Advertising Hoarding

Street surfaces are exclusively tarmac throughout the Conservation Area and pavements are either tarmac or concrete. Street furniture is largely of poor quality and includes concrete or metal street lamps. A large advertising hoarding at the northern end of Wolverhampton Road is currently affecting the approach to the Conservation Area and lies within one of the suggested extensions.

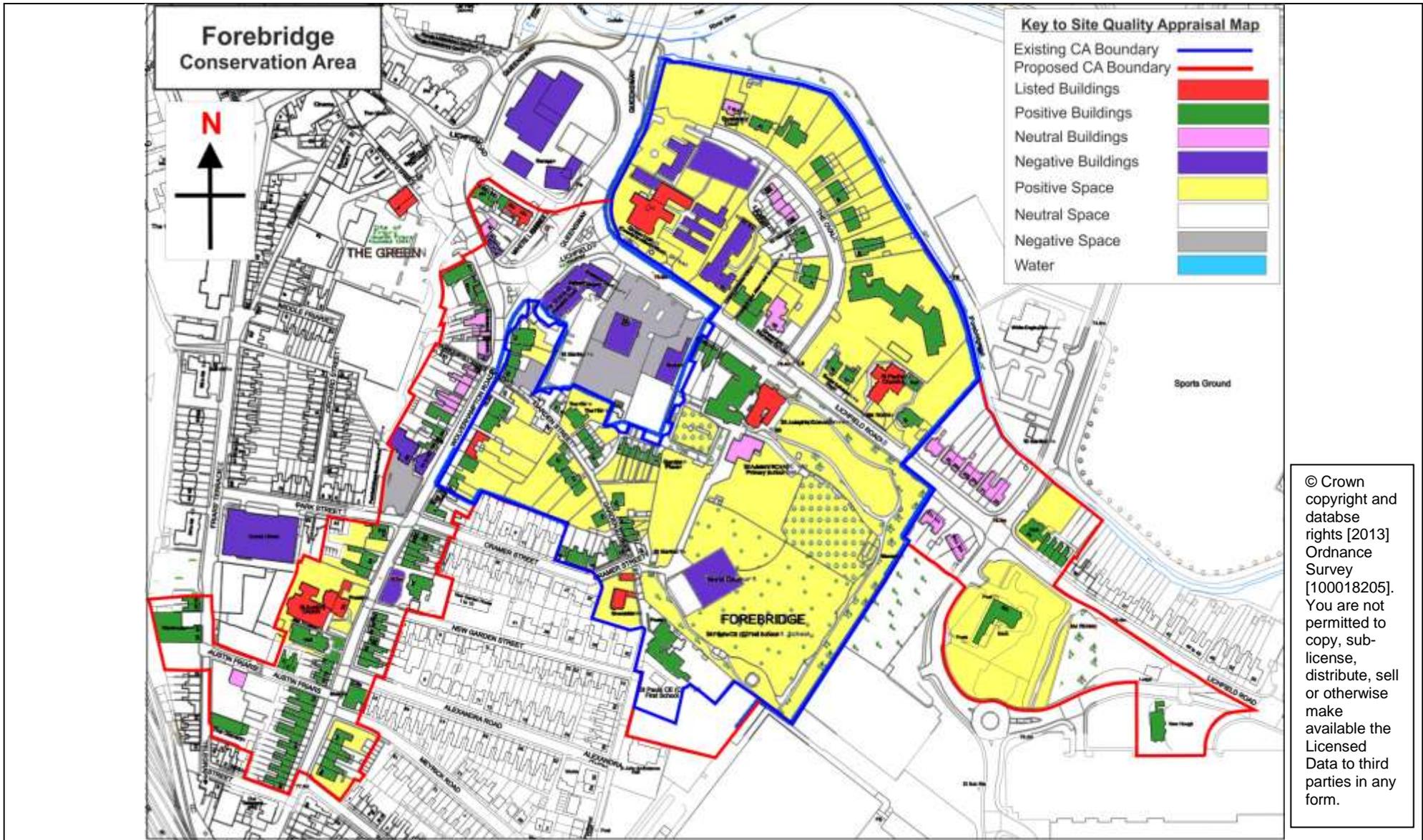
Green Spaces and Biodiversity



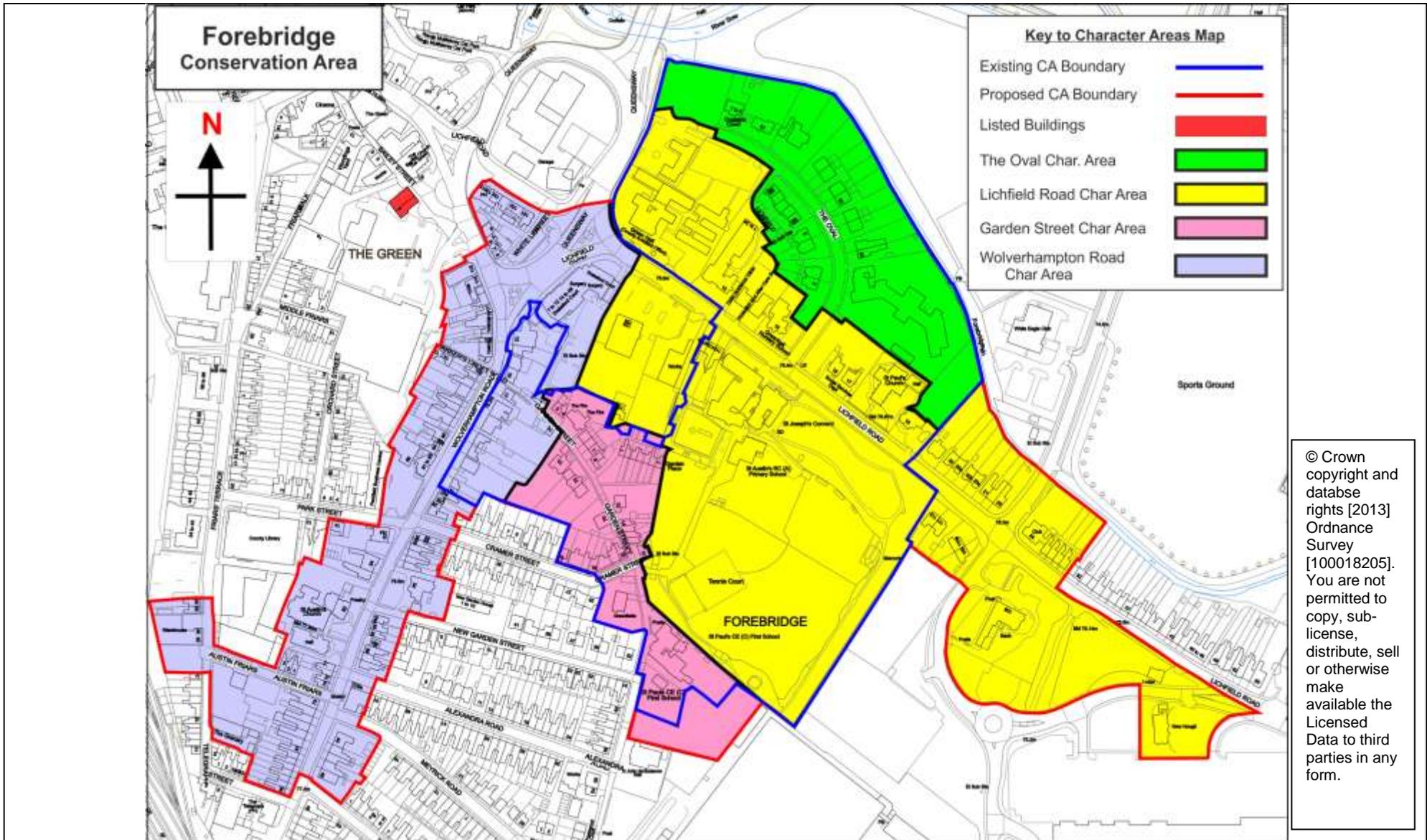
Trees in Gardens by St Joseph's Convent

The only substantial green space within the Conservation Area is the area within the grounds of St Joseph's Convent and St Austin's RC Primary School. This consists largely of well maintained gardens which include a variety of mature trees, lawn areas and a number of interesting garden ornaments which are listed on the Staffordshire Sites and Monuments Record (see Appendix 1). However, the car park by the tennis court presents a disappointing prospect from the south entrance. There are also some planted private front gardens on Lichfield Road and the Oval and Wolverhampton road.

Forebridge Conservation Area, Stafford: Conservation Area Appraisal



Forebridge Conservation Area, Stafford: Conservation Area Appraisal



Character Areas Within Extended Conservation Area

4.4.2 Character of the Conservation Area

The Conservation Area is made up of four character areas:

- Character Area 1: Lichfield Road
- Character Area 2: The Oval
- Character Area 3: Wolverhampton Road
- Character Area 4: Garden Street

These areas are shown on the accompanying map. Within the suggested boundary extensions, that running further eastward along Lichfield Road would form part of character area 1 and that within the triangle and along Wolverhampton Road would form part of character area 3.

Character Area 1: Lichfield Road Character Area

The Lichfield Road character area runs along the road within the current Conservation Area boundaries and encompasses the buildings on either side, together with their grounds. A suggested boundary extension further to the East is of similar character. Buildings here are detached or semi-detached, in a variety of styles reflecting different dates of construction and set back from the road in private grounds or with front gardens. Some have been enlarged in appropriate materials, such as Lichfield Court which is dated 1895.

General Characteristics:

- A mixture of residential, offices, nursery and ecclesiastical buildings in usage;
- Spacious feel to the road with properties set back;
- Many mature trees within property grounds, particularly those of the Convent;
- Key buildings: numbers 16, 24, 108, 113 and St Joseph's Convent.



St Joseph's Convent

Built Characteristics:

- Buildings are generally two or three storeys, with the exception of St Paul's Church which is single storey and St Joseph's Convent which is four storeys. There is consequently some variation in eaves height;
- Buildings are also generally two to three bays but there are also larger buildings, such as the seven bay Green Hall, five bay Forebridge Villa and the massive eight bay St Joseph's Convent;
- Building materials are mostly red brick but with some variations, such as stucco on Forebridge Villa and The Hough, sandstone in St Paul's Church and stone quoins on number 24;
- Roofs are generally dual-pitched or half-hipped and covered in Staffordshire blue or red tiles or slate, sometimes laid in decorative patterns such as alternating bands of straight and fish scale tiles as on the former vicarage building, or with the use of decorative ridge tiles;
- Original windows, where they survive, are generally sliding sashes, whether six over six or single pane, apart from St Joseph's Convent and the former vicarage which have side- and top-opening casements;



113 Lichfield Road

- The building style is exclusively polite with a range of styles represented, including Classical, Regency and Gothic Revival;
- Buildings are decorated in a variety of styles: number 113 has polychrome decorated gables, number 16 has a tile-hung oriel dated 1895, number 24 has ground floor bays with moulded cornices and moulded surrounds to first floor windows and number 108 has a columned portico and highly decorative bracketed cornice. St Joseph's Convent has an elaborate door surround with twisted pilasters and a scrolled pediment, keyed arched windows on the ground floor, a sculpture representing Christ flanked by angels with oculi either side set into the tower and finial decoration at roof level;
- The road is dominated at its western end by the large Green Hall and further east by the massive St Joseph's Convent.

Character Area 2: The Oval Character Area

The Oval character area runs along the road within the current Conservation Area boundaries and encompasses the buildings on either side, together with their grounds. Buildings here are generally semi-detached houses set back from the road and with front gardens, some of which contain mature trees.



The Oval Annexe

General Characteristics:

- Entirely residential in use, The Oval Annexe having been recently converted;
- Recent parking at the western end in the former grounds of Green Hall and still containing mature trees;
- Many mature trees in the grounds of The Oval Annexe and at the end of the road;
- Key buildings: The Oval Annexe, Stafford College: girls' high school built in 1906/7 to satisfy requirements of the County Medical Officer; 2 & 3 the Hollies: semi-detached villa from around 1900 with moulded window surrounds and leaded top-lights as the earliest development in the area; numbers 31, 39 and 40.



2 and 3 The Hollies

Built Characteristics:

- Two storeys/two bays with the exception of The Oval Annexe which is a large building with two splayed wings either side of a central hall;
- Building style is generally polite and of early twentieth century style with number 31 appearing to be Arts and Crafts with rough dressed stone window sills and heads and a stone boundary wall;
- Buildings constructed of brick with rendering and part-rendering being part of the original design and decorative timber-framing on gables;
- Roofs are pitched although some are interrupted with gables
- Generally side- and top-opening casement windows with leaded top-lights on numbers 2 and 3, 30 and 40, although number 31 has long sliding sashes with horns at ground level;
- Clay tiled roofs;
- Road dominated by The Oval Annexe.

Character Area 3: Wolverhampton Road Character Area

The Wolverhampton Road character area lies to the East side of the road within the current Conservation Area. Suggested boundary extensions to the North and South and on the West side of the road are of a similar character.



Ebenezer Place

General Characteristics:

- Usage is a mixture of shops and offices at the northern end and residential further South;
- A few mature trees within planted front gardens or property boundaries;
- Key buildings: The former Island public house; numbers 13, 28-33, 44-48, 60-67, 68-69, Ebenezer Place 83-84, 94, 96 and 111-116; The Granary; Friar's Mill;

Built Characteristics:

- Buildings are two to three storeys and two to three bays;
- Building style is generally pattern book but with some polite architecture which is Classical in style, the Gothic Revival St Austin's Church and industrial vernacular of Friar's Mill and the Granary;
- Buildings constructed of red brick with slate or Staffordshire blue clay tiles although some have been replaced with concrete tiles or modern slate of a lighter colour;
- Some variation in eaves height mainly because the older buildings are smaller than more recent buildings;
- Some buildings have six over six sliding sash windows on the ground floor but many have canted bays with two over two or single pane sliding sashes; first floor windows are usually sliding sashes, whether six-over-six, two-over-two or single pane; some have been replaced with uPVC to the detriment of their historic character;
- Architectural decoration includes dentillated and moulded cornices, decorative tiles on gables, polychrome decoration, moulded and keyed arches over doors and ornate porticos;
- Some late nineteenth or early twentieth century shop fronts survive at the northern end with moulded and bracketed frames, large windows with leaded top lights and, in at least one case, a terrazzo floor to the entrance;
- There are no large buildings dominating the Wolverhampton Road street scene, but Friar's Mill and The Granary stand out within the modest terraced housing to the west.



44-48 Wolverhampton Road



Terrazzo Floor at Shop Entrance

Character Area 4: Garden Street Character Area

The Garden Street character area runs along the road within the current Conservation Area boundaries, from behind the buildings fronting Wolverhampton Road, and encompasses the buildings on either side, together with their grounds. This is a narrow road with an enclosed feel to it, many of the buildings being set up to the road or set back behind high walls, although it is more open at the south-eastern end.



Garden Place



St Austin's School Gate Houses

General Characteristics:

- Most buildings are residential in use but there is a parking area behind an office on Wolverhampton Road at the western end and St Paul's School at the eastern end;
- The road curves to the South-east precluding views but adding interest to the area;
- Key buildings: 72 & 73 Garden Street; Garden Place; 12 Garden Street; gate houses at entrance to St Austin's Catholic Primary School; St Paul's CE Primary School;
- Mature trees in private gardens and in the grounds of St Austin's School which also contains valuable green space.

Built Characteristics:

- Two storeys and two to three bays, with the exception of St Paul's School which is of a tall single storey;
- Variety of terraced, semi-detached and detached buildings, reflecting different dates of construction and mainly of vernacular style;
- Main building material is brick although some houses have been rendered more recently;
- Roofs are all pitched and with a similar eaves height and predominantly of Staffordshire blue plain clay tiles;
- Architectural decoration varies according to the date of construction: the late nineteenth century Garden Place is a brick terrace with stone quoins and decorative window surrounds; the early twentieth century number 12 has a dentillated cornice over the porch, a tri-partite window to the ground floor and moulded window surrounds with leaded glass to first floor and wide eaves. The late nineteenth century St Paul's School has an infilled oculus and dentillated cornice and a good modern extension;
- The gate houses either side of the entrance to St Austin's School present an imposing and unexpected feature of the area;
- Granite setts lining the north-east edge of the road which have been recently removed.

4.4.3 Evaluation

Intrusion or Damage

The construction of Queensway and redevelopment of the consequent island site has resulted in the loss of significant historic buildings, some of the gardens of Green Hall and archaeological remains, as well as causing some disruption to the historic street layout. The site of St John's Hospital is known to have been to the south-east of While Lion Street and that of the Friary was on the Green. The development of the retail park on the Green will also have damaged archaeological remains. Development is shown along both sides of the northern parts of both Lichfield Road and Wolverhampton Road on the 1775 map.

Many of the small front gardens, particularly in the proposed boundary extensions to the South, have been lost by being covered in paving or used for car parking. This has affected the character of the Conservation Area, by removing part of the green space.



1980s extension visible to rear of Green Hall

Within the current Conservation Area, the late twentieth century extensions and additional office buildings within the grounds of Green Hall are intrusive and inappropriate and have negatively affected the setting of the listed building. Views of the back of Green Hall from the Oval, which must once have been attractive, have also been affected by the buildings and a car park. Green Hall is currently owned by Staffordshire County Council.

Some twentieth century development currently outside the Conservation Area but affecting its setting occurs at the north-east end of Lichfield Road, within Queensway, and at the Green. Drakeford Court is a recent development of retirement homes, out of character with the adjacent Conservation Area in terms of the number of storeys and its massing, and affects views into the Conservation Area. The retail development and bleak car parks on Queensway and the Green negatively affect the setting of the nearby Conservation Area. There are also some intrusive car dealerships behind Drakeford Court.



Retail Park and Car Park on Queensway



Twentieth Century Development



Car Dealerships



Wolverhampton Road Shop Front

There are some inappropriate shop fronts within the suggested boundary extensions along Wolverhampton Road, such as the brightly coloured frontage on the ground floor of the former Industrial Co-operative Society building, which would otherwise make a positive contribution to the townscape.



Advertising Hoarding

There are also some large and prominent advertising hoardings, particularly at the junction of White Lion Street and Wolverhampton Road. These are inappropriate in terms of size and style and affect views into and out of the Conservation Area.

The listed Green Hall has an intrusive security system fitted to its street frontage and there are intrusive satellite dishes on some of the terraced houses within one of the suggested extensions.



Painted and Rendered Exteriors on Garden Street

Some buildings have painted and/or rendered exteriors. Although quite an established practice, this can radically alter the appearance of the brick-built cottages and should be avoided in future. The use of hard cement-based renders can also prevent the natural movement of moisture out of the building and encourage damp.

There are some car parks on private land providing parking for clients, workers or residents, including within the curtilage of the listed Green Hall. They also occur on Lichfield Road, Wolverhampton Road and Garden Street, the latter behind 16 Wolverhampton Road. Although necessary for the current commercial and office uses, they can interrupt the continuity of the historic street scene. Careful design and screening could ameliorate their appearance.



Car Park on Garden Street

Other elements that detract from the historic character of the conservation area include replacement boundary walls, and doors and windows of non-historic design or materials. The lack of storage space for bins outside terraced houses, also in the suggested extension to the south, has resulted in an intrusive clutter of bins on the streets.

There is fencing and car parking within the grounds of St Austin's RC School that detract from the quality of the historic environment. The tarmac play area at St Paul's CE School presents a dispiriting outlook despite its new design, and the ramps are not of an appropriate design for a Conservation Area.

Negative sites are marked on the townscape appraisal included in this document.

Neutral Areas

Buildings that make no contribution to the historic character or appearance of the area but are considered to have a neutral rather than negative impact on its overall appearance are identified on the Building Quality Appraisal map.

General Condition

The physical condition of the area is generally good and most buildings are maintained by owners. However, there are some key properties within the Conservation Area which are vacant and at risk of progressive damage, such as nos. 16 & 17 Lichfield Road, and The Island public house.

Generally private houses are well-maintained, but there are some exceptions along Lichfield Road and Wolverhampton Road where a general lack of maintenance is already causing physical deterioration of the properties to the detriment of the area as a whole.

Problems, Pressures and Capacity for Change

There are a number of threats to the character of the Conservation Area, particularly those caused by the use of modern replacement windows and doors, insufficient control over development and alterations, especially shop fronts, and neglected and empty buildings.

Within the suggested boundary extensions there are also similar threats from intrusive and inappropriate development, insufficient control over alterations and a lack of provision for the storage of bins, particularly for recycling.



Vacant property on Lichfield Road

Section 5 Community Involvement

Both English Heritage and Government guidance recommend the involvement of residents and businesses within conservation area appraisals.

“If the evidence suggests that the heritage asset may have a special significance to a particular community that may not be fully understood from the usual process of consultation and assessment, then the local planning authority should take reasonable steps to seek the views of that community”⁸

It is therefore essential that preparation of the Appraisal and Management Plan involves those with an interest in the Forebridge Conservation Area. Consultation was carried out in line with the principles set out in Stafford Borough Council’s approved Statement of Community Involvement.

Consultation was held between 28 June 2013 and 12 August 2013. The Council placed draft documents on its website, wrote to all local residents and businesses, and held a public exhibition on 23rd July 2013 at the Civic Centre, Stafford. All representations were taken into account and amendments made before referring the document to the Council’s Cabinet for adoption.

⁸ Planning Policy Statement 5: Planning for the Historic Environment (London: Department for Communities and Local Government, 2010).

Section 6 Suggested Boundary Changes



St Leonard's School

Conservation Area boundary changes are detailed in Appendix 4. When the Forebridge Conservation Area was designated, boundaries were often drawn very tightly. It is now recognised that conservation area boundaries need to be seen within a wider context of urban development. Designated areas should provide protection to buildings that were perhaps not previously considered to be of architectural merit, such as twentieth century buildings, and to the spaces between buildings, such as streets and neutral areas. It is also the case that further information can come to light about the historic importance of buildings and spaces.

The proposed boundary changes reflect the results of a detailed survey of the Conservation Area and include previously unrecognised buildings and open spaces which deserve the additional controls provided by a conservation area designation.



Lawrence Street

Additional areas of different character have been recognised which could form separate small conservation areas. These are: the planned Siemens estate, comprising Salt Avenue, Lawrence Street, Sabine Street and Siemens Street, and the area around the listed St Leonard's School; a fine grade II listed Arts and Crafts style building with Victorian terraced houses in the streets behind it. This would also include the site of the medieval St Leonard's Hospital.

Siemens Brothers built the estate in around 1901-2 for the workers being re-located from its London plant to the new plant being constructed nearby. Further properties were added in the 1930s, although whether by the company or by the Council is not clear. The estate also has landscape values, with its wide tree-lined avenues, front gardens and low brick boundary walls and gate-posts with terracotta coping.

Section 7 Local Generic Guidance

Existing guidance is available in terms of what designation means and design criteria:

The consequences under the Planning (Listed Buildings and Conservation Areas) Act 1990 for a designated conservation area are:

- 'Conservation Area Consent' is required for works of total or substantial demolition of :
 - Any building within a Conservation Area exceeding 115 cubic metres in volume.
 - A boundary wall or fence over 1m in height adjacent to a highway, or 2m in height elsewhere.
- The alterations and extensions that can be made to a domestic property without needing planning permission are more limited in a conservation area than elsewhere.
- The local authority has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area and its setting in the exercise of its planning functions.
- Trees in a conservation area are protected by the Act. Special provisions also apply to trees within Conservation Areas. You need to give the local planning authority six weeks notice in writing if you want to carry out work on trees which are greater than 7.5 centimetres in diameter (measured 1.5 metres above the ground) or 10 centimetres if thinning to help the growth of other trees.

Stafford Borough Council has published very good generic guidance on both conservation areas and listed buildings, which can be accessed on its website.⁹ Stafford Borough Council has also published Supplementary Planning Guidance for *New and Old Shop Fronts*¹⁰ and *Extensions to Dwellings*.¹¹ Many of the original doors and windows in the Conservation Area have been replaced with modern materials. Additional guidance on the repair and replacement of doors and windows, boundary walls and the care and maintenance of historic masonry, would be helpful.

⁹ Stafford Borough Council, *Guidance Notes: Conservation Areas and Listed Buildings* (Stafford Borough Council).

¹⁰ Stafford Borough Council, *New & Old Shop Fronts – Good for Business Boroughwide* (Stafford Borough Council, adopted May 2000).

¹¹ Stafford Borough Council, *Extensions to Dwellings* (Stafford Borough Council, adopted October 1998).

Section 8 Summary of Issues

- Problems with vandalism of historic monuments, some of which are in a poor state of repair;
- Views into, within and out of the Conservation Area marred by modern roads and development;
- Two main roads with heavy traffic with associated noise and pollution, leading to a poor quality outdoor environment;
- Poor quality street furniture, such as concrete or metal street lamps;
- Loss of significant historic buildings and archaeological remains to modern highway and retail developments;
- Loss of historic street surfaces which have been replaced with tarmac and concrete, resulting in some diminution of character and appearance;
- Intrusive and inappropriate late twentieth century development in styles out of character with the established historic character of the Conservation Area;
- Intrusive and inappropriate shop fronts and large advertising hoardings;
- Intrusive satellite dishes on the fronts of properties;
- Intrusive security systems on the front of a listed building;
- Loss of original windows and doors and replacement in inappropriate designs and materials;
- Views into the Conservation Area affected by intrusive twentieth century highway and development adjacent to the Conservation Area;
- Intrusive car parks on private land;
- Inappropriate painting and rendering of brickwork;
- Inappropriate use of cement mortar across the Conservation Area;
- A number of vacant properties, some of which are in poor condition;
- Lack of storage space for bins outside terraced houses.

Section 9 Management Proposals

The Conservation Area Character Appraisal has provided the basis for developing management proposals for the Conservation Area. The following pages contain proposals for the management of the area for the final version of the management plan, subject to public views and consultation.

Conservation Area Boundaries

Action 1

The boundary of the Conservation Area will be amended as shown on the proposals map and as follows:

- to include the properties to the south-east along Lichfield Road, up to and including number 28 on the northern side and the New Hough, on the southern side;
- to include the triangle and the centre of the roundabout formed by the northern end of Lichfield Road, White Lion Street and the northern end of Wolverhampton Road and both sides of Wolverhampton Road as far south as number 60 on the West side and number 48 on the East side.

The English Heritage guidance¹² states that the boundaries of existing conservation areas should be kept under review. Parts which are no longer special should be excluded. Where drawn too tightly, the conservation area should be extended to include more recent phases or plots associated with buildings of historic interest.

The Conservation Area Appraisal considered that it is now recognised that conservation area boundaries need to be seen within a wider context of urban development. Designated areas should provide protection to buildings that were perhaps not previously considered to be of architectural merit and to the spaces between buildings, such as streets and neutral areas. It is also the case that further information can come to light about the historic importance of buildings and spaces.

It is therefore considered appropriate to protect the properties to the south-east along Lichfield Road, up to and including number 28, on the northern side and number 106 on the southern side. Numbers 24 - 28 and 106-108 Lichfield Road are of similar quality to other buildings already in the Conservation Area and No. 108 also has quite extensive green space and mature trees.

¹²English Heritage, *Guidance on the Management of Conservation Areas* (London: English Heritage, 2006).

It is considered appropriate to include the west side of Friars Terrace from number 33 to the south of Friars Mill. Friars Mill is an attractive former warehouse and mill dating from the mid-nineteenth century. Although it has been altered for modern use it still retains some historic architectural details such as its hoist housings. All of the south side of Austin Friars and numbers 1,2 and 3 along the north side of the street are proposed for inclusion, as is the west side of Telegraph Street from the junction of Austin Friars to just south of the Granary. These historic industrial buildings provide evidence of the former industrial evolution of the area.

It is also considered appropriate to protect the triangle formed by the northern end of Lichfield Road, White Lion Street, and the northern end of Wolverhampton Road and both sides of Wolverhampton Road as far south as number 60 on the West side and number 48 on the East side, with the boundary running behind property boundaries.

Although the triangle site has been affected by late twentieth century development and the modern highway on the northern side of the roundabout, it includes the listed Gothic Cottage and lock-up, and the 19th century public house, and deserves protection from further development. Wolverhampton Road has a variety of late nineteenth century terraced and semi-detached residential and retail properties of a similar architectural quality to buildings already within the Conservation Area, with some good quality shop fronts, and includes the listed St Austin's Church, the chapel and presbytery. Inclusion of these areas would also enable controls over street surfaces and furniture. Best practice for the management of historic streets is contained in English Heritage guidance.¹³

Protection of Heritage

Action 2

The Council will encourage appropriate maintenance of historic buildings. The Council will continue to monitor the condition of its listed buildings on a regular basis and consider using its powers to serve urgent works or repairs notices where necessary.

Heritage-led regeneration has a key role to play and funding of historic building repair and restoration would assist with achieving wider aims for the area while preserving and enhancing the special local character.

A 'building at risk' is defined as one in a poor state of repair and often vacant and redundant from its original use. The buildings are at risk of loss or further deterioration unless action is taken to arrest the neglect and decay.

Listed buildings at risk within the Conservation Area and its proposed boundary extension have been identified: the outbuilding within the grounds of St Austins Priory, and the Forebridge Lockup.

¹³English Heritage, *Streets For All West Midlands* (London: English Heritage, 2005).

Action 3

The Council will consider relevant partnership grant schemes that could preserve or enhance the character of the Conservation Area when opportunities arise.

Whilst recognising the importance of appropriate repair and reinstatement of the built historic environment, Stafford Borough Council has very limited funding to encourage householders and businesses. Partnership grant schemes could enable such works to be undertaken.¹⁴

Development Control

Action 4

An Article 4(2) Direction will be considered to bring within specific planning control the following classes of permitted development to dwellinghouses:

- alterations to elevations visible from highways or open spaces;
- change of roof material;
- insertion of roof windows;
- removal of chimneys;
- alterations to doors and windows;
- painting of exterior brick and stonework;
- textured paint or render;
- construction of an external porch or entrance ;
- hard standings and curtilage walls and railings;
- fixing of satellite dishes.

The Conservation Area Appraisal identified that the strong local identity provided by the mixture of Georgian, Regency, Victorian and twentieth century residential and commercial buildings was being eroded by the cumulative effect of small-scale inappropriate alterations to individual buildings. An Article 4(2) Direction would be targeted at bringing under control those alterations which, if not sympathetically designed, pose the greatest threat to the distinctive local character.

Action 5

When considering the replacement of a shop front, owners should follow the advice contained in the Borough Council's adopted Supplementary Planning Guidance *New & Old Shop Fronts – good for business Boroughwide*. When considering planning applications for new shop fronts, the Council will be mindful of Policy E&D22 in the Local Plan (and any subsequent relevant policy in the emerging Plan for Stafford). The removal of historic shop fronts will be resisted, and their repair and restoration encouraged.

¹⁴English Heritage, *Building Regulations and Historic Buildings* (London: English Heritage, 2004).

The Conservation Area Appraisal identified that the strong local identity provided by historic shop fronts was being eroded by the cumulative effect of small-scale inappropriate alterations to individual buildings. These small alterations include replacement shop fronts inappropriate to the character of the area.

Action 6

Where Advertisement Consent is required, the Council will ensure that all proposed advertisements accord with Policy E&D21 of the Local Plan and the subsequent relevant policies that will be adopted in the forthcoming Plan for Stafford.

All outdoor advertisements affect the appearance of the building or neighbourhoods where they are displayed. The Conservation Area Appraisal identified garish advertisements which are intrusive.

Action 7

The following historic routes will be protected from amendment to their plan form wherever possible within the scope of the Planning Legislation:

- Lichfield Road;
- Wolverhampton Road;
- White Lion Street;
- Garden Street.

All these streets were definitely in existence by 1775 and are likely to have been in use for a considerable time before that.

Action 8

Important visual axes will be preserved and enhanced including:

- south-east and north-west along Lichfield Road;
- south-west and north-east along Wolverhampton Road;
- west along Garden Street.

Not only is it important that the plan form of historic routes is respected, but also that the significant linear views (visual axes) are preserved from encroachments, inappropriate developments or loss of enclosure. The quality of these visual axes is subtle, and is subject to a wide variety of potential threats including demolition of corridor walls, installation of street signage and other visual clutter, or encroachment by large buildings, projecting signs, advertisement hoardings and so on. These threats will need to be assessed and managed as they arise.

Action 9

Any new development should ensure that the footprint and massing of new buildings fits into the existing urban grain and respects the historic character of the Conservation Area.

The Conservation Area Appraisal notes that the layering of history in the Conservation Area is of interest. However, the introduction of additional large volume buildings could damage the mix and the surviving lines of burgage plots that give interest to the Conservation Area. In general terms, high volume buildings can threaten the scale and grain of the Conservation Area and could be intrusive here.

The Conservation Area is not homogenous in built form and larger buildings currently within it include Green Hall, St Joseph's Convent, St Paul's Church and the Oval Annex. However, the large late twentieth century Drakeford Court at an important entrance to the Conservation Area detracts from its character and negatively affects views into the Conservation Area.

This recommendation does not preclude a terrace or cluster of buildings. It seeks to ensure that the scale and grain of development is appropriate, in accordance with advice contained in paragraph 7.9 of the English Heritage document *Guidance on the Management of Conservation Areas*.

Action 10

Opportunities for the improvement of the intrusive buildings and areas identified within this Appraisal will be sought, should an application for planning permission be submitted on those sites.

The character appraisal identified intrusive buildings and sites and opportunities to improve them should be sought to ensure the preservation or enhancement of the character and appearance of the Conservation Area, in accordance with Section 72 of the Planning (Listed Buildings and Conservation areas) Act 1990.

Action 11

Action may be considered under Section 215 of the Planning Act 1990, and/or sections 48, 54, and 76 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to secure the repair of listed and unlisted buildings within the Conservation Area, and to ensure that untidy lands and sites are addressed where appropriate.

Buildings within the existing and proposed extensions to the conservation area were identified in the appraisal as being at risk. Urgent works and repairs notices can be very effective in helping to secure the future of historic buildings and sites. Local authorities should make full use of their statutory powers if listed buildings, or

unlisted buildings that contribute positively to the special interest of a conservation area, are falling into decay.¹⁵

Action 12

Special consideration will be given to the provision of suitable storage space for bins for residents of terraced properties within the Conservation Area.

The Conservation Area Appraisal identified as having a negative impact the lack of suitable storage space for the several bins which residents are now required to have and which currently clutter the fronts of terraced houses in the suggested boundary extensions.

Action 13

All trees within the conservation area are protected by the requirement for landowners to notify the Council of their intention to lop or trim them. Existing visually important woodland and trees have been identified at:

- the grounds of St Joseph's Convent;
- within private gardens along the Oval;
- by the entrance to the Hough retail park.

The Conservation Area Appraisal identified that woodland and trees make a significant contribution to the setting of the Conservation Area. These landscapes should be respected and the key features retained. However, there are not many trees within the built-up area. These examples deserve protection for their contribution to the local townscape. Applications for development which threatens the future of trees and hedges will be guided by Saved Local Plan Policy E&D 43 and 44. Saved Policies E&D 43 and 44 are outlined in Appendix 5 of the appraisal.

Action 14

The Council will seek to work in partnership with the County Council to restore the traditional appearance of the streetscape and consult the Conservation section on future enhancements to the footpaths in its ownership in the Forebridge Conservation Area.

The Conservation Area Appraisal identified a loss of historic street and pavement surfaces which are now exclusively tarmac and have a negative effect on the character of the area.

¹⁵English Heritage, *Management of Conservation Areas* (London: English Heritage, February 2006).

Action 15

The Council will seek to work in partnership with the County Council over new schemes to improve the control of traffic flow and pedestrian access across the streets of Forebridge. It will seek to ensure that new and existing hard surfaces, road signage and other items of street furniture will preserve the special character of the Conservation Area.

Although highways are controlled by Staffordshire County Council, Queensway is affecting the setting of the current Conservation Area. Any future public works to the carriageway should take full account of the potential effect they will have. Pavements and crossings must be suitably maintained and improved in order to facilitate their use by pedestrians. Highways works within Conservation Areas should be carried out in accordance with *Conservation within the Highway: Structures of Historic Importance* (Staffordshire County Council, May 2004).

Action 16

A new Guidance Note will be developed to provide guidance on the appropriate design of advertisements within Conservation Areas.

The Appraisal identified an erosion of the local character of the Area by inappropriate advertising hoardings and garish advertisements. The control of advertisements is covered in Local Plan Policy E&D21 which is outlined in Appendix 5.

Monitoring and Enforcement

Action 17

A mechanism for monitoring change on a regular basis will be developed.

English Heritage guidance recommends the development of procedures¹⁶ for monitoring change in conservation areas on a regular basis (every five years), such as photographic surveys and recording.

Action 18

The Council will continue to take enforcement action within the Conservation Area where appropriate.

English Heritage guidance also recommends that the special character of conservation areas is protected and enhanced by enforcement of the controls applied. In March 1998, the Cabinet Office, in partnership with the Local Government Association,

¹⁶English Heritage, *Guidance on the Management of Conservation Areas* (London: English Heritage, 2006).

published the central and local government Concordat on Good Enforcement, a voluntary non-statutory code setting out best practice.¹⁷

¹⁷Cabinet Office and Local Government Association, *Enforcement Concordat* (London: Cabinet Office and Local Government Association, March 1998).

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Photographs Used

All photographs used were reproduced from ***Staffordshire Past Track*** with the permission of the Staffordshire Museum Service.

Archives and Libraries Consulted

Museum of Science and Industry, Manchester
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APPENDICES: SUPPORTING INFORMATION

Appendix 1: Sites of Archaeological Interest

See HER Map on following page

PRN Number 00777 - MST777, Austin Friary, Forebridge Monument FRIARY (MEDIEVAL to POST MEDIEVAL - 1344 AD to 1539 AD)
Friary: Site of the Austin Friar's house. Founded 1344. Dissolved 1539. Human bones found to the western side. Other bones, foundations and a stone well have been found at various times in this area. The extent of the Friary is uncertain.

PRN Number 00789 - MST789 **Site Name** Saint John's Hospital, Forebridge.

The site of the medieval hospital of Saint John the Baptist, which was probably founded by a member of the Stafford family. The hospital was first mentioned in 1208 and survived until the 16th century. Possibly located near Green Bridge, to the west of the present Bridge Street.

PRN Number 08265 - MST7348 **Site Name** 62 Greenfields, Garden Street, Forebridge.

A listed house dated circa 1830, built in the Regency style.

PRN Number 08292 - MST7363 St Joseph's Convent (south-east building), Lichfield Road, Forebridge.

A listed Regency style house which dates from circa 1810, but with later alterations. The house is used as a convent; it was taken over by the Sisters of St Joseph of Cluny in 1907. It has a number of interesting structures within its grounds.

PRN Number 08295 - MST7364 **Site Name** Forebridge Lock-Up, Lichfield Road, Stafford.

A listed 18th century lock-up of ashlar construction with a stone roof and a large, barred window.

PRN Number 08296 - MST7365 **Site Name** Green Hall, Lichfield Road, Stafford.

A listed house dating from circa 1810, with later additions to the rear. The building is now used as offices.

PRN Number 08297 - MST7366 **Site Name** Gates and Gate Piers, Green Hall, Stafford

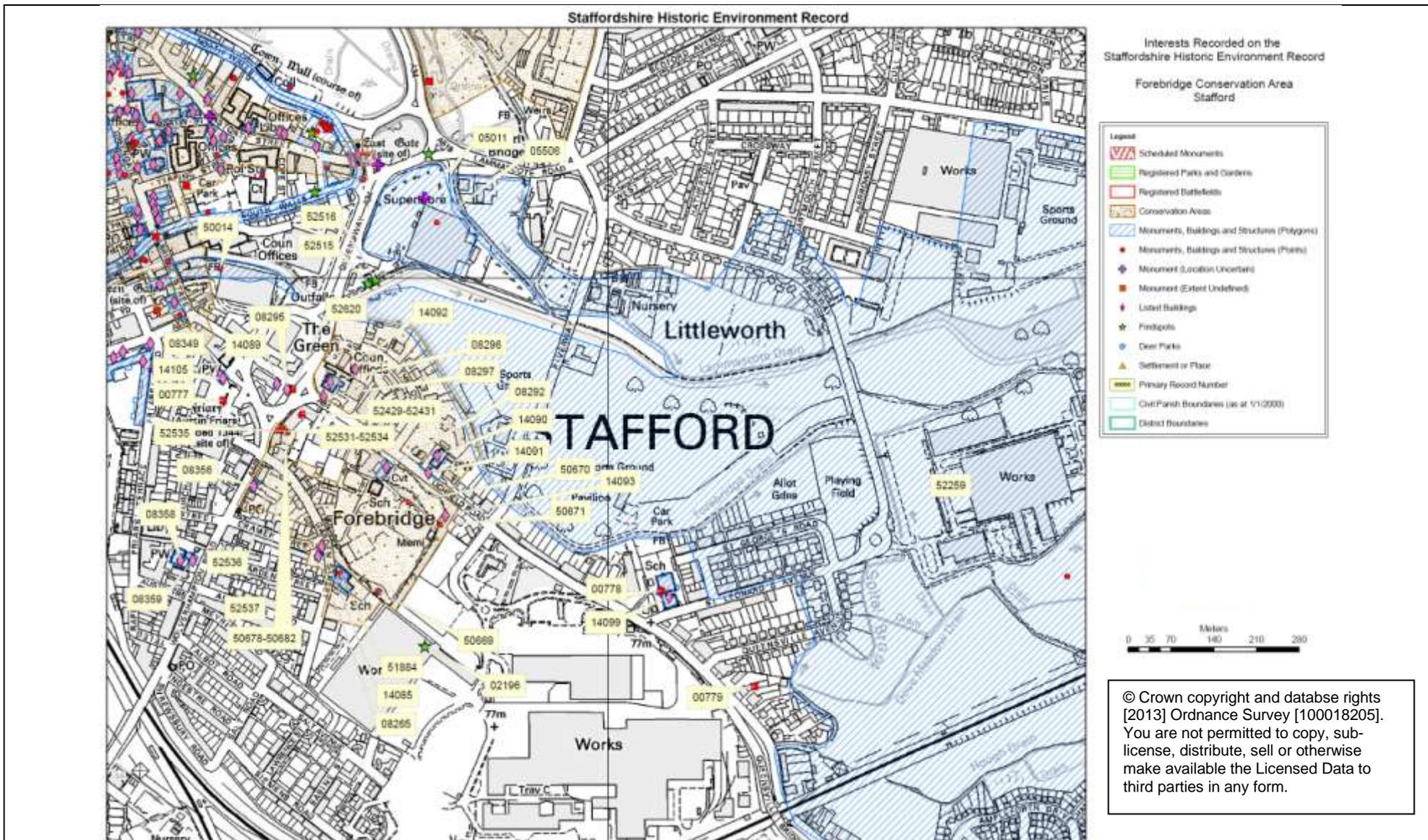
The listed early 19th century cast iron gates and stuccoed gate piers to Green Hall.

PRN Number 08356 - MST7397 **Site Name** 20 and 21, Wolverhampton Road, Forebridge

Two adjoining listed brick houses with tiled roofs. Dated to circa 1800.

(Continued)

Forebridge Conservation Area, Stafford: Conservation Area Appraisal



Sites of Archaeological Interest Recorded by the Staffordshire Sites and Monuments Record

PRN Number 08358 - MST7398 Roman Catholic Church of Saint Austin, Wolverhampton Road, Stafford
A listed, mid 19th century brick built Catholic church by E.W. Pugin.

PRN Number 08359 - MST7399 Saint Austin's Presbytery and Chapel, Wolverhampton Road, Stafford
A listed late 18th century presbytery and chapel of brick construction with hipped slate roof.

PRN Number 14085 - MST10680 **Site Name** Stable Block, Garden Street, Forebridge
A listed stable block dating from circa 1830. The stable is a brick built, rectangular, single storey structure with a loft and a slate roof. This building is a good and rare survival of a domestic stable block.

PRN Number 14089 - MST10684 **Site Name** Gothic Cottage, 132 Lichfield Road, Stafford
A listed mid 19th century house of brick construction with fishscale tile roof, which is now in use as shops and offices. Built on the site of the workhouse for Castlechurch parish.

PRN Number 14090 - MST10685 **Site Name** Church of St Paul, Forebridge
A listed church by Henry Ward, dated 1844, with a steeple by Robert Griffiths (dated 1887).

PRN Number 14091 - MST10686 **Site Name** Boundary Wall and Gate, Church of St Paul, Forebridge
A listed ashlar boundary wall with wrought iron gate, designed by Henry Ward and dating to 1844.

PRN Number 14093 - MST10687 **Site Name** Folly Arches, St Joseph's Convent, Stafford
A listed garden ornament dated 1842-4, which was constructed from medieval and later remains removed from the Church of St Mary, Stafford, during its restoration by Sir Gilbert Scott.

PRN Number 14092 - MST10707 **Site Name** Green Hall Ice House
A listed ice house of probable early 19th century date, which is semi-buried and set in earth mound.

PRN Number 50669 - MST12240 **Site Name** Garden Ornament, St Joseph's Convent, Stafford
A circle of stone crenellations in the grounds of St Josephs Convent. The stone is likely to have been sourced from the Church of St Mary, as with the arched folly to the north-east, and therefore is possibly of a similar date (circa 1842). It has been badly vandalised.

PRN Number 50670 - MST12241 **Site Name** Poultry House, St Joseph's Convent, Stafford
A late 19th century poultry house in the grounds of St Joseph's Convent. It is in a poor state of repair.

PRN Number 50671 - MST12242 **Site Name** Garden Temple, St Joseph's Convent, Stafford

A temple like structure of probable 20th century date, which has been constructed from 19th century and later salvage materials. Located in the grounds of St Joseph's Convent, the structure has been badly damaged, with the roof having been burnt down recently.

PRN Number 50678 - MST12249 **Site Name** Boundary Ditch, Lichfield Road, Stafford

Archaeological excavation evidence for a probable plot boundary of medieval date aligned at right angles to the original course of White Lion Street, Stafford. Post-medieval activity appears to have completely removed the north-west end of the ditch.

PRN Number 50679 - MST12250 **Site Name** Boundary Wall, Lichfield Road, Stafford

Archaeological excavation evidence for a 17th-18th century brick built wall, which probably represents a rear boundary wall for a property fronting the original line White Lion Street.

PRN Number 50680 - MST12251 **Site Name** Cellar, Lichfield Road, Stafford

The probable remains of a 17th-18th century cellar constructed of unfrogged bricks, identified during an excavation on land at Browse Antiques, Lichfield Road, Stafford.

PRN Number 50681 - MST12252 **Site Name** Pits, Lichfield Road, Stafford

Three probable rubbish pits identified during an archaeological excavation on land at Browse Antiques. The pits contained pottery of 17th to 18th century date and are possibly contemporary with a cellar (50680) and boundary wall (50679) also identified on the site.

PRN Number 50682 - MST12253 **Site Name** Pits, Lichfield Road, Stafford

A number of 19th-20th century pits identified during an excavation on land at Browse Antiques. These pits truncated earlier 17th-18th century features as well as a boundary ditch of 12th century date (Primary Record Number 50678).

PRN Number 51884 - MST13302 **Site Name** St Paul's Primary School, Stafford

A mid nineteenth century primary school of brick construction.

PRN Number 52259 - MST13694 **Site Name** Water Meadow, Queensville, Stafford

An extensive area of post-medieval water meadow to the east of Stafford (north of Queensville). Parts of the former water meadow have now been built over, however some areas survive in good condition with earthworks and drains still extant.

PRN Number 52515 - MST13868 **Site Name** Iron Age Timbers, Queensway, Stafford

Three worked Iron Age timbers, identified during an archaeological evaluation at Asda superstore, Queensway, Stafford. Early 20th century pottery was also recovered during the work.

PRN Number 52516 - MST13869 **Site Name** 19th-20th Century Finds, Queensway, Stafford
19th to 20th century pottery, brick and glass bottle fragments, recovered during an archaeological evaluation at Queensway, Stafford.

PRN Number 52531 - MST13884 **Site Name** Linear Feature, Lichfield Road, Stafford
A linear feature of probable medieval date, identified during archaeological excavations on Lichfield Road, Stafford.

PRN Number 52532 - MST13885 **Site Name** Pit, Lichfield Road, Stafford
A circular pit of probable medieval date, identified during an archaeological evaluation on Lichfield Road, Stafford.

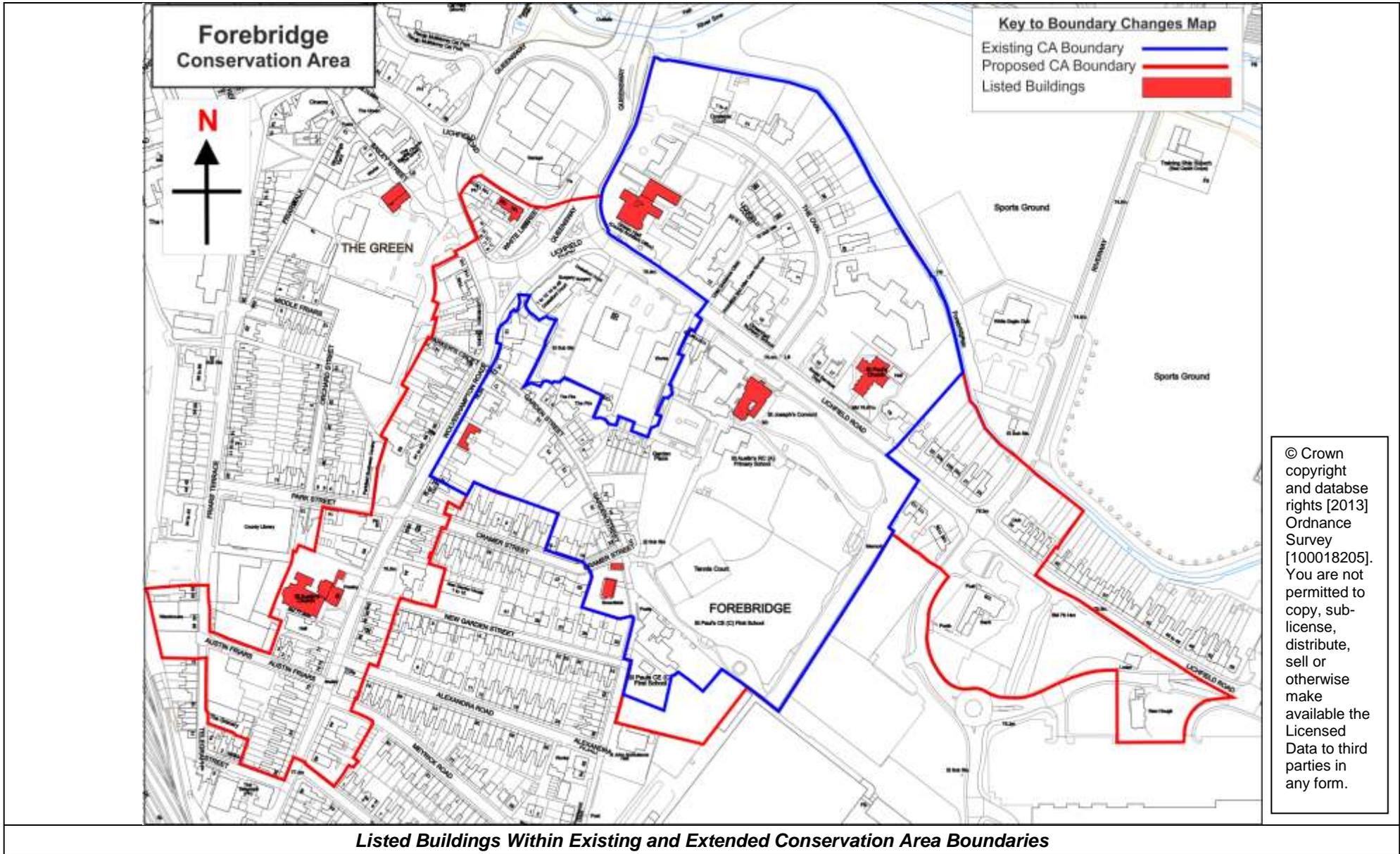
PRN Number 52533 - MST13886 **Site Name** Posthole, Lichfield Road, Stafford
A small posthole of probable medieval date, identified during an archaeological evaluation on Lichfield Road, Stafford.

PRN Number 52534 - MST13887 **Site Name** Pit, Lichfield Road, Stafford
A circular pit of probable medieval date, identified during an archaeological evaluation at Lichfield Road, Stafford.

PRN Number 52535 - MST13888 **Site Name** Medieval Deposits, Lichfield Road, Stafford
A layer of deposits, sealing a number of medieval features, identified during an archaeological evaluation on Lichfield Road, Stafford. The layer contained pottery of 13th-15th century date.

PRN Number 52537 - MST13890 **Site Name** Pit, Lichfield Road, Stafford
A pit cut containing 18th-19th century pottery, animal bone and brick fragments, identified during an archaeological evaluation at Lichfield Road, Stafford.

Forebridge Conservation Area, Stafford: Conservation Area Appraisal



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Appendix 2: Listed Buildings

There are 14 listed buildings and structures within the current and proposed boundaries of the Conservation Area, all listed at grade II:

Lichfield Road

STAFFORD SJ9222NW LICHFIELD ROAD 590-1/11/53 (South West side) No.132 Gothic Cottage and attached wall GV II House, now shops and office. 1840-2. Brick with ashlar dressings, mostly painted; fishscale tile roof with brick stacks. L-plan. Tudor style. EXTERIOR: 2 storeys; 2-window range, left half breaks forward under gable. Plain plaster plinth; wide eaves and verges with decorative bargeboards. Ground floor has rectangular oriel to left on enriched brackets, with 4-light mullioned and transomed window replaced by C20 plate glass; projecting window to right, originally of 3 lights, now with C20 plate glass. 1st floor has 3-light projecting window and similar 2-light window in gabled half-dormer. Right end stack with diagonal shafts. Left return to Red Lion Street has left end projecting under gable and projecting lateral stack with diagonal shafts to right. Central entrance has 4-centred head in square-headed surround with carved spandrels and brattishing. 3-light window to each floor to left of entrance and similar light above. Ashlar panel with shield to stack. Rear has small 2-storey wing, small yard, and boundary wall with entrance. HISTORY: built on the site of the workhouse for Castlechurch parish. (Victoria County History of Staffordshire: Greenslade MW: A History of Stafford (from VCH): London: 1979-: 231).

STAFFORD SJ9222NE LICHFIELD ROAD 590-1/12/54 (North East side) Church of St Paul GV II Church. 1844, by Henry Ward; steeple, 1887, by Robert Griffiths. Ashlar with fishscale tile roof. PLAN: cruciform. EXTERIOR: 2-bay chancel and transepts, south east steeple and 4-bay nave. Coped gables and offset buttresses and diagonal buttresses. Chancel has 6-light east window and roundel above with relief of winged ox with human face; 2-light windows to north and south. Transepts have 4-light north and south windows with roundels above, presumably with eagle and winged lion (not visible because of scaffolding, at survey); 2-light windows to returns. Steeple has diagonal buttresses becoming shallow angle buttresses; sill course with quatrefoil above; 2-light louvred bell openings, the hoods with head stops; cornice with Tudor flower and broach spire, the broaches forming plain pinnacles; weather cock. Nave has 2-light north and south windows; west facade has entrance of single order, hood with head stops, flanked by windows of 2 single-chamfered trefoil-headed lights; 5-light west window on sill course, roundel above with relief of winged man and large figure of St Paul to gable. INTERIOR: hammer beam roofs with pendants and cusping; double-chamfered crossing arches on round shafts; ashlar west gallery on 3 arches has ball-flower and arcaded balcony front. FITTINGS: panelling to sill height; altar has riddel posts; ex-situ stalls to crossing arcaded fronts; pulpit has tracery panels; timber lectern in form of eagle with crouched lions to cruciform base; altar to south transept;

octagonal font has shields in quatrefoils; encaustic tiles. STAINED GLASS: late C19 and early C20 glass including work by Hardman and Co, AJ Davies of Bromsgrove, and Smith of St John's Wood; particularly good C19 east window. (Buildings of England: Pevsner N and Nairn J: Staffordshire: London: 1974-: 248).

STAFFORD SJ9222NE LICHFIELD ROAD 590-1/12/55 (North East side) Boundary Wall and gate approximately 12 metres south of Church of St Paul GV II Boundary wall extending approx. 35.5m and gate. 1844. Henry Ward Ashlar and wrought-iron. Wall has roll-moulded coping. Gate has stop-chamfered piers with caps; paired wrought-iron gates have rich scroll work and cusped overthrow with lantern hood.

STAFFORD SJ9222NW LICHFIELD ROAD 590-1/11/56 (South West side) 16/01/51 Forebridge Lock-up GV II Lock-up. C18. Ashlar. Rectangular structure with short wall ends to left return. Stone roof is offset with hipped right end. Entrance in plain surround with gabled lintel. Rear has large unglazed and barred window. Left return retains wall ends of the C17 White Lion Inn, now demolished.

STAFFORD SJ9222NE LICHFIELD ROAD 590-1/12/57 (North East side) 16/01/51 Green Hall GV II House, now offices. c1810. Stuccoed brick with parapetted roof. Double-depth plan. Regency style. 2 storeys with attic; symmetrical 7-window range; 2-window ends break forward Wide 1st floor sill band; ends have angle pilasters with incised lines and entablature, the cornice of which extends across centre; pilaster strips with incised lines and cornice with anthemion antefixae to attic. Entrance has small-paned overlight to paired glazed doors; Ionic porch with paired columns. Windows have sills and 12-pane horned sashes; attic has 6-pane casements. Right return has end wings, that to left with 2-storey bay window. Rear has later additions.

STAFFORD SJ9222NE LICHFIELD ROAD 590-1/12/58 (North East side) 17/12/71 Gates and piers approximately 12 metres south of Green Hall (Formerly Listed as: LICHFIELD ROAD Gate piers and lamp bracket of Green Hall) GV II Gates and piers. c1810. Stucco and cast-iron. Paired gates and flanking single gates have square piers with simple caps. Gates have spear heads to rails and to lower intermediate rails, and decorative band, curved braces; left single gate is C20 replacement. Ogival overthrow is enriched with anthemions etc. and has lamp bracket.

STAFFORD SJ9222NE LICHFIELD ROAD 590-1/12/133 Ice house approximately 10 metres south-east of Green Hall II Ice house. Probably early C19. Ovoid type. Brick-lined shaft with domed vaulted roof; semi-buried and set in earth mound.

STAFFORD SJ9222NE LICHFIELD ROAD 590-1/12/59 (South West side) 16/01/51 St Joseph's Convent south-east building (Formerly Listed as: LICHFIELD ROAD St Joseph's Convent) GV II Formerly known as: Forebridge Villa LICHFIELD ROAD. House, now convent. c1810 with later additions. Regency style. MATERIALS: stucco with ashlar dressings; hipped slate roof with stucco stacks. PLAN: double-depth, central staircase plan. EXTERIOR: 2 storeys; symmetrical 5-window range. Wide eaves with scrolled brackets. 2-storey porch has

portico with paired baseless columns, frieze with scrolled relief carving and cross to pediment, front steps have flanking scrolled projections; round-headed entrance has architrave and fanlight over door with 2 tall round-headed panels; stained glass return windows. Windows have sills, those to ground floor have 16-pane sashes, those to 1st floor with 4/8-pane sashes but central window has simple architrave and small-paned casement. 3-window left return has recessed centre with canted angles and entrance with consoled cornice and rich cresting; similar cornices and cresting to flanking ground floor windows, central 1st floor window has balcony with Greek key; casements. Right return has rectangular oriel raised above eaves on enriched brackets, with wide bracketed eaves and C20 casements. Rear has single-storey wing, and later 3-storey wing with cast-iron verandah with Tudor arches and quatrefoils; late C20 lift shaft with pyramidal roof. INTERIOR has rich Greek detail: cornices and doorcases with architraves, enriched friezes and consoled cornices; full-height hall has balcony with balustrading and skylight, stair to rear has iron anthemion balusters and window with painted glass roundel; entrance hall has contemporary painted glass with arms of original owner. HISTORY: the house was taken over by the Sisters of St Joseph of Cluny in 1907. (Victoria County History of Staffordshire: Greenslade MW: A History of Stafford (taken from VCH): London: 1979-: 251.

STAFFORD SJ9222NE LICHFIELD STREET 590-1/12/60 (South West side) Garden ornament approximately 120 metres south-east of St Joseph's Convent GV II Garden ornament. 1842-4. Dressed stone and ashlar. Small structure constructed from medieval and later remains removed from the Church of St Mary, Stafford (qv) during its restoration by Sir Gilbert Scott. Crow-stepped gable has quatrefoil opening; section of wall to front left has round-headed ogee arch and round arch with some coping above; low wall with various carved fragments projects. (Victoria County History of Staffordshire: Greenslade MW: A History of Stafford, taken from VCH: London: 1979-: 243-4).

Wolverhampton Road

STAFFORD SJ9222NW WOLVERHAMPTON ROAD 590-1/11/100 (South East side) 17/12/71 Nos.20 AND 21 II Pair of houses. c1800. Brick, No.20 rendered; tile roof with brick stacks. Each house: 2 storeys; symmetrical 3-window range. Entrance has doorcase with pediment and 6-fielded-panel door. Windows have sills, and wedge lintels over 12-pane sashes to ground floor, 9-pane sashes flanking blind window to 1st floor. End stacks and 2 cross-axial stacks to centre. Rear has short wings.

STAFFORD SJ9222NW WOLVERHAMPTON ROAD 590-1/11/101 (North West side) 16/01/51 No.82 St Austin's Presbytery and attached chapel (Formerly Listed as: WOLVERHAMPTON ROAD St Austin's Presbytery and School) GV II Presbytery and chapel. 1791. Georgian style. Brick with ashlar dressings; hipped slate roof with return lateral stacks. EXTERIOR: 3 storeys; symmetrical 3-window range. Sill bands to ground and 1st floors; top modillioned wooden cornice. Round-headed entrance has doorcase with fluted pilasters,

entablature blocks and open pediment, fanlight with radial glazing bars over 6-panel door. Windows have rubbed brick flat arches over 12-pane sashes, those to 2nd floor have sills and 9-pane sashes. Returns have sashes windows. Rear has wing with coped gable with kneelers; small wing to left connecting with church (qv). Blocked end window and some altered windows. Right return has gable of demolished 1816 church, now with C20 glazed infill to 4-centred arch. INTERIOR of chapel has arch with continuous moulding to recess and coved ceiling. (Buildings of England: Pevsner N and Nairn J: Staffordshire: London: 1974-: 249; Victoria County History of Staffordshire: Greenslade MW: A History of Stafford, (taken from VCH): London: 1979-: 250).

STAFFORD SJ9222NW WOLVERHAMPTON ROAD 590-1/11/102 (North West side) 17/12/71 Roman Catholic Church of St Austin GVII Catholic Church. 1862. By EW Pugin. Brick with blue brick diapering and ashlar dressings; tile roof. PLAN: 5-bay nave and lean-to aisles with east chapels flanking short chancel; north-west turret; south-east sacristy. EXTERIOR: canted E end has gabled 2-light windows; chapels have 2- light windows to east and return; aisles have 3-light windows; clerestory has spherical triangle windows; Geometrical tracery. West façade has ashlar banding and some brick diaper and crosses, pointed entrance to centre left end, each with moulded arch and paired plank doors with strap hinges; 5-light W window with small vesica window above; turret to left is flush with façade and shows signs of re-construction, plain parapet, pointed louvred bell openings and short needle spire with metal cladding; coped gable with iron cross. INTERIOR: arch-braced roofs, part ceiled, part painted; chancel has richly coloured tiles below sill level and narrow 2-bay arcade to chapels; nave has 4-bay arcades with marble piers, simple capitals and moulded arches, west gallery with organ and arcaded balcony front. FITTINGS: High Altar has roundels between marble shafts, rich pulpit has ogee panels with relief scenes between canopied figures, similar desk has tracery panels and deep cornice; side altars have relief panels and figures of the Virgin and Child and the Sacred Heart; font has quatrefoils to sides with instruments of the Passion, C20 glazed screen beneath gallery. STAINED GLASS: C19 and C20 glass to N; E windows by Hardeman; W window has C16 Flemish glass, presumably that which was installed in church of 1818, now demolished, by Lord Stafford. (Staffordshire Catholic History: Catholic Chapels in Staffordshire: 1974-:429; Buildings of England: Pevsner N and Nairn J: Staffordshire: London: 1974-:249).

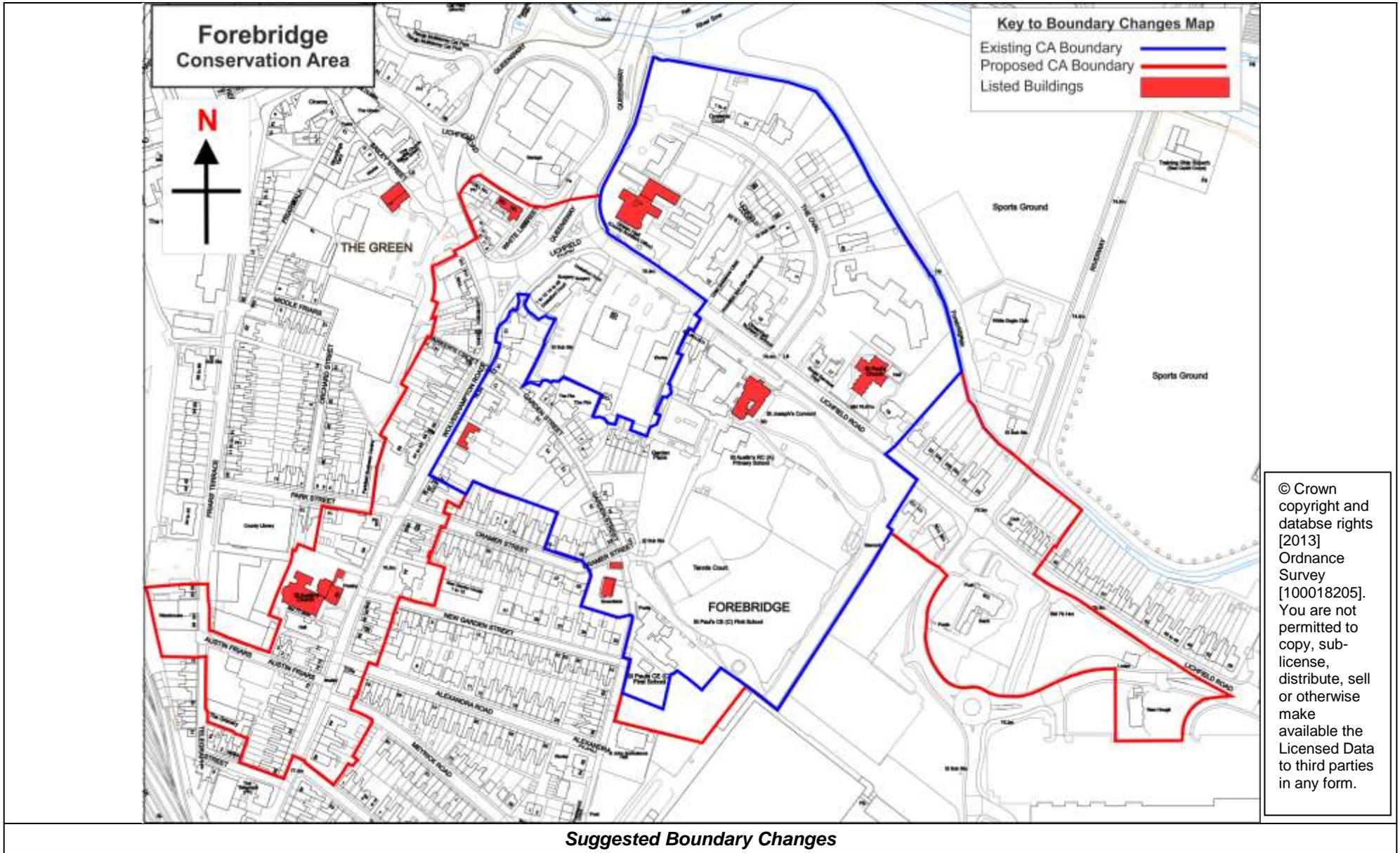
Garden Street

STAFFORD SJ9222NE GARDEN STREET 590-1/12/34 (West side) 16/01/51 No.62 Greenfields (Formerly Listed as: GARDEN STREET No.69 Greenfields) GV II Formerly known as: Greenfields Cottage GARDEN STREET. House. c1830. Stuccoed brick with hipped slate roof. Double-depth, central staircase plan. Regency style. 2 storeys; symmetrical 3-window range. Wide eaves. Entrance has small-paned half-glazed door and porch with Doric columns and Tuscan entablature with enriched wrought-iron balcony. Windows have sills and 16-pane sashes. Right return has late C19 canted bay window.

Rear has single-storey service wing and lateral stacks; varied fenestration, mostly 4-pane sashes. INTERIOR: open-well stick-baluster stair with wreathed handrail; window shutters; flagged hall floor.

STAFFORD SJ9222NE GARDEN STREET 590-1/12/35 (West side)
Stable block approximately 8 metres north of Greenfields GV II Stable block. c1830. Brick with slate roof. Rectangular structure. Single storey with loft; 3-window range; centre breaks forward under gable. Elliptical-headed carriage entrance to centre, similar entrance to left and later entrance to right; loft has central lunette window, pitching eye with small-paned glazing to left, and similar square opening to right. Left return has 2 segmental-headed entrances and pitching eye above. Rear has elliptical-headed entrance with pitching eye above and carriage entrance with sliding door to right; end lateral stack. A good and rare survival of a domestic stable block forming important element on street corner.

Forebridge Conservation Area, Stafford: Conservation Area Appraisal



Appendix 3: Suggested Boundary Changes



24 Lichfield Road

To include the properties to the south-east along Lichfield Road, up to number 28 on the northern side and number 106 on the southern side including the grounds surrounding both numbers 108 and 106. Number 24 Lichfield Road (previously known as Hough Villa) is an attractive two-storey house with stone quoins, decorated bays to the ground floor and first floor window dressings. It is currently vacant and has mature trees in the back garden. Numbers 26 to 28 consist of an attractive two storey red brick terrace with stone ashlar windows surrounds, slate roof and brick chimneys. The doorways have decorative moulded timber surrounds with single pane fanlights above panelled timber doors of a variety of styles. Number 108 Lichfield Road (the Hough), currently occupied by a bank, is a fine two-storey stuccoed house with a grand portico, moulded window surrounds and bracketed cornice. The structure to the southeast of number 108, called New Hough, is also proposed for inclusion. This is currently occupied by a Frankie and Benny's restaurant. It is a two storey structure of brick with ashlar detailing. All of these structures are of similar quality to other buildings already in the Conservation Area and the Hough also has quite extensive green space and mature trees. Extending the boundary here would also protect the historic Forebridge Drain.



108 Lichfield Road



Triangular Site at North End of Lichfield Road

To include the triangle formed by the northern end of Lichfield Road, White Lion Street and the northern end of Wolverhampton Road and both sides of Wolverhampton Road as far south as number 60 on the West side and number 48 on the East side, with the boundary running behind property boundaries. Although the triangular site has been affected by late twentieth century development and the modern highway on the northern side of the roundabout, it includes the listed Gothic Cottage and lock-up, and deserves protection from further inappropriate development. Wolverhampton Road has a variety of late nineteenth century terraced and semi-detached residential and retail properties of a similar architectural quality to buildings already within the Conservation Area with some good quality shop fronts and includes the listed St Austin's Church, chapel and presbytery. Number 100 appears to retain the original lime mortar tuck pointing, numbers 28 to 33 form an attractive terrace dated 1887 with decorative tiles on the gables and numbers 68 and 69 are terraced houses with canted bays at ground level topped with a moulded cornice and polychrome decoration over the arched doorways. The properties along Wolverhampton Road will be incorporated to the extent of one property boundary from the Road.



St Austin's Church and Presbytery

To include the west side of Friars Terrace from number 33 to the south of Friars Mill. Friars Mill is an attractive former warehouse and mill dating from the mid-nineteenth century. Although it has been altered for use as office space it still retains some historic architectural details such as its hoist housings. All of the south side of Austin Friars and numbers 1,2 and 3 along the north side of the street are proposed for inclusion, as is the east side of Telegraph Street from the junction of Austin Friars to just south of the Granary.



Friars Mill

Appendix 4: Saved Regional and Local Plan Policies

***Staffordshire and Stoke-on-Trent Structure Plan*¹⁸**

Conservation Areas

NC19 Areas of architectural or historic interest will be designated as Conservation Areas. There will be a presumption in favour of retaining and enhancing buildings, groups of buildings, or other features, including open spaces and views through, into or out of the areas which contribute to their special character, appearance or interest. New development within or adjacent to Conservation Areas should respect, protect and enhance their character and appearance with respect to its height, scale, intensity and materials, and only generate levels of activity which will support their preservation and economic viability. Proposals which would result in over-development, undue disturbance and traffic movement detrimental to the character of the Conservation Area will not be permitted.

***Stafford Local Plan*¹⁹**

Policy E&D 18 Development Likely to Affect Conservation Areas

All new development proposals within, or likely to affect conservation Area will only be granted consent where the proposal preserves or enhances the character or appearance of the Conservation Area. Those existing buildings, and features such as open spaces, trees, gardens and gaps between buildings, which are considered to contribute to the character and appearance of the Conservation Area will be retained.

Policy E&D19 Accommodating New Development Within Conservation Areas

Within a Conservation Area:

- (a) the location, scale and detailed design of any new building and/or extension to an existing building should relate harmoniously to adjoining buildings and the character of the area;
- (b) a high standard of design and the use of appropriate materials will be required. Special regard will be paid to the bulk, height, materials, colour, vertical or horizontal emphasis and design, in the context of the proposals setting. Elevational drawings and plan showing this relationship may be required before an application can be considered;
- (c) paving, kerbing, boundary walling, fencing and railings will be subject to careful scrutiny, as will all types of street furniture, to ensure that proposals are sympathetic to the historic character;
- (d) all new utility services should normally be laid underground and/or ducted within buildings.

¹⁸Staffordshire County Council, *Staffordshire and Stoke-on-Trent Structure Plan 1996-2001* [online] Adopted May 2001, Available at: <http://www.staffordshire.gov.uk/environment/developmentcontrol/planning/policy/regionalAndStrategicPolicy/structurePlan.htm> [accessed 28.01.09].

¹⁹Stafford Borough Council, *Stafford Borough Local Plan 2001* [online] Adopted October 1998, Available at: <http://www.staffordbc.gov.uk/static/page2327.htm> [accessed 28.01.09].

Policy E&D20 Demolition Of Buildings In Conservation Areas

Demolition of an existing building or part of a building within a conservation area, will not normally be granted consent.

Where demolition is considered acceptable, the Borough Council will need to be satisfied that:-

- (i) detailed plans for the redevelopment of the site have been approved, and there is a contract guaranteeing the implementation of those plans in the near future;
- (ii) there will be adequate measures to ensure the structural stability and safeguarding of the remaining building(s) or part of building(s).

Policy E&D21 Advertisements In Conservation Areas:

Within a Conservation Area and on listed Buildings proposals for signs and adverts that they are appropriate and complementary to the historic character of the area/building. These will include proposals that are:-

- (a) sign written fascia boards or individually applied letters on fascia signs;
- (b) sympathetically designed, scaled and positioned projecting and hanging signs that respect and complement the proportions and detailing of the whole building facade. They should not obscure the details on the building, or a projecting sign on adjoining premises.
- (c) illuminated advertisements of a restrained and traditional form i.e. using indirect illumination or backlighting of individual solid letters.

Policy E&D22 Proposals For Blinds, Canopies And Shutters

Within Conservation Areas and on Listed Buildings, consent will not be given to:-

- (a) proposals for the erection of shop blinds and canopies, unless they are historically authentic;
- (b) proposals for the erection of solid external shutters.

Policy E&D23 Development Proposals Affecting Listed Buildings

Development proposals within or likely to affect a Listed Building will only be granted planning permission where the proposals will protect and enhance the character, architectural features and historic features of the listed building. Proposals will be expected to:-

- (a) respect and not adversely affect the building's character in terms of the setting, design, scale, detail, material and fittings. Wherever possible existing detailing and features which contribute to the character of the building should be preserved, repaired or if missing replaced;
- (b) avoid physical damage;
- (c) avoid detriment to their setting and structural stability;
- (d) retain them in their original use or a use which safeguards their character; and
- (e) make full and efficient use of all available accommodation.

Policy E & D24 Demolition/Partial Demolition Of Listed Buildings

Listed building consent for the demolition or partial demolition of a listed building will not be acceptable unless it can be demonstrated that:-

- a. all reasonable efforts have been made to sustain existing uses or find viable new uses and these efforts have failed;

- b. preservation in some form of charitable or community ownership is not possible or suitable;
- c. redevelopment would produce substantial benefits for the community which would decisively outweigh the loss resulting from demolition;"

Policy E&D25 Proposals To Convert Or Extend A Listed Building

Proposals to extend a listed building will only be permitted if they relate sensitively to and are in keeping with the original building, in all aspects of their design, location, mass and material. Extensions will normally be subservient in scale to the original building.

Policy E&D43 Trees In Conservation Areas

Within a Conservation Area, if notice is received by the Local Planning Authority to carry out works on any trees, the authority may, within six weeks of receiving the notice, place a Tree Preservation Order on the tree(s) if it feels the unaltered presence of the tree(s) is vital to the character amenity and enjoyment of the Conservation Area.

Policy E&D44 Development Affecting Trees And Hedgerows

Where development is proposed on sites containing trees and hedgerows, not necessarily covered by Tree Preservation Orders, the Council will expect a detailed planning application to be accompanied by:-

- (i) an accurate tree and hedgerow survey indicating the location, identity, height, canopy spread (for trees) coupled with any shrubs likely to be affected by the development proposal;
- (ii) a general landscaping plan which shall be approved by the Local Planning Authority prior to the commencement of any works (see Policy E&D46 Paragraph 1). The need for, the submission of plans detailing precise landscaping shall normally be required as part of any conditions of consent imposed by the local planning authority if permission is granted. These detailed plans will normally include trees, hedgerows and shrubs to be retained or felled, and showing the location and species of new planting.
- (iii) where appropriate a plan for the protection of trees, hedgerows and shrubs during construction of the development may be required as part of the conditions imposed on any planning consent given. This would be in accordance with advice contained in the British Standard Institute Code of Practice, "Trees in relation to Construction" (BS 5837 : 1991) or any amendment thereafter.

Policy Hou1 Development In Existing Residential Areas

Proposals for development in predominantly residential areas should not detract from the existing character and amenity of the areas. Subject to other policy considerations, proposals for new development will be acceptable provided that the following factors have been taken into account:-

- (i) the characteristics of the existing housing stock;
- (ii) urban design issues that may include such matters as: interesting/unusual urban form, landmark; established streetscene/townscape; scale/massing, disposition of buildings; important views and vistas, the skyline; continuity/uniformity of buildings; squares and spaces of character; unbuilt areas and natural corridors, gaps; building quality; problem sites and eyesores;
- (iii) residents amenity: overlooking, daylight, privacy;

- (iv) traffic and highway matters: type of road, access and accessibility particularly by means other than the private car, car parking;
- (v) Landscape and amenity criteria: presence of trees and verges and their contribution to the street scene, public and private amenity space, quality of front gardens, size of private gardens;
- (vi) the existence of planning designations; listed building status, conservation area status, tree preservation order etc.

Policy Hou11 Replacement Dwellings

the dwelling to be replaced is:-

- (a) sited in a Conservation Area or is a Listed Building;
- (b) of a temporary form of construction or a caravan;
- (c) in a state of partial or complete demolition or collapse.

Where the proposal relates to the replacement of a dwelling of traditional style and construction, replacement will only be acceptable where the application is accompanied by a structural survey that demonstrates that the demolition of the existing dwelling is necessary, as it cannot be viably altered or renovated to provide an acceptable standard of accommodation.

Where replacement of a traditional rural dwelling is acceptable the replacement should normally reflect the size, scale and character of the dwelling to be replaced. Where the dwelling to be replaced provides very small accommodation (for example 3 or 4 rooms), scale and size of replacement will be considered having regard to the 70% criteria set down for extensions to dwellings.

In all other cases where replacement is acceptable within the Policy the Council will require a high standard of design. The proposed replacement shall reflect the character of the area in terms of scale, form, detail, character, materials and setting.