



Foregate and St George's Conservation Area Appraisal

July 2014

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1. Introduction

1.1. Definition

1.1.1. A Conservation Area is defined in the Planning (Listed Buildings and Conservation Areas) Act 1990, as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Section 69 (1) of the Act imposes a duty on the local planning authority to identify areas of special architectural or historic interest, and to designate those places as conservation areas. Designation helps to ensure that an area identified for its architectural and historic significance is managed and protected appropriately.

1.2. Purpose of Appraisal

1.2.1. Conservation area appraisal is a means of identifying and assessing the special architectural and historic character of a place. The St George's Conservation Area was designated in 1998 by Staffordshire County Council after an appraisal of the special architectural and historic interest of the area. Foregate Street Conservation Area was designated in by Staffordshire County Council in 1996. It is proposed in this appraisal to amalgamate the two conservation areas to form one conservation area, the Foregate and St George's Conservation Area. This is discussed under Proposed Boundary Revisions.

1.2.2. Under section 69 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is a requirement of the local planning authority to update conservation area appraisals regularly, and designate further areas as necessary. The purpose of this appraisal is to assess and define the special character and appearance of these areas as they stand today, and identify any threats or future threats to the area's character and integrity.

1.2.3. Appraisal ensures that the local authority, developers, property owners and the local community are aware of the area's special character when drawing up and assessing proposals for change.

1.3. Effects of Conservation Area Designation

1.3.1. The conservation area appraisal will be adopted as a "material consideration" in the planning process and will be used by the local planning authority when considering the effects of any proposed development affecting the conservation area, including its setting.

1.4. Certain works in a conservation area require consent:

- 1.4.1. Planning Permission is required for the demolition or substantial demolition of an unlisted building within a conservation area.
- 1.4.2. Works to trees: Anyone proposing to cut down, top or lop a tree in a conservation area, even if the tree is not protected by a Tree Preservation Order (TPO), must notify the local planning authority and allow six weeks before commencing work. This gives the local planning authority the opportunity to make a Tree Preservation Order (TPO) if the tree is considered to be important.
- 1.4.3. Permitted Development Rights, i.e. those works of alteration or extension that can be carried out without planning permission, are slightly different in conservation areas. Some conservation areas are covered by Article 4 Directions, which restrict certain Permitted Development Rights, for example the installation of uPVC windows or satellite dishes. These are specific to each conservation area, and are in place to ensure the special historic and architectural character is protected.

1.5. Community Involvement

- 1.5.1 Stafford Borough Council's Statement of Community Involvement sets out to ensure that all sections of the community and interested parties have a reasonable opportunity to engage with plan-making and planning application processes. A public consultation took place between 18 March and 29 April 2014, when interested parties were invited to comment on the draft appraisal.

1.6. Planning Policy Context: Stafford Borough Council Local Plan Saved Policies and the National Planning Policy Framework (NPPF)

- 1.6.1. The policies relevant to the conservation area are Policies E&D2: Consideration of Landscape or Townscape Setting, E&D 18: Development Likely to Affect Conservation Areas, E&D19: Accommodating New Development within Conservation Areas, E&D20: Demolition of Buildings in Conservation Areas, E&D21: Advertisements in Conservation Areas, E&D22: Proposals for Blinds, Canopies and Shutters, E&D23: Development Proposals Affecting Listed Buildings, E&D24: Demolition/Partial Demolition of Listed Buildings, E&D25: Proposals to Convert or Extend a Listed Building, E&D43: Trees in Conservation Areas and E&D44: Development Affecting Trees and Hedgerows. Relevant historic environment policies within The Plan for Stafford Borough will supersede these Saved Policies after adoption.
- 1.6.2. National planning policy applicable to conservation areas are contained in the National Planning Policy Framework (NPPF) Paragraphs 127 through to 141. National conservation guidance to support the NPPF policies is currently in preparation by national government.

2. Summary of Special Interest, Foregate and St George's Conservation Area

- A wealth of distinctive 18th and 19th century architecture reflecting civic pride and responsibility
- One of the earliest Asylums in the country, listed Grade II, representing important changes in law and a shift in attitudes towards mental health provision
- An early General Infirmary dating to the 18th century, with a redesigned frontage by Aston Webb
- The Grade II listed prison buildings designed under the supervision of prison reformer John Howard
- Georgian and Victorian domestic architecture giving a contrast in scale to the large institutional buildings
- One of the best-preserved examples of an early Friends' Meeting House



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Foregate and St George's Hospital Conservation Area Appraisal
Character Area 1 - Foregate, The Infirmary, County Road, Sash Street and Stafford Prison
Character Area 2 - St George's Hospital

Not to scale
Date: November 2013



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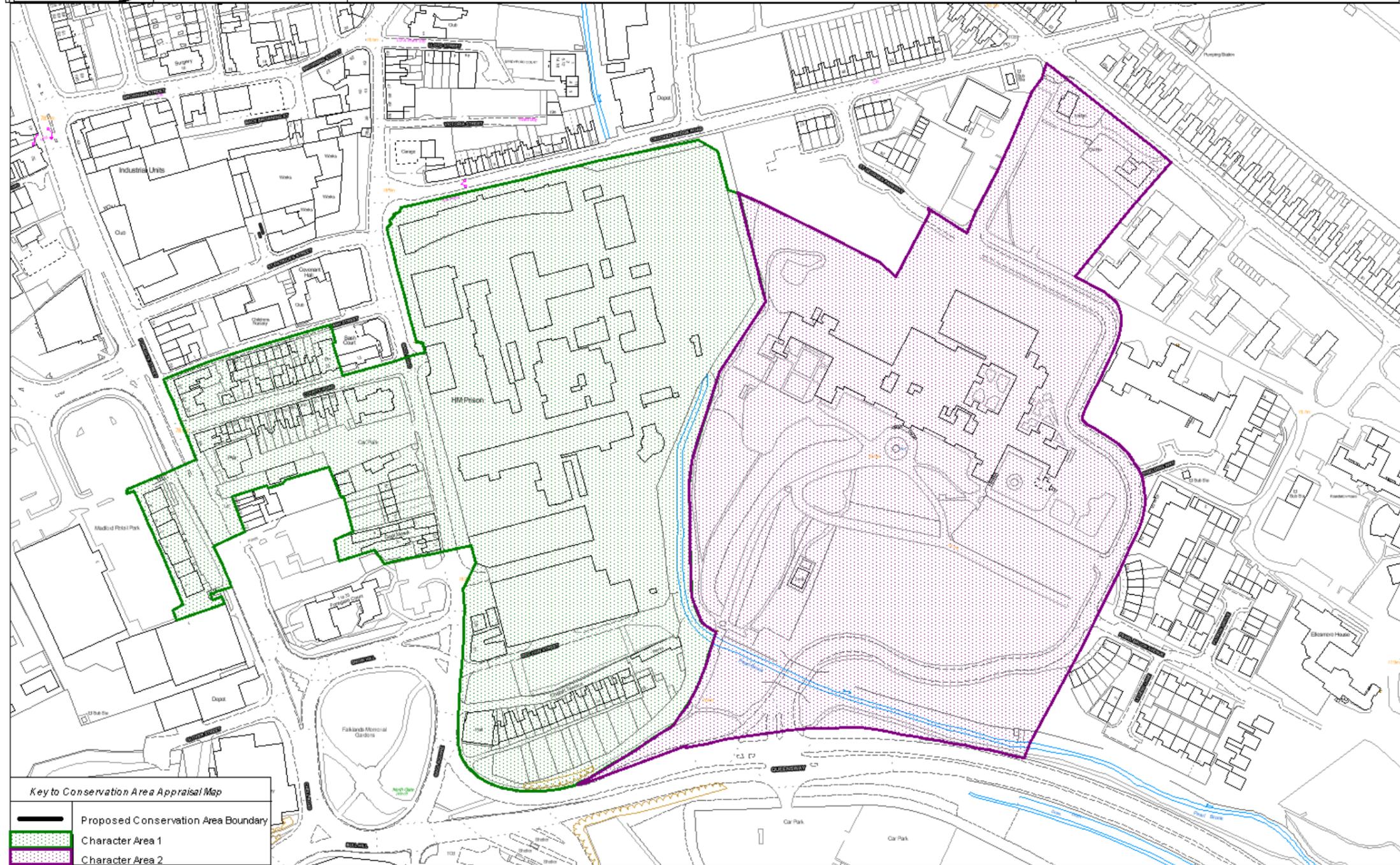


Figure 1 Map of Foregate and St George's Conservation Area

2.1. **Location**

2.2. The Foregate and St George's conservation area encompasses St George's Hospital to the north of Stafford, the prison site, Sash Street and County Road connecting to the General Infirmary to the west.

2.3. **Archaeological Interest**

2.3.1. Up to the late 19th century, the centre of Stafford was surrounded by common fields owned by the major landowners of the area, and included Coton Field, The Crofts, and Foregate Field. Stafford Prison occupies the site of The Crofts Field.

2.3.2. The suburb of Foregate developed in the 17th century, but the built character remaining is predominantly that of the 19th century. To the north of the conservation area, several former shoe factories remain, and associated Victorian terracing, which was developed on open land north of the town after mechanisation of the shoe industry in the 1850s, leading to mixed development of houses and factories.

2.3.3. The Franciscan friary of Greyfriars, dissolved in 1538, was situated in Foregate, and the street name Greyfriars survives. The walls were demolished by Parliamentarians in 1643, but fragments survive to the rear of properties along Gaol Road. The site of North Gate, part of Stafford's town wall defences, is to the southeast of the conservation area. The gate was rebuilt in circa 1700 and used as a prison until 1794. Access to the town was gained through Crooked Bridge Road, this ancient route continued along the line of the current Corporation Street.

3. Character Area One: Foregate

3.1. For the purpose of this appraisal, the conservation area is divided into two character areas, Foregate, and St George's Hospital. Foregate is characterised by the large- scale institutional buildings of the infirmary, the prison blocks and the prison walls, contrasting to the small-scale Victorian terracing interspersed with Georgian town houses on County Road and Sash Street. The siting of the prison walls directly onto the pavement, and the close proximity of the infirmary to Foregate Street gives a very urban character to this area. Glimpses of architectural detail of the prison are seen above the walls along Crooked Bridge Road. Large gap sites and 20th century industrial units diminish the remaining historic character, but do not lessen the impact of the historic buildings; their scale and architectural detail creates interest and positive views through the area. Many buildings remain in excellent condition, reflecting the area's past as a once thriving suburb of Stafford.

3.2. Historical Development and Relationship to Current Layout

3.2.1. Foregate Street developed into a dense urban suburb in the 19th century. A map of 1835 shows allotments stretching between Foregate Street and Gaol Road, to the north and south of County Road and Sash Street. Buildings front Foregate Street in a linear fashion. Some former workshops, converted to other industrial uses and houses, remain between Sash Street and County Road.

3.2.2. The prison dates to the late 18th century. The site was probably chosen being of lesser agricultural quality, as with St George's Hospital site. The prison walls, built in 1790, originally had angle turrets providing accommodation for prison warders, which were demolished in 1952 for the widening of Gaol Road. The name Gaol Mews, to the south of the prison, implies the mews was developed in conjunction with the development of the prison. Today it houses small shops and businesses, but the rectilinear plan form remains.



Figure 2 Ordnance Survey map of 1900. Sash Street and County Road to the north connect the infirmary site at the west to the prison site at the east. Source: Stafford Borough Council

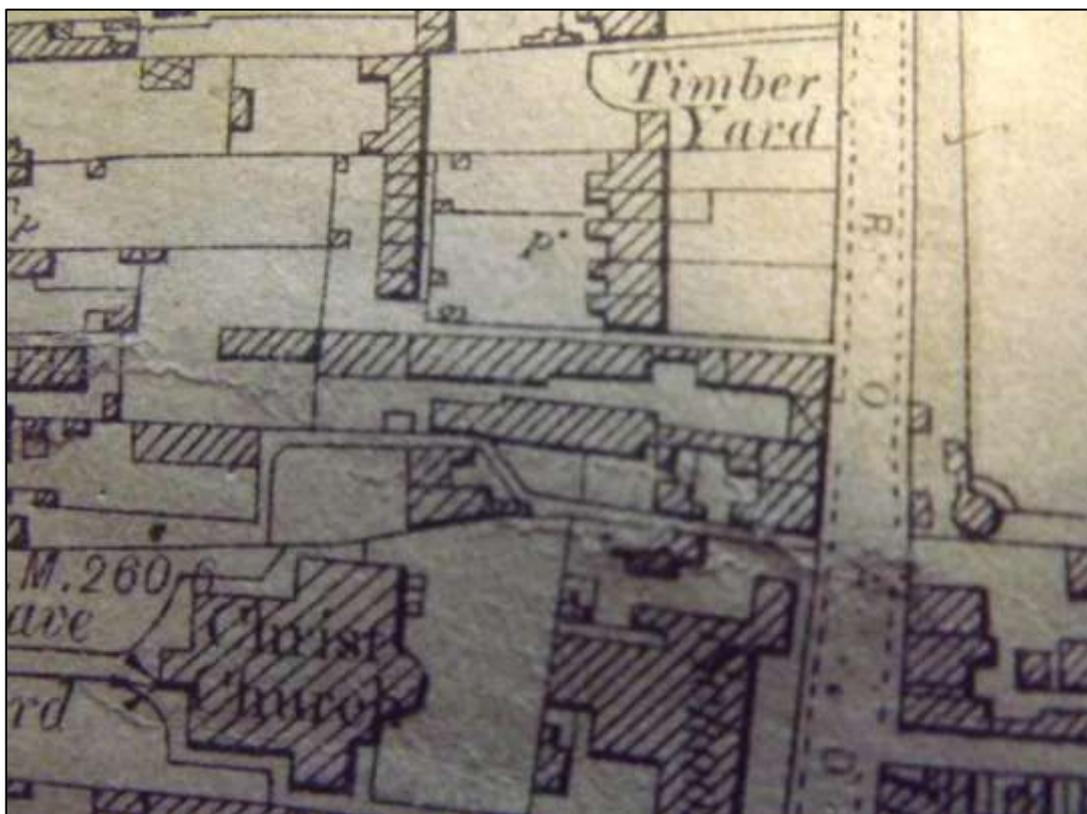


Figure 3 Ordnance Survey map of 1900. Gaol Mews below the timber yard retains a similar layout today. Source: Stafford Borough Council



Figure 4 Gaol Mews viewed from the south



Figure 5 Victorian terraces along County Road connecting Gaol Road to Foregate Street



19th century houses along County Road



Figure 6 Remaining yard building to the rear of County Road

3.3. Built character

- 3.3.1. The former infirmary on Foregate Street (now offices), dating to 1770, sits parallel to the prison site. The earliest block at the prison dates to 1787. Nationally, from the 18th century onwards, ambitious public buildings began to appear to reflect the growing role of the state in public life. The Municipal Corporations Reform Act of 1835 made corporations (early borough councils) accountable for the provision of public services (English Heritage, 2011b, p3). The conservation area possesses an early asylum, early infirmary, and prison buildings designed under the prison reformer John Howard. These buildings reflect the growing responsibilities of the corporation through the 18th to 19th centuries, but all were conceived and built prior to the Act coming into force.
- 3.3.2. The expansion of the role of the corporation in providing services to the local population also provided an opportunity to reflect civic pride. The prison buildings, infirmary and asylum are rich in architectural embellishments, confirming the importance of these buildings.
- 3.3.3. Most historic buildings along County Road and Sash Street are Victorian terraces and shops, associated with the development of the shoe factories to the north after 1850, with some earlier 19th century houses amongst the later linear street pattern, for example 5 County Road and 9-11 County Road. Most roofs are gabled, and the differing roof heights create rhythm along County Road.



Figure 7 9-11 County Road

3.3.4. Amongst the Victorian and Georgian dwellings are some former workshops situated between Foregate Street and Gaol Road. These are found in the current stonemason's yard (formerly a timber yard), and in Gaol Mews. Along Sash Street, a workshop has been converted to a house, the end gable now acting as the main façade to the house. 61 Foregate Street stretches onto Sash Street, its linear appearance and remaining hayloft door suggests former use as stabling in part. In 1908 the shop facing onto Foregate Street served as bakery (Staffordshire Past Track).



Figure 8 Top left: Former timber yard building, now part of Stonemason's yard. Right: The rectilinear former bakery on Foregate Street stretches onto Sash Street. The cart entrance remains on the ground floor, and former hayloft access remains on the first floor. Bottom left: Former workshop on Sash Street converted into a house. Right: 19th century terraces along Gaol Road and former timber yard buildings to right

4. Listed Buildings, Character Area One

4.1. 62-63 Foregate Street

4.1.1. Dating to 1698, the Grade II listed building was refaced with modern brick in the late 20th century, but it retains its character, and adds variety to the building stock and provides visual relief to this heavily industrialised area of Foregate Street. It possesses 8 over 8 vertically sliding sashes and three gabled dormers with casements entirely in the roof space, and a moulded wooden cornice, giving a distinct Queen Anne appearance. The central door is surrounded by an ornate open pedimented doorcase with a six-panelled door, and a late 18th century fanlight.



Figure 9 62-63 Foregate Street

4.2. Friends' Meeting House

4.2.1. Listed at Grade II*, the meeting house is described in the list description as a well-preserved example of an early meeting house, and the best example in Staffordshire. Early meetings were held in houses, and a huge variety of meeting houses were constructed by co-operative labour (English Heritage, 2011c, p12). The Friends rejected all outward signs of church building or ornamentation, reflected in the domestic, modest scale of the building. The former cemetery to the west of the meeting house (no longer visible) dates to 1668 and was used until the late 19th century. The building dates to 1730.



Figure 10 Friends' Meeting House with remaining door canopy and historic glass

4.3. Stafford Prison

- 4.3.1. The Grade II listed prison is an important surviving example of the reform work of John Howard during the 1780s. Stafford is one of the earliest prisons carrying the principles of Howard's system, which identified the need to provide separate living accommodation for prisoners, and introduced the cell as sleeping accommodation, instead of prisoners being housed together (English Heritage, 2011b, p9). New prisons, such as Stafford, were required to contain a chapel and infirmary on site, representing a shift in attitudes towards the wellbeing and rehabilitation of prisoners.
- 4.3.2. Each building is three to four storeys, and rectilinear or T-shaped on plan. Arranged in groups in a courtyard, the site retains the layout of 1856 but with modern additional buildings. The earliest block, the central block, dates to 1787-93, and was built by William Blackburn under the supervision of John Howard. The south block was built c1840, by Joseph Potter Junior, son of the architect responsible for St George's Hospital. This has large four-sided chimneys, with three recessed arches per side, accentuating their verticality.
- 4.3.3. The north block (1832, Joseph Potter Jnr) possesses chimneys with recessed blind arcading and semi-circular stone lintels with raised keystones. The heavily moulded stone string courses and cornices, dentilation at eaves and gable, and stone lintels above the windows reflect the attention given to public institutional buildings in the 18th and 19th centuries. Although some accretions such as radio antenna are observed, the character of each building is well preserved. The frontages of regularly spaced narrow windows framed by rusticated stone architraves add to the horizontal emphasis created by the rectilinear plan forms.

5. Positive Buildings, Character Area One

- 5.1.1. 21 Gaol Road is a three-storey Victorian building, currently used by the prison. Its corner location between Gaol Road and County Road mean it acts as a visual anchor in the street scene. Its mixture of Victorian elements, such as the Neo-Tudor style south porch with gabled coping above, early Victorian two-storey canted bay window and Domestic Revival elements give an eclectic style, married together by the rich coloured orange brickwork.
- 5.1.2. Five tall chimneys, with vertical moulded bands and four oversailing courses emphasise the buildings verticality, and give a distinct Domestic Revival appearance, which is emphasised by the heavily moulded brick cornice, moulded aprons below cills, and two hipped dormers in the roof space. The north porch contains a stone lintel continuing to the returns, and above, the gabled roof is emphasised by the stone coping, which is mirrored in the gabled section of walling above.

- 5.1.3. The replacement uPVC windows mar the overall appearance of the building. The vast areas of modern float glass give a dull, flat appearance to each façade, but this is relieved by the wealth of architectural detailing. The height of the windows suggest these replace vertically sliding sashes with smaller multi-paned sections to the top sashes, typical of late 19th century Domestic Revival architecture. At the entrance to the north, three tall brick pillars with pyramidal stone copings add to the character of the building. The block to the west appears to be former stabling converted to a dwelling.
- 5.1.4. The corner siting and height give the building prominence in the street. It is of orange brick with a slate roof, which is both hipped and gabled, adding further interest.



Figure 11 21 Goal Road with Neo Tudor and Domestic Revival elements. The large gate piers with moulded brickwork give the building presence in the street scene

5.1.5. Chapel Terrace, to the south of the conservation area, is a range of well-preserved 19th century terraced houses with two storeys in two bays each. Positioned with main facades to the south, the gardens are to the front of the houses, with yards to the back. Some wedge lintels remain, along with 2 over 2 canted bay sashes, and 19th century fanlights. Some door casements with flat canopies over two doors are well-preserved.



Figure 12 Chapel Terrace

- 5.1.6. 10-11 County Road are three storeys and one bay each, their narrow frontages and sash windows portraying a Georgian town- house appearance. They retain 8 over 8 vertically sliding sashes and Regency style door cases, also found at 12 County Road. A fanlight remains at 11 County Road and early 19th century style door cases are found at 20-23 County Road.
- 5.1.7. 5 County Road possesses an early 19th century appearance, despite replacement windows, being detached, square on plan with a symmetrical façade, with deep eaves and a hipped roof.
- 5.1.8. The two storey Greyhound pub on County Road retains two large canted bay ground floor windows with 6 over 6 vertically sliding sashes and timber door case to the central door with lamp attached at the pediment. This decorative door case retains fluted columns, a triangular pediment with delicate dentilation and bolection moulding to the returns. This pub helps to tell the story of this area as a thriving Stafford suburb, and the retention of features give a charming appearance, despite some replacement windows.



Figure 13 Top left: Greyhound pub at 8 County Road (right of picture)

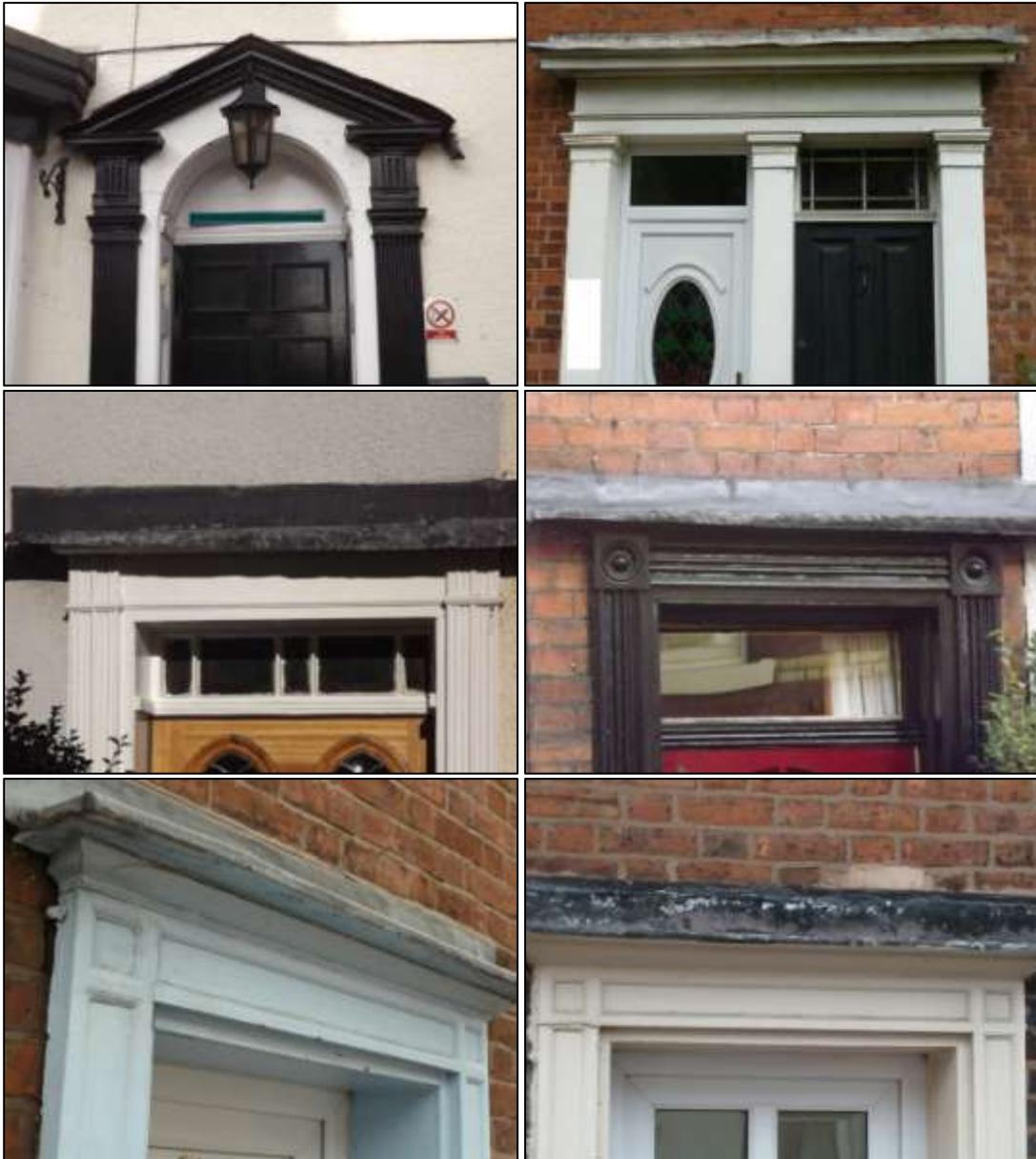


Figure 14 Fanlights and door cases on Chapel Terrace and County Road

- 5.2. The former Methodist Chapel, now the Masonic Hall, is two-storey and fairly square on plan with a gabled roof and wide front elevation. Pilasters divide the main façade into three bays. Built in 1848 as a Methodist Chapel, the square massing, large pedimented windows and corner position create an imposing structure. The sandstone architraves to windows with triangular pediments supported on acanthus corbels add delicate detail to the plain, robust appearance of this building.



Figure 15 The Masonic Hall (Former Methodist Chapel)



Figure 16 Stone detailing on the architrave to the entrance door

- 5.4. Built between 1766-71 by Benjamin Wyatt Senior, the Staffordshire General Infirmary opened in 1772 to replace the infirmary ran from a large house on Foregate Street. Public subscription funded its building, with a 500 year lease from the Corporation of Stafford.
- 5.5. The infirmary is rectilinear, in nine bays and two-and-a-half storeys. Wyatt's original seven-bay design is visible on the west elevation, but the main facade was rebuilt between 1892-7 by Sir Aston Webb, also responsible for the Victoria and Albert Museum. This façade is Queen Anne Revival in style, characterised by the heavily moulded cornice, fine gauged brickwork, elongated sashes and a deep canopy over the central doorway. This is supported on Tuscan columns with a pulvinated frieze above, creating an impressive entrance. Fine gauged moulded brick arches are found above the windows, the central bay windows having stepped voussoirs. The central bay has a rusticated brick ground floor with two niches at first floor level, framing the lettering above the canopy, and creating a classical appearance. The north and south elevations are subservient to the central bay.
- 5.5.1. Gardens, laundry and a mortuary were added in the late 19th century but have since been demolished. The setting of the Infirmary has been harmed by the introduction of large industrial units to the west of the site and modern intrusions have damaged both the east and west façade's character, but the overall significance of the building has been retained through well-preserved, architectural features of outstanding quality.



Figure 17 Staffordshire General Infirmary, east façade, and main entrance,



Figure 18 Architectural detail, Staffordshire General Infirmary

5.5.2. Gaol Mews on Gaol Road retains many elements of late 19th century shopfronts: the fascias, console brackets and decorative ventilators above the shop windows survive. The shops are still in use, and the cart entrance and paving setts remain.

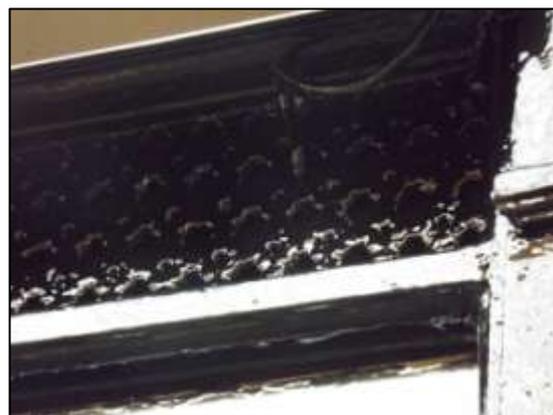


Figure 19 Gaol Mews with Victorian consoles, fascia boards and decorative ventilators

5.5.3. Two-storey Jubilee cottage dates to 1877. The central bay is stepped forward, with terracotta tiles forming a tympanum, and a pale yellow brick arch above the first floor window. The vertically sliding 4 over 4 sashes have been retained. The architectural decoration, including decorative lintels, terracotta tiles and the almost symmetrical frontage give a Cottage Ornee appearance, popular in the early late 18th to early 19th centuries. This building enlivens the street scene and adds architectural variety.



Figure 20 Jubilee Cottage

6. Spatial Analysis, Character Area One

6.1. Public Realm and Circulation

- 6.2. A number of historic paving surfaces remain in character area one. In Gaol Mews, historic stone setts survive which marries the area together visually, and ensures a level of character is retained. Setts remain beneath a modern paving surface along Chapel Terrace, suggesting the setts may remain beneath the modern surface. Setts were also visible near to the kerbs of Sash Street, suggesting setts may remain beneath this modern surface. Setts also survive in the stonemason's yard, and historic blue bricks are found to the side and rear of 14a County Road. Otherwise paving and road surfaces are modern, and in need of repair, particularly along Goal Road. Street lighting is modern metal columns. A traditional street lantern is found in Gaol Mews although it is unclear if this is historic.
- 6.3. The large industrial units and heavy traffic spoil enjoyment of the area. This part of the conservation area serves as a route by car into Stafford town centre, and the network of roads heading towards the Gaol Square roundabout creates an unwelcoming environment. There are several crossing points allowing access into the area from the town centre. There is a marked contrast between the quiet, narrow streets of County Road and Sash Street, and the wider, noisier Gaol Road and Foregate Street.



Figure 21 Setts along Chapel Terrace beneath modern paving surfaces



Figure 22 Setts at the stonemason's yard



Figure 23 Blue brick remains to the side and rear of 14a County Road

6.4. **Important Trees and Hedgerows, Open Spaces and Gardens**

6.4.1. There are very few trees in this area, but several tall trees are found in the gardens to the south of Chapel Terrace, and the group of deciduous trees at the southwest of the hospital site provide a welcome green back-drop to Gaol Road from the south. The private gardens of the terrace provide another green space to this urban area.



Figure 24 Trees and gardens of Chapel Terrace

6.5. **Ephemera**

6.5.1. The George VI post box on Foregate Street complements the setting of the Friends' Meeting House

6.6. **Boundary Types**

6.7. The prison walls are the visually dominant boundary in this area. Along Gaol Road, the scale and height of the walls dwarf adjacent Gaol Mews, and around the corner on Crooked Bridge Road the scale of the prison buildings visible over the top of the wall create an imposing view of the prison. Although heavily altered, some blue brick diaper work is visible along Crooked Bridge Road. Cast iron railings survive to some properties along Chapel Terrace.



Figure 25 Prison walls along Crooked Bridge Road

7. Character Area Two: St George's Hospital

- 7.1.1. St George's Hospital site is characterised by the classically designed early 19th century south façade of the hospital and the remaining specimen trees creating a fine introduction to the building. This area forms a contrast to the urban and industrial character of Foregate; the quiet atmosphere and landscaped grounds creating a tranquil setting for the hospital.
- 7.1.2. Grounds were an important feature in asylum design, providing a visual introduction to the hospital, and helping to create the image of a dignified country house. Approaching from Pearl Brook to the south, the trees include lime, willow and horse chestnut, copper beech, hornbeam and holly. The specimen trees include dawn redwood, lime, oak, and Chile pine. From Corporation Street, the lodge and tree-lined avenue (although partly obscured by car parking) give the impression of a country house from the north. No historic paving surfaces remain in this part of the conservation area.



Figure 27 South facade, St George's Hospital

- 7.1.3. Staffordshire General Lunatic Asylum was designed by Joseph Potter Senior and built in 1818. To the east of this block, the hospital site, consisting of early and late 20th century buildings is still in use. The original asylum, built on the corridor plan, was closed in 1994, and is currently unused.
- 7.1.4. The hospital was extended to the north, east and west between 1849-50 when ancillary buildings including kitchens, a recreation hall and a small farm were added. Nationally these elements became an important part of asylum architecture, as patients could work on the farm and take part in group activities.
- 7.1.5. The County Asylum Act of 1808 was introduced to establish places of care for people with no ability to pay the financial costs of admission to asylum, which until this time was left to charitable organisations or the Parish. The workhouse, a house of correction or prison were the only options available to a patient with no financial assistance (Myers, 1995, p575). Weaknesses in the Act meant that only a handful of asylums were built, of which St George's Hospital was one. The Lunacy Act and County Asylums Act (both 1845) made provision for an asylum compulsory to each County. Purpose-built asylums predating 1845 are therefore rare, making the hospital, built in 1818, exceptional historically as well as architecturally.
- 7.1.6. Plans showing the design for additions to the hospital site dating to 1848 show the chapel, compulsory after the 1845 Asylum Act, extra corridors, wash rooms and baths. However, the buildings to the south of the main façade were not built.
- 7.1.7. Plans of 1856 by local architect Thomas Trubshaw show the extensive grounds, carriage circle and layout of the hospital, with "airing grounds" for patients. It is not clear if patients had access to the gardens at the south of the hospital. The farm buildings are shown to the south east of the main façade, and a note reads "*Recreation Hall should be added*" at the top right of the image.
- 6.1.1. The scale of the hospital is realised through the 1818 frontage of 31 bays and four storeys. The roof is hipped, the central bay of five windows projects forward with a Tuscan portico on the first floor, creating a piano nobile (a fine first floor). Stone string courses divide the storey heights. The window arrangement is 6 over 6 vertically sliding sashes at ground floor, first floor and second floor, with smaller 3 over 3 sashes at the third floor. Hood moulds to windows with architrave and console cornices to first and second floor, and fine gauged brick arches to the third floor add to the classical style.

- 6.1.2. The hospital is built on the corridor plan, with small secure cells, commonplace in asylums after 1845. Predominantly brick in Flemish bond, the alternating shades of pale yellow and soft orange brick add interest to the facades. Stone, painted off-white, is employed for lintels, string courses, portico, cornice and chimneys. The roofs are slate.
- 6.1.3. The classical design elements, carriage circle and specimen trees remain, reflecting a respectful approach towards the treatment of mental illness. In its current state of repair the building nevertheless possesses grace and elegance.



Figure 28 St George's Hospital south façade

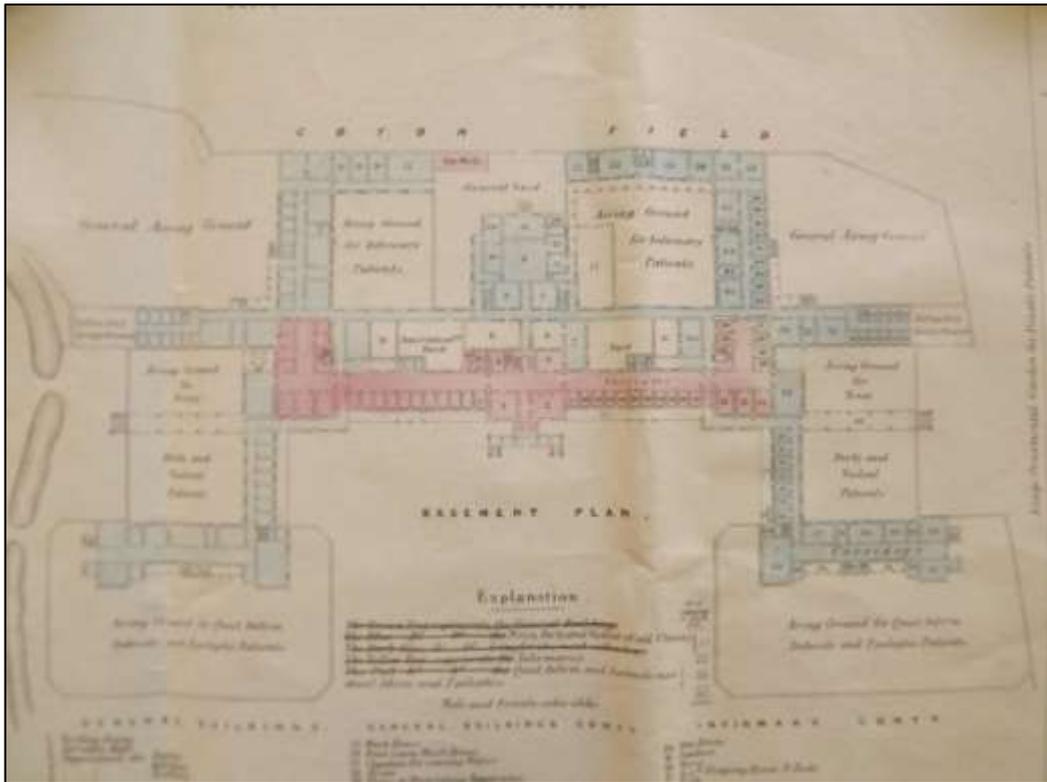


Figure 29 Basement Plan, Plan of proposed alterations, 1848. Existing buildings are shown in pink, proposed in blue. Reproduced with permission of Staffordshire Record Office, reference Q/AIC/1/4/57

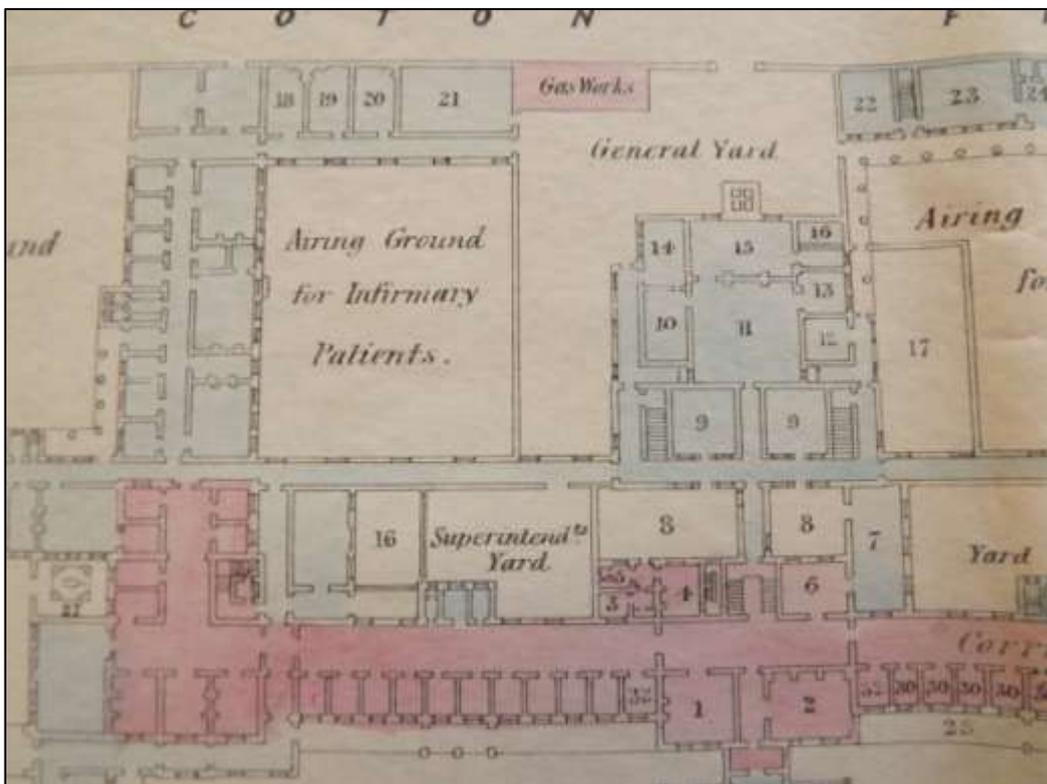


Figure 30 Basement Plan illustrating corridor layout. Reference Q/AIC/1/4/57. Reproduced with permission of Staffordshire Record Office



Figure 31 South facade, St George's Hospital



Figure 32 Tuscan portico to first floor, south facade, St George's Hospital



Figure 33 Covered walkway to “airing grounds” at the southeast of the south facade



Figure 34 Approach to the south façade leading to the carriage circle



Figure 35 Ordnance Survey map of 1881. Asylum Farm to the south of the main facade, with landscaped grounds to the south of the hospital. Source: Stafford Borough Council

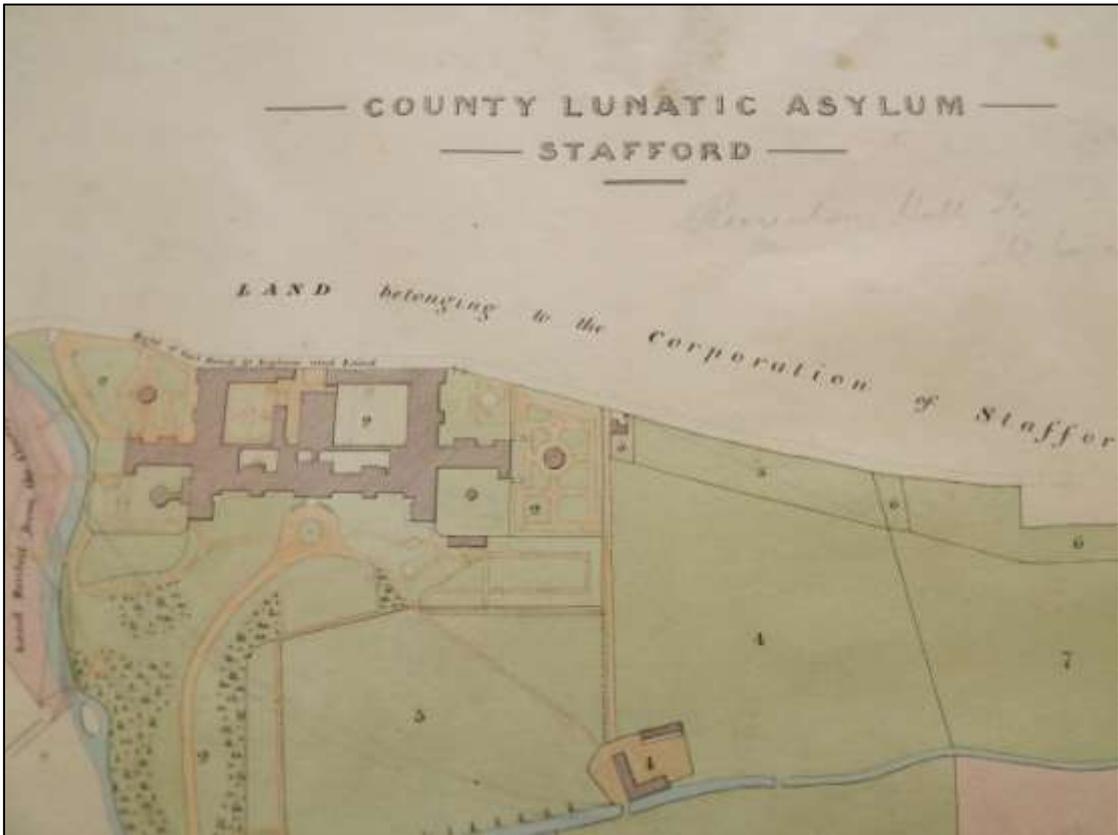


Figure 36 Plan of 1856. Reproduced with permission of Staffordshire Record Office, reference Q/AE/1



Figure 37 Plan of the hospital, 1856. Reproduced with permission from Staffordshire Record Office, reference Q/AE/1

7.1.8. 1880-84 saw further expansion of the site, including echelon wards to the east and west of the main block linked by corridors; service ranges, ornate covered passageways to grounds, and accommodation for visitors.

7.2. The Chapel

7.2.1. The chapel is characterised by the distinctly Victorian Gothic style bell tower and three elongated lancet windows. The use of stone for detailing at the bell tower and copings contrast to the orange brick. The roof is gabled and covered in slate. Its positioning to the north of the hospital gives striking views from the north and complements the later water tower to the east.



Figure 38 The Chapel. The bell tower and lancet windows create a Victorian Gothic appearance

7.3. Water Tower

- 7.3.1. Part of the last major phase of development of 1880-84, the tower incorporates rich architectural detailing in brick, with stepped corbels above three semi-circular headed windows with stone lintels above two further windows, all framed in a niche of brick with stone copings. The cast iron tank is well-preserved with a simple cross motif repeated on each side. The height and massing add to the impact created by the architectural decoration.



Figure 39 The Water tower

7.4. The Lodge

7.4.1. Built in 1882, the lodge is a single storey, fairly square building, orientated towards Corporation Street. The large wooden corbels, light yellow brick bands to each face and deep eaves create a horizontal, almost squat appearance, which is relieved by the portico with ornate dentilation and semi-circular arch of a lighter yellow brick, with a stone keystone. The substantial columns that rise to the arch give the lodge an imposing presence. The roof is slate, with timber pinnacles. It is currently unused and in need of repair.



Figure 40 The Lodge

8. Positive Views

- 8.1. Views of the main façade of the Infirmary from Foregate Street provide interest amongst the large scale industrial units. The massing, scale, architectural embellishments and its proximity to Foregate Street creates an attractive frontage in the street scene.
- 8.2. The continuous building line along both sides of County Road creates a sense of enclosure east and west. The central block of the prison is partially visible over the prison walls facing east, creating a contrast in scale to the domestic buildings along County Road.
- 8.3. From Crooked Bridge Road facing south, views of architectural detail of the north prison block and chimneys add interest to the street scene.
- 8.4. A vista is created to the south of St George's Hospital by the expansive grounds to the south, including mature specimen trees, culminating in views towards the 31 bay frontage of the main hospital building.



Figure 41 Views of specimen trees and the south facade of St George's Hospital



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Foregate and St George's Conservation Area Appraisal
 Character Area 2 - St George's Hospital

Not to scale
 Date: February 2014

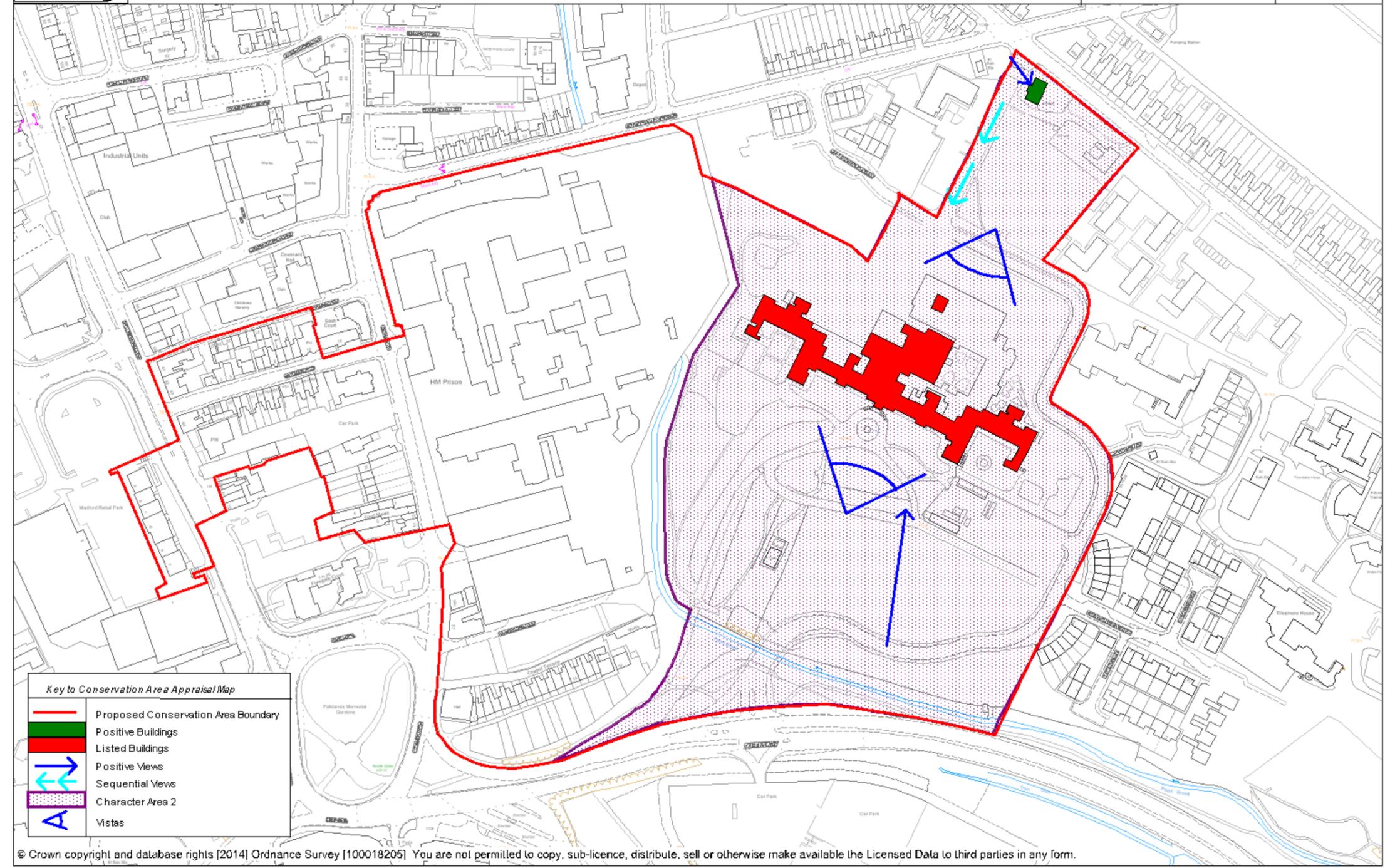


Figure 42 Character appraisal, Character area Two

9. Key Positive Characteristics, Foregate and St George's Hospital Conservation Area

Building types

- Victorian terraces along County Road, Sash Street and Chapel Terrace, and earlier Georgian three- storey town houses
- Large-scale, institutional buildings dating to the 18th and 19th centuries
- Workshops converted to other industrial uses or houses
- Non-conformist chapels the Friends' Meeting House and the former Methodist Chapel now Masonic Hall

Scale, Plot Size and Plan Form

- Rectilinear, two storey gabled buildings of Gaol mews and Georgian town houses of three storeys interspersed with later two-storey gabled Victorian terraces
- Two storey, gabled workshop buildings situated close to the road and interspersed between Gaol Road and Foregate Street
- Large-scale, rectilinear three and four storey institutional buildings: prison buildings arranged in a courtyard, with gabled and hipped roofs, the County Infirmary, three storeys and nine bays, sited close to Foregate Street, contrasting with St George's Hospital, 31 bays with four storeys and hipped roof, set amongst landscaped grounds.

Architectural styles and Features

- A variety of Georgian and Victorian domestic architecture, including early 19th century 6 over 6 sash windows, Regency style door casements Victorian 2 over 2 canted bay sash windows.
- Georgian and Victorian public buildings displaying rich architectural embellishment: the prison, the water tower and chapel at St Georges Hospital employing stone and moulded brickwork
- Domestic Revival features at 21 Gaol Road: aprons below cills, dormers in the roof space and substantial chimneys, and moulded brickwork.

- Queen Anne features of moulded wooden cornice and dormers in roof space at 61-63 Foregate Street, and Queen Anne Revival opposite at the Infirmary with fine gauged brickwork and elongated vertically sliding sashes
- The classically designed St George's Hospital with 31 bays, sash windows in classical proportions, and Tuscan portico

Building Materials and Colour Palette

- A variety of brick of orange hues is found, and fine soft gauged bricks are found at the Infirmary. Stone detailing is found at the institutional buildings, with slate and Staffordshire blue tiled roofs.
- Polychrome stone and brickwork is found at the Infirmary and polychrome brickwork is employed at Jubilee Cottage

Spatial Analysis

Public Realm and Circulation

- Historic setts are preserved at Gaol Mews, to the rear of Chapel Terrace, in sections of Sash Street, and blue bricks are preserved at 14a County Road.

Important Green Spaces, Trees and Hedgerows

- Trees at Chapel Terrace gardens provide a welcome green area and shield the houses from Queensway
- Groups of trees at St George's hospital include several specimen trees, reflecting the former grandeur of the south entrance at Pearl Brook. The vast green open space to the south of the hospital creates a contrast to the densely sited terraced Victorian houses in the west along County Road and Sash Street
- Remnants of the tree-lined avenue to the north of St George's Hospital leading to the north facade

Boundaries

- The prison walls are a visually striking boundary creating a strong sense of enclosure along Crooked Bridge Road and Gaol Road
- The stone bridge and walls survive at Pearl Brook, historically forming part of the entrance to the south façade of the hospital

Ephemera

- George VI post box remains outside the Friends' Meeting House

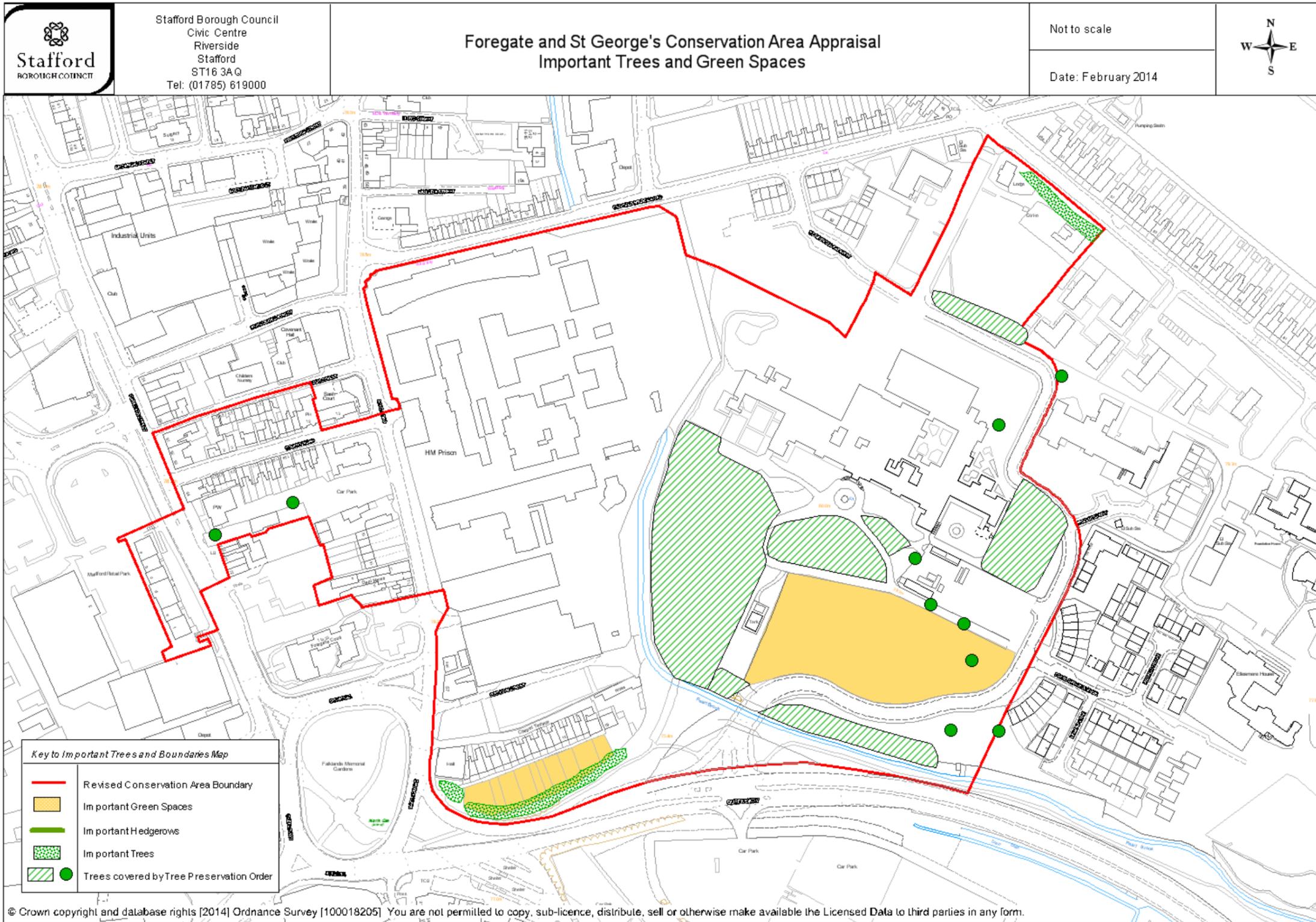


Figure 43 Important Trees and Green Spaces, Foregate and St George's Conservation Area

10. Negative Aspects that Impact on the Character of the conservation area

- 10.1. Inappropriate development, such as replacement uPVC windows, harm the character of some buildings along County Road and Sash Street. Modern signage impacts on the remaining historic character of Gaol Mews buildings, although many elements of the historic shopfronts survive.
- 10.2. Large gap sites and industrial units hinder enjoyment of remaining historical buildings, and the modern industrial units do not respect the scale of the historic buildings.
- 10.3. Traffic creates an unwelcoming environment along Gaol Road, and the high number of HGVs using the route detracts from the character of the area.
- 10.4. Repairs to the prison walls have resulted in the loss of diaper work pattern along Crooked Bridge Road.
- 10.5. Although some historic cobbles remain, most paving is modern tarmac with patched-in repairs, giving a run-down appearance to the area in general.
- 10.6. The vacant offices at the former infirmary pose a potential risk to fabric through lack of use.
- 10.7. The lack of physical protection for the hospital site and Lodge is leading to further deterioration through water ingress and weather damage. Their worsening condition is making reuse potentially more problematic: at St George's hospital, the condition of remaining historic windows and other architectural features are making reuse with retention and reinstatement of features more costly and the reuse option less attractive for investors.
- 10.8. The lack of public access to the site also makes it difficult for the public to enjoy the remaining buildings at present. The vacant site is also leading to the threat of further vandalism through lack of passive surveillance.

11. Protecting the Character and Appearance of the Conservation Area

- 11.1. Policies for the protection and management of the historic environment through the development management process are set out within NPPF Paragraphs 127 through to 141, and in the Plan for Stafford Policies N1 Design, N4 The Natural Environment and Green Infrastructure, N8 Landscape Character, and N9 Historic Environment.
- 11.2. These policies should be used in conjunction with this appraisal to guide or assess any future development within the conservation area.
- 11.3. Other organisations, such as the County Council Highways Authority, and statutory undertakers also have their own commitments to protect the character and appearance of the conservation area in the exercise of their duties.
- 11.4. To manage and protect the special historic character and appearance of the Conservation Area in the exercise of these policies and duties:
- The existing special historic character and appearance of the conservation area and all features identified as Positive should be retained and reinforced.
 - Further works that harm the significance of the area should be avoided.
 - *Planning Policy Statement 5: Planning for the Historic Environment: Historic Environment Planning Practice Guide* (Department for Communities and Local Government, Department for Culture, Media and Sport, English Heritage, 2010) or its successor should be used for guidance.
 - Existing and emerging design or conservation guidance published by Stafford Borough Council and English Heritage guidance should be consulted where relevant, such as *The Conversion of Traditional Farm Buildings: A guide to good practice* (English Heritage, 2006), *Living Buildings in a Living Landscape* (English Heritage, 2006), *Conservation Principles, Policies and Guidance* (English Heritage, 2008), *Streets for All* (English Heritage, 2004), *Understanding Place: Conservation Area Designation, Appraisal and Management* (English Heritage, 2011).
- 11.5.1 Some works that could harm the character or appearance of the conservation area can be carried out under “permitted development rights”, which means that home owners do not need to apply for planning permission. Owners are

nevertheless encouraged to take heed of the special historic character and appearance of the area when carrying out these works.

12. Recommendations for Future Management

- 12.1. Remaining architectural detail adds interest to County Road, Sash Street and Chapel Terrace. Where traditional window and door joinery and other architectural detail such as fanlights survive, these should be preserved.
- 12.2. Historic paving surfaces should be preserved as they are an important surviving feature and adds to the architectural and historical character of the area.
- 12.3. Gaol Mews retains several high quality shopfront features, and historic paving. The location of Gaol Mews, on the approach to the town centre, mean these shops would benefit from an improvement scheme. This would also benefit the wider area visually and economically, if funding is obtained to help bring the vacant shop back into use.
- 12.4. The Heritage Lottery Fund provides grants from £100,000 to £2 million through the Townscape Heritage Programme, for investment in heritage within conservation areas. The Townscape Heritage programme is for schemes which help communities improve the built historic environment of conservation areas in need of investment. Funding can include carrying out structural and external repairs to buildings, repairing and reinstating elements of detail, such as shop fronts, and work to bring vacant buildings back into use. Funding can also be used for improvements to public realm and good quality, sympathetic development in gap sites. As one of the shops is currently vacant, and the area would benefit from improved public realm, particularly the quality of the current paving surfaces, it is recommended that the programme is investigated for potential suitability.
- 12.5. Through this grant, match funding is required from the organisation applying for the grant, but this can be obtained through partnerships with other organisations. Match funding of 5% is required if the grant is for less than £1 million, and 10% match funding is required if the grant is over £1 million.

13. Proposed Boundary Revisions

- 13.1. Since the creation of the Foregate conservation area as an emergency measure to prevent demolition of the unlisted Staffordshire General Infirmary, development has taken place in the conservation area, in the form of large industrial units and shops of modern material and style that do not reflect the character and appearance of the conservation area. It is proposed to delete this section of the conservation area, and create a new conservation area, the Foregate and St George's Conservation Area. This will stretch from Foregate Street, taking in the Infirmary, along County Road and Sash Street, along Gaol Road, including the prison and the historic part of St George's Hospital.
- 13.2. The existing St George's Conservation Area includes a current development site that was approved as part of an Enabling Development Scheme for St George's Hospital. Subsequently, the grounds and layout of the historic hospital site have not been retained. To the south, part of the Kingsmead nature reserve included in the St George's Hospital conservation area, Pennycroft bungalows and the flats along Corporation Street, back onto the development site at St George's hospital. There is a lack of historic buildings between the flats along Corporation Street and St George's Hospital, and therefore no historic character to connect these two disparate areas together. It is therefore proposed to delete the flats along Corporation Street from St George's conservation area and create a separate conservation area based around these flats along Corporation Street.
- 13.3. St Chad's building, a late Victorian echelon ward has permission for demolition together with a planning consent for a new-build housing scheme, and this building will be excluded from the conservation area as this area will be redeveloped as housing.



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Foregate and St George's Hospital Conservation Area Appraisal Proposed Boundary Changes

Not to scale

Date: November 2013



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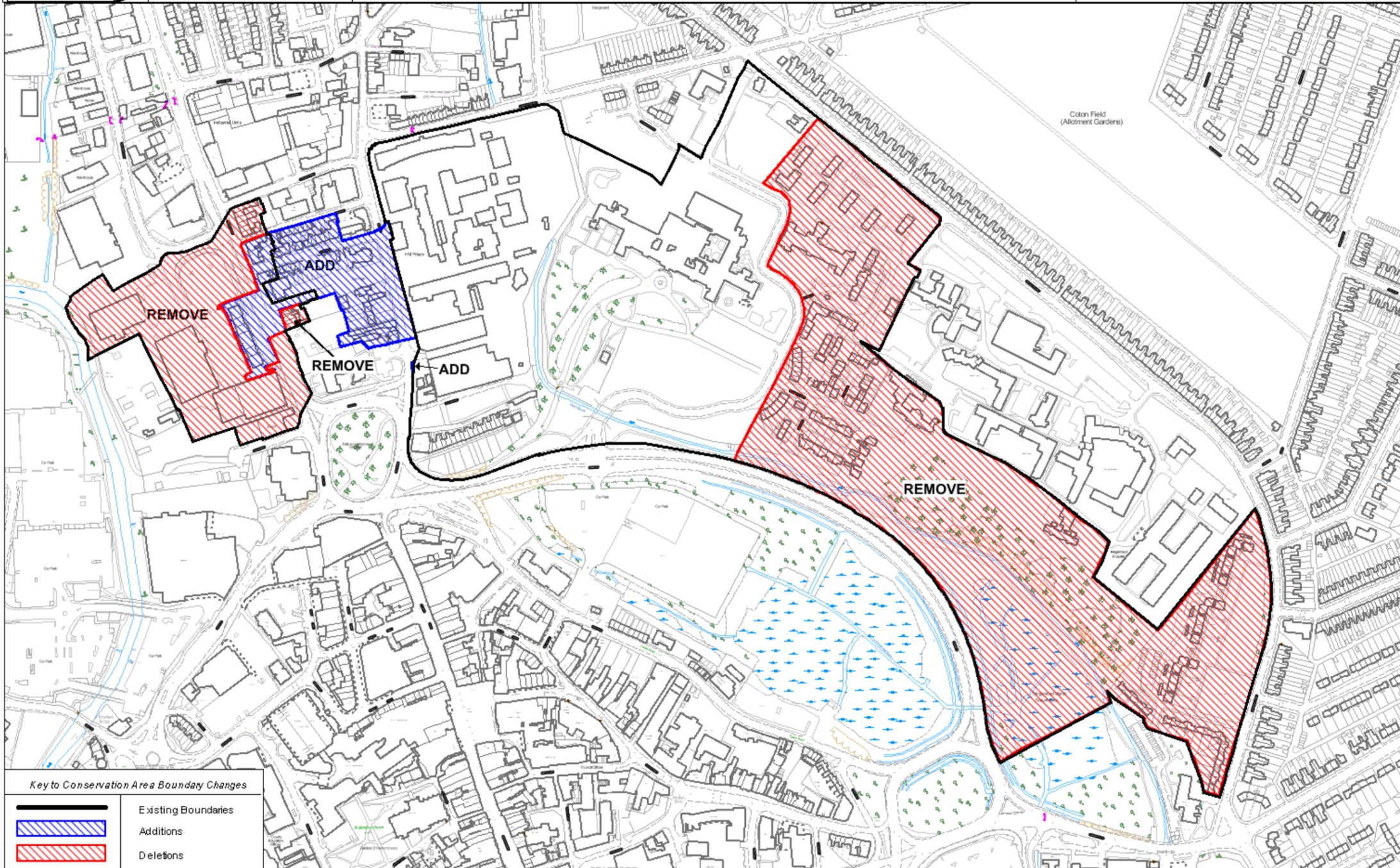


Figure 44 Proposed Boundary Revisions

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Stafford Borough Council Town Planning Committee Minute Books 1948-54, available at Staffordshire Record Office, reference D1323/C/23/2

Further Information

Heritage Lottery Fund: Townscape Heritage Grants Application Guidance [Online]

Available at:

http://www.hlf.org.uk/HowToApply/programmes/Documents/TH_Application_Guidance_SF4.pdf [Accessed 29.10.13]

Appendix 1

Statutory List Descriptions

Name: DETENTION BLOCK NORTH EAST OF CENTRAL BLOCK, HM PRISON

List entry Number: 1289754

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 17-Dec-1971

Date of most recent amendment: 16-Feb-1994

Detention block. 1852-4. Probably by Joseph Potter Jnr. Brick with ashlar dressings; slate roof. T-plan. 4-storeys. Modillioned brick eaves. Windows to cells altered at a later date. Returns have gabled centre with tall 4-light ashlar mullioned and double-transomed windows with cast-iron frames and arched hood. Massive air shafts with panelled sides. Rainwater heads dated 1851. (Victoria County History of Staffordshire: Greenslade MW: A History of Stafford (taken from VCH): London: 1979-: 204-5).

Name: DETENTION BLOCK NORTH OF CENTRAL BLOCK, HM PRISON

List entry Number: 1195384

Grade: II

Date first listed: 17-Dec-1971

Date of most recent amendment: 16-Feb-1994

Also known as: The Crescent, H.M. Prison GAOL ROAD. Detention block. 1832-3, by Joseph Potter Jnr; altered and enlarged 1861-6, by R Griffiths. Brick with ashlar dressings; slate roof. 3-storeys; symmetrical range with concave facade and gabled centre. Modillioned brick eaves. Central entrance. 3 round-headed windows above entrance have lintels with enriched 'finial' keys and cast-iron casements, that to centre with segmental pediment dated 1864; windows to cells altered at a later date. Massive air shafts with panelled sides. (Victoria County History of Staffordshire: Greenslade MW: A History of Stafford, taken from VCH: London: 1979-: 204-5).

Name: HM PRISON, CENTRAL BLOCK

List entry Number: 1211921

Grade: II

Date first listed: 17-Dec-1971

Date of most recent amendment: 16-Feb-1994

Prison. 1787-93 with later alterations to wings. By Thomas Cook (or William Blackburn, V.C.H.). Brick with ashlar dressings; slate roof. 3 storeys; symmetrical range with centre breaking forward forming former Governor's house. 5 ashlar bands and top coped parapet. Central entrance has plain ashlar porch. Centre has Venetian window and flanking round-headed windows; windows to sides have rusticated ashlar surrounds and contemporary iron grilles. (Victoria County History of Staffordshire: Greenslade MW: A History of Stafford, taken from V.C.H.: London: 1979-: 204-5; Buildings of England: Pevsner N: Staffordshire: London: 1974-: 247).

Name: PERIMETER WALLS TO WEST AND NORTH OF HM PRISON

List entry Number: 1211998

Grade: II

Date first listed: 17-Dec-1971

Date of most recent amendment: 16-Feb-1994

Perimeter walls. c1790 with 1950s alterations. Brick with ashlar dressings. High walls with ashlar offsets and coping. Angle turrets demolished by 1950s. Gatehouse rebuilt 1953. (Victoria County History of Staffordshire: Greenslade MW: A History of Stafford: London: 1979-: 204-5).

List entry Number: 1298150

DETENTION BLOCK SOUTH OF CENTRAL BLOCK, HM PRISON, GAOL ROAD

Grade: II

Date first listed: 17-Dec-1971

Detention block. c1840. By Joseph Potter Jnr. Brick with ashlar dressings; slate roof. T-plan. 3-storeys; symmetrical range. Modillioned brick eaves. Central entrance. Tall 3-light pointed windows above entrance have moulded arches and cast-iron casements; windows to cells altered at a later date. Massive air shafts with panelled sides. Central octagonal lantern with cast-iron lights. (Victoria County History of Staffordshire: Greenslade MW: A History of Stafford, taken from VCH: London: 1979-: 204-5).

FRIENDS' MEETING HOUSE, FOREGATE STREET

Grade: II*

Date first listed: 16-Jan-1951

SJ9223NW FOREGATE STREET 590-1/9/24 (East side) 16/01/51 Friends' Meeting House

II*

Friends' meeting house. Dated 1730 with late C19 addition. Brick; tile roof with coped gables. Rectangular structure set back from road Single-storey; 3-window range. Top wooden cornice. Entrance to right of centre has pegged frame and altered panelled door, bracketed gabled canopy and bull's eye window with bull's eye glass above, and datestone below cornice. Windows have rubbed brick flat arches with fluted keys and cross casements. Small window to left return. Rear has single-storey wing next to window with pegged frame. INTERIOR has original fittings: panelling, gallery with stair with turned balusters; overseers' bench and elders' gallery. A well-preserved example of an early meeting house, the best in Staffordshire. (Buildings of England: Pevsner N: Staffordshire: London: 1974-: 246; Victoria County History of Staffordshire: Greenslade MW: A History of Stafford, taken from V.C.H.: London: 1979-: 253).

Name: ST GEORGE'S HOSPITAL

List entry Number: 1195385

Location

ST GEORGE'S HOSPITAL, GAOL SQUARE

Grade: II

Date first listed: 17-Dec-1971

Formerly known as: Staffordshire General Lunatic Asylum GAOL SQUARE. Mental hospital. 1818, by Joseph Potter; extended 1849-50 and later. Georgian style. MATERIALS: brick with ashlar dressings; hipped slate roof. Long symmetrical range with projecting wings and recessed end wings of later date; rear has varied original and later wings including chapel and water tower. EXTERIOR: 4 storeys; 5-window centre flanked by 5-window ranges, 2-window projections and further 5-window ranges; end projections with probably later 2-window wings with 3-window returns; 3-storey, 9-window end wings with end projections. Plaster plinth, platt band over ground floor becoming 1st floor sill band to centre, 2nd floor sill band and top frieze and cornice. Entrance to 1st floor has architrave, frieze and consoled cornice, overlight and C20 glazed doors, porch has paired Doric columns, frieze and cornice with blocking course, flanking walls with lanterns; 2 curved flights of stairs with enriched iron balusters, the front wall rebuilt with C20 entrance. Ground floor has round-headed windows with 12-pane sashes, 10 have upper radial glazing bars; projections have windows set behind 2 round arches with impost and keys; end

projections have tripartite windows with angle pilasters and gabled lintels, similar single windows to wings. 1st and 2nd floor windows have friezes and cornices over 12-pane horned sashes; 3rd floor windows have rubbed brick flat arches over 6-pane horned sashes, those to projections and wings with plain lintels. Returns similar, with end tripartite windows and inserted fire escapes and entrances; round-headed entrances have triple windows above in round-headed recesses, top Diocletian window. Lower wings have similar windows; with 2-window end projections; canted bays with tripartite windows and 2-window end projections with projecting covered stairs to all floors, T-plan with front verandahs. Varied stacks, including 2 large stacks to main range with quoins and cornices. Rear has varied contemporary and later wings; gabled chapel wing has bell cote and triplet of lancets in arched recess and flanking lancets to transepts which have double-gabled returns with triplets; water tower with tank and truncated stack. (Victoria County History of Staffordshire: Greenslade MW: A History of Stafford, taken from V.C.H.: London: 1979-: 235; Buildings of England: Pevsner N: Staffordshire: London: 1974-: 247).

Appendix 2

Glossary of Terms

Conservation Area

Conservation Areas are defined in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as “*areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.*”

Positive Building

A building identified as a contributor to the special character of the conservation area by way of its architectural and/or historical qualities.

Positive Space

An area identified as a contributor to the special character of the conservation area.

Negative Building

A building identified as detrimental to the special character or appearance of the conservation area, and would warrant enhancement or replacement in any future proposals involving this building. The negative effect may be derived from, for example, its siting, plan form, scale, height, massing or materials, and could not be readily reversed by minor alterations.

Negative Space

A space identified as detrimental to the special character and appearance of the conservation area, and would warrant enhancement in any future proposals involving this space.

Neutral Building

A building that does not contribute to, or harm, the special character and appearance of the conservation area. It does not possess qualities that contribute to the architectural or historical character of the conservation area, but does not visually intrude or cause a jarring effect by way of its of its siting, plan form, scale, height, massing, materials or colour palette, for example. The building may warrant enhancement in future proposals.

Neutral Space

A space that does not contribute to, or harm, the special character of the conservation area. It does not possess qualities that contribute to the architectural or historical character of the conservation area, but does not affect the character negatively.

Setting

Setting is defined in the National Planning Policy Framework as “*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or*

negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”