



# TETTENHALL WOOD

## Conservation Area Appraisal & Management Proposals

July 2008

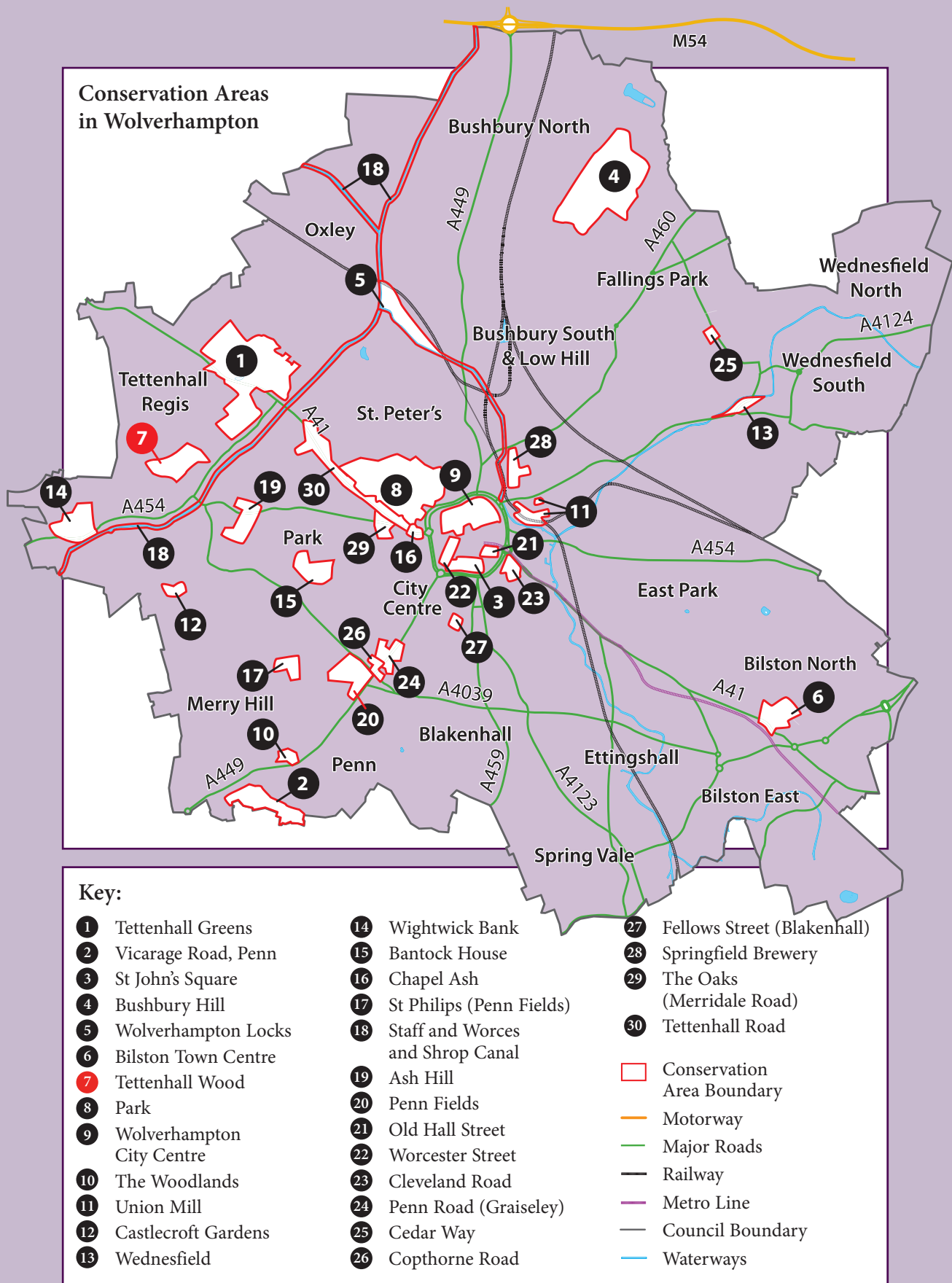
Wolverhampton  
City Council



# Conservation Area Character Appraisal

This document is the appraisal for the Tettenhall Wood Conservation Area which the Council approved on 14th July 2008.

To find out more about appraisals for other conservation areas in the City see the Council's website at: [www.wolverhampton.gov.uk/conservationareas](http://www.wolverhampton.gov.uk/conservationareas)



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Above:  
*Old gate piers  
to Southbourne,  
Ormes Lane*

## 1. Introduction

The Tettenhall Wood Conservation Area was designated by Wolverhampton Borough Council on 6th November 1975.

This document defines and records the special architectural and historic interest of the Tettenhall Wood 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 Tettenhall Wood Conservation Area can be assessed.



Above:  
*View along Wood Road c1900 and the same view today*



## 2. Location and setting



Above:  
*View from The Holloway*

The Tettenhall Wood Conservation Area lies 4 km west of Wolverhampton city centre. It sits on an escarpment above Smestow Brook beside which flows the Staffordshire and Worcestershire Canal.

The underlying rock is an outcrop of Bromsgrove sandstone running north-east to south-west from Tettenhall village through Tettenhall Wood towards Pattingham. The ridge of the escarpment stands at around 137 m. in Tettenhall village rising to 152 m. at Tettenhall Wood before gradually declining. A plateau extends north from the top of the ridge. Below the ridge the ground drops to about 105 m. along Smestow Brook.

The conservation area's elevated position provides some long views over the city. The escarpment provides both shelter and an obstruction to communications. Approaching from the city one must cross the canal and climb steeply. This, and the presence of many trees, gives the conservation area a distinct feeling of separateness from the city and its immediate suburbs.

The conservation area lies within Tettenhall Wightwick Ward.

### 3. History

The name Tettenhall may derive from Teota's Halh meaning Teota's 'nook' or 'sheltered place' (Ekwalls' Dictionary of English Place Names). This name indicates possible beginnings (in Tettenhall village) as an Anglo-Saxon agricultural settlement founded by a man called Teota.



Above:  
*Extract from William Yates Map  
of the County of Stafford 1775*

The name Tettenhall Wood was in use by 1613 denoting an area of waste that was part of the royal forest of Kinver. Encroachment was recorded in the early 17th century. Records indicate that there was a sandstone quarry at Tettenhall Wood by

1613 and quarrying was still in progress in the 1670s. There was a brick kiln and yard at Tettenhall Wood in 1780.

The Victoria County History of Staffordshire records that by 1586 there was a settlement in The Holloway, then known as Compton Holloways. The term 'hollow way' well describes how this ancient route has cut deeply into the steep escarpment.

Geoffrey Hancock in 'A Tettenhall History' describes the pre-19th century common, a stretch of land running from where Tettenhall College now stands to where the Mount Hotel now stands as "not necessarily barren and useless land but simply land which had not been included in the open fields, and on which villagers could pasture their animals and, usually, take firewood or almost anything else that was useful. Tettenhall Wood was, in fact, a fairly bare common, not a tree in sight, but only a few gorse and broom bushes". There was pony racing on a course on Tettenhall Wood common in the later 18th century.



Left:  
*Extract from the  
Richard Timmis Map  
of Tettenhall 1837*





Left:  
*United Reformed Church,  
Mount Road, opened in 1873*

In 1780 Tettenhall Wood (an area much larger than today's conservation area) had 42 houses and cottages. A petition for the enclosure of the Tettenhall Wood common c. 1805 mentioned extensive encroachment and also described it as the haunt of gypsies and thieves. Under an Act of 1806 the common was enclosed in 1809.

The enclosure of Tettenhall Wood common in 1809 and the construction of new roads, notably Wood Road running in an almost straight course along the top of the escarpment, initiated the growth of a new village which came to be known as Tettenhall Wood most of which is now within the Tettenhall Wood Conservation Area.

By 1809 there was an inn, the Prince of Wales, in Ormes Lane. By the 1830s a large number of cottages had been built in the new village of Tettenhall Wood and were occupied mainly by lock-makers; there were also, according to White's Directory (1834), 'several handsome houses'.

Tettenhall Wood's early development was a mix of cottages and residences of local businessmen who would have been attracted to the area because of its good communications with the town centre, elevated views over the industrial town and by the

fact that the area was to the west of (and therefore upwind from) the smoky chimneys of Wolverhampton.

The notice of an auction in 1838 of houses and building land in Tettenhall Wood stressed the 'extensive, picturesque, and panoramic views' and the opportunity for building 'casines or villas'.

A school was opened in 1844. In 1846-7 there were 40 boys and 50 girls. Christ Church originated in a mission from St. Michael's Church of Tettenhall village that was established in the infants' school-room in 1844. Land was bought in 1856 and today's Christ Church was built in 1865-6. In 1868 Tettenhall Wood was created a separate parish.

A Wesleyan Methodist cause was established at Tettenhall Wood in 1824 and a chapel was built in Mount Road in 1825. The chapel was leased to the Congregationalists in 1867 who, two years later, bought the chapel and began to build a new chapel on an adjoining site. The new chapel, now the United Reformed Church, was designed by George Bidlake of Birmingham and opened in 1873. A working men's institute was opened in 1887 and moved to its present site in 1893, now, extended, in use as a community centre.



Above:  
*The Institute building on the corner of School Road and Wood Road*

Woodland Avenue (outside the conservation area), linking Wood Road and School Road, was built in the 1930s but the main changes to the village arose from late 20th century infill and replacement building. Eight large Victorian buildings were demolished in, or adjacent to, the conservation area during the second half of the 20th century, their site and grounds built over with houses.

Today, Tettenhall Wood is a desirable residential suburb of Wolverhampton containing a mix of old and new buildings served by two places of worship and several shops and pubs.



## 4. Character and appearance of the conservation area



Above:

*View from the Holloway towards Wolverhampton c1900 and the same view today*

### General description and summary of special interest

The Tettenhall Wood Conservation Area encloses the core of a post-enclosure early 19th century village on the edge of an escarpment overlooking Wolverhampton together with part of an earlier cutting at the foot of the escarpment now known as The Holloway.

The conservation area boundaries have been drawn to include historic buildings, trees and open space that formed the core of the 19th century settlement including places of worship, former school, former and existing public houses, working men's institute and dwellings.

The conservation area is notable for the following:

- The Holloway, which is an ancient 'hollow way' up the escarpment;
- Wood Road, Mount Road, the southern end of School Road and the northern end of Church Road which are creations of the early 19th century post-enclosure expansion of an earlier settlement;



Above:

*26 - 28 Wood Road*

- The village's location on steep sandstone escarpment;
- Architectural and historic character deriving from both vernacular cottages and polite architecture;
- Key Buildings: Bromley House (c.1850), Christ Church (1855-6), United Reformed Church (1879), former School (1844);
- Purpose-built Working Men's Institute (1893) in a prominent corner location;
- Natural stone and brick boundary walls together with a number of ornate gate piers;
- Views over Wolverhampton and beyond;
- Well-treed environment with many mature single specimen trees;
- Partly within an area of ancient woodland;
- Quiet suburban atmosphere.



Above:  
*Mature Cedar tree in Broxwood Park*

**Present character: activities and uses**



Above:  
*Modern houses in Broxwood Park*

Though formerly a distinct rural settlement, Tettenhall Wood has become a residential suburb of Wolverhampton, albeit on the fringe of the city. Within the conservation area there are two places of worship, two pubs, a modern health centre, a nursery school, a community centre and a row of specialist shops. These facilities are focused around the intersection of Church Road/School Road and Wood Road/Mount Road at the western end of the conservation area close to other facilities just outside the conservation area in School Road. The rest of the conservation area is in residential use, mainly family dwelling houses but also including a block of purpose-built flats at Richmere Court.

Wood Road/Mount Road and The Holloway/ Church Road/School Road are the main roads through the conservation area – the latter is on a bus route. Traffic is light, except during the rush hour, and the roads are narrow, which restricts vehicle speed causing some congestion. Traffic lights control the cross-roads beside the Institute. The conservation area has a generally tranquil atmosphere especially along Ormes Lane and Grove Lane.



### Development of street pattern



Above:  
*View along School Road, early 1900s and the same view today*

William Yates' Map of the County of Stafford (1775) (see page 4) shows The Holloway leading to a broad shaded area at the top of the escarpment, denoting the common at Tettenhall Wood. At this time the continuation of the 'hollow way' uphill would have been a rough track along the course of Ormes Lane and the lower part of Church Road. The most populous part of Tettenhall Wood at the end of the 18th century was around the junction of the Holloway and Ormes Lane and there was what can probably be described as squatter type settlement on the north-west edge of the common.

The village of Tettenhall Wood dates mainly from the enclosure of the common after 1809. The 1837 Map of Tettenhall surveyed by Richard Timmis (see page 4) shows the new road pattern including Wood Road, Mount Road, the southern end of School Road and the northern end of Church Road, which are all noticeably straight with a uniform width, evidently dating from the early

19th century enclosure. Several of the buildings shown on this map can be identified as still existing today.

Grove Lane originated as an access-only road to a large property but c.1880 was extended to the road at the foot of the escarpment. Development along its lower length is modern and therefore not included within the conservation area. Broxwood Park is a modern cul-de-sac access road serving a 20th century housing estate.



**Architectural and historic character**

Tettenhall Wood is a fairly recent settlement i.e. barely two hundred years old. The Tettenhall Wood Conservation Area encloses most of the 19th century core of the village including a Victorian school (1844), church (1865), chapel (1872) and former working men's institute (1893).

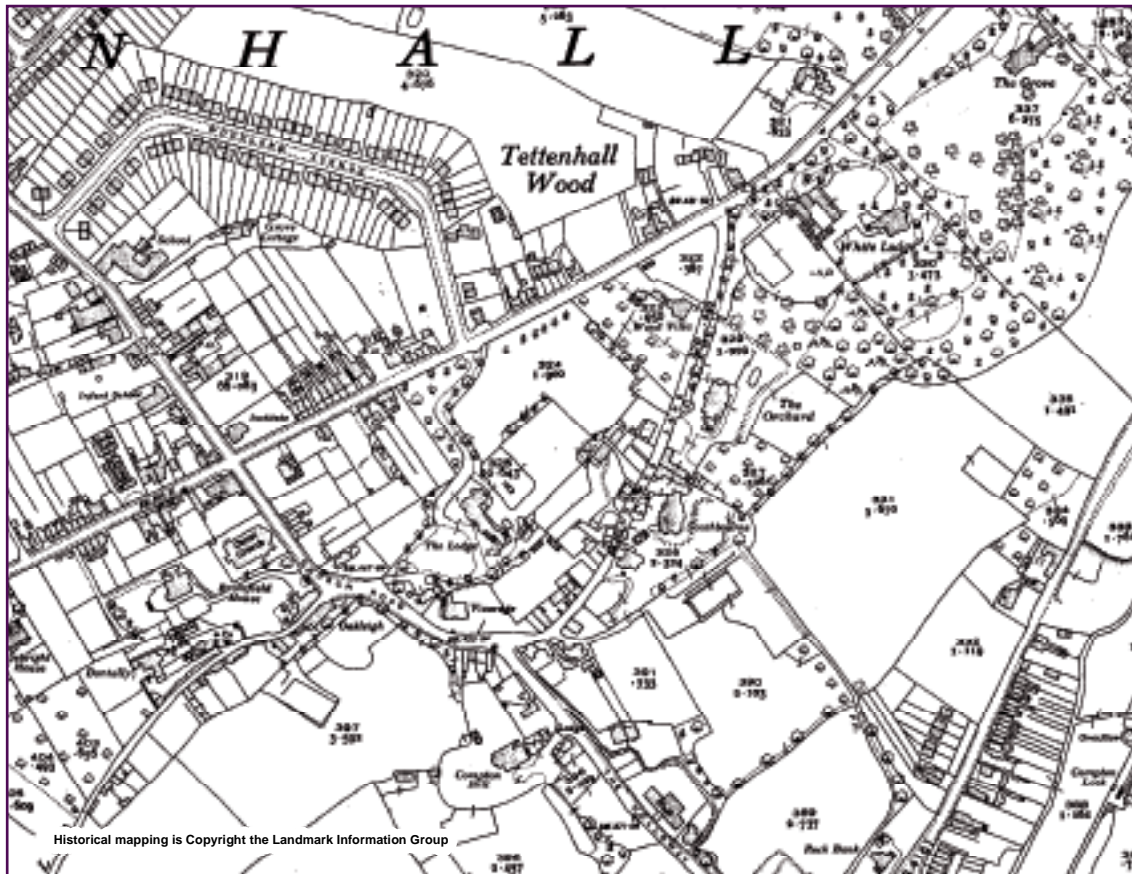


Above:  
*Former stable building to Bromfield House,  
Church Road*

There was little new development within this historic core until the last quarter of the 20th century when vacant plots began to be in-filled with houses. Since c.1950 eight large Victorian houses have been lost: Compton Hill, whose lodge still stands beside The Holloway; The Lodge, whose site is now occupied by Broxwood Park; Bromfield House, whose stables are now a dwelling in Church Road; Southbourne, demolished to make way for 11-27 (odd) Ormes Lane; White Lodge, whose stables form the centerpiece of Highgrove in Wood Road; Wood Villa, now dwellings in the angle of Ormes Lane and Wood Road; the former Vicarage, which stood beside the raised footpath in Church Road; and finally a large building where Richmere Court now stands on the corner of Church Road and Mount Road.



Above:  
*Brick boundary walls and converted coach-house,  
Ormes Lane.*



Above:

*Extract from the 1937 Ordnance Survey map showing large houses demolished in the post war period.*

Despite this litany of lost buildings, there are enough remaining historic buildings, large and small, to provide a 19th century architectural character and appearance, albeit diluted by 20th century infill and replacement building. A large proportion of the modern houses are located in the centre of the conservation area on the piece of land bounded by Wood Road, Church Road and Ormes Lane. Roughly speaking, the conservation area is composed of peripheral roadside pockets of 19th century buildings around a central modern 'hole' of late 20th century houses.

Piecemeal 19th century development and modern infill have resulted in a lack of continuity of historic built form. There are, however, good small clusters of historic buildings where historic ambience intensifies e.g. Bromley House, converted coach house, Woodhill and old walls in Ormes Lane; No. 1 Ormes Lane with nos. 2-8 The Holloway; United Reformed Church with nos. 6/8 Mount Road and no. 3 Mount Road (a former public house).



### Building types and prevalent building form

Detached and semi-detached houses and short rows of small scale artisans' cottages are the norm but there is a variety of building types that might be expected of a small village e.g. school, church, chapel and public house. Building height rarely rises above two storeys. Dwellings stand in medium-sized plots with gardens to the rear. Plots beside Wood Road, which is on the level and straight, are more uniform in size and orientation than those beside the older roads such as Ormes Lane and The Holloway. Generally speaking, early/mid 19th century properties stand directly abutting the highway (e.g. nos. 2-8 The Holloway and nos. 54-60 Wood Road) whilst late 19th century properties (e.g. nos. 70-76 Wood Road and no. 1 School Road) stand back from the road behind a small front garden.



Above:

*Cottages at 54 - 60 Wood Road*

There are no listed buildings in this conservation area but amidst the modest vernacular 19th century houses and cottages there are a number of key buildings with some architectural merit. Foremost is Bromley House, a large mid-19th century villa which has a notable presence in Ormes Lane deriving from its three storey Italianate brick tower (dated 1850) and its roadside red brick converted coach house and boundary

wall. The main house has a low-pitched hipped roof and central pediment on applied brick pilasters. 'Duntally' is the only other surviving large dwelling of note but it is mostly obscured from public view off Grove Lane. Other buildings of note include 21 Wood Road and 1 Church Road, attractive Regency style houses dating from the first half of the 19th century both set back from the roadside in generous sized gardens.

Christ Church, Church Road was built in 1864-67 by Bateman & Corser. It is rock-faced with cross-gables with a polygonal apse but no tower. The stone-built former United Reformed Church (1872), Mount Road, has a more commanding presence. Its gable end, with a mix of round- and pointed-arch windows (and a central circular window at the apex), faces the road beside a tall north-east bell-tower with spire.

The red brick former school in School Road is a 'locally listed' building. It was built in 1844 and much later became a library. The building's small scale and low eaves give it a familiar cottage-like feel. The former purpose-built working men's institute on the corner of Wood Road and School Road is also locally listed. In the early 20th century it had a lending library, reading, bagatelle, and smoking rooms, a large room for concerts and a bowling green and alley.

As a legacy of some of the lost big houses, the conservation area contains a good example of a small lodge in The Holloway (Compton Hill Lodge), a fine coach house converted to residential use in Ormes Lane and a former coach house and stables (also in residential use) with distinctive Dutch gables in Church Road.

Building condition is generally good but no. 3/5 The Holloway, seen high above the cutting east of Compton Hill Lodge, has boarded up windows.



### Building materials

Brick, laid in Flemish bond, is the most prevalent building material but brick has often been concealed by later painting or rendering, often to the detriment of historic character and appearance. Red brick is most common but buff bricks are used to accentuate the quoins of the tower at Bromley House. The facades of No. 1 School Road and nos. 70-76 Wood Road are enlivened by a few horizontal courses of blue bricks. Unfortunately, nos. 70-76, (see photograph on page 25) together with 40-44, (see photograph on page 19) Wood Road exemplify the damage to historic character and appearance that can be done by over-painting original brickwork.



Above:  
*Eastleigh Cottage, No 1 School Road  
and the former village school*

Stone is used for both churches and is occasionally used for dressings of larger buildings such as Bromley House and the former school. Otherwise, local stone is only used for boundary walls, in particular, the boundary walls at the east end of Wood Road and the top of Ormes Lane. The Institute and Woodhill have an applied timber-framed upper storey with a projection supported on timber corbels, a popular motif of the period 1890-1910.



Above:  
*Boundary walls at the junction of Wood Road  
and Ormes Lane*

Originally, Welsh slate or clay tile were the two most prevalent roofing materials, now sometimes replaced with concrete tiles or artificial slates. Both churches have clay tile roofs; Bromley House and The Royal Oak have slate roofs.

Windows, where original, have vertical sliding sashes in recessed window openings. Doors and windows would originally have been timber but many have been replaced with uPVC.



Above:  
*Detail of cottages in Wood Road*

### Boundary walls

Boundary walls of stone or brick are a feature of the conservation area. In The Holloway, Grove Lane and the bottom of Church Road robust retaining walls of stone and brick are essential. In Wood Road, the length of stone boundary wall is a legacy of the construction of the road following the enclosure of the common in 1809.

Of particular note are the red brick wall on the west side of Church Road with a crude stepped archway to a demolished house called Oakleigh, the stone wall, gate piers and railings in front of Christ Church and the stone wall around Compton Hill Lodge in The Holloway.

The stone wall in Wood Road and the top of Ormes Lane is notable. It runs down Ormes Lane as far as Bromley House and is then replaced by a red brick wall in which can be seen the old gate piers to Southbourne, a large house now demolished.



Above:  
*Old gate piers to Southbourne, Ormes Lane*

### Locally listed buildings

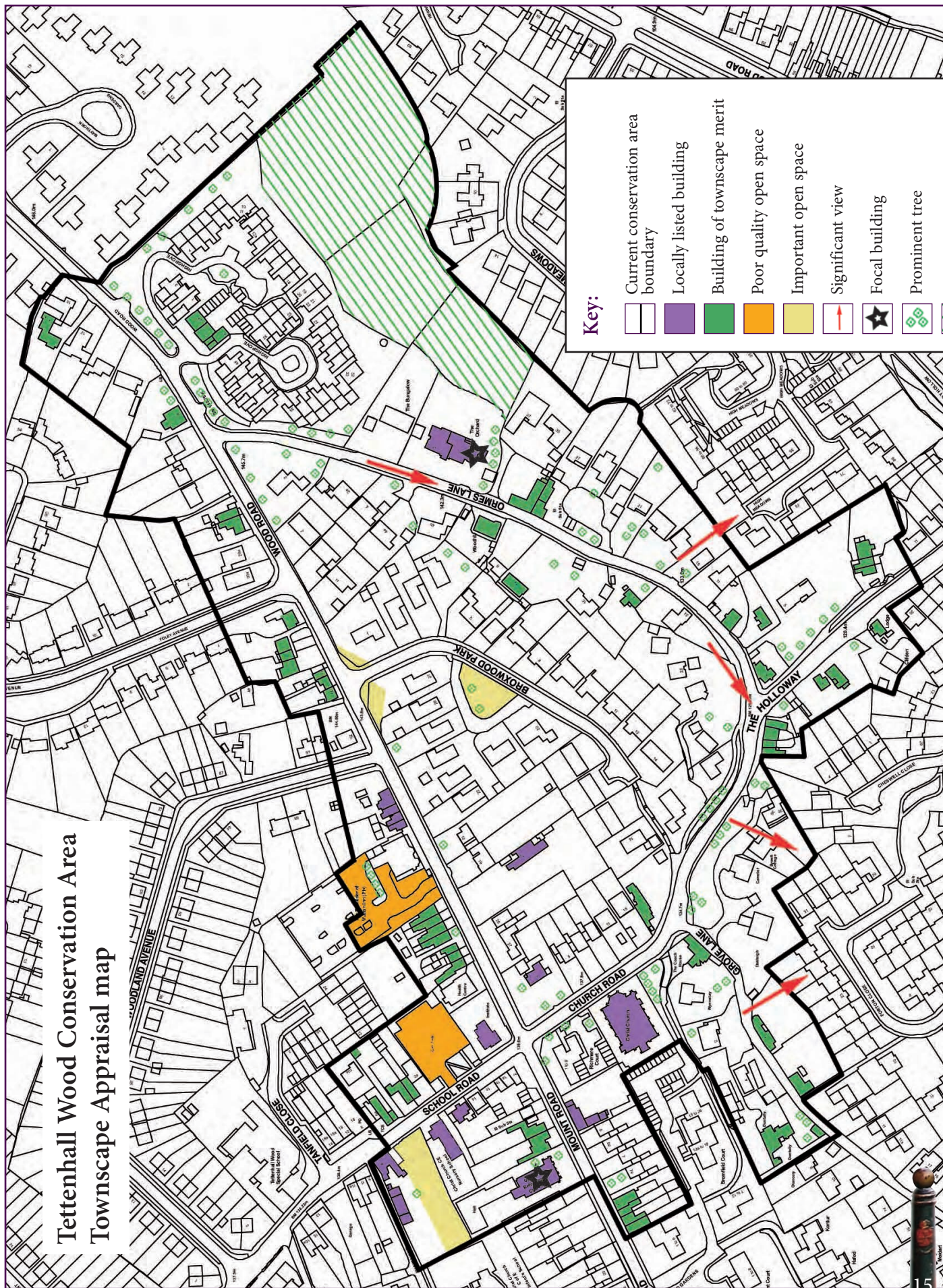
There are no statutory listed buildings in the Tettenhall Wood conservation area however Government guidance on the protection of the historic environment (Planning Policy Guidance 15) makes provision for planning authorities “to draw up lists of locally important buildings, and to formulate local plan policies for their protection, through normal development control procedures”. The Wolverhampton Local List was established in 2000 and any works that require planning permission to a building included in the Local List will be expected to take into account the special architectural and historic interest of the property. Locally listed buildings are marked on the Townscape Appraisal map opposite. More information about these buildings can be found on pages 21-23.

### Buildings of Townscape Merit

Marked on the Townscape Appraisal map are a number of unlisted buildings which have been judged as making a positive contribution to the character and appearance of the conservation area. This follows advice provided in English Heritage guidance on conservation area character appraisals, and within Planning Policy Guidance Note 15 (PPG15), both of which stress the importance of identifying and protecting such buildings.

The buildings are considered to be good, examples of their type where some original materials and details, and the basic, historic form of the building, have survived. Where a building has been adversely affected by modern changes and restoration is either impractical or indeed, not possible, they are excluded. There is a general presumption in favour of retaining all Buildings of Townscape Merit, as set out in PPG15.





**Key:**

- Current conservation area boundary
- Locally listed building
- Building of townscape merit
- Poor quality open space
- Important open space
- Significant view
- Focal building
- Prominent tree
- Tree group

Tettenhall Wood Conservation Area  
Townscape Appraisal map

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**Focal points, vistas and views**

Building height rarely rises above two storeys. Duntally, Grove Lane, is a three storey building but its set-back from the road reduces its impact on the street scene. The tower of Bromley House in Ormes Lane and the spire of the United Reformed Church in Mount Road are the two main tall landmark features of the conservation area; the latter is by far the most prominent. The Institute, because of its unusual design and prominent location at cross-roads, is a key landmark building.



Above:  
*Italianate style tower at Bromley House, Ormes Lane*

There is a good view of The Institute as one approaches up the hill along Church Road. Similarly, but going downhill, there are good, oblique views of nos. 2-8 The Holloway with surrounding trees from Church Road and the bottom of Ormes Lane. Both views help to accentuate the historic character and appearance of the conservation area.

Compton Hill Lodge on the west side of The Holloway was built as a gateway to a large house, now demolished, called Compton Hill whose site is now occupied by Cresswell Close. Today the lodge performs the role of gateway to the southern approach to the conservation area.



Above:  
*The Lodge on The Holloway*

There are no formal planned vistas but long views southwards from Church Road and Ormes Lane testify to the area's hillside location. More commanding views over the west of the city are blocked by development or trees.



Above:  
*Ancient woodland on the Tettenhall Ridge to the rear of Highgrove*

© 2006 Blom Aerofilms

### **Open spaces, green areas and trees**

There is no formal public open space in this conservation area. Numerous boundary walls and narrow roads together with plentiful roadside trees and greenery give the streets a generally enclosed feel that is heightened by the lack of a pavement in Grove Lane and parts of Ormes Lane. The most significant open space is the well treed grounds to the rear (south) of Highgrove, Wood Road – this is private and out of public view.

A public car park in School Road and the car park of the Shoulder of Mutton public house are

significant, but bland, open spaces in the conservation area that would benefit from further soft landscaping. The Royal Oak public house has a grassy garden with picnic tables which is a visible 'breathing space' within the village.

Trees are a notable feature of the conservation area. Many mature specimen trees would have been planted in the 19th century in the grounds of the large houses, for example the grove of trees south of Christ Church, the yew and pines opposite nos. 2-8 The Holloway and the pines at the rear (west) of The Coach House in Church Road.



Ancient woodland formerly dominated the Tettenhall Ridge area, covering a steep scarp slope, extending nearly three kilometres in length, the approximate boundary of which is shown on the Wolverhampton Unitary Development Plan (2006) Proposals Map. The woodland is classified as ancient woodland due to its inclusion of a minor constituent of trees in excess of 300 years of age, and the type of ground flora present. The wooded ridge is visible from a large part of the city area to the East and part of the area defined as Ancient Woodland lies within the Tettenhall Wood Conservation Area.

The predominant species include Sycamore, Oak, Beech, Holly, Silver Birch, Elm, Lime, Horse Chestnut, Sweet Chestnut, Rowan, Wild Cherry, Yew and Pine. There is a minimal range within the age structure of the woodland – the majority of trees may be defined as being mature or over-mature, with the exception of specific sites where woodland management is being carried out (see paragraph below).

The woodland is situated on privately owned land, within multiple ownership. Several of the landowners, in conjunction with submission of planning applications, have commissioned “Tree and Woodland Management Plans” from professional arboricultural consultants, typically spanning a 25 year term. (Active woodland management is being undertaken at Tettenhall College, the Nuffield Hospital and Highgrove.)

Significant trees or tree groups (e.g. those south of Highgrove) are marked on the Townscape Appraisal map. Lack of a specific reference does not imply that a tree or group is not of value.

### Public realm

The public realm is modern. Pavements are mostly black tarmac with concrete kerb stones. Lighting columns are concrete or steel. There is little evidence of an earlier floorscape.

### Local identity

The distinctive local identity of the Tettenhall Wood 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:

- Street name signs attached to The Old Coach House (Church Road, Grove Lane);
- Tiled street name sign in the wall adjacent to no. 2 The Holloway (Church Road);
- Red brick arch in wall on west side of Church Road ('Oakleigh');
- The elevated footpath on the east side of Church Road affording long views;



Above:  
*Former arched entrance to 'Oakleigh', Church Road*



## 5. Issues

### Positives

- Special historic character and appearance (see summary);
- Spacious, low density suburb;
- Pleasant well-treed environment;
- Tranquil atmosphere;
- Good public transport connection to city centre;



Above:  
*View along Wood Road, early 1900s and the same view today*

### Negatives

- Loss of original architectural details such as doors, windows, chimney stacks and roof material;
- Many of the historic buildings in the conservation have been adversely affected by the use of inappropriate modern materials such as the replacement of original timber sash windows with uPVC;
- Rendering or painting of originally exposed brickwork;
- Alteration of the size of original window openings and loss or alteration of bay windows;
- Loss of original stone or brick boundary walls;
- Inappropriate and potentially damaging 'strap' pointing of stone walls;



Above:  
*Strap pointing to boundary walls*



Above:  
*Corner of School Road and Wood Road*

- Fences and/or green screens that are insensitive to the special historic interest of the conservation area;
- Tarmac floorscape around Christ Church;
- New development at bottom of Ormes Lane (north side) is visually intrusive;
- Nos. 3/5 The Holloway is boarded up and at risk of decay;
- Shops on the corner of School Road and Mount Road are out of scale and character with the area.

#### **Threats**

- Continuing loss of original architectural details (see above);
- Potential decline and loss of trees.

## 6. Management proposals

### Conservation area review 2007-2008

The Tettenhall Wood conservation area was reviewed in 2007 and a new appraisal and management proposals went out to public consultation between 8th October and 16th November that year. The results of the consultation were reported back to members early in 2008 and approval was given to the management proposals. No changes were made to the boundary of the conservation area but a number of buildings were added to the Local List. All of the Locally Listed buildings in the conservation area are shown on the Townscape Appraisal map on page 15.

The following buildings were added to the Council's 'local list'.



Above:  
*Christ Church, Church Road*

- **Christ Church, Church Road**

Christ Church (1864-7) was designed by Bateman & Corser, Birmingham architects noted for their designs for churches and libraries. The church, which is of Codsall stone, consists of a chancel with north chapel and south organ chamber, a broad aisled nave and north and south porches. Christ Church's contribution to the street scene is reduced by an absence of any tower or spire but there is an

impressive stone wall with stone gate piers and iron railings defining the Church Road frontage.

The building is an important part of the religious history of Tettenhall Wood and a building of architectural interest by a noted firm of local architects.

- **United Reformed Church, Mount Road**

The United Reformed Church (1873) was designed in a Gothic style by George Bidlake (1830-1892), one of Wolverhampton's most important Victorian architects (a blue plaque commemorates his residence at 92 Tettenhall Road). The church is built of Codsall stone and has a north-east turret and spire that is prominent in views along Mount Road and Wood Road.

The building's landmark quality, interesting architecture and association with a noted local architect merits its addition to the Council's local list.



Above:  
*Bromley House, Ormes Lane*



- **Bromley House, Ormes Lane**

Bromley House (c1850) is one of the best of the few surviving examples of large houses that were built in Tettenhall Wood in the mid 19th century to take advantage of the pleasant aspect from the escarpment overlooking Wolverhampton. The building, constructed in red brick with stucco dressings, retains many of its original architectural details including Welsh slate roof, brick chimney stacks and clay pots, and a tall, square brick tower attached to the west in a vaguely Italianate style.

Though robustly detailed and lacking the architectural flair of houses of the same type and period, Bromley House serves as a reminder of the prosperous mid 19th century development of the area.



Above:  
*No 1 Church Road*

- **1 Church Road**

No. 1 Church Road (c1840) is a red brick house with a hipped, low pitched roof with gable end stacks and overhanging eaves. The symmetrical façade, three bays wide, has a central door between two recessed windows, three windows placed directly above. Window cills are supported on a pair of brackets; window heads have well crafted gauged brick flat arches with keystone.

The building is a good example of a late Regency red brick villa set back from the road behind a hedge, in typical fashion. Its early 19th century exterior displays good workmanship and details characteristic of the period and makes an interesting contrast with the nearby late 19th century Eastleigh Cottage (No. 1 School Road).

- **Eastleigh Cottage, No 1 School Road**

Eastleigh Cottage is a two-storey two-bay red brick cottage built c1890. It has a pleasingly simple symmetrical façade with central gabled porch, two windows on each floor, two gable end chimney stacks and central first floor incised name stone. Of note are the original decorative wooden bargeboards and clay ridge tiles (house and porch), two pairs of matching clay chimney pots, clay ridge tiles, Welsh slate roof, dentilled brick eaves and horizontal string courses of blue brick headers.

Eastleigh Cottage has an extraordinarily well preserved exterior and a wealth of original late 19th century period detail that gives the building considerable local historic interest.

- **54-60 Wood Road**

Nos. 54-60 Wood Road is composed of a short row of two-storey red-brick cottages with a later, slightly taller, addition to the east (part of no. 54). The cottages open directly onto the pavement beside Wood Road and were probably built soon after the construction of this early 19th century post-enclosure road. The cottages retain timber windows, clay tile roof and three ridge-mounted brick chimney stacks located between the divisions of property. Each cottage has a ground floor door and window with rounded arch and a single first floor window directly under the eaves line which is defined by a hit-and-miss dentilled brick course.

This short row of cottages, little altered and with a pleasing uniformity of window and door design and paint colour, is a good example of vernacular building and local building materials from the early/mid 19th century.

- **3 Mount Road**

No 3 Mount Road is identified on the 1884 Ordnance Survey map as a public house. Though now converted to residential use, the pub retains its original form including what was presumably an integral brew house range to rear.

Though altered and no longer in use as a public house, the building displays an important aspect of the village's social and economic history.

- **21 Wood Road**

21 Wood Road is possibly one of the buildings that can be identified on the 1837 Timmis map making it one of the earliest buildings in the area. A red brick house of two storeys with a pitched roof behind a rendered parapet. The frontage of five bays with an off centre Classical doorcase suggests that the house may well have been extended relatively shortly after it was first built.

This is a well maintained and attractive Regency style house and may well be one of the 'several handsome residences' referred to in White's Directory (see page 5) many of which were orientated to face south-west to take advantage of views from the ridge. This, together with the well preserved period detailing of the property makes it a building of considerable local interest.

- **Royal Oak Public House, School Road**

Public House probably dating from the third quarter of the nineteenth century and originally known as The Spotted Cow. Two storeys with symmetrical two bay elevation and central doorway. Slate roof with gable end stacks, roughcast rendered and painted frontage with stucco quoins. Two bay windows on the ground floor are a result of remodelling in later 19th or

early 20th century but the upper windows are later 20th century replacements. A central plaque between the first floor windows is modelled with the words Royal Oak and may date from the same period. Red brick to return on Shaw Lane with largely original sash windows. Rear stable block converted to club room. Altered but still a significant landmark in School Road. Rear stable block converted to club room.

Two other buildings were already included on the Local List prior to the conservation area review. These are:

- **Tettenhall Wood Institute, Wood Road**

Mock Tudor style building in prominent corner position. Built of local red brick with mock timber framing to first floor. Leaded light casement windows. Former main entrance has stone lintel with carved panels bearing the inscription "Workmen's Institute 1893", probably built by local subscription. Under the clock is a plaque saying "1956. This clock was erected to commemorate the work of Councillor Miss Janet A. Jenks in this district". Now used as a community centre with the benefit of a substantial extension added in 2006.

This is a landmark building on the main cross roads of the settlement and important to the social history of the area

- **Former School, School Road**

An attractive Gothic style school building of brick with stone details, tiled roof and decorative cresting. This is one of the earliest surviving school buildings in the city dating from 1844.

An attractive landmark in School Road of important social history value.





**Key:**

- Properties covered by the Article 4(2) direction
- Conservation Area Boundary

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### Tettenhall Wood Conservation Area Article 4(2) Direction





### Use of Article 4(2) directions

Under Schedule 2 of the Town and Country Planning (General Permitted Development Order) 1995, a general planning permission is granted to property owners for a range of minor developments and alterations these are called “permitted development rights”. Although these are more restricted in conservation areas than elsewhere even small scale incremental changes over a period of time can have a detrimental affect on the character and appearance of a conservation area. Hence, powers exist to the Council, known as Article 4(2) Directions, to withdraw some of these permitted development rights in the interests of preserving and enhancing the special qualities of conservation areas.

The incremental loss of original building materials, boundary walls and architectural detailing and the replacement of painted timber windows and doors with uPVC and treated timber alternatives has been noted as a ‘negative’ in relation to the Tettenhall Wood Conservation Area. For family houses, such changes are classed as “permitted development” and owners do not normally need permission from Wolverhampton City Council as the local planning authority.

Following public consultation in the area an Article 4(2) Direction was made, and later confirmed, withdrawing permitted development rights for the unlisted dwelling houses identified as buildings of townscape merit in the conservation area (see map on page 24) This will ensure the preservation of unique architectural features and traditional materials by requiring an application for planning permission before carrying out any work.

The following properties are covered by the Tettenhall Wood Conservation Area Article 4(2) Direction:

- Church Road - 1, The Coach House &17
- Grove Lane - 1, 5, 6 (Duntally Lodge), Duntall,
- Highgrove - 46, 47
- Mount Road - 6, 8, 9,11,13,15
- Ormes Lane - Woodhill, 7 (Bluebell Cottage), 9 (Holly Tree Cottage),14, 22, 29,31, 33 (The Coach House), 39-41 (Bromley House)
- School Road - 1 (Eastleigh Cottage), 2, 4
- The Holloway - 1 (Heath Cottage), 2, 3, 4, 5, 6, 7, 8, 10,12, Compton Hill Lodge
- Wood Road - 18 (Thornleigh), 26, 28, 30, 32, 38, 42 (Home Cottage), 44 (Briar Cottage), 54, 56, 58, 60, 70, 72, 74, 76, 78, 80, 82



Above:  
*Incremental changes can damage local character*

In detail, the Article 4(2) direction withdraws permitted development rights for a prescribed range of development which materially affects aspects of the external appearance of dwelling houses in the conservation area. This includes the erection, alteration, or removal of a chimney; various kinds of development fronting a highway, waterway, or open space, such as the enlargement, improvement, or other alteration of a dwelling house; the construction of an external porch; and the painting of a dwelling house, or of a building or enclosure within its curtilage (i.e. enclosed garden or other land associated with a house). The Article 4 (2) direction also withdraws the permitted development rights to demolish a gate, fence, wall or other means of enclosure, if it is within the curtilage of a dwelling house and fronts a highway, waterway or open space.

Commercial properties or buildings that are in use as flats (i.e. in “multiple occupation”), are already controlled more rigorously as they have far fewer “permitted development” rights than dwelling houses.

For further information about the Article 4(2) Direction contact the Conservation and Urban Design Section (see page 32 for contact details).

### Opportunities for enhancement



Above:  
2 - 8 *The Holloway*

The Council will also seek to:

- Encourage restoration of architectural detail / reversal of unsympathetic alterations where there is sound evidence of the originals, which is essential to the design and character of key historic buildings, especially timber windows, chimney stacks and original roof covering;
- 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;
- Produce advisory guidance and ‘best practice’ notes to 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, original boundary walls and brick paving 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;
- Secure public realm improvements, e.g. paving and street furniture, subject to resources being available should be undertaken where opportunities arise;
- Encourage the restoration and repair of Nos 3-5 The Holloway.
- Encourage sympathetic redevelopment at the corner of School Road and Mount Road to enhance the character and appearance of the conservation area. The replacement building should enhance the conservation area to an appreciably greater extent than the existing building.
- Encourage land owners to enhance the long-term viability of areas of ancient woodland, through the use of management plans incorporating the following fundamental objectives: ensuring that existing features, specimens and screening are maintained (particularly the significant trees on the skyline);
- Promote improvements to the appearance of poor quality open spaces in the conservation area.

#### 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 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.



## 7. Implications of conservation area designation

### Statutory provisions

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).

**It is recommended that any proposals for new development or alterations of existing buildings, including the installation of satellite dishes, 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 City Direct (01902) 551155.**

### **The requirements for planning permission in a conservation area.**

Certain works to family houses within a conservation area, which are normally considered to be “permitted development”, will 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 a planning application is substantially smaller in a conservation area than elsewhere.

These are:

- Planning permission is needed for extensions to family houses in conservation areas where they add more than 10 % or 50 cubic metres in volume to the property (whichever is greater). This is a slightly smaller amount than the usual requirement for planning permission which is limited to 15% or 70 cubic metres, except for terraced houses which are also limited to 10% or 50 cubic metres, wherever they are located;
- Planning permission is needed for external cladding to family houses in conservation areas, using stone, artificial stone, timber, plastic or tiles. However, cement and pebble dashing is still permitted development following a court case in 1995;
- Planning permission is needed for any alteration to the roof of a family house resulting in a material alteration to its shape, most notably the addition of dormer windows;
- Planning permission is needed for the erection of any structure within the curtilage of a family house whose cubic capacity exceeds 10 cubic metres. This is especially important for sheds, garages, and other outbuildings in gardens within conservation areas.

- Planning permission may be required for other minor works in conservation areas where an Article 4(2) Direction has been made. (See page 25 for further information on the Tettenhall Wood Article 4(2) Direction.

Please note that that commercial properties (such as shops and public houses), and houses which are in multiple occupation (flats) have far fewer permitted development rights and therefore planning permission is already required for many alterations to these buildings.

### **Satellite dishes**

The rules governing satellite dishes in conservation areas are significantly tighter than outside such areas. The number, size and location of proposed installations will 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

### **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.



### Home Information Packs (HIPs)

Almost every traditional and historic home can accommodate some energy efficiency improvements without harming its special interest and without alterations that may require planning permission. However it is important that work is planned and carried out carefully if unintended harm to the building is to be avoided. Where an Article 4(2) Direction has been served on a property the restrictions on what can be altered without the benefit of planning permission are greater.

Energy Performance Certificates (EPCs) included within HIPs take into account a wide range of issues including loft insulation, cavity wall insulation and efficiency of heating systems. Most of these can be upgraded without any impact on the external appearance of a traditional house. Appliances and fittings (heating systems and controls, hot water heating and lighting) can often be changed without physically altering a property. Simple repairs to windows and doors, rather than wholesale replacement, can generate some of the most significant improvements. If you are proposing to install microgeneration equipment planning permission is likely to be required in a conservation area (see below).

### Solar panels

Solar panels are traditionally set on south or west slopes of roofs. The attachment of a solar panel to the roof of a building in a Conservation Area requires planning permission. This applies to all buildings including dwelling houses.

In situations where the impact of a solar panel on the roof would be considered detrimental to the character of the conservation area, for example on a roof slope facing the public highway, it is unlikely that planning permission would be given.

### Wind turbines

Wind turbines are normally attached to the wall or chimney of a building or outbuilding or free standing.

On all buildings in Conservation Areas which are not dwelling houses planning permission for wind turbines is required. On dwelling houses wind turbines may require planning permission depending on their dimensions, proposed height and position on the building in relation to the roof line and the neighbouring properties. In gardens the structures are restricted by height therefore any functional wind turbine is likely to require planning permission.

There are significant noise issues associated with wind turbines which applicants need to consider when submitting a planning application.

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.

There are emerging Government guidelines which will cover some of these issues.

### Trees

Within conservation areas, anyone intending lopping or felling a tree where the diameter of the trunk is more than 75mm (or 100 mm in circumstances where the proposed surgery works are for reasons of improving the growth of other trees, including thinning operations) at a point 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 within private gardens 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.

#### **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](http://www.cartoplus.co.uk/wolverhampton_2)
- Wolverhampton City Council, Regeneration and Environment (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 01902 555636

These policies will eventually be superseded by new policies contained in the Local Development Framework work on which is in progress. 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](http://www.wolverhampton.gov.uk/environment/planning/policy/ldf/introduction.htm)



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Wolverhampton History and Heritage Society  
website ([www.localhistory.scit.wlv.ac.uk](http://www.localhistory.scit.wlv.ac.uk))

William Yates' Map of the County Of Stafford 1775

Richard Timmis Map of Tettenhall 1837

Ordnance Survey Map 1889, 1919, 1938

Conservation Areas: A Brief Guide and List of  
Conservation Areas in the City of Wolverhampton  
(copies available from the Conservation and Urban  
design Section at the City Council).

## Sources of further information

Wolverhampton City Council  
Conservation & Urban Design Section  
Regeneration and Environment  
Civic Centre, St. Peter's Square  
Wolverhampton WV1 1RP  
Tel: 01902 555625 / 555622 / 555617

[www.wolverhampton.gov.uk/conservation](http://www.wolverhampton.gov.uk/conservation)  
*For information about conservation areas  
in Wolverhampton*

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  
Tel: 020 8994 1019  
*For the "Care for Victorian Houses" leaflet, etc.*

The Society for the Protection  
of Ancient Buildings (SPAB)  
37 Spital Square  
London E1 6DY  
Tel: 020 7377 1644  
*For an excellent range of technical advice leaflets*

Old photographs are from the Wolverhampton  
Archives and Local Studies collection.



Far left: 22 Ormes Lane  
Middle: 26 - 28 Wood Road  
Left: The Lodge, The Holloway

## Sustainability Statement

The Wolverhampton Revised Unitary Development Plan (UDP) sets out the Council's policies which are used for development control purposes. This plan will be replaced in 2008 by a new kind of policy document called a Local Development Framework (LDF) comprising a number of documents including Supplementary Planning Documents (SPD) which will provide detailed policies on specific issues. These documents will require sustainability appraisal.

Recent guidance from the government and English Heritage (2005) indicates that Conservation Area Appraisals (CAAs) should not be adopted by local authorities as SPD and therefore do not require sustainability appraisal. CAAs will however be used to support forthcoming SPD on the Historic Environment which will require sustainability appraisal.

By their very nature, conservation area appraisals focus on the environmental aspects of a historic area but can also acknowledge social or economic problems which have links to environmental conditions. CAAs can highlight issues but cannot guarantee the timing or implementation of solutions. For example highway issues may depend upon programmes within the West Midlands Transport Plan or the identification of need for significant investment in buildings may rely on securing funding from external sources, the availability of which may be restricted. The identification of the need for investment in the context of a CAA can however be beneficial when bidding for resources or reviewing programmes.

Preparing CAAs can have social and economic benefits. They can renew the interest of local people in heritage and local history and raise awareness of conservation issues. In turn this can help to enhance community identity and encourage participation in the planning process.

Designation or extension of a conservation area can provide an impetus for environmental improvements which in turn can improve the satisfaction of local people with their neighbourhood as a place to live. However, a potentially negative aspect may be the upward influence on house prices in conservation areas which could affect affordability of houses in an area. Economic benefits are likely to accrue in particular where the image of an area is improved as a business location or as a visitor destination, generating local income and employment.

Appraisals help focus attention on the need to maintain and enhance the quality of local landscapes and townscapes and conserve and protect the local historic environment. Protection of trees and green landscapes may protect or provide biodiversity habitats and provide opportunities for people to appreciate wildlife, which is of particular value in metropolitan areas.





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