



ST PHILIP'S

Conservation Area Appraisal & Management Proposals

June 2012



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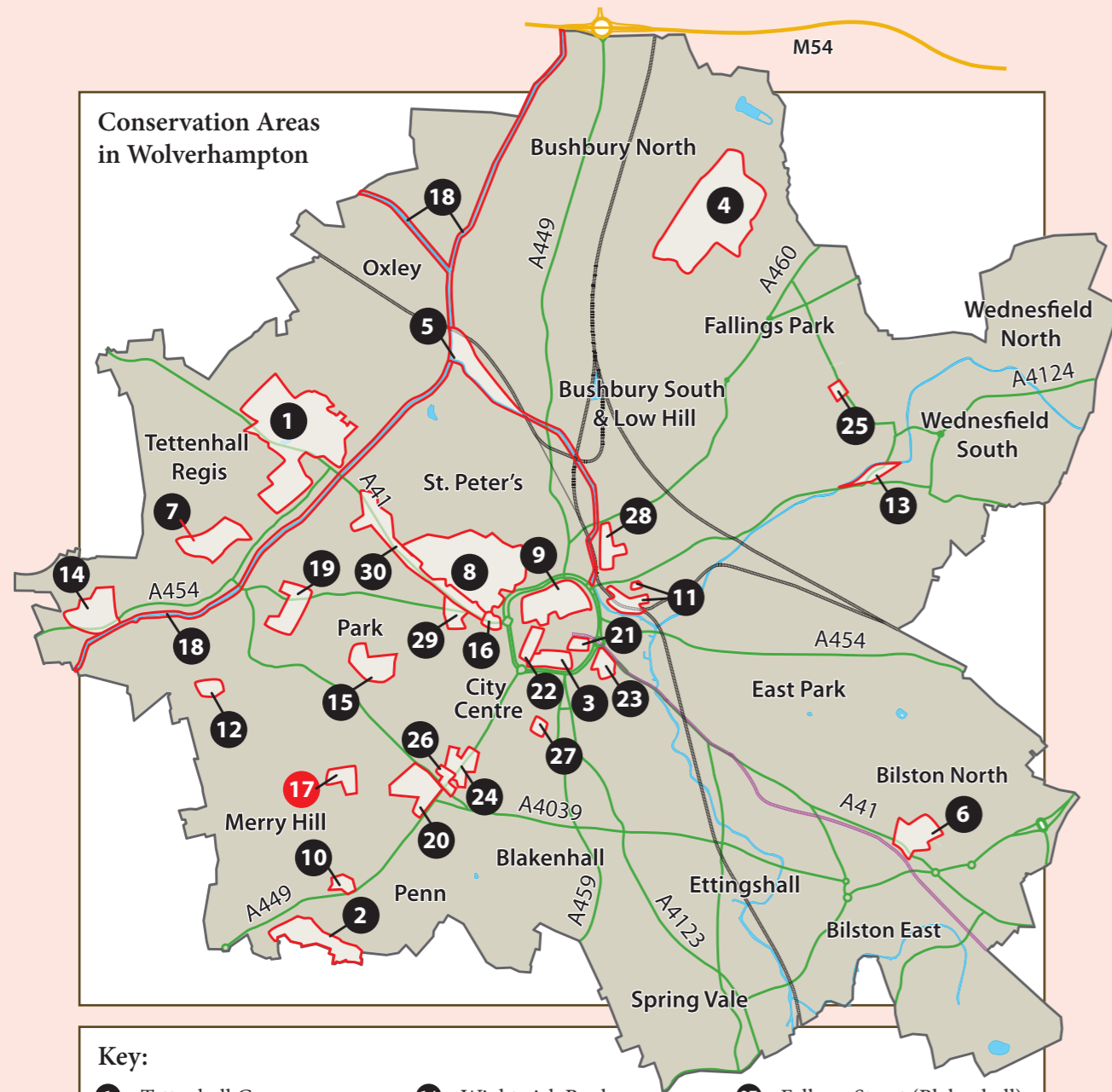
Conservation Area Character Appraisal

This document is the appraisal for the St Philip's (Penn Fields) Conservation Area which the Council approved on 20th June 2012.

To find out more about appraisals for other conservation areas in the City see the Council's web site at: www.wolverhampton.gov.uk/conservationareas



Left: Churchyard wall and post box
Right: St Philip's Church



Key:

- | | | |
|-----------------------------|------------------------------------|--------------------------------|
| 1 Tettenhall Greens | 14 Wightwick Bank | 27 Fellows Street (Blakenhall) |
| 2 Vicarage Road, Penn | 15 Bantock House | 28 Springfield Brewery |
| 3 St John's Square | 16 Chapel Ash | 29 The Oaks (Merridale Road) |
| 4 Bushbury Hill | 17 St Philip's (Penn Fields) | 30 Tettenhall Road |
| 5 Wolverhampton Locks | 18 Staff and Worcs and Shrop Canal | Conservation Area Boundary |
| 6 Bilston Town Centre | 19 Ash Hill | Motorway |
| 7 Tettenhall Wood | 20 Penn Fields | Major Roads |
| 8 Park | 21 Old Hall Street | Railway |
| 9 Wolverhampton City Centre | 22 Worcester Street | Metro Line |
| 10 The Woodlands | 23 Cleveland Road | Council Boundary |
| 11 Union Mill | 24 Penn Road (Graiseley) | Waterways |
| 12 Castlecroft Gardens | 25 Cedar Way | |
| 13 Wednesfield | 26 Cophorne Road | |



Above: St. Philip's Church from Church Road.



Above: St. Philip's Church from the churchyard.

Bibliography and maps

- C. Upton, A History of Wolverhampton, Phillimore, 1998.
- M. Mills, Mapping the Past: Wolverhampton 1577-1986, 1993.
- M. Deaville, The parish of St Philip, Penn Fields: its church and its people 1859-1981, 1981.
- B. Nash, How will they get the coffins upstairs?, 1999.
- Wolverhampton History and Heritage Society website: (www.localhistory.scit.wlv.ac.uk)
- William Yates' Map of the County Of Stafford 1775
- Wolverhampton Tithe Map 1842
- Ordnance Survey Map 1884, 1902, 1914, 1937
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Sources of further information

Conservation Areas: A Brief Guide and List of Conservation Areas in the City of Wolverhampton (*Copies available from the Historic Environment Service at the City Council*).

Wolverhampton City Council

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For information about Conservation Areas in Wolverhampton visit:

www.wolverhampton.gov.uk/conservation

English Heritage – West Midlands Region

The Axis
10 Holliday Street
Birmingham B1 1TG
Telephone : 0121 625 6820
For further information relating to listed buildings and Conservation Areas.

The Victorian Society

1 Priory Gardens
Bedford Park
London W4 1TT
Telephone : 020 8994 1019

The Society for the Protection of Ancient Buildings (SPAB)

37 Spital Square
London
E1 6DY
Telephone : 020 7377 1644
For an excellent range of technical advice leaflets.

Old photographs are from the Wolverhampton Archives and Local Studies.

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Above:

View across the newly laid out war memorial gardens looking towards St Philip's Church c1920

1. Introduction

The St Philip's (Penn Fields) Conservation Area was designated by Wolverhampton Metropolitan Borough Council on 10 October 1991 and the boundary was amended on 20th June 2012.

This document defines and records the special architectural and historic interest of the St Philip's (Penn Fields) Conservation Area and identifies opportunities for enhancement. The omission of a particular building, feature or space should not be taken to imply that it is of no interest.

Conservation Areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A Conservation Area is defined as "an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance".

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas.

Section 72 specifies that, in making a decision on an application for development in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

This appraisal satisfies the requirements of the legislation and provides a firm basis on which applications for development within the St Philip's (Penn Fields) Conservation Area can be assessed.

The Unitary Development Plan

The Wolverhampton Unitary Development Plan (UDP) 2001-2011 is a planning document which contains policies and proposals for the physical development and use of land, including measures for the protection and improvement of the environment. The UDP is used by the Council in reaching decisions on planning applications and proposals, which should be in accordance with the development plan unless material considerations indicate otherwise. Chapter 6 of the UDP contains policies for the historic environment including Conservation Areas.

The adopted UDP can be viewed at the following locations:

Online by visiting the following website:

www.cartoplus.co.uk/wolverhampton_2

Wolverhampton City Council, Planning and Building Control (Reception 24, Second Floor), Civic Centre, St Peter's Square, Wolverhampton

Wolverhampton Central Library and branch libraries across Wolverhampton

Copies can also be purchased from the **Planning Policy and Area Plans** team on 01902 555636

Some policies in the UDP have been superseded by the Black Country Core Strategy although most historic environment policies contained within the UDP are still current. Other development plan documents are currently being prepared for the city. To keep up to date with the current situation see the Council's web site at:

www.wolverhampton.gov.uk/environment/planning/policy/ldf/introduction.htm

Satellite dishes

The rules governing satellite dishes in conservation areas are significantly tighter than outside such areas. There are additional controls over the installation of antenna on chimneys, walls and roof slopes which face onto and are visible from the highway. The number, size and location of proposed installations will also be taken into account. Before buying or renting an antenna or satellite dish it is advisable to check with a planning officer at the Council whether planning permission is required. Permission from the owner or landlord of a property may also be required if you are renting.

Telecommunications masts

The law governing the erection of masts and antennae is complex and whilst some companies have licences which allow some structures to be put up in conservation areas without planning permission, the legislation does allow for consultation with the local authority concerned before the work is put in hand. Further information can be found in the second edition of PPG8 Telecommunications which can be found on the Communities and Local Government web site (www.communities.gov.uk).

Microgeneration equipment

There are additional planning controls covering the installation of solar panels, wind turbines and flues associated with other methods of generating green power on buildings in conservation areas. In situations where the impact of microgeneration equipment would be considered detrimental to the character or appearance of the conservation area it is unlikely that planning permission would be given. The rules governing such installations are subject to change and it is therefore advisable to check with a planning officer at the Council before proceeding with any installation.

It is recommended that any proposals for new development or alterations of existing buildings in a conservation area should be discussed with a planning officer at the Council before commencing work on site. Telephone enquiries should be made to Development Control on (01902) 556025.

Wolverhampton City Council will consider the merits of individual planning applications and their impact on the character and appearance of the conservation area. Where there is a detrimental impact on the character and appearance of a conservation area, it is unlikely that planning permission would be given.

Works to trees

Within conservation areas, anyone intending on lopping or felling a tree greater than 75 mm diameter at 1.5 metres above the ground must give the Council six weeks written notice before starting the work. This provides the Council with an opportunity of assessing the tree to see if it makes a positive contribution to the character or appearance of the conservation area, in which case a Tree Preservation Order may be served. This protects the tree from felling or inappropriate lopping. Fruit trees are no longer exempt, although slightly different constraints occur where the tree forms part of a managed forest or is in another agricultural use.

Advertisements

Advertisement controls are tighter in a conservation area. Certain categories of 'deemed consent' advertisements which may have a significant visual impact are not permitted for display without the Council's specific consent.

2. Location and setting

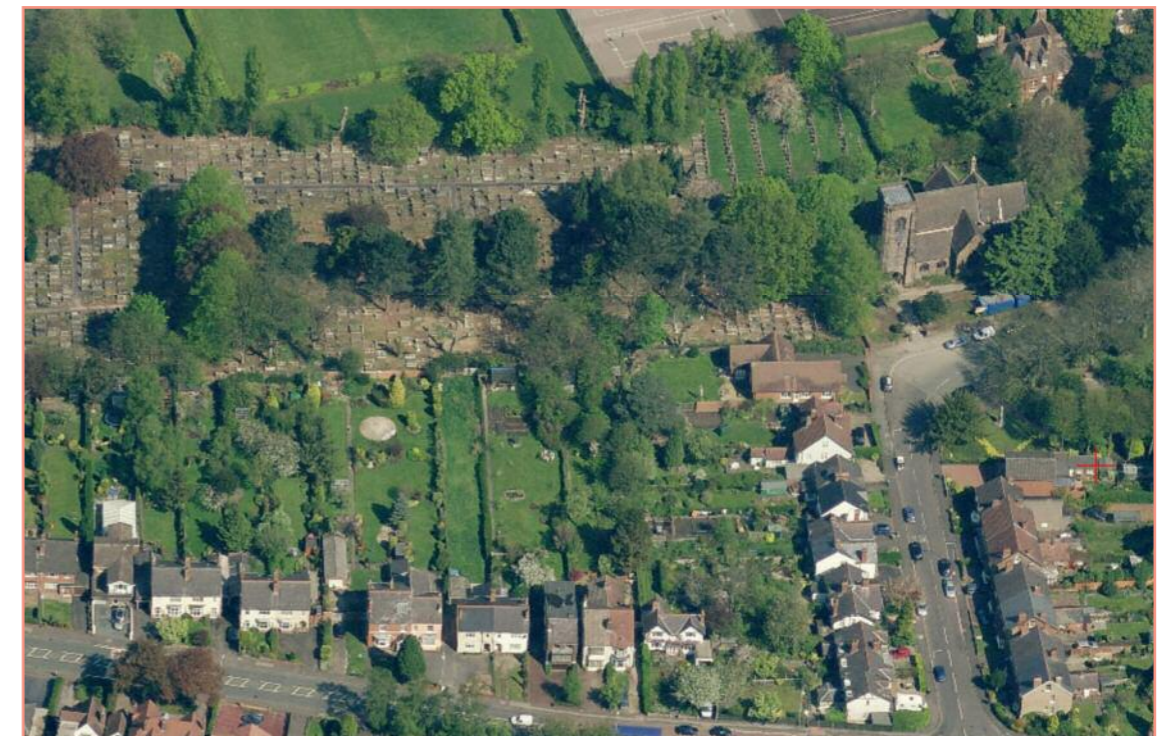
St Philip's (Penn Fields) Conservation Area lies approximately 3.5 kilometres south-west of the centre of Wolverhampton. The focus of the conservation area is St Philip's Church and vicarage, but the area extends to the south to include the late 19th and early 20th century suburban housing development on Church Road and Coalway Road, which grew up as an extension of the suburban growth of Penn Fields. Coalway Road bounds the conservation area to the south, and playing fields border the northern boundary.

(The Penn Fields Conservation Area, bounded by Coalway Road, Penn Road and Stubbs Road lies to the east of the St Philip's (Penn Fields) Conservation Area.)

The conservation area lies within Graiseley Ward.



Above:
130 - 136 Church Road



Above:
Aerial photograph 2008

3. History

The area enclosed within the St Philip's (Penn Fields) Conservation Area developed as part of the south-western suburban growth of Wolverhampton, in the area of Penn Fields. Early 19th century Penn Fields was rural in character; open fields and a network of rural lanes linked to the principal thoroughfares into Wolverhampton. Coalway Lane (now Coalway Road) linked to Penn Road, the principal route into the town from the south-west. The rural character to the west of the town was in contrast to the great industrial expansion to the east. However, by the mid 19th century suburban development was increasingly moving westwards, with a population influx of the affluent classes into pleasant rural areas. The district of Upper Penn was such an area. Development was increasing to an extent that a parish church was required to serve the expanding population, given the pressure within the district on the village church of St Bartholomew.

A Mr W. H. Sparrow offered to provide just over an acre of land in "The Cloddy Mere" for a new church in Upper Penn and the Reverend William Dalton, until then Vicar of St Paul's, contributed £3,000 in return for the patronage. Wolverhampton architects Griffin and Weller were engaged to prepare the designs and the church was built in 1858-9. An Order in Council made in September 1859 assigned the new church of St Philip as a district chapel to the parish of Penn. The Reverend William Dalton was licensed as Perpetual Curate of St Philip's on 21st October 1859.

Initially the vicarage was the only domestic dwelling within the immediate vicinity of the church. However, through the late 19th century housing began to be laid out along the rural lanes of Church Road and Coalway Lane. The suburb grew through the early 20th century, with further domestic buildings and the extension of the church grounds to the west to form a large graveyard.

An extensive programme of internal remodelling was undertaken at the Church of St Philip in 1996-7. To increase the multi-functionality of the building, a floor was inserted into the tall single-storey space; the alterations accommodated the church at first-floor level, with a series of function rooms at ground-floor level. During this phase of works the vicarage (the Old Vicarage) was sold, and the St Philip's Church Room extended to become the vicarage.



Above:
Carving detail from the south door, St Philip's Church

7. Implications of Conservation Area Designation

Designation as a Conservation Area brings a number of specific statutory provisions aimed at assisting the "preservation and enhancement" of the area. These are as follows:

- The local authority is under a general duty to ensure the preservation and enhancement of the Conservation Area, and has a particular duty to prepare proposals (such as Conservation Area appraisals or grant schemes) to that end;
- In the exercise of any powers under the Planning Acts with respect to any buildings or other land in a Conservation Area, the Council must take into consideration the desirability of preserving or enhancing the character or appearance of that area;
- Extra publicity is given to planning applications affecting Conservation Areas. This is usually achieved through the use of advertising in the local newspaper;
- Conservation Area Consent is required for the demolition of most unlisted buildings and boundary walls in a Conservation Area and the local authority or the Secretary of State may take enforcement action or institute a criminal prosecution if consent is not obtained.
- Written notice must be given to the Council before works are carried out to any tree in the area;
- The display of advertisements may be somewhat more restricted than elsewhere;
- The Council or the Secretary of State may be able to take steps to ensure that a building in a Conservation Area is kept in good repair (similar to the powers which protect listed buildings);
- Limited financial assistance may be available for the upkeep of a building in the Conservation Area through grant schemes

with English Heritage or the Heritage Lottery Fund, (though these are usually targeted to areas of economic deprivation).

The requirements for planning permission in a conservation area:

Dwelling houses

Certain works to family houses within a conservation area, which are normally considered to be "permitted development", require planning approval from the Council. The overall effect of these additional controls is that the amount of building works which can be carried out to a family house or within its grounds without needing to submit a planning application is more restricted in a conservation area than elsewhere.

It is difficult to summarise all of the rules so it is always best to check in advance with a planning officer at the Council to find out if permission is required for any of the following:

- Building any kind of extension or out building;
- Verandas, balconies or raised platforms of any kind;
- Any change to the roof including inserting new windows;
- External cladding.

Commercial properties and buildings divided into flats

It should be noted that that commercial properties (such as shops, public houses, medical consulting rooms and offices), houses which are in multiple occupation (flats) and apartment blocks have far fewer permitted development rights than individual houses. Planning permission is required for many alterations to these buildings including replacement windows and installing new shop fronts.



Above:
Late 19th century photograph probably taken from the site of the Pennfields Bowling and Social Club showing the then isolated position of the church and vicarage

Monitoring and review

This document should be reviewed every five years in the light of the Local Development Framework and emerging government policy. A review should include the following:

- A survey of the Conservation Area;
- A photographic record of the Conservation Area;
- An assessment of whether the various recommendations detailed in this document have been acted upon, including proposed enhancements;
- A building condition survey;
- The production of a short report detailing the findings of the survey and any necessary action;
- Publicity and advertising.



Above:
Small features contribute towards the area's distinct local identity

4 Character and Appearance of the Conservation Area



Above:
Looking towards the old vicarage from the churchyard

Present character: activities and uses

The parish church of St Philip was erected to serve the expanding population of the Wolverhampton suburb of Penn Fields and continues to cater for the religious needs of the area. It also acts as a resource for the wider community e.g. the mother and toddler group. Multi-functional use of the church was increased through the re-ordering of the interior in 1996/7; the insertion of a floor into the single-storey space created a large worship space on the upper level, with functional rooms below.

Summary of special interest

The Conservation Area is notable for the following:

- The Church of St Philip, built in the Victorian Gothic style, which provides the focal point of the area;
- The architectural unity of the area's domestic buildings, which date from the mid 19th to early 20th centuries;
- Open space around the Church of St Philip, including the churchyard, the graveyard, the garden of the Old Vicarage, and the Memorial Garden;
- Suburban atmosphere on Church Road;
- Well-treed environment, both cultivated and non-cultivated species;
- Local details that collectively and individually help to give St Philip's a distinctive identity, e.g. the war memorial, tile street sign on Church Road.



Right: St Philip's Church

Otherwise the area is almost exclusively residential; the semi-detached houses in Church Road are in single occupancy as family homes. The former vicarage is now in use as a care home.

The graveyard of St Philip's and the Memorial Garden are identified as Recreational Open Space in the Wolverhampton Unitary Development Plan, 2006.



Above:
The Penn Tithe Map of c1840. Note the twisting lane that was to become Church Road

Development of street pattern

William Yates' 1775 map of the County of Stafford illustrates Coalway Road intersecting with Penn Road, one of the principal routes into Wolverhampton from the south-west. The surrounding land is open fields. The c1840 Tithe Map shows a narrow twisting lane (identifiable as the current Church Road) bisecting the fields to the north of Coalway Road (marked Coalway Lane on the map).

The Church of St Philip was depicted in the First Edition Ordnance Survey (O.S.) map of 1884; the church was set within a small churchyard with the vicarage and ancillary buildings on adjacent land to the north-east. No further development had taken place along the thoroughfares.

By the O.S. map of 1902 plots had been laid out on former fields to the west side of Church Road and five houses built. Two plots had been laid out to the rear of these, on the north side of Coalway Road, containing three houses. The St Philip's Church Room had been built. The O.S. map of 1914 (see page 9) reveals how extensively the suburb was developing through the early 20th century. Seven plots and houses comprise the east side of Church Road, plus three further houses to the east of the plot that was to become the memorial gardens. The church grounds had been extended into the fields to the west to form a graveyard ranged around a central access path. The plot boundaries of the conservation area are clearly distinguishable as the former field boundaries legible on the c1840 Tithe Map.

curtilage. The Article 4 (1) Direction also brings under planning control the demolition, alteration and construction of gates, fences, walls or other means of enclosure, if they are within the curtilage of a dwelling house and front a highway, waterway or open space.

Opportunities for enhancement

The Council will also seek to:

- Encourage restoration of architectural detail / reversal of unsympathetic alterations where there is sound evidence of the originals, especially timber windows, chimney stacks, original roof covering and removal of paint from brickwork;
- Promote awareness of the value and importance of the conservation area amongst residents with a view to highlighting the importance of carefully considering any alteration or demolition (particularly that which does not require planning permission) and encouraging high standards of maintenance;
- Publish advisory guidance and 'best practice' notes would assist in retaining the area's prevalent historic character and appearance e.g. written advice regarding (a) alterations to historic buildings, (b) development within conservation areas, (c) the use of materials, (d) tree management;
- Identify small historic items such as name signs and original boundary walls which add to the conservation area's distinct local identity but may not be statutorily protected from removal or demolition. Owners and those responsible for their upkeep should be informed of each item's importance;
- Encourage reinstatement and repair of historic boundary treatments where there is documentary or physical evidence to determine original form or detailing;
- Undertake public realm improvements, e.g.



Above:
An article 4(1) Direction will help protect architectural features

- paving and street furniture, where opportunities arise;
- Secure funding for repairs to war memorial;
- Encourage a condition survey of the memorials in the graveyard and promote the desirability of carrying out repairs where necessary.



Above: Trees in the churchyard

Householder Permitted Development Rights

The incremental loss of original building materials and detailing and the replacement of painted timber windows and doors with uPVC alternatives have been noted as a 'negative' in relation to the St Philip's (Penn Fields) Conservation Area. For family houses, such changes are called "permitted development" as set out in the Town and Country Planning (General Permitted Development) Order 1995 (amended 2008), and owners do not normally need permission from Wolverhampton City Council as the local planning authority.

An Article 4(1) Direction was made in the conservation area on 23rd January 2012 and confirmed on 10th May 2012 following consultation since no objections were received from those affected. This direction withdraws permitted development rights for the unlisted dwelling houses identified as buildings of townscape merit in the conservation area. This means that potentially harmful alterations to houses are given due consideration through the planning process to help ensure the preservation of unique architectural features and traditional materials.

The following properties are covered by the St Philips (Penn Fields) Conservation Area Article 4(1) Direction:

- Church Road - Nos.128 -148 (evens) and 145-157 (odds)
- Coalway Road – No.88

No. 143 Church Road was not within the designated conservation area when the original Article 4(1) direction was made. A new Direction will be made by the Council to cover this property in order to ensure that there is an equal degree of protection for all dwellinghouses of townscape merit for the whole conservation area.



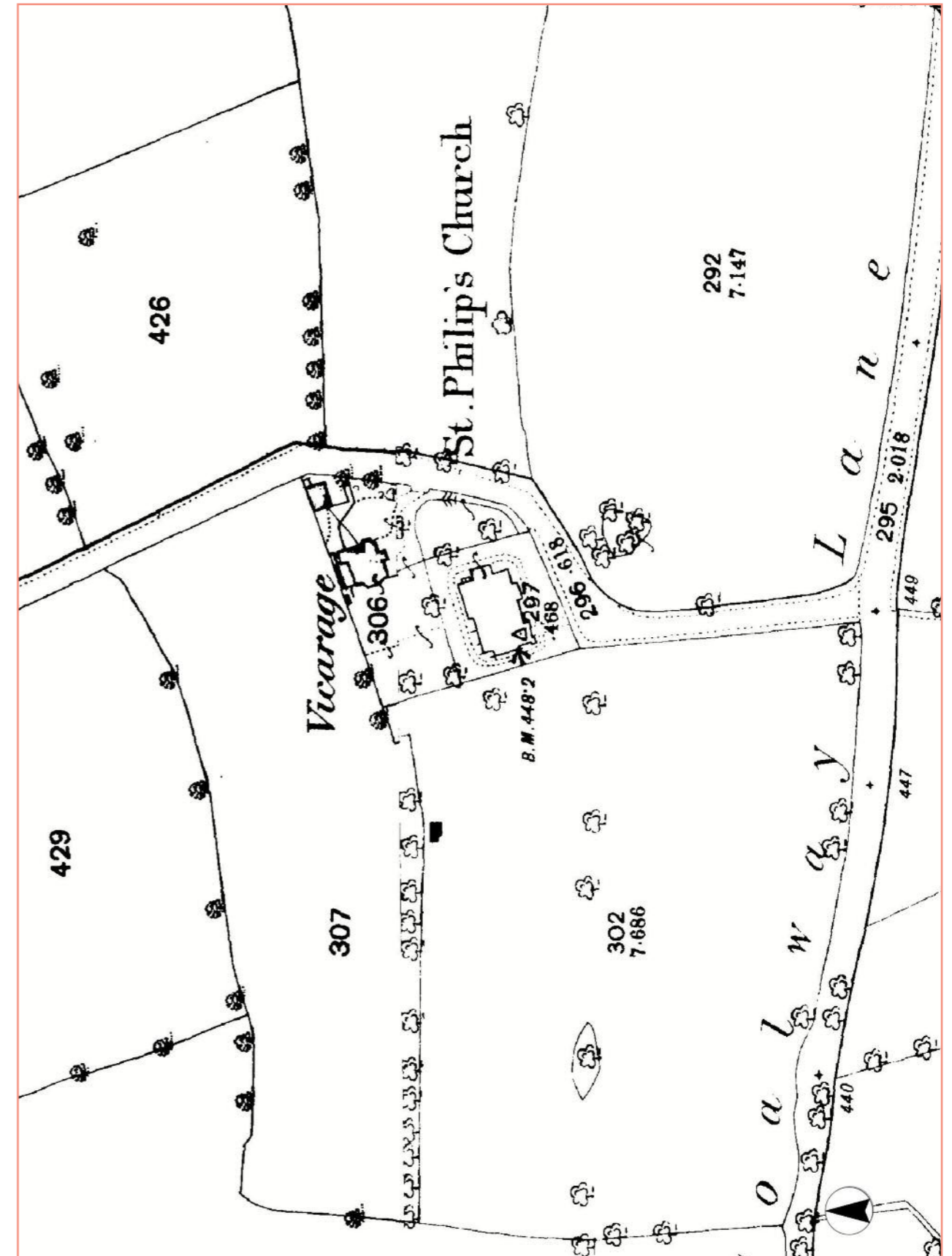
Above: Houses in Church Road

In detail, the Article 4 (1) Direction requires that house owners or tenants obtain planning permission for a prescribed range of development which materially affects aspects of the external appearance of dwelling houses in the conservation area. This includes various kinds of development



Above: 88 Coalway Road

fronting the highway such as the enlargement, improvement, or other alteration of a dwelling house; alterations to the roof, the construction of an external porch; and the painting of a dwelling house, or of a building or enclosure within its



Ordnance Survey map of 1884 shows the early development of the area



Above: The Old Vicarage - now in use as a care home

Architectural and historic character

Constructed in the second half of the 19th century, the Church of St Philip and the Old Vicarage are the oldest buildings in the conservation area. The church was designed by Wolverhampton architects Griffin and Weller and was built in 1858-9. Constructed in decorated Gothic style in rock-faced stone with ashlar dressings under tiled roofs, with good original stained glass windows, the church is the focal point of the conservation area. The Old Vicarage is an understated Victorian Gothic villa in polychrome brick. It is of asymmetrical gabled form, with canted bays, although the four-pane sash windows help to unify the facades. The roofscape is lively with steeply-pitched clay-tile roofs interspersed with dormer windows and elaborate red brick chimneys. Terracotta ridge tiles and finials add a further decorative flourish.

Nos. 132, 142-144 (even), 146-148 (even) Church Road, the St Philip's Church Room, and no. 88 Coalway Road are the earliest domestic buildings in the conservation area. They date from the late 19th century, erected before the O.S. map of 1902. They are characteristic of suburban dwellings of this date, in a cottage vernacular revival style. Eclectic stylistic devices are predominantly in the Arts and Crafts manner e.g. tall decorative brick chimneys, clay tile roofs and applied decorative timber-framing on render. Nos. 130, 134-136 (even), 138-140 (even) Church Road (west side) and nos. 143-157 (odd) (east side), had been built by the O.S. map of 1914. These buildings are in a more restrained Arts and Crafts manner moving away from the variety of the late Victorian period. The buildings on the west side have a render coat to match the earlier houses, while those on the east side are in red brick and have good leaded stained glass window panels and attractive timber porches.

6. Management Proposals

Conservation Area Review 2012

The St Philip's (Penn Fields) Conservation Area was reviewed in 2012 and the appraisal and management proposals went out to public consultation between 23rd January and 2nd March 2012.

As part of the review support was forthcoming for a proposal to extend to the conservation area boundary to include no.143 Church Road and the amendment to the boundary of the designated area was approved by Cabinet on 20th June 2012. At the same meeting Cabinet approved the inclusion of the St Philip's War Memorial on the Wolverhampton Local List of heritage assets.



Above: 143 Church Road



Above: War memorial

Inscription

THIS STATUE IS ERECTED/AS A LASTING TRIBUTE/TO THE MEN OF/PENN FIELDS, BRADMORE/AND MERRY HILL/WHO SERVED/IN HIS MAJESTYS FORCES/DURING THE GREAT WAR/1914-1919/THE NAMES OF THOSE WHO PAID THE SUPREME SACRIFICE/ ARE ENGRAVED HEREON/1914-1919

Wording on base: ERECTED BY VOLUNTARY CONTRIBUTIONS

5. Issues



Above:
128 Church Road - former coach house to the vicarage

Positives

- Special historic character and appearance;
- Spacious, low density suburb;
- Large areas of public open space;
- Pleasant well treed environment;
- Well-maintained public realm.

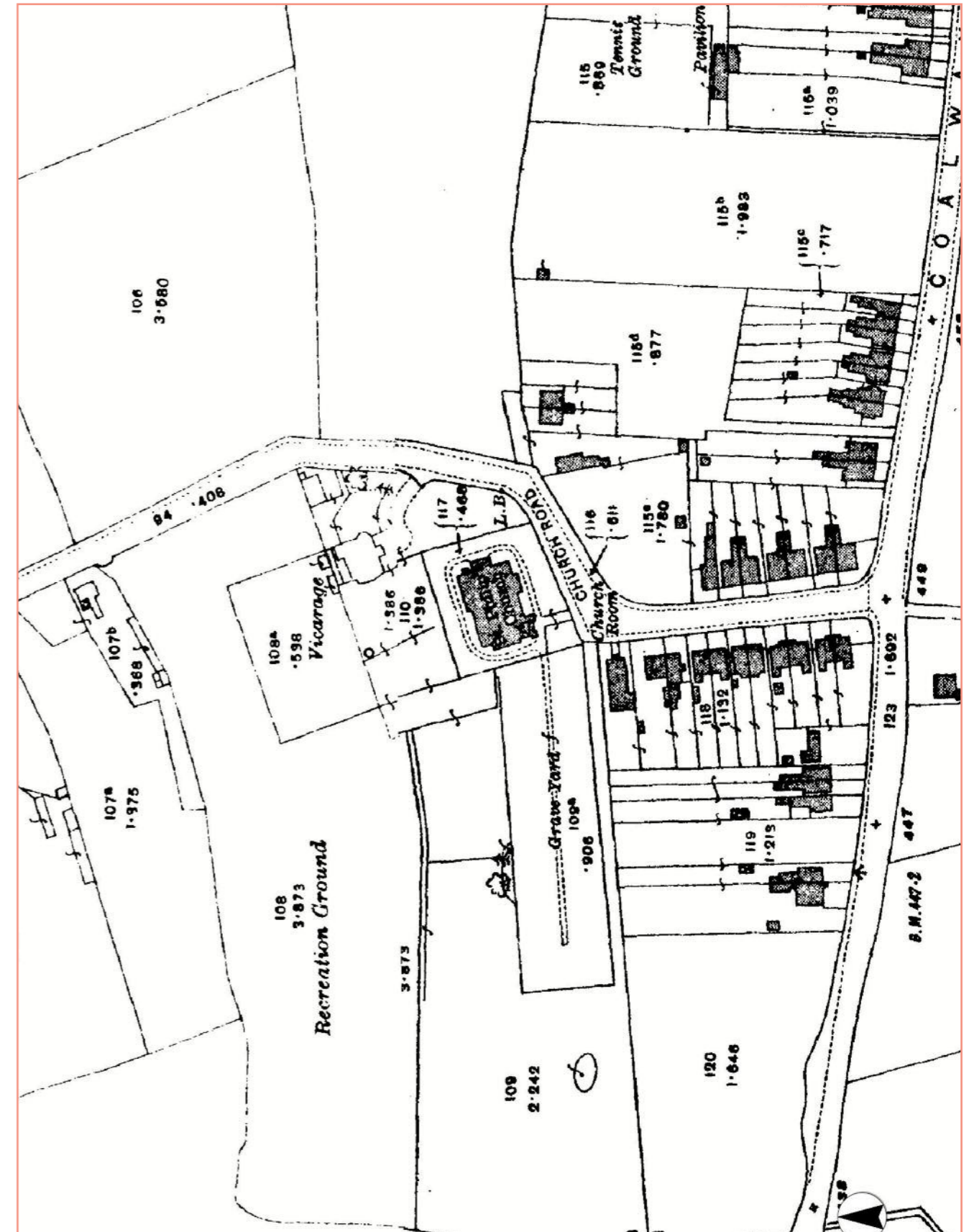
Negatives

- Loss of original architectural details such as chimney pots, crested ridge tiles, infilling of open porches;
- Alteration to size of window openings;
- Some of the historic buildings in the conservation area have been adversely affected by inappropriate alterations such as the replacement of original timber windows and the replacement of Welsh slate roof tiles with concrete tiles;

- Cars parked partly on pavement at peak usage times of the church;
- Loss of original boundary walls;
- Replacement of front gardens with off-street parking areas;
- Vandalism and maintenance difficulties (narrow access paths, tightly packed monuments) in the graveyard.

Threats

- Continuing loss of original architectural details (see above);
- Potential decline and loss of trees;
- Potential loss of monuments in the graveyard;
- Pressure for parking space leading to further loss of front gardens and the areas of open space in the churchyard.



Ordnance Survey map of 1914 shows the early development of the area

Building types and prevalent building form

Aside from the Church of St Philip, and the Old Vicarage (a large Victorian detached villa set in extensive grounds with outbuildings) the prevalent building type on Church Road are the late 19th and early 20th century two-storey houses.

These are arranged in semi-detached pairs, with the exception of nos. 143 and 145 which are single detached houses. No. 143a is a detached house of late 20th century date. The late 19th century single-storey St Philip's Church Room was converted to the vicarage in 1996-7, when the Old Vicarage was sold out of church ownership.

Below left:
Semi-detached houses; Nos. 147-153 Church Road

Below right:
Typical bay window and open porch detail on the east side of Church Road

Building materials

Brick is the prevalent building material within the conservation area, with some parts of the external envelopes rendered, painted, and with applied timber-framing. The red brick is used for the load-bearing walls, but also to create decorative detail on features such as chimneystacks. Natural slate is the dominant roofing material in Church Road with plain clay tiles featuring on the church and its associated buildings. Timber sash windows, open porches with timber detailing and applied timber-framing in the gables create a harmonious unity between the domestic buildings. Leaded stained-glass windows are a feature in some of the domestic buildings on Church Road.

St Philip's Church is built of rock faced red sandstone with ashlar dressings as it the main front section of the boundary wall. Other boundaries are of red brick some having blue 'engineering' brick copings e.g. the Old Vicarage, where the brick gate piers are terminated with pyramidal capping stones.



Above:
Church Road tile street name on No. 157

Local features

- Tile street sign on no. 157 Church Road;
- Remnants of low red brick boundary walls survive on the east side;
- Buildings on west side of the street in a vernacular cottage style e.g. gables with decorative applied timber-framing;
- Terracotta crested ridge tiles and gable finials.

Negative features

- Loss of original architectural details e.g. chimney stacks and pots, slate roofs and crested ridge tiles detracts from the character of the area;
- Alterations to size of window openings;
- Alterations to the open porches ;
- Some of the historic buildings in the conservation area have been adversely affected by the use of inappropriate alterations e.g. the replacement of original timber sash windows with uPVC;
- Loss of original boundary walls;
- Replacement of front gardens by off-street parking areas.



Above:
West side of Church Road

Area 2: Church Road



Above:
View looking north along Church Road in the early 20th century and today

Principal features

- Wide suburban road;
- Houses, typically of two-storey paired form, flank either side of the road;
- The houses on Church Road frame the view north from Coalway Road to St Philip's Church;
- Houses set back from the plot frontage behind small gardens;
- St Philip's Church Room (now the vicarage).

General character and townscape

Development of the wide residential street of Church Road occurred from the late 19th century on an established lane running from the north side of Coalway Road. Houses were laid out on the east and west sides of the lane to the early 20th century. St Philip's Church Room was built in the late 19th century.

The houses comprise pairs of semi-detached two-storey houses, in a cottage vernacular-revival style. Front gardens separate the houses from the street and passageways between the pairs of houses provide access to the rear gardens. The street is linear, the houses framing the view of the Church of St Philip to the north.

Listed buildings

A listed building is one that is included on the Government's Statutory List of Buildings of Special Architectural or Historic Interest. These buildings are protected by law and consent is required from the City Council before any works of alteration, extension or demolition can be carried out.

The Statutory List includes one entry within the Conservation Area:

- St Philip's Church (Grade II).

Locally listed buildings

As well as listed buildings, the Government has for many years encouraged local planning authorities to draw up lists of locally important buildings and to formulate local plan policies for their protection, through normal development control procedures. The English Heritage Good Practice Guide for Local Heritage Listing (2012) acknowledges that such lists have a key role in building and reinforcing a sense of local identity and distinctiveness and recommends extending local listing to all types of heritage asset to include sites, places, landscapes and archaeology. The Wolverhampton Local List was established in 2000. There is one locally listed heritage asset in the conservation area.

- St Philip's War Memorial

Protection of locally listed heritage assets is a material consideration when determining planning applications. When applying for planning permission for works that would affect an asset included in the City of Wolverhampton Local List applicants should ensure that the development will not have an adverse effect on features of special character or historic interest.

Buildings of Townscape Merit

Marked on the Townscape Appraisal Map (see pages 14-15) are a number of unlisted buildings

which have been judged as making a positive contribution to the character and appearance of the conservation area. The buildings are considered to be good, relatively unaltered examples of their type, where some original materials and details, and the basic historic form of the building, has survived. This follows advice provided in English Heritage guidance on conservation area character appraisals, which stresses the importance of identifying and protecting such buildings.

Of particular note are: the Old Vicarage; the St Philip's Church Room (vicarage); the War Memorial; nos. 130-148 Church Road (even); nos. 143-157 Church Road (odd); and no. 88 Coalway Road.

There is a general presumption in favour of retaining all Buildings of Townscape Merit.

Focal points, vistas and views

St Philip's Church is the focal point of the conservation area, providing an attractive termination to many of the views across the site. A key view of St Philip's is from the south, looking north from the junction of Coalway Road and Church Road. The view of the church tower is framed by the houses on either side of Church Road, and by the groups of mature trees in the churchyard and the Memorial Garden.

Wider views of St Philip's from the Memorial Garden to the south-east encompass the spacious setting of the church; the road widens along its meandering course and is bordered by the open green of the Memorial Garden. Trees frame the view of the war memorial, the church and the St Philip's Church Room. Uninterrupted views of St Philip's are to be found from the playing fields to the north of the conservation area's boundary, a remnant of the area's rural legacy.

Densely packed monuments in the graveyard of St Philip's contribute to striking views across this large space, set against the backdrop of the belt of mature trees on the site's boundary.



Above:
View looking across the Memorial Gardens towards St Philip's Church Room (now the vicarage)

Open spaces, green areas and trees

St Philip's (Penn Fields) Conservation Area contains a good amount of public open space of varying characters. The Memorial Garden is a pleasant well-landscaped park, comprising the war memorial and a number of mature specimen trees, notably the monkey-puzzles. A cast-metal bench and a rubbish bin installed during improvement works in 2003 accommodate visitors. A low timber barrier fence gives a sense of protection to the space without eroding the sense of openness of this part of the conservation area.

The churchyard is not landscaped and is in part covered with tarmac for vehicles. The graveyard is closely set with monuments, having only a few regularly spaced paths for access. Mature trees are a significant feature of the graveyard; they form a distinct edge to the boundary and are also widely distributed across the plot. The church grounds

provide a large amount of open space in what is prevalently built-up suburban Wolverhampton.



Above:
View of the churchyard

Local features

- The war memorial in the Memorial Garden dedicated to those who lost their lives in the First World War;
- Wide range of monuments in the graveyard;
- Cast metal public bench and litter bin in the Memorial Garden from the re-landscaping of the site in 2003;
- Red brick boundary wall with blue 'engineering' brick coping to the Old Vicarage;
- Red brick gate piers with pyramidal capping stones at Old Vicarage entrance;
- GR post box in boundary wall;
- Low rock-faced stone boundary wall to the churchyard, with stone coping;
- Decorative cast iron entrance gates to the churchyard.

Negative features

- Vandalism and maintenance difficulties (narrow access paths, tightly packed monuments) in the graveyard have resulted in the poor condition of many of the monuments, causing loss of historic fabric and raising concerns for public safety.

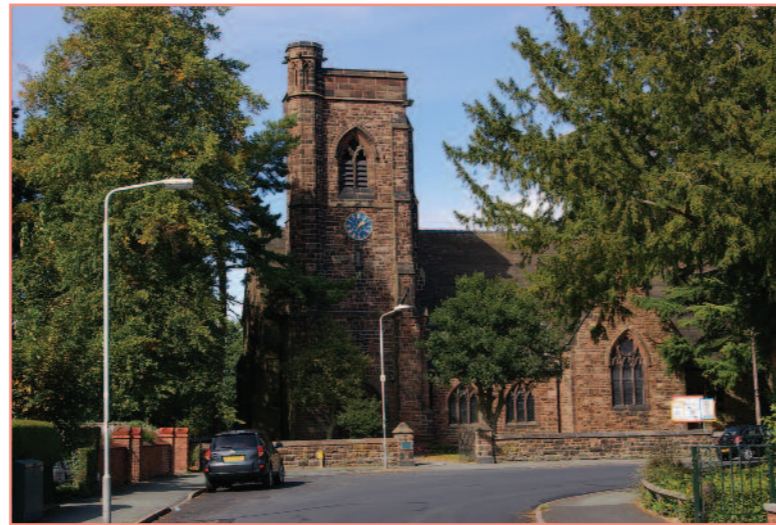


Above:
Damaged churchyard monument



Above:
Churchyard boundary wall and gate

Area 1: St Philip's Church



Above:
St Philip's Church in c1900 and today

Principal features

- Attractive grouping of St Philip's Church, the graveyard, and the Old Vicarage;
- The group of buildings occupy a spacious corner site opposite the well-landscaped Memorial Garden;
- The area contains many mature trees dating from the second half of the 19th century;
- St Philip's Church is the focal point for the vista along Church Road.



Above:
Churchyard wall and post box

General character and townscape

The church of St Philip was erected in 1858-9 on virgin land; the Tithe map of 1842 shows this area as open fields. The church was built with an entrance to align with an historic lane running off the north side of Coalway Road. It was set within a wall-bounded churchyard. The vicarage was built to the north-east of the church, with the surrounding gardens and service buildings utilising the strangely shaped corner plot, as shaped by the winding historic lane. The church grounds had been extended to the west by 1914 to form a large graveyard.

The area as a whole is very spacious and pleasant given the large expanses of open space, containing many mature trees. The church provides a focal building for views within the conservation area, but also across the wider townscape.

The churchyard and surrounding church grounds provide an important and attractive 'breathing space' for the listed building, St Philip's Church, and forms a vital part of its setting. The grounds make a significant contribution to the character and appearance of the conservation area, which is dominated by prominent open spaces of a garden nature.

The land to the east of the church, whilst not now in church ownership, was part of the 19th century garden of the Old Vicarage and continues to form part of the impressive garden setting of this building. The sense of spaciousness derived from this open ground is enhanced by the large public recreation ground contiguous with the conservation area's northern border.

The conservation area as a whole has a spacious character. Church Road is a wide thoroughfare, which broadens as it meanders around gentle bends, adjacent to the Memorial Garden and at the junction with St Philip's Avenue. The houses are set back from the plot frontage behind gardens. The Old Vicarage is set within large grounds containing many mature trees. The open area located to the south of the Old Vicarage makes an important contribution to the setting of the group of church and vicarage within the public realm.

Public realm

The streetscape is modern, with tarmac and concrete roads and pavements. These are in good condition and have a neutral impact on the character of the area.

The public realm is generally well maintained. Landscaping of the Memorial Garden enhances this part of the conservation area, with neat tarmac paths, well-tended planting, a cast-metal bench and litter bin of unified design.

Tall metal lampposts and metal pedestrian safety barriers at the entrance to Church Road from

Coalway Road, the 'entrance' to the conservation area, are designed to protect pedestrians, but they fail to enhance the surrounding historic environment.

Local identity

The distinctive local identity of the St Philip's (Penn Fields) Conservation Area is enhanced by a number of features and historic elements that cumulatively help to give the conservation area a sense of place. These include:

- The war memorial and Memorial Gardens;
- Large number of mature trees;
- Tile street sign, on no. 157 Church Road;
- Wide street;
- Boundary walls: stone surrounding the churchyard; red brick with blue brick copes surrounding the Old Vicarage and some of the domestic buildings;
- GR wall-mounted post box;
- Decorative cast-iron entrance gates to the Church of St Philip.



Above:
Memorial Garden

St Philip's (Penn Fields) Conservation Area Townscape Appraisal Map

