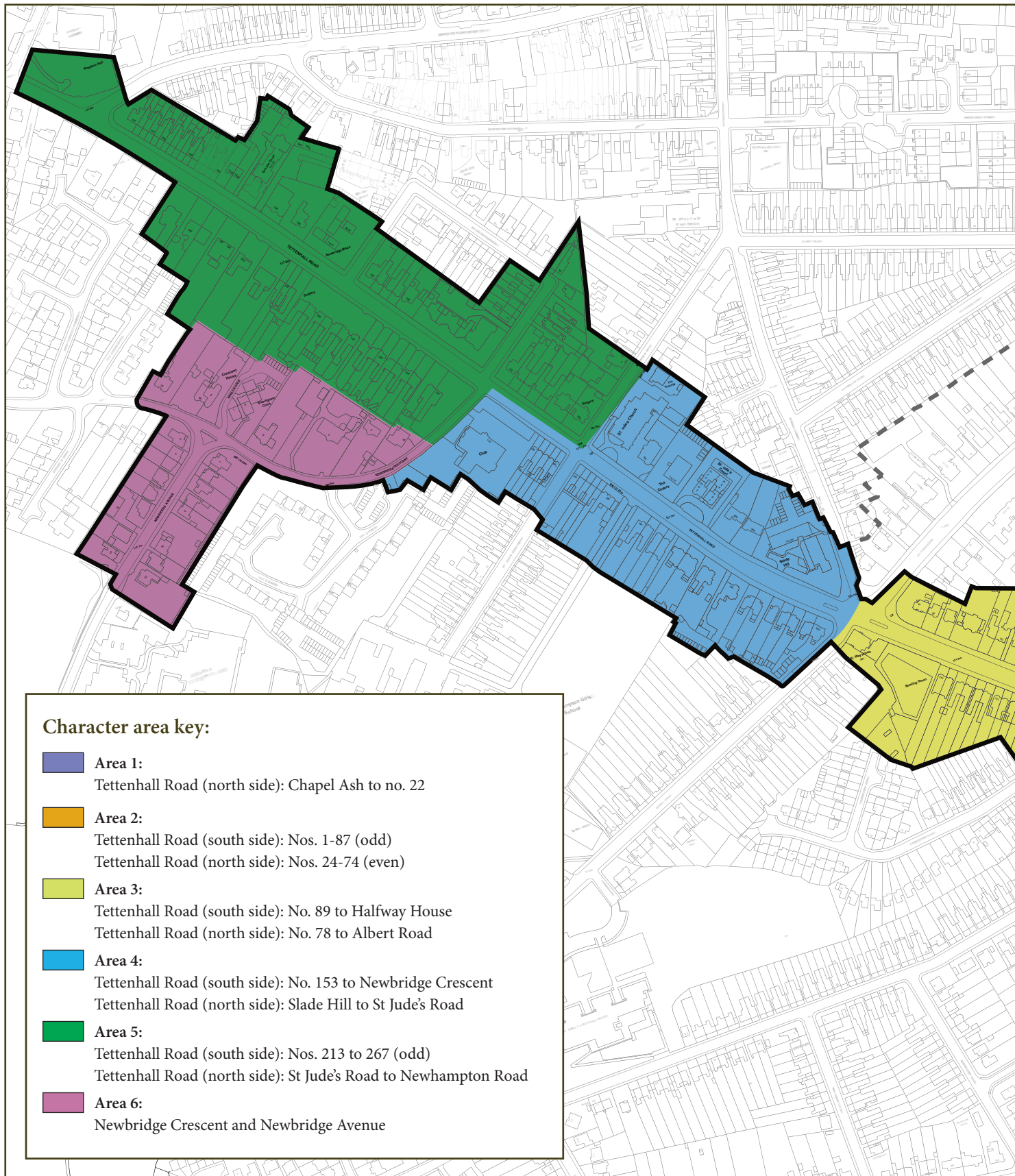


# Tettenhall Road Conservation Area



# Tettenhall Road Conservation Area Appraisal



## Area 1: Tettenhall Road (north side): Chapel Ash to no. 22



*Combermere Arms, Chapel Ash.*

### Principal features

- Three grade II listed mid 19th century detached former dwellings;
- The Combermere Arms, a locally listed building;
- Buildings in Tettenhall Road are well set back from the highway;
- Open space in front of Salisbury House and Leasowes;
- Impressive late 19th century corner building at junction of Chapel Ash and Bath Road, with row of shops below;
- Well restored 19th century two-storey terrace (Combermere Arms and nos. 92 and 94 Chapel Ash);
- Street trees enhance the townscape;
- View south-east to spire of St Mark's Church.

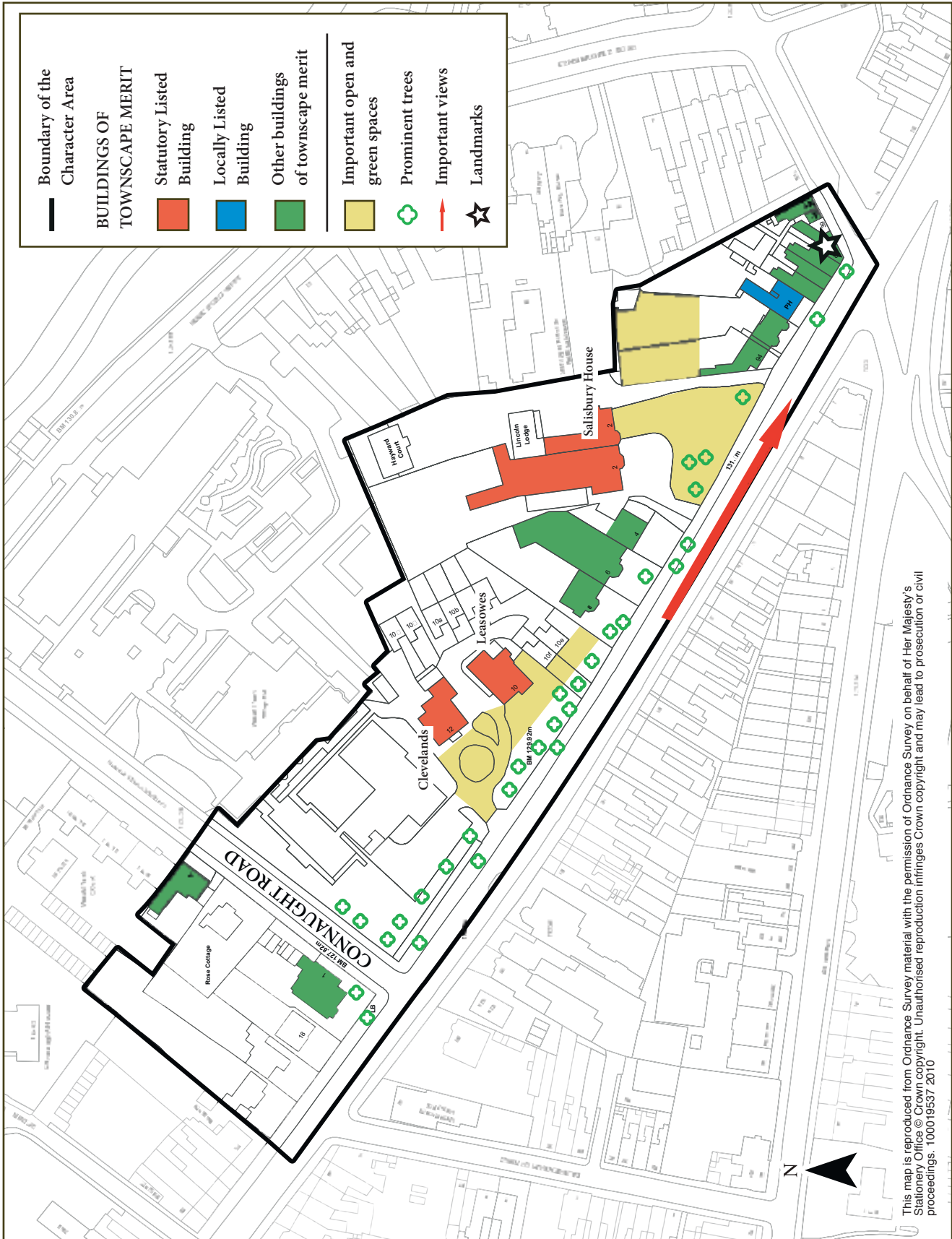
### General character and townscape

The north side of Tettenhall Road is here characterised by large villas set in extensive grounds, with the buildings set well back from the carriageway. This part of the Conservation Area has suffered from the sub-division of larger plots for late 20th century development of limited architectural merit and the use of frontages for car parking.



*Grade II Listed Building Salisbury House.*

Salisbury House, originally known as Chapel Ash House, was home to George Benjamin Thorneycroft, Wolverhampton's first mayor and owner of the largest ironworks in the area and is a grade II listed building. It is a mid 19th century, double depth plan, three-storey house of stucco with a parapet Welsh slate roof. The property, now an office, is set in its own grounds and includes a number of mature trees. It stands to the rear of an extensive forecourt, now used as car parking. The ground floor has two canted bays with angle pilasters and cornices with round-headed windows. The rear of the building has been altered and extended in the late 20th century.



CHARACTER AREA 1 – TOWNSCAPE APPRAISAL MAP



*Modern hospital buildings and car park at the junction with Connaught Road.*

Leasowes is a mid 19th century, two-storey detached house, built of stuccoed brick with a Welsh slate roof. Immediately adjacent to Leasowes is Clevelands, a two-storey building built c.1840 (Photo page 13). It is constructed of brick with ashlar dressings and a hipped Welsh slate roof. The ground floor has two canted bays either side of an Ionic porch. Both Clevelands and Leasowes are grade II listed and form part of the West Park Hospital complex. The settings of both buildings have been significantly compromised through encroachment in their grounds by late 20th century development of little architectural merit. To the rear of Clevelands is a small octagonal building, known as The Weeping Chapel, which probably originated as a garden folly but was adapted for use as a place of solitude for women who had lost babies after The Womens' Hospital was opened in 1904.

The land immediately to the east of the junction of Connaught Road and Tettenhall Road remained undeveloped until the late 20th century and is now occupied by a single-storey hospital building. The frontage is used for car parking, which has a detrimental impact on the character of the Conservation Area. It does however include a number of mature trees, which are important to the character of the Conservation Area. The building on the opposite side of the junction is a late 19th century detached villa, known as Thornhurst, a large house originally set in extensive grounds. The grounds were subdivided in the 20th century and now include three detached houses on the Tettenhall Road frontage and one house fronting Connaught Road.



*The Weeping Chapel*



*Late Victorian medium sized wall letter box set into the wall of No 1 Connaught Road.*

### Local features

- VR post box in wall outside no. 1 Connaught Road;
- Tiled street name sign (Chapel Ash);
- Ironwork above shopfront of no. 82 Chapel Ash (Photo page 9);
- The Weeping Chapel;
- Wolverhampton Civic Society blue plaque commemorating George Thorneycroft (1791-1851) local industrialist and first Mayor of Wolverhampton who lived at Salisbury House.

### Negative features

- Single-storey hospital building and modern infill (e.g. nos. 18-22 Tettenhall Road) is out of character with the historic character and appearance of the Conservation Area;
- Loss of architectural detail (e.g. loss of chimneys at Clevelands);
- Insensitive alterations to historic buildings (e.g. two-storey extensions to nos. 4 and 6 Tettenhall Road);
- Loss of front gardens to parking (e.g. Salisbury House);
- Loss of original boundary walls and modern boundary walls with inappropriate building material;
- Garish freestanding 'billboard' sign outside no. 8 Tettenhall Road;
- Traffic noise and air pollution.



*Insensitive extensions to historic buildings have a negative affect on the character of the conservation area.*

**Area 2: Tettenhall Road (south side): Nos. 1 – 87 (odd)  
Tettenhall Road (north side): Nos. 24 – 74 (even)  
Clarendon Street (east side): Nos. 23 – 30 (inc)**

**Principal features**

- Short imposing terraces of three-storey townhouses set close to the public highway behind low front boundary walls;
- Nos. 26 – 32 Tettenhall Road, Cleveland Place a late 18th century grade II terrace with attractive front lawn and low brick wall;
- Nos. 1 – 51 Tettenhall Road, a long row of 19th century terraces with an impressive façade and a commanding presence beside a major approach to the city;
- Prominent corner location of nos. 63, 65 and 67 Tettenhall Road (listed grade II);
- Nos. 64 – 70 Tettenhall Road (grade II), slightly elevated above the road with a large mature tree in the centre of its deep forecourt;
- Street trees enhance the townscape.

**General character and townscape**

This character area contains the Conservation Area's principal early 19th century development, most of it listed, and other pre-1840 development, most of which can be identified on the 1842 Wolverhampton Tithe Map (see page 5).

The Chapel Ash end of Tettenhall Road was developed as the town expanded beyond its medieval confines in the late 18th and early 19th centuries. The building which stands at the junction of Tettenhall Road and Compton Road (no. 1 Tettenhall Road) establishes the character of this part of the Conservation Area. It is a three-storey red brick building with stucco dressings and a Welsh slate roof with brick stacks. It is followed by continuous terraces set back behind front boundary walls originally topped with railings.



*Cleveland Place photographed in 1961.*

The architectural details within the short terraces vary, although continuity of the frontage and the imposing scale of the predominantly three-storey buildings create a distinctive character to this part of the Conservation Area.

Although there are differences in the architectural detailing, there is a uniformity and harmony within the overall composition that results from the limited palette of materials, the ratio of solid to void and the rhythm created by the repetition of elements such as window openings. Blenheim Terrace, Lansdowne Terrace and Peel Place are notable buildings within this frontage, all of which are included in the statutory list of buildings of



*Blenheim Terrace, Lansdowne Terrace and Peel Place.*

special architectural or historic interest, as good examples of mid 19th century suburban development.

The pattern of short terraces is repeated in the Vauxhall area and includes late 18th and early 19th century buildings. Cleveland Place (nos. 26 to 32 Tettenhall Road) is a grade II listed, late 18th century terrace. Nos 34 and 36 Tettenhall Road are late 18th century houses, now converted into one, which are also listed.

Further along Tettenhall Road but included in this character area because it dates from the early 19th century are two listed buildings: nos. 64 to 70 Tettenhall Road and nos. 72 and 74 Tettenhall Road. The former was originally known as The Beeches (c.1835). It comprises a terrace of four houses set back from the road frontage behind a boundary wall, which still survives. It is built in red brick with stone and stucco dressings and a slate

roof. Currently in office use, it was extended in the late 20th century. The front forecourt and rear gardens have been hard surfaced to provide car parking, which has adversely affected the setting of this grade II listed building.

Nos 72 and 74 Tettenhall Road are a semi-detached pair of two-storey stuccoed brick houses with a shallow pitched hipped Welsh slate roof. They were probably built after 1835 following the removal of the Chapel Ash tollgates.

Clarendon Street, off Tettenhall Road, is lined with more modest two-storey terraces of mid 19th century houses of red brick with stone dressings and Welsh slate roofs with brick stacks.

Nevertheless, they have a strong affinity with their grander neighbours on Tettenhall Road, although many of these properties have suffered from inappropriate alterations, which have had an adverse impact on their character.







*Green frontage to Nos 24 – 32 Tettenhall Road.*

### Local features

- Historic wall and stone gate piers in front of nos. 62 – 70 Tettenhall Road;
- Green lawns in front of nos. 24 – 32, 59 and 61 Tettenhall Road;
- Building name signs: Palmerstone Place, Blenheim Terrace, Lansdowne Terrace, Peel Place, Clarendon Street;
- Wolverhampton Civic society blue plaque commemorating Dr John Fraser (1820-1909) who lived at No 5 for 43 years. A geologist who donated his vast collection of fossils and minerals to the Wolverhampton Art Gallery and Museum.

### Negative features

- Looming presence of the tower blocks in Upper Vauxhall;
- Unsightly wheelie bins on pavement and front gardens;
- Traffic noise and fumes.

- Loss of historic character and appearance between nos. 40 to 60 Tettenhall Road arising from insensitive signs and alterations to historic properties and the presence of Tettenhall Gate, an early 21st century apartment block;
- Frontage (i.e. glazed entrance lobby, uPVC windows, steps, wall and railings) of the Connaught Hotel is completely out of keeping with the special historic character and appearance of the Conservation Area;
- Signs insensitively placed on bay windows (e.g. Maharaja Restaurant, nos. 56/58 Tettenhall Road and Lansdowne Centre, no. 39 Tettenhall Road)
- Loss of architectural detail (e.g. windows at nos. 52 – 54 Tettenhall Road);
- Insensitive alterations to historic buildings (e.g. Connaught Hotel);
- Loss of front gardens to parking (e.g. no. 73 Tettenhall Road);
- Loss of original boundary walls and iron railings;
- Modern boundary walls with inappropriate colour, texture, design or building material (e.g. no. 57a/57b Tettenhall Road);



*The Connaught Hotel – out of keeping with the area.*

**Area 3: Tettenhall Road (south side): No. 89 to Halfway House  
Tettenhall Road (north side): No. 78 to Albert Road**



*The Halfway House in Victorian times and as it is today.*

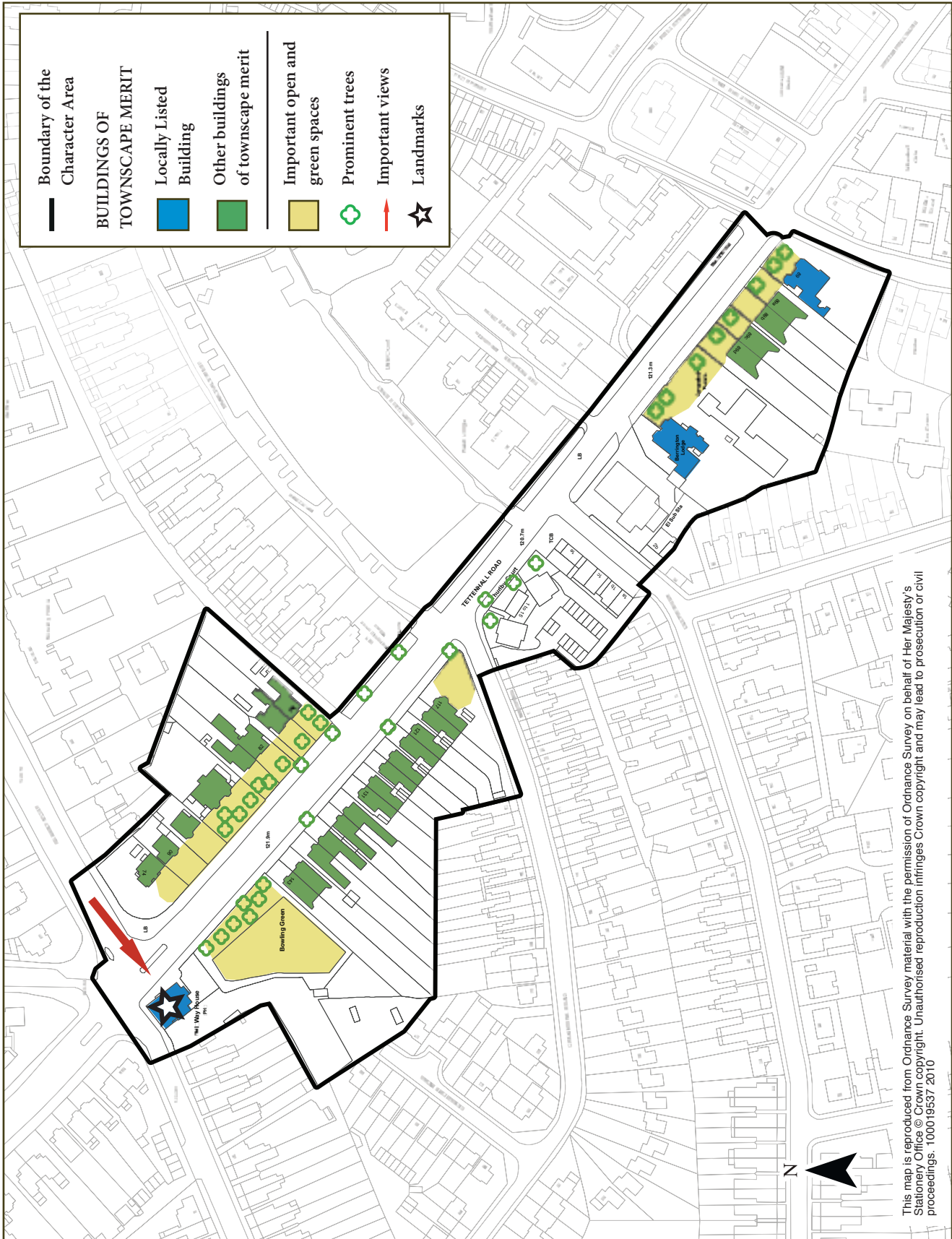
**Principal features**

- Good examples of late 19th/early 20th century prestigious dwellings;
- Attractive grouping of buildings of similar date and design e.g. nos. 117 -131 (four pairs of semi-detached), nos. 78 – 84 (two pairs of semi-detached);
- No. 89, a locally listed building;
- Street trees, including those in Parkdale (within Park Conservation Area);
- Stone boundary wall in front of nos. 89, 89a/b and 89c/d;
- Open space beside the Halfway House.

**General character and townscape**

With the exception of the Halfway House, Berrington Lodge and a row of houses since demolished to make way for Thurlby Court, the First Series Ordnance Survey Map of 1884 (see page 8) shows that the area was undeveloped. Over the following two decades the plots fronting Tettenhall Road were built up and were largely complete by the time the 1914-24 Ordnance Survey Map was produced. The only remaining plots in this area on the north side of Tettenhall Road were developed in the 1930s.

The character of this part of the Conservation Area is derived from the late 19th and early 20th century houses, largely detached and semi-detached, red brick, three-storey villas, with either plain clay tiles or Welsh slate roofs. Many of the buildings retain their original features, although the character of a small number of properties has been compromised by the introduction of uPVC windows and concrete roof tiles.





*89 Tettenhall Road is a locally listed building.*

On the south side of Tettenhall Road at the junction with Larches Lane, is a large detached villa (No 89) of red brick with stone dressings and a red clay plain tile roof, which was built c.1900. The building occupies a prominent position within the Conservation Area and includes an imposing corner feature comprising a castellated turret with copper cupola. The frontage is still landscaped as a front garden and retains the original stone boundary walls. The building is in use as consulting rooms and is included on the local list of buildings of special architectural and historic interest. Immediately adjacent to this property are two pairs of three-storey semi-detached houses of red brick and plain clay tiles of a similar date.

Somewhat earlier in date, No 93 Berrington Lodge is another detached villa with an exuberant Venetian Gothic style porch dating from the 1860s (see page 46) and designed by prominent local architect George Bidlake. The properties all retain their stone front boundary walls and garden settings and together form an important group of buildings within the Conservation Area.

The land at the junction of Clark Road with Tettenhall Road is occupied by the petrol filling station, a late 20th century development of three apartment blocks and a parade of single-storey shops which front Clark Road. The buildings are of little architectural merit and have a negative impact on the character and appearance of the Conservation Area. The apartments include a line of mature trees that reduce the visual impact of the buildings and make an important contribution to the character of the Conservation Area.



*Petrol filling station and shops at the junction with Clarke Road.*



*ER II post box on the corner of Tettenhall Road and Albert Road.*

### Local features

- ER II post box outside no. 74 Albert Road;
- Wolverhampton Civic Society blue plaque commemorating John Masefield (1878-1967) who stayed at 141 Tettenhall Road in 1902 when he was managing the fine arts section of the Arts and Industrial Exhibition held in nearby West Park. Masefield went on to become Poet Laureate in 1930.

### Negative features

- Loss of historic character and appearance around the Clark Road junction where there is a petrol filling station and a row of single-storey 20th century shops beside modern flats (Thurlby Court – see page 8);
- Loss of architectural detail (e.g. windows at no. 133 Tettenhall Road);
- Insensitive alterations to historic buildings (e.g. infilling of gap between nos. 137 and 139 Tettenhall Road);
- Loss of front gardens to parking (e.g. no. 143 Tettenhall Road);
- Loss of original boundary walls;
- Traffic noise and fumes.



*Heavy traffic causes noise and fumes.*

## Area 4: Tettenhall Road (south side): No. 153 to Newbridge Crescent Tettenhall Road (north side): Slade Hill to St Jude's Road



*Looking towards St Jude's Church in Victorian times and today*

### Principal features

- St Jude's Church;
- Former St Jude's Vicarage (no. 96 Tettenhall Road), a locally listed building;
- Good examples of detached and semi-detached houses dating from c. 1884-1914;
- Avenue of trees leading to Wolverhampton Girls School (see page 34);
- Stone boundary walls (north side);
- Roadside trees.

### General character and townscape

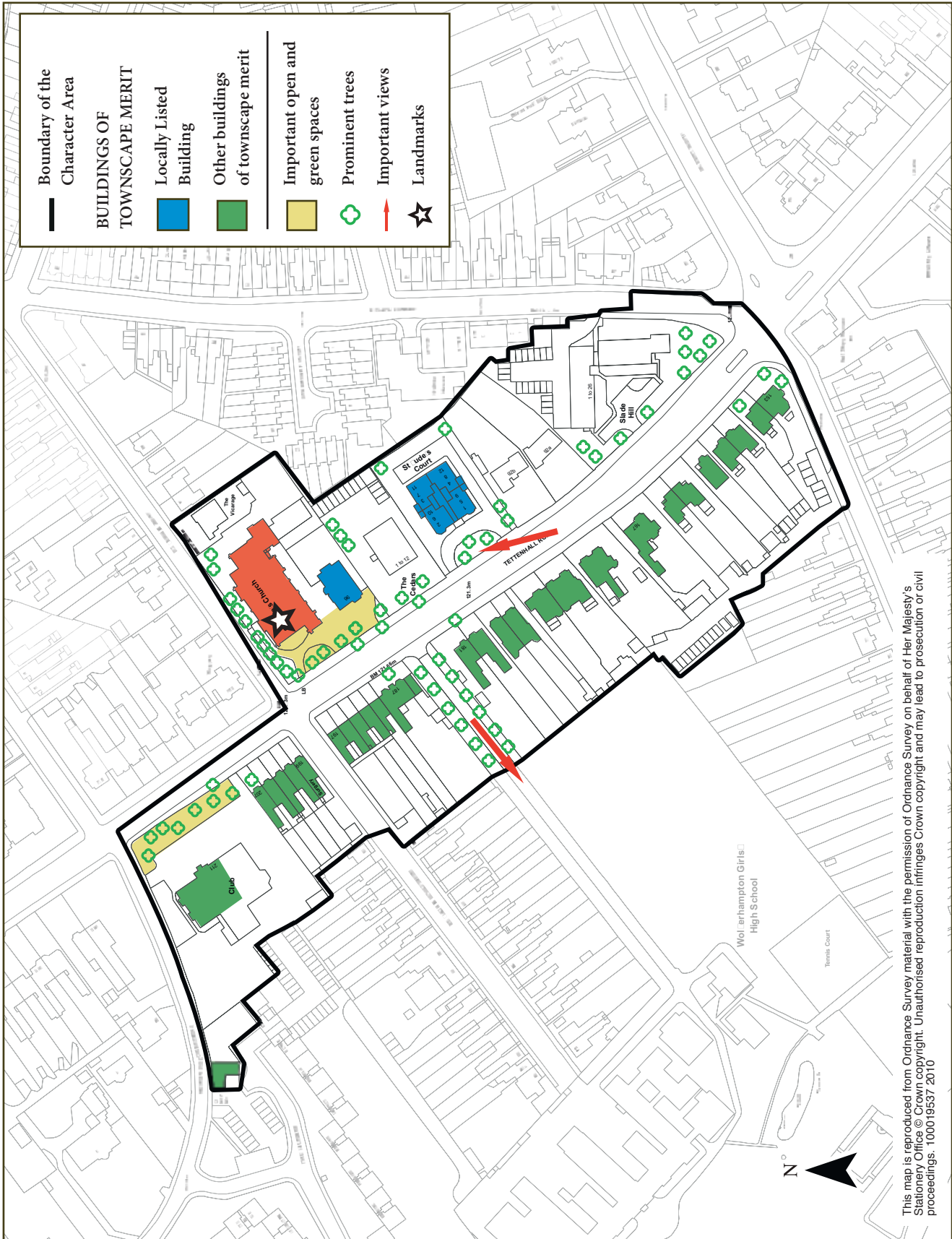
#### 1. North side

The Slade Hill flats development at the junction of Riches Street and Tettenhall Road is on land previously occupied by a large Victorian villa within its extensive grounds. The former carriage house to Slade Hill House survives and stands on the back edge of the footway in Riches Street.

It is currently unused and in a poor state of repair. The original boundary walls enclose a number of mature trees that are also important to the character and appearance of the Conservation Area. Two post-war detached houses fronting Tettenhall Road also occupy the former grounds of Slade Hill House.

St Jude's Court is an apartment block dating from 1934, designed by local architect S.D.W. Timmins. It is three storeys high on buff brick with stone detailing and a clay plain tile roof. The original character of the building has been compromised as many of the original metal windows have been replaced with uPVC alternatives but the building has been included on the local list of buildings of architectural or historic interest.

The Cedars is an apartment block of little architectural merit, which stands on land previously occupied by a Victorian villa of the same name. All that remains of the earlier building are the front boundary walls, which effectively screen the development.



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CHARACTER AREA 4 – TOWNSCAPE APPRAISAL MAP





*Trees along the access to Wolverhampton Girls' School.*

St Jude's Church (grade II) is an impressive landmark building on Tettenhall Road. It was built between 1867 and 1869 in the decorated gothic style to the design of the architect George Bidlake. The spire was added later in the 19th century to the design of T. H. Fleeming. It is built of rock-faced stone with ashlar dressings and clay plain tile roofs. It comprises a four bay nave with transepts and lean-to aisles. The chancel has coped gables and shallow offset buttresses. In 1867 the area was still sparsely populated and the Church was apparently built in advance of future use at the expense of one of the local residents (see page 13).

The original vicarage fronting Tettenhall Road stands immediately to the south-east of the Church. A large two-storey, detached, purpose-built vicarage, built in 1897 to the design of W. H. J. Weller. Later works by this local architect have been included in the statutory list of buildings of special architectural or historic interest. It is built of red brick with stone dressings and a red clay plain tile roof with brick stacks. The main entrance, beneath a stone gothic arch, faces the Church.

The building is currently in use as offices and the forecourt has been hard surfaced for car parking, which has an adverse impact on the setting of the building. The mature trees on the frontage of the property make a valuable contribution to the character and appearance of the Conservation Area. The former vicarage retains many of its original details and is included on the local list of buildings of special architectural or historic interest.

The current vicarage, built to the rear of the Church on St Jude's Road is a late 20th century building, which displays little of the architectural qualities of its neighbours.



*Slade Hill Flats*

## 2. South side

The length of Tettenhall Road between the Halfway House and the lane to Wolverhampton Girls' School contains nine detached and semi-detached dwellings of eclectic design (nos. 153 – 181 Tettenhall Road) dating from 1884 – 1914. Further west are two terraces of two-storey, red brick houses, which lack the grandeur of some of the neighbouring properties but which nevertheless once shared the same qualities. The buildings have been unsympathetically altered and have lost original roof coverings and sash windows.



*169 Tettenhall Road dated 1898 a locally listed building*

Immediately next to the terraces is an early 19th century house, originally called The Lindens. The building has been significantly extended with unsympathetic late 20th century additions and has lost much of its original character. It was originally set in its own extensive grounds, which have been hard surfaced to provide car parking.

## Local features

- Stone wall and gate piers at Slade Hill;
- Stone wall in front of The Cedars and a short length in front of no. 92b Tettenhall Road;
- Tiled street name signs (e.g. Birches Rd, St Jude's Rd);
- ER II post box outside St Jude's Church.

## Negative features

- Loss of historic character and appearance on the north side of Tettenhall Road between Slade Hill and The Cedars;
- Loss of architectural detail (e.g. windows at no. 181 Tettenhall Road);
- Insensitive alterations to historic buildings.
- Loss of front gardens to parking (e.g. no. 179 Tettenhall Road);
- Loss of original boundary walls;
- Unsightly wheelie bins on pavement and front gardens;
- Cars parked on wide pavements;
- Traffic noise and fumes.

**Area 5: Tettenhall Road (south side): Nos. 213 to 267 (odd)  
Tettenhall Road (north side): St Jude's Road to Newhampton Road**



*Looking towards St Jude's Church in Victorian times and today.*

**Principal features**

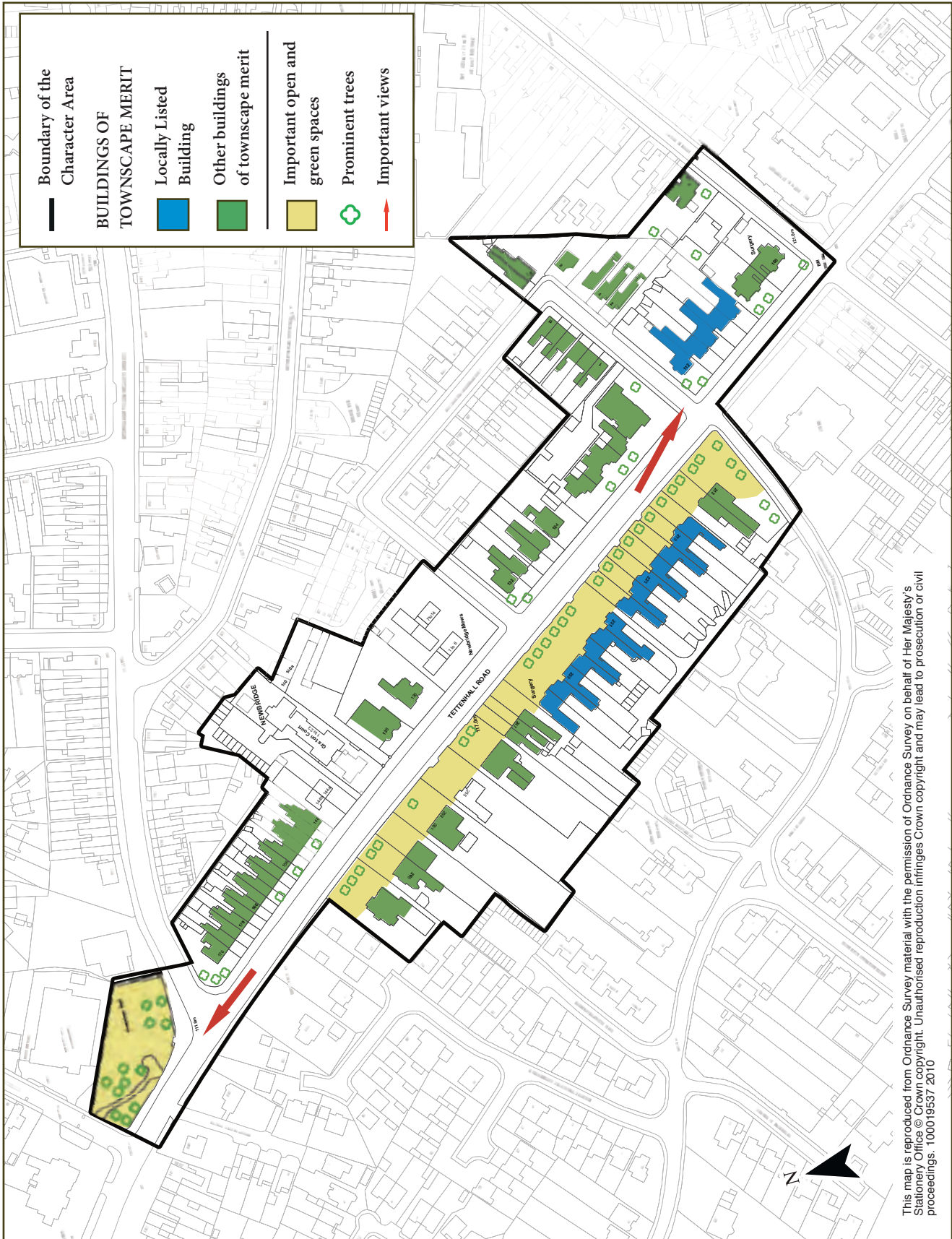
- Good examples of late 19th/early 20th century dwellings;
- Two groups of houses designed by local architect Frederick Beck;
- Surviving buildings of the Wolverhampton Tramways depot;
- Straight length of road with north-westward views to trees beyond The Rock;
- Well-defined building line set back from the road;
- More tranquil atmosphere than the southern end of Tettenhall Road;
- Open space beside Newhampton Road West junction;
- Slight descent of Tettenhall Road.

**General character and townscape**

**1. South side**

The westernmost end of the Conservation Area includes late 19th century and early 20th century houses. The south side includes Nos. 217 - 243 Tettenhall Road, two impressive terraces of three-storey red-brick buildings with red clay plain tile roofs, the top storeys of which are expressed architecturally with gabled fronts. The front elevations include stone dressings with decorative timber panels. These houses were designed by the Wolverhampton architect Frederick Beck and are now included on the Local List. Many of the buildings have been converted to flats and the frontages have been hard surfaced to provide parking for the occupants. The loss of the original front gardens has had an adverse impact on the setting of this imposing terrace (see page 38).

A terrace of three two-storey houses built of red brick (nos. 245-249) has suffered from inappropriate alterations including the removal of the original roof covering and replacement with concrete tiles; the removal of the brick stacks and



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CHARACTER AREA 5 – TOWNSCAPE APPRAISAL MAP



*Imposing terraces of large houses designed by architect Frederick Beck.*

the loss of the sash windows. The buildings are set back from the public highway behind garden forecourts.

The Whitehouse, Nos. 251 and 253 Tettenhall Road is a pair of semi-detached two-storey mid 19th century houses. The building is stuccoed brick with stone dressings and a hipped Welsh slate roof with a central ashlar stack and two end brick stacks. The front elevation includes two ground floor canted bays with decorative iron balconies. This is an important building that retains many of its original features.

The Westwood Hotel is a late 19th century building, originally constructed as a pair of semi-detached, two-storey houses. The building is of red brick with stone dressings and a hipped Welsh slate roof. The front elevation retains much of its original character including the two over two paned sliding sash windows. The original ground floor canted bays have been altered to provide entrances and the stacks have been significantly reduced in height.

Nos. 263 and 265 Tettenhall Road are a pair of late 19th century, three-storey, semi-detached houses

now in office use. They are built of red brick with stone dressings, Welsh slate roofs and brick stacks. No. 267 Tettenhall Road is a large, detached two-storey house, now in use as an office. It is constructed of red brick with stone dressings and a clay plain tile roof with brick stacks. Both buildings retain much of their original character, with many original features surviving. The frontages of both these properties and the Westwood Hotel have been hard surfaced to provide car parking which has an adverse impact on the settings of the buildings and an adverse impact on the character of the Conservation Area.

### **2. North side**

Properties on the north side of Tettenhall Road between St Jude's Road and Balfour Crescent are large three-storey terraced and detached villas of red brick with clay plain tile roofs and brick stacks. Nos. 104 -112 were designed by Frederick Beck for local industrialist W P Baker and are now included on the Local List. The top storeys are gabled with decorative timber panels, one of which is dated 1892 and another bears the initials WB. The properties are set well back from the carriageway and retain their front boundary walls and gardens.



*The Whitehouse*



*Houses in Balfour Crescent.*

The properties in Balfour Crescent comprise a mix of detached houses, three with striking applied timber frame, a pair of semi-detached houses that close the view looking from Tettenhall Road and a short terrace of modest two-storey, early 20th century buildings of red brick with stone dressings and Welsh slate roofs with brick stacks. A number of the properties have suffered from inappropriate alterations, which have had an adverse impact on their character. The houses nevertheless have a strong affinity with the properties on Tettenhall Road and display many of the details typical of the period. Balfour Crescent provides an attractive vista from Tettenhall Road.

The houses between the entrances to Balfour Crescent are three-storey detached and semi-detached villas of red brick with decorative timber panelling and clay plain tile roofs with brick stacks. Nos. 114-122 Tettenhall Road have been converted into apartments following a long period of dereliction.

Newbridge Mews is a late 20th century development of apartments. The site was previously occupied by a large late 19th century villa, which was set in extensive grounds. All that remains of the previous building are the sandstone boundary walls, which are important features and make a valuable contribution to the character of the Conservation Area. The walls screen the development that is of little architectural merit.

136 and 138 Tettenhall Road have been converted into a hotel and restaurant and their former gardens have been surfaced for car parking. The rear boundary wall of these properties forms a retaining wall for the former Wolverhampton Tramways depot. One of its long tram sheds with slate tiles and projecting rooflights can be glimpsed between these properties. Gatepiers to the left of the York Hotel flank the original depot entrance.



*106-112 Tettenhall Road – sometimes referred to as the 'Baker Buildings'.*



*Attractive terrace near the junction with Newhampton Road.*

Nos. 146-176 Tettenhall Road is a terrace of late 19th century houses which are a prominent feature at the westernmost end of the Conservation Area. The buildings are of white painted render and several have gabled dormers within the roof space. The buildings comprise two-storey bays and round headed entrances. The terrace creates a uniform appearance to the street scene, which is gradually being eroded through piecemeal alterations to individual properties. Several properties have suffered from unsympathetic alterations and have lost original roof coverings and sash windows. Originally Welsh slate roofs with brick stacks, a number have been covered with concrete tiles. The terrace is set back from the road in an elevated position behind garden frontages and original boundary walls.

The houses on the opposite side of the street are built in the grounds of the former White House, a large villa set in its own grounds, demolished during the inter-war period to make way for Newbridge Drive. The buildings are set back on higher ground and not included in the Conservation Area.

### **Local features**

- Stone boundary wall in front of Newbridge Mews;
- Tiled street name signs (e.g. Balfour Crescent, Tettenhall Road);
- Old parking sign in St Jude's Road ("P FREE Lights not required until 2 a.m.");
- WB monogram on No 106 Tettenhall Road.

### Negative features

- Wide poorly surfaced gap in frontage between nos. 136 (Mother India) and 138 (York Hotel) Tettenhall Road;
- Major alterations & large parking area bounded by chain link fence in front of no. 217 Tettenhall Road spoils the setting of the historic building and the streetscene;
- Garish colour of painted pillars to antique and furniture business adjacent to the York Hotel;
- Adverse change in external appearance arising from houses in multiple occupation;
- Loss of architectural detail (e.g. chimneys at nos. 245 - 249 Tettenhall Road);
- Insensitive alterations to historic buildings (e.g. York Hotel);
- Loss of front gardens to parking (e.g. Westwood Hotel);
- Loss of original boundary walls;
- Unsightly wheelie bins on pavement and front gardens;
- Cars parked on wide pavements;
- Traffic noise and air pollution.



*Gap between 136 and 138 Tettenhall Road.*



*Parking on wide pavements.*



## Area 6: Newbridge Crescent and Newbridge Avenue



*Newbridge Crescent.*

### Principal features

- Crescent House, a locally listed building;
- Newbridge Avenue, a cul-de-sac of c.1910 dwellings in a vaguely Arts and Crafts style;
- Generally tranquil atmosphere;
- Many trees.

### General character and townscape

Because it lies to the rear of Tettenhall Road, this small area has a distinctive character quite unlike areas 1 to 5. The area has extensive mature tree cover which is important to the character and appearance of the Conservation Area. Traffic is generally light and the area has a tranquil atmosphere apart from school drop off and pick up times when the area can become congested.

Newbridge Crescent appears on the 1842 Tithe Map and includes Crescent House, an early 19th century two-storey house, which has been divided into two dwellings. The building is white painted stucco with a parapet roof and stucco stacks. It is

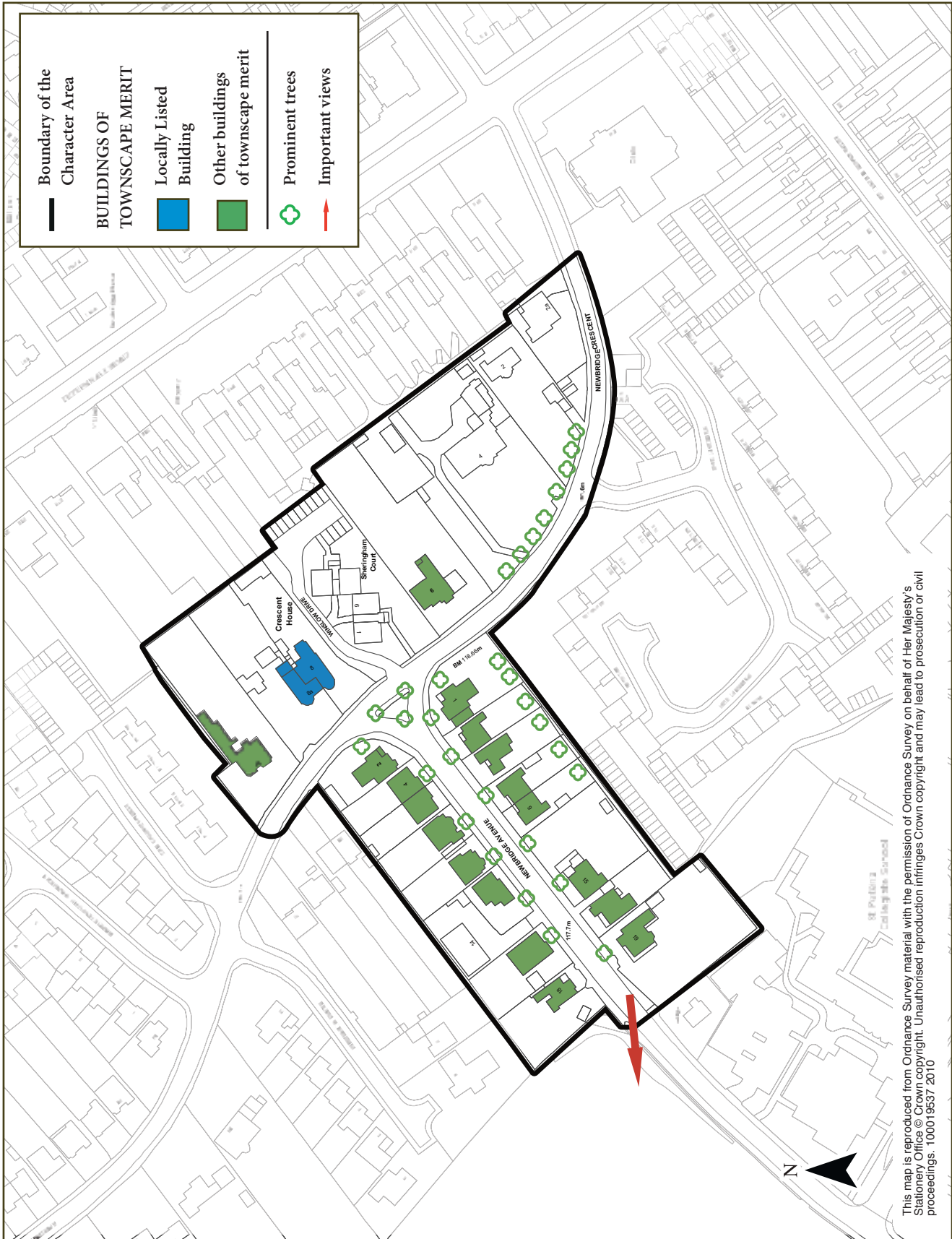
symmetrical with two two-storey semi-circular bays with sliding sash windows. The building sits within extensive grounds and is set back from the carriageway behind a stone wall topped with decorative iron railings. Crescent House is included on the local list of buildings of special architectural or historic interest.

Immediately adjacent to Crescent House is Ferndale, a two-storey 19th century building. The front elevation is stuccoed brick with painted brick return walls and a Welsh slate roof. The building is within its own grounds and is set back from the carriageway behind a brick wall topped with decorative railings.

Newbridge Avenue was laid out in the early 20th century with mainly two-storey detached and semi-detached villas. The houses are of red brick, some with materials stone dressings, roughcast render and decorative timberwork with clay plain tile roofs. Many of the original leaded casement windows survive, although some have been replaced with uPVC.



*Crescent House, Locally Listed building.*



CHARACTER AREA 6 – TOWNSCAPE APPRAISAL MAP



*The area has an attractive mix of building materials.*

#### Local features

- Grass verge and roadside trees in Newbridge Avenue.

#### Negative features

- Insensitive alterations to historic buildings (e.g. new windows at no. 15 Newbridge Avenue);
- Loss of front gardens to parking (e.g. no. 14 Newbridge Avenue);
- Loss of original boundary walls.



*Grass verge and roadside trees in Newbridge Avenue.*

## 5. Issues

### Positives

- Special historic character and appearance (see summary);
- Architectural quality of the area's buildings;
- Extensive tree cover;
- Historic associations;
- Good public transport connection to city centre.

### Negatives

- Traffic noise and fumes;
- Loss of original architectural details such as doors, windows, chimney stacks and roof material;
- Many of the historic buildings in the Conservation Area have been adversely affected by the use of inappropriate modern materials such as the replacement of original timber sash windows with uPVC;
- Cars parked on the wide pavements;
- The subdivision of many properties into flats or conversion to business premises has resulted in a significant increase in the need for curtilage car parking provision and the ensuing replacement of front gardens by parking spaces;
- Inappropriate and potentially damaging 'strap' pointing of stone walls;
- Areas of 20th century development dilute overall historic character and appearance and make little contribution to the character of the Conservation Area.
- Loss of original boundary walls;
- Wheelie bins, road signs and advertising signs spoil the setting of historic buildings.



*Refuse bins in front gardens and on pavements are an issue in many parts of the conservation area.*

### Threats

- Continuing loss of original architectural details (see above);
- Potential decline and loss of trees;
- Pressure for parking space leading to further loss of front gardens;
- Pressure to demolish properties in order to increase density on large plots of land;
- Adverse change in external appearance arising from houses in multiple occupation.



*Unsympathetic alterations are a threat to the character of the conservation area.*

## 6. Management Proposals



*The porch at Berrington Lodge.*

### Conservation Area review 2011

The Tettenhall Road Conservation Area was reviewed in 2011 and a new appraisal and management proposals went out to public consultation between 7th March and 15th April that year. The results of the consultation were reported back in August 2011 and approval was given to the management proposals. No objections to the Article 4 Direction were forthcoming during the statutory period of consultation and this was also confirmed.

One of the questions during the consultation asked whether the boundary of the conservation should remain as it is or whether it should be amended. Several areas lying adjacent to the existing designated area were suggested by the community for potential extensions. One of these suggestions

has been assessed as meeting the level of special interest required to warrant designation and this area was added to the conservation area on the 19th October 2011. The area concerned comprises the former premises of the Wolverhampton Tramways Company at Nos. 140a and 140b Tettenhall Road. The buildings were in use between 1878 and 1902 and were used originally as a depot for the horse drawn tramway system running from Queen Square in the town centre out to Newbridge which at the time was the boundary between Wolverhampton and neighbouring Tettenhall. The depot was closed when the tramways were electrified and the surviving buildings represent a comparatively rare survival of buildings of this kind which are of particular historic interest in the context of the transport history of Wolverhampton.

The following buildings were added to the Local List:

- Berrington Lodge , 93 Tettenhall Road
- 104 – 112 Tettenhall Road (The Baker Buildings)
- The Halfway House, 151 Tettenhall Road
- Lawnswood, 169 Tettenhall Road
- 217 – 243 Tettenhall Road

### Householder Permitted Development Rights

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 Tettenhall Road Conservation Area. For family houses, such changes are called “permitted development” as set out in the Town and Country Planning (General Permitted Development) Order 1995 (amended 2008), and

owners do not need permission from Wolverhampton City Council as the local planning authority. An Article 4(1) Direction was made in the conservation area on 7th March 2011 and confirmed on 15th August 2011 following consultation since no objections were received for properties affected. This direction withdraws permitted development rights for the unlisted dwelling houses identified as buildings of townscape merit in the conservation area. This means that potentially harmful alterations to houses are given due consideration through the planning process to help ensure the preservation of unique architectural features and traditional materials.

The following properties are covered by the Tettenhall Road Conservation Area Article 4(1) Direction:

Tettenhall Road: 25, 27, 31, 155, 157, 159, 161, 163, 165, 167, 169, 173, 175, 177, 189, 191, 193, 195, 225, (odds) 18, 20, 22, 78, 90, 106, 108, 112, 126, 130, 148, 150, 152, 154, 156, 160, 162, 164, 166, 168, 172, 174, 176, (evens)

Connaught Road: 2

Clarendon Street: 23, 24, 25

Albert Road: 74

Balfour Crescent: 3, 5, 7, 9 (odd)  
2, 4, 6, 8, 10, 12 (even)

Newbridge Crescent: 6, 8, 8a, 10

Newbridge Avenue: 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 14, 15, 16, 17, 18, 19

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

fronting the highway such as the enlargement, improvement, or other alteration of a dwelling house; alterations to the roof, the construction of an external porch; and the painting of a dwelling house, or of a building or enclosure within its curtilage. The Article 4 (1) Direction also brings under planning control the demolition of gates, fences, walls or other means of enclosure, if it is within the curtilage of a dwelling house and fronts a highway.

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

### 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, (e) pointing of stone

walls, (f) residential parking in front gardens;

- When considering an application for conversion of a dwelling house to flats or non-residential use, the Council will carefully consider such matters as bin storage, clothes drying, car parking and fire safety works to ensure that the change of use does not adversely impact on the character and appearance of the Conservation Area;
- Encourage reinstatement and repair of historic boundary treatments where there is documentary or physical evidence to determine original form or detailing;
- Small historic items such as Queen Victoria letterboxes, historic boundary walls and street name signs 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;
- Review all traffic signage, advertising and street furniture with a view to the removal of unnecessary clutter and unauthorised signs.



*173 Tettenhall Road original gatepier.*

### **Monitoring and review**

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

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

## 7. Implications of Conservation Area Designation

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

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

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

#### **• Dwelling houses**

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

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

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



- **Commercial properties and buildings divided into flats**

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

### **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 if you are renting.

### **Telecommunications masts**

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

### **Solar panels**

Solar panels are traditionally need to be set on south or west slopes of roofs. The attachment of a solar panel to the roof of a building in a Conservation Area may require planning permission.

In situations where the impact of a solar panel on the roof would be considered detrimental to the character of the conservation area 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 so it is advisable to check with a planner at the Council before proceeding with installation. 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.

**It is recommended that any proposals for new development or alterations of existing buildings in a conservation area should be discussed with a planning officer at the Council before commencing work on site. Telephone enquiries should be made to City Direct (01902) 551155. Wolverhampton City Council will consider the**

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

### **Works to trees**

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

### **Advertisements**

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

### **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)

## Bibliography and maps

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

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

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

Tettenhall Road Conservation Area Appraisal,  
WCC Cabinet Report, Oct 2004

William Yates' Map of the County Of Stafford 1775

Wolverhampton Tithe Map 1842

Ordnance Survey Map 1889, 1919, 1938

### Sources of further information

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

#### Historic Environment Service

Education & Enterprise  
Wolverhampton City Council  
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.*



Far left: Bidlake blue plaque, 93 Tettenhall Road.  
Middle: View SE from Newhampton Road.  
Left: 41 – 45 Peel Place, Tettenhall 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 eventually be replaced 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 (Office of the Deputy Prime Minister) ODPM 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.



Historic Environment Service  
Education and Enterprise  
Wolverhampton City Council  
Civic Centre  
St Peter's Square  
Wolverhampton  
WV1 1RP

[conservation@wolverhampton.gov.uk](mailto:conservation@wolverhampton.gov.uk)