



PENN FIELDS

Conservation Area Appraisal & Management Proposals

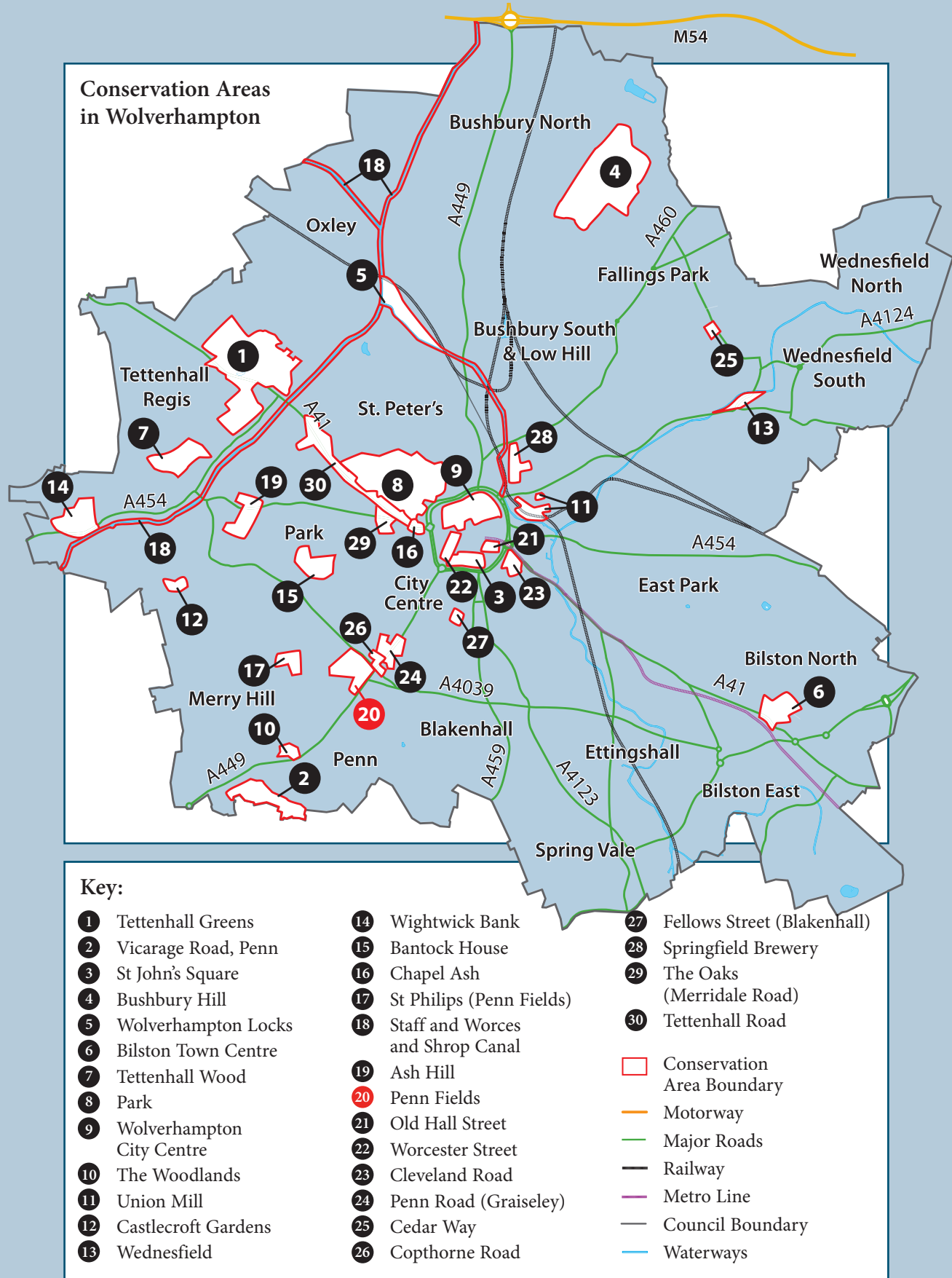
July 2008



Conservation Area Character Appraisal

This document is the appraisal for the Penn Fields 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



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Above:
Doorcase 11 Riley Crescent

1. Introduction

The Penn Fields Conservation Area was designated by Wolverhampton Borough Council on 14th April 1994.

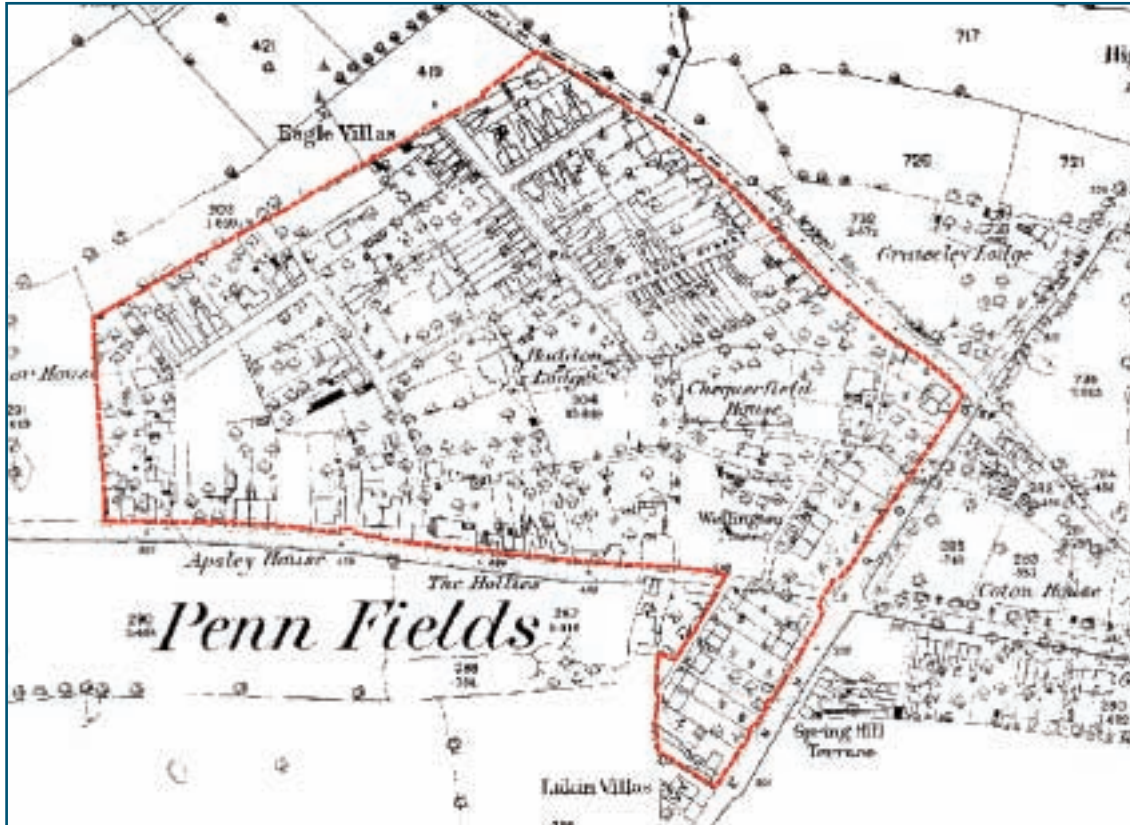
This document defines and records the special architectural and historic interest of the Penn Fields Conservation Area and identifies opportunities for enhancement. The omission of a particular building, feature or space should not be taken to imply that it is of no interest.

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 Penn Fields Conservation Area can be assessed.



Above:
Penn Fields – Ordnance Survey c1884.

2. Location and setting

The Penn Fields Conservation Area is located on the west side of the A449 about 3 km south-west of Wolverhampton city centre. Except for a small southern arm containing nos. 196 to 228 Penn Road, the conservation area is bounded to north, south and east by Stubbs Road, Coalway Road and Penn Road respectively. The ‘dog-leg’ western boundary follows the rear and side boundaries of properties in Riley Crescent and Eagle Street. An inspection of the 1884 Ordnance Survey map shows that the boundaries of today’s conservation area exactly follow the boundaries of what was identified as Penn Fields, a compact mid 19th

century development then surrounded by open fields, now in a wholly suburban setting.

The conservation area lies on almost level ground to the west of Goldthorn Hill. There is a slight rise towards the foot of the hill and an almost imperceptible downward slope between Stubbs Road and Coalway Road.

The conservation area lies largely within Graiseley Ward. Nos 196-228 Penn Road and 1-3 Coalway Road lie within Penn Ward.



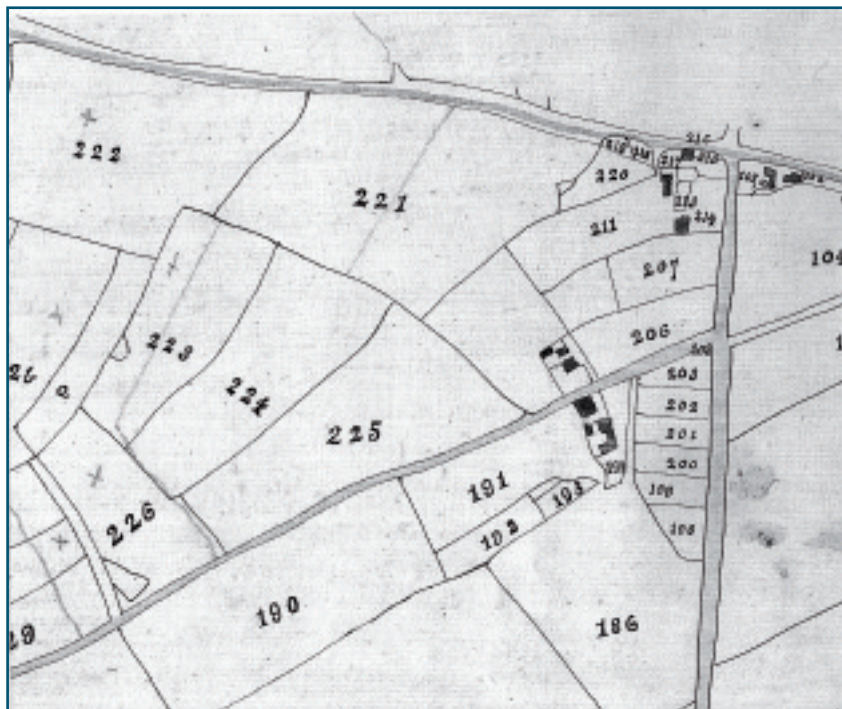
3. History

Until the second half of the 19th century, the land enclosed within today's Penn Fields Conservation Area was a rural area of land beside the intersection of an established north-south route (today's Penn Road) with the roughly east-west routes of the roads known today as Stubbs Road and Coalway Road. To the east of the conservation area stands No. 152 Goldthorn Hill, a grade II listed building with a timber-frame concealed by rendering. It was recorded in the 16th century as the Blue Bell Inn, an indication that this area was, even at this time, already well served by roads.

The tithe map for the area of c.1840 shows a largely greenfield site comprising pasture and meadowland with a small number of houses and associated outbuildings at the east end of Coalway Lane (sic) and around the junction of Penn Road and Stubbs Road.

The tithe map, which clearly shows field boundaries, shows a narrow track leading south from Coalway Lane in the approximate location of the rear access lane to today's nos. 196-230 (even) Penn Road. The map also illustrates the strip of land on which these properties now stand (the southern arm of the conservation area) divided into long parallel strips similar to the alignment of today's property boundaries. This suggests that roadside development along this length of Penn Road was already mooted c.1840.

St Philip's Church, a short distance to the west of the conservation area was built in 1858-9 by Griffin & Weller of Wolverhampton. The church and accompanying vicarage was built in what was then almost undeveloped countryside, presumably in anticipation of the coming of surrounding development of which Penn Fields was the first.



Above:
Extract from the Penn Tithe map of 1842

The 1st Series Ordnance Survey map of 1884 shows the area largely developed for housing. A number of houses have visible datestones: No. 32 Coalway Road (1860), No. 38 Riley Crescent (Grosvenor House) (1865) and nos. 24/26 Coalway Road (1891). The built environment of Penn Fields Conservation Area was completed in a period of under 50 years, c. 1845-1895.



Above:
Chequerfield Drive

More radical changes occurred in the 1960s and 1970s when a large house, Chequerfield House, was demolished and its grounds and adjoining land to the south were redeveloped to form Chequerfield Drive and Shenstone Court. Further development has occurred sporadically towards the end of the 20th century, for example The Hollies in Coalway Road, the Sisters of Mercy Convent building in Poplar Road and Eagle Court in Eagle Street.

Despite the later 20th century developments a substantial number of Victorian buildings remain, albeit altered and extended. Some of the larger dwellings are now in institutional use.



Above:
Datestone at 24/26 Coalway Road

In the 1930s and 1940s small scale infill of the remaining undeveloped part of the Victorian development took place mostly in Riley Crescent and also a new dwelling was built at no. 2 Coalway Road. By 1937, a large property known as Haddon Lodge had been converted into a Carmelite Convent.



Above:
View along Stubbs Road in the 1930s and today.

4. Character and appearance of the conservation area

General description and summary of special interest

The Penn Fields Conservation Area encloses a compact area of mid/late 19th century development that, despite unsympathetic alterations and modern infill, has retained many of its historic buildings, trees and open spaces. Unusually for such a small Victorian suburb, the area contains a range of house types that reflect the social hierarchy of the time e.g. modest two-storey terraced houses, pairs of semi-detached villas and a large house in spacious grounds (now part of the convent).



Above:
Classical detail

In order to include as much as possible of the original mid 19th century suburb called Penn Fields, it has been necessary to include Shenstone Court and Chequerfield Drive which form a pocket of modern development within the historic area.



Above:
Tiled street name.

The conservation area is notable for the following:

- The compact nature of the historic settlement which was built c.1845-1895 and is now a Victorian enclave in an area of 1930s suburbia;
- The area's haphazard 19th century street layout tightly enclosed by much earlier, formerly rural, roads now known as Stubbs Road, Coalway Road and Penn Road;
- The prevalent mid/late 19th century character and appearance of the conservation area;
- The architectural unity of the area's buildings, most of which date from the mid/late 19th century and incorporate Classical or Gothic details typical of that period;
- The broad range of mid-Victorian house types (detached, semi-detached and terraced) built to accommodate a varied social mix;
- Open space around the Convent, originally the grounds of Haddon Lodge (c1850);
- Large rear gardens belonging to 19th century properties, especially in Riley Crescent;
- Mature roadside and garden trees many of which were planted as part of the original 19th century development of Penn Fields;
- Quiet suburban atmosphere (excepting Penn Road);
- Local details that collectively and individually help to give Penn Fields a distinctive identity, e.g. metal coal-hole covers, tiled street name signs and wall-mounted date plaques.



Above:
226/228 Penn Road – large houses now converted to flats.

Present character: activities and uses

Penn Fields was conceived as a residential suburb of Wolverhampton and residential uses still predominate. Some former dwellings have been converted for multiple occupation, including an elderly person's residential home and a nursing home, but most remain as family houses, large and small.

In addition to residential uses, some of the larger former dwellings have been converted to professional uses e.g. no. 194 Penn Road is an alternative health clinic, no. 18/20 Coalway Road is a nursery, no. 182 Penn Road is a dental surgery. There is a new purpose-built surgery to the rear of no. 2 Coalway Road and a row of specialist shops at nos. 196-214 Penn Road.

Penn Road is a busy arterial road carrying much traffic into and out of Wolverhampton. It can be noisy and difficult for pedestrians to cross. Its intersection with Stubbs Road and Coalway Road is controlled by traffic lights. Stubbs Road and Coalway Road have a much quieter atmosphere. The conservation area's internal roads are even quieter, almost free of moving traffic.

Development of street pattern

As described earlier, the conservation area's three main roads date back to the 18th century and earlier. Riley Crescent, Poplar Road, Eagle Street, Duke Street and Chequer Street were laid out in the third quarter of the 19th century in a rather incoherent manner that reflects the varied pattern of ownership and subsequent piecemeal development at the time.

The conservation area is permeable in the sense that there is a through route from Stubbs Road to Coalway Road but this is circuitous and evidently unplanned. The west end of Eagle Street ends in a cul-de-sac. The 1884 OS map shows that the land to the west was an open field which suggests that it might have been hoped to extend the street in that direction. In the event, St Philip's Avenue was laid out in the 1930s backing onto the course of Eagle Street and thereby preventing this from happening.



Above:
Italianate style villas Coalway Road



Above:
Large brick semi-detached houses Stubbs Road

Architectural and historic character

Despite 20th century infill, the conservation area has a mid/late 19th century architectural character and appearance deriving from a broad mix of Victorian house types and design. Unfortunately, Shenstone Court and Chequerfield Drive, built on the site of a large Victorian house, are uncompromisingly modern but their scale, location and design reduces their impact on the overall Victorian appearance of the conservation area.

The most substantial and prestigious Victorian houses are the large Italianate stucco villas of c.1850 fronting Penn Road and there is a further good example at 18 & 20 Coalway Road.

Lower down the social scale are properties fronting Stubbs Road and Coalway Road. These are mostly detached or semi-detached brick houses with stone or stucco dressings and they display a good range of styles from a vaguely Italianate villa style having slate hipped roofs, deep projecting eaves and round-arched door openings (dating from c.1860) to Gothic influenced houses of c. 1870. Other

good examples of detached villa style houses survive along Penn Road (Nos. 216-224) and in Riley Crescent (e.g. Grosvenor House). Further down the social scale come smaller detached or semi-detached houses for the lower middle class in Riley Crescent. These are modest versions of the large Italianate houses and are built of red brick with hipped roofs and deeply projecting eaves – a typical speculative house type of the 1860s.

Finally, artisan and working class speculative housing is provided in the form of terraces and small, gabled semi-detached houses along Duke Street, Eagle Street and Chequer Street. These again are of red brick with stone or stucco dressings. An exception is St Philip's Terrace in Eagle Street which is a good example of polychromatic brickwork of c.1870.

Canted bay windows are a feature of many modest houses. In the west end of Eagle Street there are two-storey canted bays and no. 29 Stubbs Road has an eccentric three-storey bay, almost like a tower. Robust brick chimney stacks are common.



Above:
Porte-cochere at 38 Riley Crescent



Above:
Bay windows on houses in Eagle Street

Removal of chimneys, as at no. 2 Riley Crescent for instance, erodes the historic character and appearance of the dwelling. Fine chimney stacks with assorted clay pots can be seen at no. 18/20 Coalway Road, nos. 30-32 Stubbs Road and St Philip's Terrace in Eagle Street.

Building types and prevalent building form

As Penn Fields was developed as a purely residential suburb the most prevalent building type is the domestic dwelling, detached, semi-detached and terraced. As described above, there is a mix of houses types and designs. Two storeys is the norm although there are isolated instances of three-storey building at nos.16/18 Riley Crescent, nos. 226/228 Penn Road and no. 29 Stubbs Road. No. 21 Stubbs Road is a good example of a small single-storey lodge.

A horse and carriage would have been a common sight in the 19th century. Grosvenor House (no. 38 Riley Crescent) has a porte-cochere, a roofed structure extending from the side of the house to shelter those getting in or out of vehicles (although this was probably added much later than the original dwelling). There is also a carriage entrance adjacent to no. 21 Eagle Street. Two red brick structures in Chequer Street may have been used for carriage repair or storage, or perhaps a smithy. With the exception of the corner building which dates to c. 1930, the parade of shops on Penn Road were installed in what were probably 19th century dwellings.

Building condition is generally good.

Building materials

Brick is the most prevalent building material. Red brick is used in house-building and blue brick used in boundary walls and, in one instance in Eagle Street, as a pavement. St Philip's Terrace in Eagle Street is a good example of polychromatic brickwork where three colours of brick (red, buff and blue) are used to decorative effect around window and door openings, chimney stacks and a chequered string course.

Stone is not common except in boundary walls or the dressings of certain prestigious buildings. Stucco, a form of render is present, notably in the Italianate houses such as Nos. 18/20 Coalway Road and 190-194 Penn Road. Some brick houses have been recently rendered.



Above:
Polychrome brickwork in Eagle Street

Natural Welsh slate would have been the most common roofing material but many slate roofs have been replaced with concrete tiles or artificial slates.



Above:
Boundary Wall in Poplar Road

Boundary walls

The red brick boundary walls with blue copings around the former Haddon Lodge are important elements in the streetscape of both Riley Crescent and Poplar Road. There is a similar wall at the north end of Duke Street. A low dwarf wall in front of St Phillips Terrace is capped with a bull-nose shaped blue brick coping. Though red brick is the most common walling material, there are also instances of blue brick walls e.g. the front boundary of no. 13 Duke Street and nos. 38/39 Stubbs Road.

Stone boundary walls associated with some of the larger Victorian houses in the area are significant and some remnants which once formed the perimeters of now lost grand Victorian houses have additional historic importance. There is a stone wall along the north side of Coalway Road, another at the southern corner of Stubbs Road and also at the west side of Penn Road, the latter has a number of stone gate piers at the entrance to properties. There is also a stone wall to the rear of nos. 216-224 (even) Penn Road.

Many front boundary walls have been demolished and replaced, usually to the detriment of historic character and appearance. There is evidence of iron railings but these were probably removed in the 1940s.



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Penn Fields Conservation Area Townscape Appraisal map





Locally listed buildings

There are no statutory listed buildings in the Penn Fields 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.

Buildings of Townscape Merit

There are no Listed Buildings or Locally Listed Buildings in Penn Fields Conservation Area Map. However, marked on the Townscape Appraisal 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, relatively unaltered examples, of their type where some original materials and details, and the basic, historic form of the building, has 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.

Of particular note are: St Philip’s Terrace in Eagle Street, a delightfully uniform terrace with polychromatic brickwork; no. 13 Duke Street, an unaltered dwelling c 1870; no. 38 Riley Crescent with its unusual porte-cochere and nos. 18/20 Coalway Road, a good example of a stucco Italianate villa.



Above:
Canted bay at 29 Stubbs Road

Focal points, vistas and views

The conservation area has an almost level setting and there are no key landmark buildings or exceptional vistas. Views are confined to the immediate streetscape which is enclosed along the inner streets such as Eagle Street and Riley Crescent but more open along the straight lengths of Stubbs Road, Coalway Road and Penn Road.



Above:
220 Penn Road

Mature specimen trees are the focus of many views, towering above nearby development. Development is predominantly two storeys in height. The area's few three-storey buildings stand out i.e. nos.16/18 Riley Crescent, nos. 226/228 Penn Road and, most notably, the three-storey projecting canted bay at no. 29 Stubbs Road.

Open spaces, green areas and trees

There is no significant public open space within the conservation area. Most open space is to be found in the front gardens and, much more significantly, in the rear gardens of properties. Size and type of house (detached, semi-detached or terraced) determines the size of the accompanying gardens. Nos. 1 to 11 Chequer Street (a terrace) have no front gardens but have long thin gardens to the rear. In contrast, nos. 24-36 (even) Riley Crescent (detached and semi-detached) are set back from the road with gaps between and long gardens behind. Large gardens are one of the characteristic features of the conservation area.

Nos. 216 - 224 (even) Penn Road are an exception as they have no rear garden but long front gardens, screened from the thoroughfare by a wall and trees or undergrowth.

The largest area of open space within the conservation area is around the Convent buildings south of Poplar Road (i.e. the former grounds of a large Victorian house, Haddon Lodge, which today is the core of the convent). Though private and mostly hidden from public view, this area is an important green 'breathing space' within this suburban location. The space is the only remaining survival from a number of large grounds that once accompanied Penn Fields' large Victorian houses and it contains many of the conservation area's mature trees. Similar grounds were lost when Chequerfield Drive and Shenstone Court were developed. No. 20 Riley Crescent, a private dwelling, has an unusually large garden that adds to the spacious nature of the centre of the conservation area.



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Above:
Grounds of former Haddon Lodge, Poplar Road

Trees are a particular feature of the conservation area. They soften the suburban townscape and enhance the setting of some historic buildings. Many are over 100 years old, dating back to the original mid/late 19th century date of development, and have reached an extraordinary height.

In particular, Penn Road has a well treed and green frontage. Significant trees or tree groups 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 conservation area's street lights and floorscape are mostly modern and there is little evidence of historic floorscape. Carriageway and pavements are generally surfaced with tarmac edged with concrete kerbs. However, the west end of Eagle Street is paved with blue brick pavers and a vehicular entrance on the north side is made up with rows of (re-laid) stone setts. Lighting columns are modern.

In the carriageway of Eagle Street there are two manhole covers with the name Seisdon Rural District Council cast into them. In 1933, the boundaries of the Borough of Wolverhampton expanded, taking in areas from Cannock Rural District and Seisdon Rural District. The Wolverhampton Borough boundary ran along Stubbs Road and Seisdon was the adjoining district.



Above:
Traditional style paving in Eagle Street



Above:
Coalhole cover in Chequer Street

Some small circular coal-hole covers, partly inset within an opening in the wall leading to a coal cellar, remain in the footpath outside Nos 3-6 Chequer Street. Beside the junction of Riley Crescent and Poplar Road is a 'lucy box'. Lucy boxes, named after the Oxford manufacturers, are cast iron boxes, bearing the Wolverhampton arms, that were originally part of the electrical power supply for the tramway system.

Local identity

The distinctive local identity of the 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:

- Iron gates beside the lodge in Stubbs Road, a relic of the entrance to Chequerfield House, now demolished;
- Stone walls and ornate stone gate piers on Penn Road;
- Tiled street name signs typical of Wolverhampton e.g. Coalway Road, Chequer Street and Riley Crescent;
- Metal coal hole covers in Chequer Street;
- Wall-mounted date-stones or name plaques e.g. St Philip's Terrace;
- Seisdon RDC manhole covers in Eagle Street.





Above:
Shops on Penn Road



Above:
Unsympathetic alterations erode special character

5. Issues

Positives

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

Negatives

- High levels of traffic noise and pollution in Penn Road;
- Shopfronts on Penn Road spoil the facades of their host building;
- 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 brickwork (e.g. no. 13 Eagle Street which spoils the unity of St Philip's Terrace);

- Alteration of the size of original window openings and loss or alteration of bay windows (e.g. Eagle Street);
- Obtrusive rooflights in the front roof slope of some historic buildings;
- Cars parked partly on pavement in Poplar Road and Eagle Street;
- Loss of original boundary walls.
- Replacement of front gardens by parking spaces (Stubbs Road);
- Inappropriate and potentially damaging 'strap' pointing of stone walls.
- Central area of modern housing development (Shenstone Court and Chequerfield Drive) dilutes overall historic character and appearance;
- Eagle Court is an eyesore which unfortunately closes the view at the end of Duke Street.

Threats

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



6. Management proposals

Conservation area review 2007-2008

The Penn Fields conservation area was reviewed in 2007 and a new appraisal and management proposals went out to public consultation between 3rd September and 12th October 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. These are shown on the Townscape Appraisal map on page 11.

Use of Article 4 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(1) and 4(2) Directions, to withdraw some of these permitted development rights in the interests of preserving and enhancing the special qualities of conservation areas.

Article 4(2) Directions

The incremental loss of original building materials and 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 Penn Fields 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.



Above:
St Philip's Terrace, Eagle Street

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 11). 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 Penn Fields Conservation Area Article 4(2) Direction:

- Birches Barn Road – Nos 129 & 131
- Chequer Street – Nos 3,4,5,6,7,8,9,10,11,15,16
- Coalway Road – Nos
2,10,12,14,16,24,26,28,30,32,34
- Duke Street- Nos 2,3,4,5,6,7,8,9,10,11,12,13
- Eagle Street – Nos
2,4,5,6,7,8,9,10,11,13,15,18,20,21,23,25,27,29
- Penn Road- Nos 184,190,216,218,220,222,224
- Poplar Road- No 1
- Riley Crescent- Nos 9,20,26,28,30,32,34,36
- Stubbs Road- Nos 21,27,30,32,35,36,37,39



Above:
View along Duke Street in the early 20th century and today

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.

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.

For further information about the Article 4(2) Direction contact the Conservation and Urban Design Section (see page 24 for details).

Article 4(1) Directions

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. However some alterations can still be made without requiring planning permission and in some cases they can be damaging to the character and appearance of a conservation area. Local authorities do have powers to seek an Article 4(1) Direction to bring under planning control such changes but these need to be approved by the Secretary of State.

The colourful painting scheme at No 18a Coalway Road was identified as an eyesore by many of those who responded to the consultation on the Penn Fields conservation area. As a result the Council will aim to secure an Article 4(1) direction to bring under control the future external redecoration of the premises, currently used as a children's nursery, together with the neighbouring semi-detached property at No 20 Coalway Road.

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;
- 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;
- Encourage replacement of all inappropriate shop fronts in a design and materials in keeping with the host buildings. Advice in Wolverhampton City Council's Shopfront Design Guide (1996) should be followed;
- Secure public realm improvements, e.g. paving and street furniture, subject to resources being available where opportunities arise;
- Encourage removal of paint and upvc windows from houses in St. Phillips Terrace and reinstatement of boundary railings;
- Encourage sympathetic restoration and re-use of 38 Riley Crescent including possibility of sympathetic redevelopment of the former builder's yard to the rear;
- Encourage sensitive and co-ordinated re-painting of the exterior of no. 18/20 Coalway Road and its architectural features and seek to bring under control future changes in exterior colour by an Article 4(1) Direction;
- Encourage the restoration and re-use of the old coach house to the rear of no. 20 Coalway Road.





Above:
Former builders yard off Riley Crescent

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”, 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 17 for further information on the Penn Fields 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
- 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: <http://www.wolverhampton.gov.uk/environment/planning/policy/ldf/introduction.htm>



Bibliography and Maps

C. Upton, A History of Wolverhampton,
Phillimore, 1998

A. Brew, Penn and Blakenhall (Images of England),
Tempus 1998

M.Mills, Mapping the Past:
Wolverhampton 1577-1986, 1993

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 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 – see opposite)*

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
*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: *Tiled street name*
Middle: *29 Stubbs Road*
Left: *Detail 25 Stubbs Road*

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.



Wolverhampton
City Council



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