

# Bushbury Hill Conservation Area Character Appraisal and Management Plan



Client:  
City of Wolverhampton  
Council

Date:  
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# 1.0 Introduction

## Summary

An area of historic and landscape value, Bushbury Hill provides an important indication of the historic, rural appearance of the greater Wolverhampton area, prior to the city's expansion in the twentieth century. The Conservation Area is located approximately 3 miles (4.8 km) to the north of Wolverhampton's civic centre and is roughly 78 acres in size. It is in the Parish of Bushbury and is bordered by residential estates to the west and south, with areas of council owned and private fields to the north and east.

Bushbury Hill was designated as a Conservation Area on 12<sup>th</sup> October 1972 and was subsequently expanded on 25<sup>th</sup> July 1974. This appraisal has revised the Conservation Area boundary, consolidating the area to focus upon the built elements of the Conservation Area and their immediate environs, which are of special interest, and removing sections of twentieth century development which are not considered to be of significance.

Bushbury Hill has a long history of occupation and is one of the oldest inhabited areas of Wolverhampton, sited on an ancient road which connected Stafford to the north and Penn in the south. The Conservation Area encompasses St Mary's Parish Church and churchyard, with a public footpath running through the centre of the Conservation Area. The rest of the area is in private ownership with no public access. Medieval in origin, the existing church building is significant, with evidence suggesting there has been a church on the site since the Saxon period. Bushbury Hall, a seventeenth century house with associated stable block, is located north east of the church and an important contributor to the understanding of the historic function and appearance of the Conservation Area.

The special interest of the Conservation Area is derived from the buildings within Bushbury Hill and their survival despite substantial development of the surrounding area. The setting of the Conservation Area, formed of undeveloped, open land contributes to its special interest and distinction from surrounding housing developments.

Bushbury Hill is on Historic England's Heritage at Risk Register. The condition of the

Conservation Area has been assessed as 'very bad' with 'medium' vulnerability and a 'deteriorating' trend.

## Conserving Wolverhampton's Heritage

The City of Wolverhampton Council appointed Place Services to prepare a Conservation Area appraisal for Bushbury Hill. This Conservation Area Appraisal and Management document is provided as baseline information for applicants to consider when designing or planning new development in Bushbury Hill and its environs.

This report provides an assessment of the historic development and character of Bushbury Hill and outlines its special interest. The appraisal will also consider the significance of heritage assets within the Conservation Area and the contribution that these, along with their setting, make to the character of the area. The understanding of significance will be used to assess the susceptibility of the Conservation Area to new development, highlighting key assets of importance.

This assessment will consider how Bushbury Hill developed and how its character is reflected and influenced by the building styles, forms, materials, scale, density, roads, footpaths, alleys, streetscapes, open spaces, views, landscape, landmarks and topography within the Conservation Area. These qualities can be used to assess the key characteristics of the area, highlighting the potential impact future developments may have upon the significance of heritage assets and the character and appearance of Bushbury Hill. This assessment is based on information derived from documentary research, site visits and analysis of the Conservation Area.

The National Planning Policy Framework (NPPF) highlights good design as one of twelve core principals of sustainable development. Sustainable development relies on sympathetic design, achieved through an understanding of context, the immediate and larger character of the area in which new development is sited.

This assessment follows best practice guidance, including Historic England's revised Historic England Advice Note 1 for Conservation Area Appraisal, Designation and Management (2019) and The Setting of Heritage Assets (2017).

## Purpose of Appraisal

This document should be used as a baseline to inform future development and design with regard to the sensitivities of the Historic Environment and its unique character. This includes the identification and assessment of Bushbury Hill Conservation Area's special interest and significance.

It is expected that applications for planning permission will also consult and follow the best practice guidance, some of which is outlined in the bibliography. Applications that demonstrate an understanding of the character and appearance of a Conservation Area are more likely to produce good design and outcomes for agents and their clients. This appraisal will strengthen understanding of Bushbury Hill and its development, informing future design.

## Planning Policy Context

The legislative framework for conservation and enhancement of conservation areas and listed buildings is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 (HMSO 1990).

Section 69 of this act requires Local Planning Authorities to designate areas which they consider to be of architectural and historic interest as conservation areas, and section 72 requires that special attention should be paid to ensuring that the character and appearance of these areas is preserved or enhanced.

Section 71 also requires the Local Planning Authority to formulate and publish proposals for the preservation and enhancement of these areas. National planning policy in relation to the conservation and enhancement of heritage assets is outlined in chapter 16 of the Government's National Planning Policy Framework (DCLG 2019).

The Bushbury Hill Conservation Area is located within the City of Wolverhampton.

The Wolverhampton Unitary Development Plan was adopted in 2006 and outlines policies relevant to the Conservation Area and heritage which include:

- Policy HE1 Preservation of Local Character and Distinctiveness (part)
- Policy HE2 Historic Resources and Enabling Development
- Policy HE3 Preservation and Enhancement of Conservation Areas
- Policy HE4 Proposals Affecting a Conservation Area
- Policy HE5 Control of Development in a Conservation Area
- Policy HE6 Demolition of Buildings or Structures in a Conservation Area
- Policy HE7 Underused Buildings and Structures in a Conservation Area
- Policy HE8 Encouragement of Appropriate Redevelopment in Conservation Areas
- Policy HE9 Relaxation of Normal Standards in a Conservation Area
- Policy HE10 Removal of Permitted Development Rights in a Conservation Area
- Policy HE12 Preservation and Active Use of Listed Buildings
- Policy HE13 Development Affecting a Listed Building
- Policy HE14 Alterations and Extensions to a Listed Building
- Policy HE15 Change of Use of a Listed Building
- Policy HE16 Demolition of a Listed Building
- Policy HE17 Development Affecting the Setting of a Listed Building
- Policy HE18 Preservation and Enhancement of Local List Buildings & Sites
- Policy HE19 Development Affecting a Local List Building or Site
- Policy HE20 Demolition of a Local List Building or Site
- Policy HE21 Historic Parks and Gardens

## Boundary Revision

The boundary of Bushbury Hill Conservation Area has been reviewed as part of this appraisal document, the recommended revised boundary is detailed in Figure 1.

This revision excludes areas of fields, Bushbury Cemetery and Crematorium and Northcote Farm.

### Justification

A conservation area is defined in the Planning (Listed Buildings and Conservation Areas) Act 1990 as ‘an area of special architectural or historic interest, the character of appearance of which it is desirable to preserve or enhance’. Therefore, a conservation area must display sufficient defining characteristics, architectural or historic, to be deemed ‘special’.

Conservation Area designation celebrates the qualities which define and display the special interests of that area. Conservation Areas should be seen to justify their status, preventing the potential dilution of the concept through the designation of areas lacking any special interest.

This assessment has found that the open fields, cemetery and Northcote Country Park, within the northern section of the initial boundary of Bushbury Hill Conservation Area do not contribute to the architectural or historical significance of Bushbury Hill. These areas have some history of connection to the buildings within the 2022 Bushbury Hill Conservation Area boundary, however this significance is no greater than those of other open agricultural and undeveloped areas within the vicinity.

Northcote Farm, a Grade II listed building, located 0.6 miles north St Mary’s Parish Church, was historically much more closely linked to Moseley Court than the Bushbury settlement, as shown by its proximity on the 1886 OS map (Figure 2), which highlights the location of a small lodge for Moseley Court within the farmstead’s curtilage.

Whilst all farmsteads were likely interconnected with Bushbury Hill, the relationship between Northcote and the surrounding Halls (Moseley Court, Moseley Hall and Moseley Old Hall) to the north, appears much stronger and this is the reasoning for its removal from the Bushbury Hill Conservation Area. This is supported by

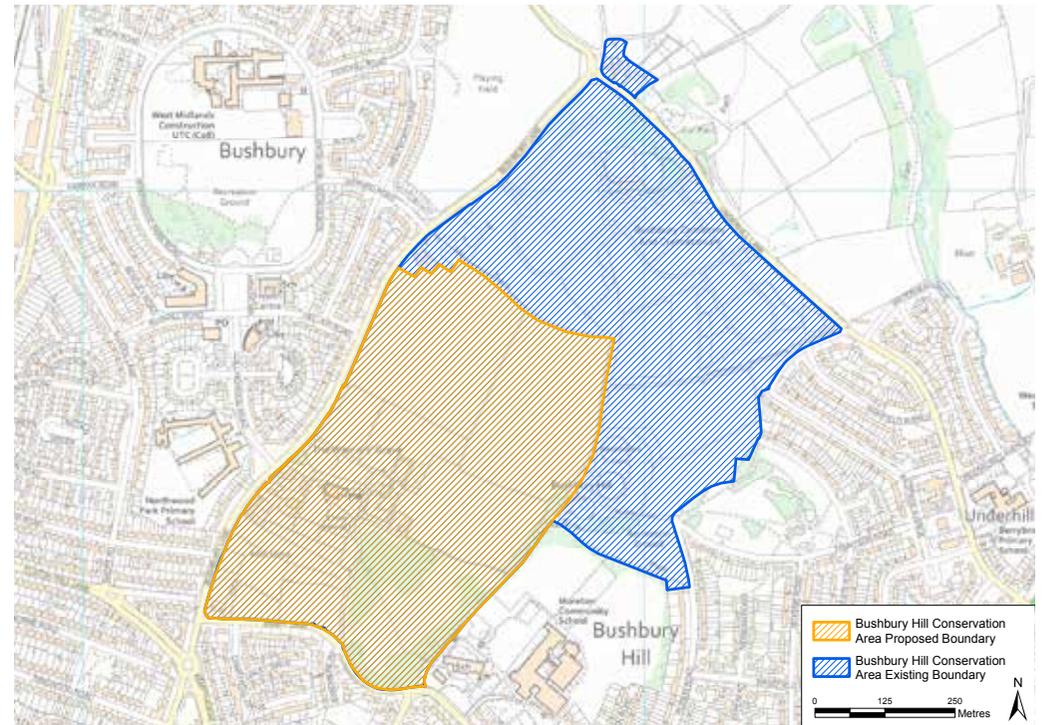


Figure 1 Map showing revised the Bushbury Hill Conservation Area boundary, marked in yellow. The section marked in blue has been removed from the Conservation Area.

documentary evidence, summarised within the Archaeological Survey of Bushbury Green Wedge conducted by Birmingham University Field Archaeology Unit in 1990.

Furthermore, Northcote Farm is a designated Country Park and Heritage Asset, meaning it has its own protection and does not benefit from supplementary heritage status as part of a conservation area.

Bushbury Hill Cemetery and Crematorium has been omitted from the Bushbury Hill Conservation Area boundary as it does not have the historic and architectural interest of the core of Bushbury Hill. There is some architectural interest within the cemetery, including the locally listed chapel, however this is not consistent with the architectural characteristics of Bushbury Hill and is not a contributor to its special interest, which is outlined in section 1.1.

Areas removed from the Conservation Area will nonetheless remain important to the setting of Bushbury Hill Conservation Area and the designated and non-designated heritage assets within it. In effect the exclusion of these areas goes towards enhancing the protection of the Conservation Area as it helps to define them as contributory factors to the significance of the Conservation Area, rather than as part of it. All planning applications in the environs of the Conservation Area should be mindful of the area's setting, seeking to enhance or preserve the special interest of the area in line with national planning policy.

A small section of late twentieth century housing is included within the Conservation Area, in the south western section. Their location is part of the historic church boundary and although they are not representative of the architectural character displayed by the older properties within the Bushbury Hill Conservation Area boundary, their contribution to the significance of the area is largely neutral and does not harm the Conservation Area's special character. These houses are included within the Conservation Area as they are located within the historic boundary of the church and to protect this section of the Conservation Area from unsympathetic future development.



Figure 2 Ordnance Survey Map 1886

## 2.0 Bushbury Hill Conservation Area



Figure 3 Map showing the Bushbury Hill Conservation Area within its wider setting (Google Earth)

### 2.1 Location and Topography

Bushbury Hill is located to the north of Wolverhampton city centre, close to the municipal boundary with Staffordshire, within the parish of Bushbury. The open appearance of the land surrounding the Conservation Area to the north and east provides an important reprieve from the development surrounding Bushbury Hill to the south and west. When travelling north away from the Conservation Area, the open appearance of the land north of the site is a gradual introduction into the rural appearance of the landscape within south Staffordshire.

Allotments and the site of the former municipal swimming baths within the south of the Conservation Area boundary serve as an additional, important, buffer between the historic character of Bushbury Hill Conservation Area and the standardised appearance of the housing developments which largely encircle the 'Bushbury Wedge' of green space.

Bushbury Lane borders the Conservation Area to the west and is an important historic route through the centre of the Bushbury parish, connecting the centre of Wolverhampton and Moseley Court. The London and North West Railway line intersects Bushbury Lane south of the Conservation Area and had an impact upon the eighteenth and nineteenth century development of the area. This development was also influenced by the earlier construction of the Staffordshire and Worcestershire Canal at the western edge of Bushbury parish.

Northcote Country Park is located 0.6 miles north of the Conservation Area and features a working 'Tudor' farm set within historic grounds and buildings. Further north, within Staffordshire, is Moseley Old Hall, a substantial sixteenth century manor with links to Charles II, who sought refuge at the property as part of his escape following the Battle of Worcester. Other former manorial seats were located in the area surrounding Bushbury Hill, many of which have been lost through time and the construction of substantial areas of twentieth century housing in the north of Wolverhampton.

The topography of the Conservation Area rises in the north east corner, toward the crest of Bushbury Hill which is located outside of the Conservation Area boundary. Long views of the Conservation Area and wider Wolverhampton can be gained from the top of Bushbury Hill, where St Mary's Churchyard and the Conservation Area mark the graduation point from open fields into the dense urban sprawl of north Wolverhampton.

Information from the British Geological Survey states the area is largely formed from sedimentary bedrock (mostly sandstone) which is part of the Chester Formation. This formed approximately 247 to 250 million years ago in the Triassic Period when the local area was dominated by rivers<sup>1</sup>.

<sup>1</sup> BGS website

## 2.2 Historical Overview

### Prehistoric, Roman and Early Medieval

Bushbury Hill is an historic settlement, situated on an ancient route between Stafford in the north and Penn to the south.

There is currently no evidence for prehistoric, Roman and Early Medieval activity within the Conservation Area boundary. There is a possible Iron Age hill fort at Bushbury Hill, which may indicate earlier activity within the vicinity. The speculative route of a Roman road, which potentially passed through Northycote Farm, is likely to have acted as an auxiliary road between Penkridge and Metchley Fort in Birmingham.

The Domesday Book (1086) records Bushbury parish as a small manor of three villages and four small holdings. The name, Bushbury, appears to derive from the Anglo-Saxon Byscopesbyri, or 'the manor belonging to the bishop'. There may, therefore, have been earlier Anglo Saxon occupation within the Conservation Area.

### Medieval Period

During the medieval period, the principal manor of the parish was in the area which now forms part of Bushbury Hall; the S-shaped earthwork to the north of the existing hall building probably formed the manorial boundary. St Mary's Church, central to the Conservation Area, was built in the fourteenth century and served the small hamlet and manor at Bushbury (Figure 4). Surviving earthworks within the vicinity of the church are potentially the remains of a deserted medieval settlement. The surviving remains of the church cross, within the existing church yard, suggests that there has been a place of worship on this site prior to the construction of the existing church – the stepped cross base is estimated to date from the tenth or eleventh century.

St Mary's Church still contains some fourteenth century stained glass in its chancel, which also contains a fifteenth century hammer-beam roof. The church's tower was added in the fifteenth century. Both Bushbury Lane and the ridgeway/footpath over Bushbury Hill formed early routes through the landscape but the exact date of these is not yet established. Northycote Farm and Moseley Hall, both located outside of the Conservation Area to the north, are indicative of the dispersed settlement and landscape that existed within the Bushbury parish during this period. Cropmark evidence north of the Conservation Area indicates the landscape was mostly in



Figure 4 Shaw's engraving of St Mary's Church, 1798-1801

## Post Medieval

agrarian use during this period.

Bushbury Hall, situated a few yards to the northeast of the church, contains an early south wing, dating from the sixteenth or seventeenth centuries, and is presumably on the site of an earlier building. The Bushbury area was the location of a few skirmishes during the Civil War and King Charles I made Bushbury Hall his headquarters for a time. The area was still largely undeveloped and unpopulated in the post-medieval period, a Hearth Tax dating from 1666 shows that only forty-seven houses existed within the parish.

The Yates Map of 1770 shows a small collection of buildings surrounding the historic church (Figure 5) indicating the early development of the settlement. Bushbury Hill House and Farm, which no longer exist, were constructed in the eighteenth century and located south east outside of the Conservation Area. Recent excavations at Bushbury Hill Primary School identified three phases of buildings.

The construction of the Staffordshire and Worcestershire canal, in the eighteenth century, had some impact upon the Conservation Area, however Bushbury was not subject to the rapid industrialisation that occurred elsewhere in Wolverhampton during this time. Coal mining took place in Essington, north east of the Conservation Area from the beginning of the eighteenth century, and a brickyard and gravel pit were located north of the hamlet surrounding the St Mary's, however these were small and did not have a large industrial impact upon the landscape of Bushbury. Both features are visible on the Tithe Map.

The opening of Bushbury Rail Station in 1852, and the modernisation of the Penn Way, improved the connections to the area and the Bushbury Junction Complex became a major servicing point for the LNWR and GWR. A pumping station, two railway cottages and signal point, built in this period are still present west of the Conservation Area, at the junction between Lincoln Green and Wood Lane. The population and development rose dramatically as Bushbury expanded during this period.

On the 1886 Ordnance Survey (OS) map the area which forms the Bushbury Hill Conservation Area is a small settlement, comprising of a school, church, a few residential dwellings and a large Hall and farm – typical of early, self-supported,



Figure 5 1775 Yates' map, showing Bushbury Hill as a small cluster of buildings



Figure 6 Ordnance Survey Map 1899



Figure 7 1933 Ordnance Survey map of Bushbury Hill

rural communities (Figure 6). At this time, a few moated sites and additional farmsteads (Elston Hall and Bushbury Hill, both now demolished) were near what is now the Conservation Area, but there appear to be no explicit links between these and Bushbury Hall. A 'pound', a holding place for stray animals is marked on a map of Bushbury from 1837, indicative of the medieval, manorial elements of the settlement.

Major restoration works to St Mary's Church were undertaken in the late nineteenth century, reconstructing the tower and adding a north aisle to the nave. Edward Banks, a notable local architect, was employed to undertake the works. Banks worked on many churches within the Wolverhampton and Staffordshire area, as well as prominent municipal buildings such as Royal Hospital and the School of Art and Design, Wolverhampton.

During the early nineteenth century a new Vicarage had been built for St Mary's off Sandy Lane in 1804-5 for the Reverend John Clare, who had found the existing Vicarage to be substandard when he took over the post. Surviving photos show Clare's Vicarage typically Georgian in appearance, square and symmetrical. The Vicarage was demolished in the 1960s. The site is now occupied by the properties on Sandmere Rise.



Figure 8 St Mary's Vicarage, now demolished. Credit: <http://www.historywebsite.co.uk/articles/bushbury/churchvicrg.htm>

## Modern

Industry came to the Bushbury parish in the late nineteenth century, when the Electric Construction Corporation Ltd built their large engineering works. The works were constructed in the formal gardens of Goresbrook House (now demolished), west of Stafford Road and approximately 1.5 miles south west from the centre of the Conservation Area. The area retains its industrial and commercial use, despite the demolition of the original Engineering Works. The Goodyear Tyre and Rubber Company further industrialised the area when they opened a Bushbury Plant in 1927, which employed a significant number of local residents.

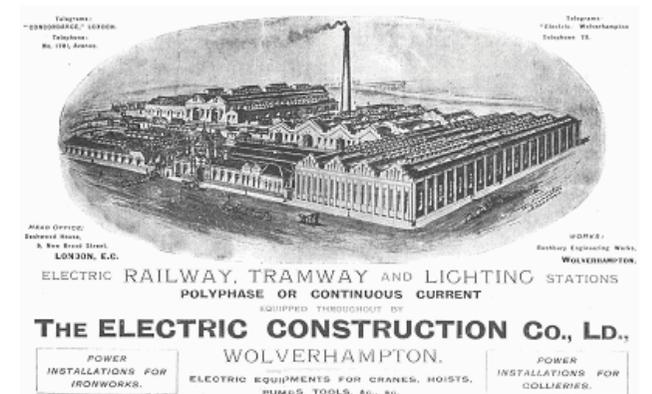


Figure 9 The Electric Construction Company opened their large Bushbury plant in the late nineteenth century. Credit: <http://www.historywebsite.co.uk/Museum/Engineering/Electrical/1902Exhibition.htm>

Wolverhampton was subject to significant expansion during the inter and post war period, this led the construction of all the surrounding estates.

The 1938 OS map shows development encroaching on the Conservation Area to the south (Figure 9). The housing development respects the topography of the area, with houses located on the lower lying ground and the park and Conservation Area on the higher ground. Bushbury Hill rises as the highest point

within the landscape and affords generous views into the Conservation Area and of the surrounding landscape. In the 1930s, south east of the Conservation Area boundary on the former site of Bushbury Farm, Bushbury Hill School was built. It became the headquarters of the local Toc H, an international Christian movement set up in the First World War.

During the Second World War, to assist with emergency housing shortages under the Housing (Temporary Accommodation) Act of 1944, the surviving pre-fabricated estate at Lincoln Green, west of the Conservation Area, was constructed.

To the north, outside of the Conservation Area, a Council operated cemetery was constructed in the latter half of the twentieth century, within which are well maintained grave plots and landscaped gardens.

The chapel within the Cemetery was designed by notable mid-twentieth century local architect Richard Twentyman and is locally listed (Figure 11). The seventeenth century house of Bushbury Hall is still extant within the Conservation Area today and is a Grade II listed building.



Figure 10 Pre-fab buildings on Lincoln Green, Bushbury. Credit: John M, <https://www.geograph.org.uk/photo/1607927>



Figure 11 The chapel at Bushbury Crematorium and Cemetery, which is locally listed.

## 2.3 Heritage Assets

### Designation History

Bushbury Hill Conservation Area was designated in 1972 and expanded in 1974. This appraisal document has recommended a revised boundary, as described in section 1.5.

### Designated heritage assets

There are 10 designated heritage assets within the Conservation Area. All are Grade II listed with the exception of St Mary's Church, which is Grade II\*. The remains of the medieval cross within the church yard is both listed and a scheduled monument. A map showing the location of these designated heritage assets is included as Figure 12.

- St Mary's Church (1201786) – Grade II\*
- Jackstone Headstone 5m East of St Mary's (list entry number: 1205268)
- Carter Headstone 3m South of St Mary's (list entry number: 1205257)
- Group of 5 Headstones east of south porch (list entry number: 1280812)
- Gravestone west of south porch (list entry number: 1201788)
- Base of churchyard cross 3m south of south porch, (list entry number: 1282490, scheduling ID: 1016436)
- Horden Tomb 5m south of south porch (list entry number: 1201789)
- Bradburn Monument 5m north east of St Mary's (list entry number: 1201787)
- Bushbury Hall (list entry number: 1201785)
- Farm Buildings to the North of Bushbury Hall (list entry number: 1282489)

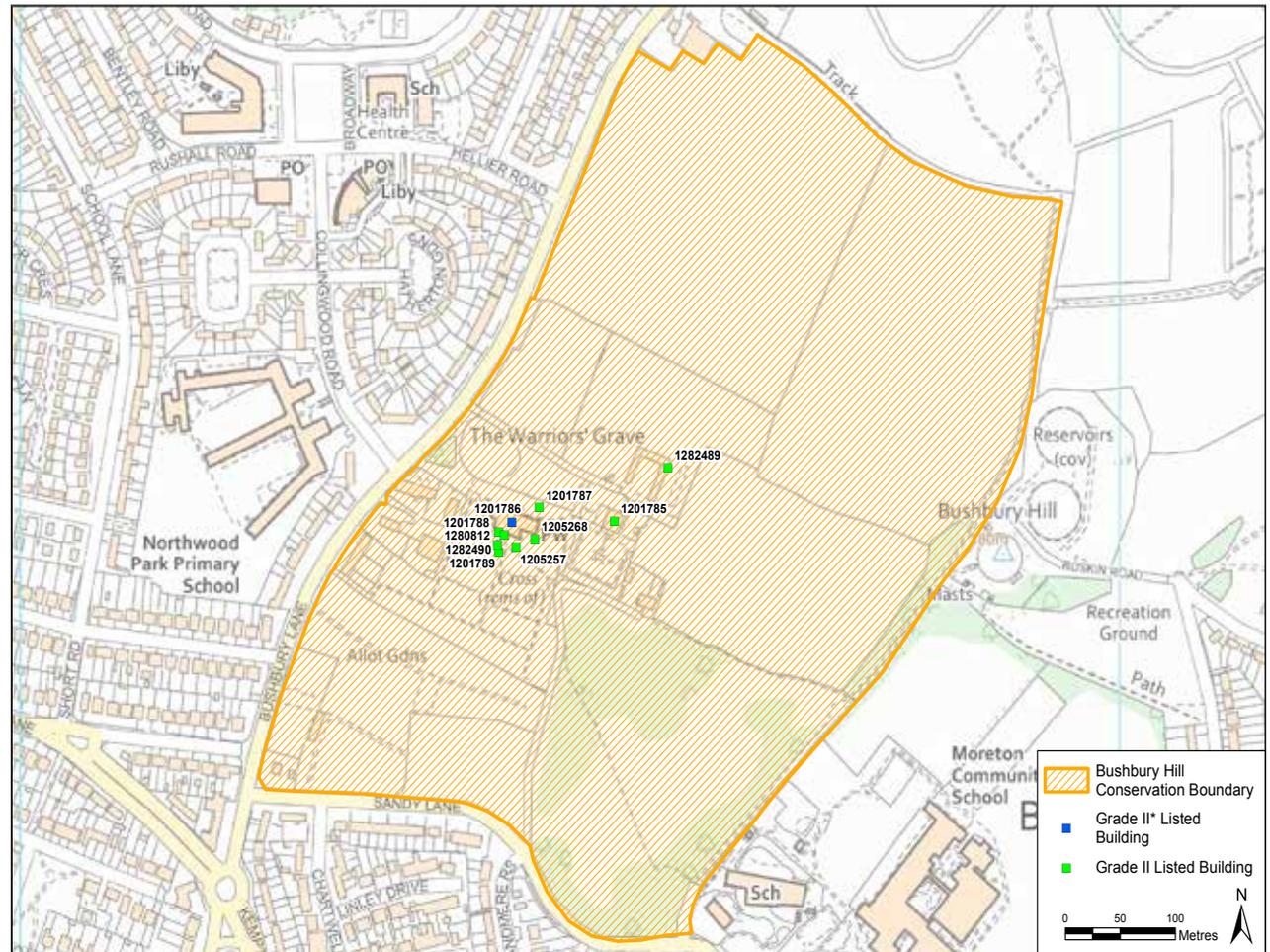


Figure 12 Map showing the designated heritage assets within the Conservation Area

### Non-Designated heritage assets

A memorial named The Warrior's Grave is located at the western entrance to St Mary's Church.

The oldest section of Bushbury Nursery was built as the school in 1835 (as noted by the plaque on the side elevation). It is typical in appearance of an early nineteenth century school and provides an indicator of the historic appearance of the Conservation Area.

### Heritage at Risk

The Conservation Area is contained in Historic England's Heritage at Risk Register. Further information is detailed in section 4.1.

The farm buildings at Bushbury Hall are in a state of poor repair. When viewed during a site visit for this appraisal document, much of the roof material for this complex of buildings had been lost.

St Mary's church cemetery has suffered neglect and decline. The growth and felling of trees within the church yard has damaged many gravestones, many of which have broken or collapsed.

## 2.4 Archaeological Potential

Bushbury Hill Conservation Area has high potential for preserved archaeological remains particularly of medieval date.

Surviving earthworks indicate the probable location of a deserted medieval village which would have been associated with the present church, which has its origins in the mid 14th century. This is similarly mirrored in the link between the church and hall, representative of a church-manor complex. There is a high potential for surviving archaeological deposits in the area of the church and hall. Ridge and furrow is recorded to the north of the Conservation Area indicative of the wider agricultural medieval landscape and there is also evidence of pillow mounds within the same field.

The limited development within the Conservation Area also increases the likelihood of preserved below-ground archaeological remains. The setting of the church and hall complex and its associated earthworks needs to be carefully considered if development is proposed within the vicinity.



Figure 13 St Mary's Church



Figure 14 The Warrior's Grave Memorial

## 3.0 Character and Appearance

### 3.1 Summary of Special Interest

Bushbury Hill's special interest is drawn from its historic and landscape interest, presenting the character of an historic settlement and open landscape nestled amongst twentieth century development. St Mary's church is the focal point of the Conservation Area and represents the core of the wider Bushbury Parish, beyond the Conservation Area boundary.

The link between Bushbury Hall and St Mary's church is representative of a church-manor complex, an early form of settlement which can typically be traced back to the early Medieval period. Evidence suggests that there has been a church on the site since around the time of the Norman Conquest, due to the presence of the standing cross in the churchyard. The oldest surviving sections of the church date from around 1350. Building materials, surviving built elements and design details found across the Conservation Area are indicative of the area's long history and are a key visual indication of Bushbury Hill's significance.

Bushbury Hall is privately owned and there is limited public access to sections of the Conservation Area. Nonetheless, the visibility of the hall in sections of the Conservation Area and wider landscape are important and contribute positively to the viewer's understanding of the relationship between the structures within the settlement and Wolverhampton. Similarly, the contrast in building materials used on the church, hall and school are indicative of developing construction methods throughout the Conservation Area, reflecting both regional and national trends and innovations.

The Conservation Area is compact, focussing upon the key built areas surrounding the church and sections of open space which contribute specifically to the understanding and appreciation of the area's significance. Additionally, the areas of open space act as an introduction to the undeveloped nature of the land to the east and north of the Conservation Area, which encompasses the peak of Bushbury Hill.

Boundary treatments, trees and hedgerow throughout the Conservation Area also creates sections which feel secluded, providing contrast amid the areas encompassed by the Conservation Area boundary. These secluded sections also emphasise the feeling of tranquillity and distance from the suburban development which borders Bushbury Hill to the west and south, drawing greater prominence to the distinct appearance of the Conservation Area, comparative to surrounding housing estates.

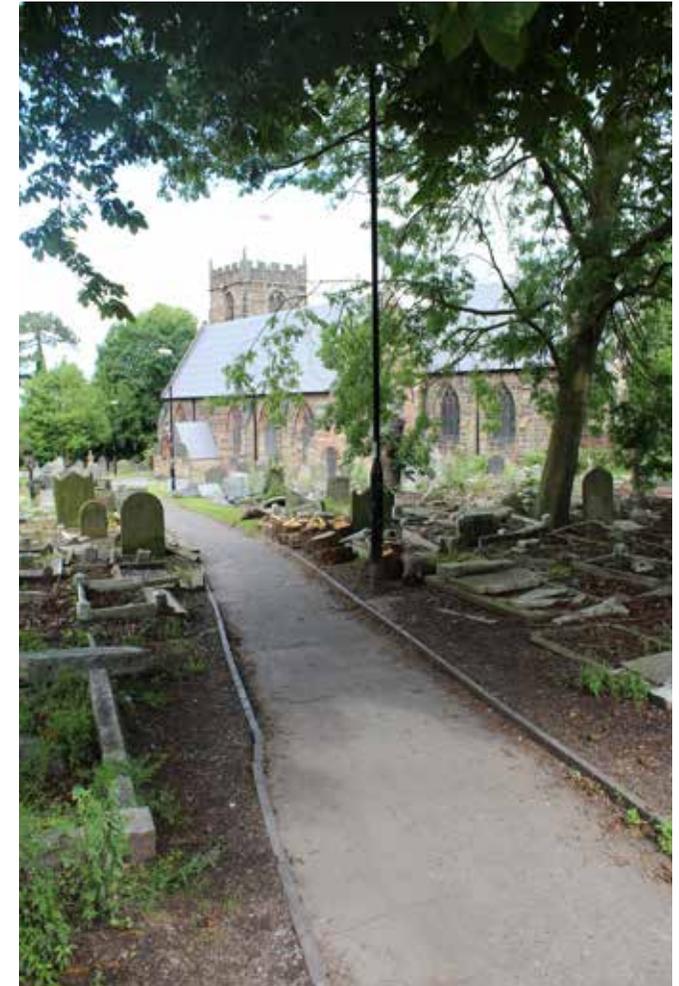


Figure 15 St Mary's church and graveyard

### 3.2 Character Appraisal

#### Land usage

Land usage within the Conservation Area is indicative of the history of the site, providing ecclesiastical, educational and agricultural use and a small amount of residential accommodation. Much of the publicly accessible land within the Conservation Area forms part of the churchyard of St Mary's and features gravestones and memorials.

The agricultural land within the Conservation Area provides an important link to the functional usage of Bushbury Hall and the historic relationship between the complex and wider landscape. The allotments and site of the former municipal swimming bath in the southern section of the Conservation Area provide further recreational and community space. This contributes positively to local engagement with Bushbury Hill, reinforcing its community value.

#### Built Form and Materials

The appearance of St Mary's church dominates the built form of the Conservation Area. Heavily restored in the nineteenth century by local architect Edward Banks, the building exhibits many Gothic characteristics, indicative of the prevalence of this style of architecture during the Victorian period. The style is replicated within many of the monuments within the churchyard, which are highly decorative and ornamental, featuring urns, tombs and angels. Stone is the prominent building material within the churchyard and is used for the church, boundary walls and gravestones.

The churchyard is an important historic record of Bushbury, providing social commentary on the

inhabitants of the parish, their incomes and status. The designation of selected headstones within the churchyard highlights their significance as rare survivals from the periods in which they were erected. Medieval gravestones, seventeenth century to nineteenth century memorials, as well as more modern headstones are intermixed, highlighting the long running history of worship and burial within the site. Although not notable for the extent of their decoration, which has long since eroded, the medieval gravestones and surviving cross base within the church's grounds are an important indicator of the use of stone for important monuments during the medieval period.

St Mary's church is typical in appearance of Victorian parish churches within the West Midlands. The decorative roof tiling, replaced in recent years, matches the pattern of tiles used when the building was restored by Banks and is a distinctive feature of other parish churches in the area. Local sandstone, with a reddish, blush undertone, is used for the church and reflects the building's status as well as the locality. Despite weathering and blackening of the stone work, the exterior of the church is well maintained, with interesting architectural and historic details visible. Pointed arched windows, trefoils, buttresses, stained glass windows and the crenelated church tower are typical Gothic details found in early ecclesiastical architecture, which was revived and referenced in the nineteenth century.

Bushbury Hall's principal elevation is Georgian in appearance, reflecting the development and enlargement of the property in the eighteenth century and disguising the building's earlier core. Constructed in brick, the associated stable buildings also date from



Clockwise from top left:

- Figure 16 : Bradburn Monument in St Mary's church yard, grade II listed
- Figure 17 Medieval standing cross remains, grade II listed and scheduled
- Figure 18 Gothic window on St Mary's
- Figure 19 St Mary's Church
- Figure 20 Medieval gravestone in St Mary's church yard, grade II listed

the eighteenth century and reflect the enlargement of the hall at this time. The hall's distinguished rendered façade is indicative of the increased prosperity of Bushbury in the eighteenth century, with its symmetrical, classicising appearance referencing the rise of Palladianism and neo-Classicism in the Georgian age.

The nineteenth century is further represented by Bushbury Nursery School, a small single storey building. Built in red brick, the style of building is restrained, with minimal decorative detailing around the windows and eaves. This style is replicated in the stable buildings associated with Bushbury Hall, both buildings featuring traditional arched lintel supports and pitched, gable roofs.

Some twentieth century infill development is included within the Conservation Area boundary, including the extension to Bushbury Nursery school, the Vicarage and surrounding houses, and two small dwellings neighbouring Bushbury Hall. Reflecting a standardised style of building typical of the latter half of the twentieth century, the buildings are neutral contributors to the Conservation Area and whilst not indicative of the historic appearance of the area, do not significantly detract from the special interest of the area. They are included within the boundary to ensure that unsympathetic future development does not occur, and to reinforce the historic boundary of the church yard and Bushbury Hall. Buildings within the allotment site, including the house on the corner of Sandy Lane and Bushbury Lane are also small in scale and not prominent outside the Conservation Area boundary. This maintains the open, green appearance of the Conservation Area despite the division of land for individual allotment plots.

Roofs are clad in traditional materials on the older properties within the Conservation Area, such as natural slate and plain clay tiles. Pantile roofs dominate the later buildings and are a dark brown colour. Some uPVC windows have been introduced, particularly on the more modern properties and there is an inconsistency in the fenestration of newer properties, particularly regarding glazing bars. However, as these properties are largely neutral contributors to the significance of the Conservation Area and notably different in style from the historic elements of Bushbury Hill, the introduction of uPVC to these properties does not cause any significant harm.



Figure 21 St Mary's crenelated tower



Figure 22 Decorative slates on St Mary's roof, recently replaced and referencing the nineteenth century design.

### Landscaping and Boundary Treatments

The landscaping within the Conservation Area is minimal and could be improved in many areas, particularly the sections of the church yard furthest from the church, which were poorly maintained and overgrown when viewed as part of the research for this appraisal document. There are many mature trees within this area, some of which have been felled within the church yard, causing damage to the headstones and monuments.

Boundary treatments within the Conservation Area are varied, composed of a range of materials including stone, brick, iron railings, post and rail fences and soft treatments such as hedgerow. All the boundary treatments are indicative of either the current or historic function of the area they enclose; municipal railings border the nursery school site and allotments, whilst open boundaries and gardens front the row of late twentieth century housing in the Conservation Area's south western section, reflecting the appearance of the surrounding housing estates.

Despite modern infill and the creation of allotments in the southern section of the Conservation Area boundary, the stone walls of the church yard boundary remain in place and are visible as part of the public footpath which passes across the southern section of Bushbury Hill Conservation Area. Sections of the wall surrounding the church yard have been removed and there is evidence of previous gates and entrances which have been unsympathetically altered with standard municipal elements. Removal or consolidation of these sections would improve the appearance of the entry points to the Conservation Area.



Figure 23 Stone walls of the church yard boundary



Figure 25 brick and stone walls surrounding Bushbury Hall



Figure 24 Example of an entry point to the Conservation Area



Figure 26 Stables of Bushbury Hall

Figure 24 shows the brick and stone walls which surround Bushbury Hall, their differing aesthetic and material qualities providing a visual contrast to the surrounding tree cover and vegetation.

Grass verges on Bushbury Lane contribute positively to the appearance of the Conservation Area, providing a green barrier from the road and separating pedestrian pathways from the carriageway. The verges also help to soften the boundary of the Conservation Area, providing a route around the western side of the site and allowing for incidental views into Bushbury Hill.

### Scale

St Mary's is the dominant building within the Conservation Area and its tower is visible within the wider area. Set back from Bushbury Lane, the church is detached from the street scene and accessed via a small car park located to the front of the building and church yard's main entrance. Tree cover and the rise in land levels in this area creates a visual barrier between the church yard and the street when viewed head-on, with the church barely visible from the junction between Bushbury Lane and Collingwood Road.

The scale of the buildings is most visible when the Conservation Area is viewed from the east, from the crest of Bushbury Hill, where the tower of the church is a notable marker within the wider landscape.

Bushbury Hall is three storeys in height and a sizeable building, highlighting its historic status within the area. The associated stables are two storeys in height and although in a state of disrepair when viewed as part of the research for this appraisal, their location and

visibility from Bushbury Lane highlights their prominence within the Conservation Area.

The residential units and school buildings within the Conservation Area are modest in scale and do not dominate the setting of the listed buildings, which remain prominent focal points, despite the introduction of incongruous building styles and materials as part of the minor residential development of the Conservation Area.

### Public realm

The public realm within the Conservation Area is limited to the church yard, fields to the east of the site, and a small area of seating on Bushbury Lane, in the north western corner of the Conservation Area. Within these areas there are features which enrich the character of Bushbury Hill Conservation Area, including the monuments within the churchyard. Although in municipal ownership access to the allotments is limited to tenants only, with the exception of the small garden centre which is open to the public.

The churchyard, including the area of parking and grass in front of the church yard entrance, provides an open break from the boundary treatments on Bushbury Lane which, overall, create a blank border to the Conservation Area's western edge. This area of green space at the church entrance features seating and The Warrior's Grave monument, forming the principal public entrance to the Conservation Area. Mature trees and hedgerow in this area minimise the incongruous appearance of parked cars, however the car park's limited use means it has a largely neutral impact upon the Conservation Area's significance.



Figure 27 Street furniture within the Conservation Area



Figure 28 Signage within the Conservation Area

The trees and open fields within the Conservation Area are a significant contributory factor to its character and appearance. These elements enhance the rural, undeveloped appearance of the Conservation Area, whilst also providing a visual link to the historic appearance and function of the land.

Street furniture within the Conservation Area is limited and inconsistent. Signage boards, lamp posts, bins and benches could be enhanced to create a unified appearance which reflects the historic character of the Conservation Area.

### **Noise and Tranquility**

Although bordered by surrounding housing, and the busy Bushbury Lane, the atmosphere within the Conservation Area is calm and secluded. Local residents utilise the surrounding area for recreational purposes, such as dog walking and exercise, which provides some natural surveillance but does not have a negative impact upon the way the Conservation Area is experienced.

The topography and informal nature of the paths and routes through the Conservation Area and surrounding environs largely limits the main users of Bushbury Hill to pedestrian or non-motorised traffic, minimising the potential for noise disturbance and enhancing the tranquil quality of the landscape. Coupled with the pockets of woodland and open fields within the wider setting, this produces a sensation of detachment from surrounding industry and housing, which are visible but not explicitly heard from the crest of Bushbury Hill, north east above the Conservation Area boundary line.

### **Diurnal and Seasonal**

The high number of trees and open spaces within the Conservation Area have a seasonal effect upon the appearance of the area during the winter and summer months, revealing or concealing the properties within its boundary. Tree cover in summer months enhances the rural, undeveloped character of the Conservation Area, adding to its sense of seclusion and detachment from surrounding suburban development.

Diurnal changes are minimal, due to the lack of commercial and entertainment

properties within the area. Peak times of usage are associated with the pick up and drop off times for the nursery school and services and events held at the church.

### 3.3 Views

Figure 29 provides a map highlighting important views both in and out of the Conservation Area.

This views shown should not be considered an exhaustive list and there are other incidental and planned views not listed here which will contribute positively to the way in which the Conservation Area is viewed and experienced. Development which obstructs any of these views would be detrimental to the setting of the Conservation Area. As the dominant building within the Conservation Area, all views towards St Mary’s Church (particularly its tower) are significant and act as a marker of the settlement. Views from the north east, outside the Conservation Area boundary, particularly highlight the prominence of the church and the distinct contrast between the appearance of the Conservation Area and surrounding housing estates.

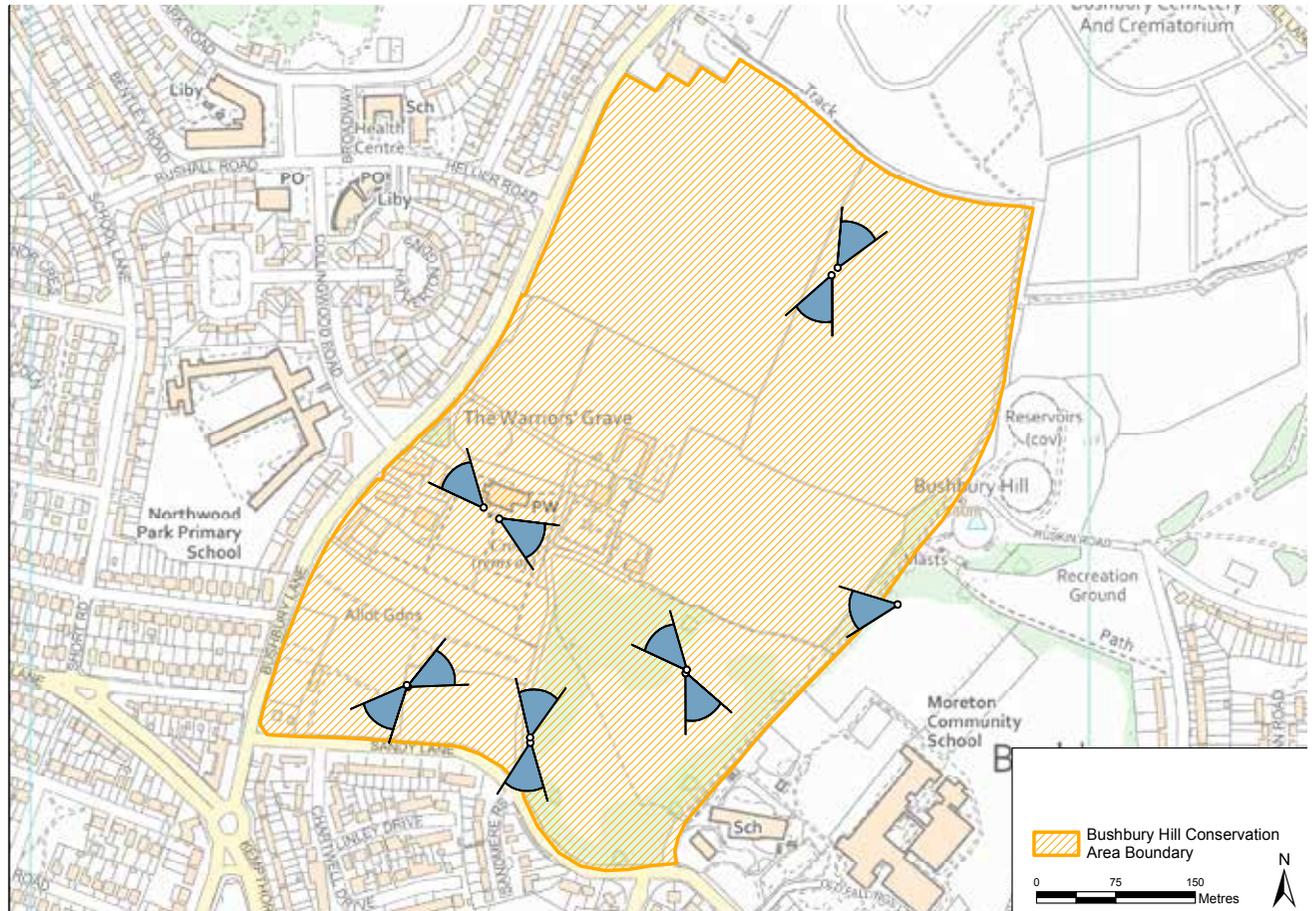


Figure 29 Map showing important views



Figure 30 St Mary's Church



Figure 31 Views highlighting the contrast between the appearance of the Conservation Area and surrounding housing estates

### 3.4 Setting

A heritage asset's setting is defined in the National Planning Policy Framework (NPPF) as

'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'

All heritage assets have a setting, although the setting itself is not designated. The importance of a setting is dependent on the contribution it makes to the significance of the heritage asset and the appreciation of its significance.

Understanding the wider setting of the Conservation Area provides a greater insight into the past usage of the landscape and in the case of Bushbury Hill

Conservation Area, highlights the important survival of the church and manor complex, despite surrounding development.

The areas of fields and the cemetery to the north of the Bushbury Hill Conservation Area are an important part of its setting. This area provides an important green, open space which reinforces the isolated, historic appearance of the landscape surrounding St Mary's church and Bushbury Hall. This sense of difference between the Conservation Area and surrounding development reinforces the unique character of the Conservation Area, comparative to nearby housing estates. Furthermore, the setting of the Conservation Area references the historically dispersed appearance of hamlets and small settlements within the parish, which were often centred around a community focal point, such as a church, as is the case with St Mary's and Bushbury Hill.

Contextually, the Conservation Area is representative

of the landscape of the wider Wolverhampton area prior to the city's rapid expansion during the twentieth century. The Conservation Area also represents the changing fortunes of the area during the inter and post-war period and the impact that conflict had upon the housing of the nation, with much of the area developed in the inter-war years as part of a national drive for improved living conditions. These estates have eroded the historic character of the area, detracting from the setting of Bushbury Hill Conservation Area, placing it in a setting detached from its original context. Acknowledging this effect on the setting of the historic settlement was a key reason for the Conservation Area's designation, in order to preserve its prominence, agrarian character and historic significance within the wider cityscape of Wolverhampton.

Further information can be found in Historic England's Good Practice advice note 'The Setting of Heritage Assets', published in December 2017.



Figure 32 The view west from the church toward Bushbury Lane, highlighting the suburban setting of the Conservation Area's western and southern edges

## 4.0 Identification of Issues

### 4.1 Heritage at Risk

At the time of writing, Bushbury Hill Conservation Area is on Historic England's Heritage at Risk register. This poses an opportunity for improvement and enhancement of the area, working with stakeholders, owners and developers to find solutions for Bushbury Hill. The register is used to identify sites that are the most at risk of decay, neglect or inappropriate development and should be used as a proactive method for recognising the need for improvement in these areas, not as a condemnation of the Conservation Area.

Engagement between the Local Authority, local community, residents and recreational visitors to Bushbury Hill is encouraged and should be used as a method of creating informative and responsive measures to protect and safeguard the significance of the Conservation Area.

Key areas for enhancement are outlined below, however this is not an exhaustive list and there are many factors which contribute to the decline of heritage assets. Proposed solutions for change are provided within Section 5 of this document as suggested Management Proposals.

### 4.2 Site, Layout and Space

Twentieth century development has eroded the wider setting of the Conservation Area, dramatically changing the surrounding landscape and land usage. This has also introduced unsympathetic elements which detract from the appearance of Bushbury Hill. Wide views of the Conservation Area from Bushbury Hill highlight this dramatic change, where large industrial sites and tower blocks to the west are prominent within the skyline.

Further infill or wrap-around development would likely be harmful to the Conservation Area. The existing twentieth century estates which surround the Conservation Area to the south and west have removed the sense of isolation which characterised the Bushbury settlement through much of its history; further erosion of its historic setting would detract from the way in which the Conservation Area is experienced and understood as an early site of human occupation.

The churchyard is in a poor state of decline and this space could be improved, providing a usable and accessible public space sensitive to the religious and memorial function of this area.



Figure 33 The churchyard of St Mary's, featuring broken grave markers and over grown vegetation

### 4.3 Buildings

Due to its compact size, there are a limited number of built forms within the Bushbury Hill Conservation Area, those buildings which add a positive contribution to the significance of Bushbury Hill are the designated and non-designated Heritage Assets highlighted in Section 2.2 of this report. All of these buildings could benefit from general upkeep, refurbishment and/or maintenance. The brick-built listed farm buildings at Bushbury Hall are in a particularly poor state. Should the dilapidation of these buildings remain unchecked, there is a serious risk that these heritage assets will be lost, which will also result in the loss of the important agrarian aspect of Bushbury Hill's character. Repair and consolidation of these buildings is still possible, although this may require a change of use and restoration is likely to be costly.

Many of the monuments within the churchyard have collapsed or been broken due to issues such as tree felling, inefficient construction and poor land conditions. Restoration of affected headstones and memorials may require specialist input yet should be prioritised to improve the overall character and significance of both the Conservation Area and St Mary's church, improving the setting and aesthetic quality of the church yard.

Where present, modern infill is a neutral contributor to the significance of the Conservation Area and ancillary in scale to the historic buildings, if not in-keeping stylistically. Alterations to unsympathetic buildings within the Conservation Area could enhance the overall character of Bushbury Hill and opportunities for enhancement should be encouraged. For example, replacing non-traditional elements such as flat roofs and uPVC windows where present would positively reference the historic character of the Conservation Area and traditional materials found on the older buildings.

Demolition of any positive feature within the Conservation Area is likely to be unacceptable as it will detract from the character and appearance of the area. Planning permission would be needed for any demolition, including the demolition of masonry boundary walls, chimneys and ancillary structures, where appropriate. This also includes the replacement of character defining features, such as doors and windows.



Figure 34 Signs of deterioration within the Conservation Area



Figure 35 Signs of neglect in the church yard



Figure 36 The allotments within the Conservation Area



Figure 37 Footpath to the east of the church yard, within the Conservation Area

## 4.4 Public Realm

### Footpaths and Access

Pedestrian provision in the Conservation Area is limited, with formalised pedestrian paths concentrated upon Bushbury Lane. In these sections, the staggered upgrading of materials has over time created an inconsistent appearance throughout Bushbury Hill, with remnants of paving intermixed with asphalt and grassed areas.

Other routes through the Conservation Area are informal footpaths or trackways, with minimal hardstanding or paving. Whilst this does contribute to the rural character of the Conservation Area, more consistency in the treatment of pavements should be considered, either through maintenance or the upgrading of existing pathways.

Access points into the Conservation Area are inconsistent; an overhaul of all entrances to the church yard is recommended, removing now redundant fencing or bollards. Sympathetic materials and design are encouraged, offering security where required but with no negative visual impact.

### Trees and Planting

The removal and growth of trees within the church yard has caused damage to headstones and memorials within this area. The creation (or enhancement of a pre-existing) robust management scheme should be implemented to ensure that no further damage occurs through the decay or loss of trees within this area.

### Street Furniture (Lamp-posts, benches, signage, bins, bike stands, bollards etc.)

Overall, the presence of street furniture within the

Conservation Area is minimal, which reflects the land usage and undeveloped character. Lamp posts and benches are the main items of street furniture, many of which have deteriorated and require maintenance or replacement. The opportunity should be taken to introduce lamp posts which are more sympathetic in appearance to the aesthetic of the church, which currently features large imposing lamps, the scale of which detracts from the appearance of the building. Any additional street furniture would have to be fully justified and beneficial to residents and users of the space. Consolidation or removal of redundant signage within the Conservation Area would be beneficial, as well as new interpretation boards which highlight the significance of the area.

### Boundary Treatments and Hard Standing

The addition of further hard standing will be detrimental to the appearance of the Conservation Area, creating a more urban appearance and detracting from the undeveloped, open appearance of Bushbury Hill. In some areas boundary treatments could be improved, repairing sections of walls where the masonry is failing, for example. A gradual removal of incongruous modern materials and fencing and replacing them with more appropriate materials, is also encouraged. The use of traditional materials, which reflect the character and historic appearance of the Conservation Area would be positive for any amended boundary treatments, creating a consistent appearance throughout the area.

## 5.0 Management Proposals

### 5.1 Positive Management: Short Term

The first set of proposals relate to positive management and focus on good practice and improved ways of working within the local planning authority. These are generally low cost and can be implemented within a short time-frame, typically within one or two years.

#### Enforcement

Harmful development, a lack of maintenance and alterations to properties both within the Conservation Area and its setting following designation has led to a dilution of Bushbury Hill's overall character. To maintain and enhance the Conservation Area, a strong implementation of the NPPF is recommended.

Any alterations that will affect the character of the Conservation Area should be accompanied by a planning application, including: changes to boundary treatments, the loss or trimming of trees and minor additions to properties, such as satellite dishes.

Any application affecting the Conservation Area, or its setting will also need to be accompanied by a thorough Heritage Statement. The Heritage Statements should reference this appraisal document and assess the impact (positive or negative) upon the character and significance of the Conservation Area. The Conservation Officer of the Local Authority will then be able to review the Heritage Statement, assess the merits of the proposed scheme and advise the Planning Officer as to if the scheme is acceptable from a heritage perspective.

As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

#### Local Listing

A locally listed building is one that is not statutorily protected (ie not Grade I, II\* or II listed), but is designated by the Local Authority because it is deemed to be of historic or architectural significance and makes a contribution to local character and distinctiveness. Locally listed buildings are therefore worthy of protection and conservation in their own right.

At present none of the buildings within the Conservation Area are locally listed; undesigned buildings of particular historic interest within the Conservation Area are highlighted in Section 2.2.

No buildings are proposed for the Local List as part of this appraisal.

#### Tree Management

Effective tree management, including tree protection orders, is integral to maintain the undeveloped, rural appearance of the Conservation Area. Any reduction or removal of trees or established hedgerow should be accompanied by the relevant planning application. The local authority has a duty to effectively monitor

these applications and ensure that any works are not harmful to the Conservation Area.

The removal of any existing hedgerow will be harmful and any new or replacement boundaries should seek to emulate the traditional appearance of the older boundary treatments which exist within the Conservation Area, to avoid an increasingly urbanised appearance within the Conservation Area and its

#### General Maintenance and Interpretation

Poor maintenance leads to the deterioration of the fabric of the built environment and results in a loss of architectural details. Improved public awareness of simple maintenance and repair would be conducive with the preservation of Bushbury Hill: features such as street furniture, signage, planting and boundary treatments are also recommended for consideration.

Engagement with the public, stakeholders and other interested parties associated with the Conservation Area is recommended, reinforcing the importance of Bushbury Hill and working towards its removal from the Heritage at Risk Register.

At present there is no interpretation (for example, information boards or signage) within the Conservation Area aimed at improving understanding and awareness for residents and visitors to the area. This would be an effective way to improve the awareness and re-establish the identity of this area of Wolverhampton, distinct from the city centre.

The Local Authority should ensure they are maintaining

the public realm and different agencies and departments are aware of their responsibilities. This is especially relevant in relation to landscaping and highways. The City of Wolverhampton Council should liaise with utility companies to minimise the impact of works upon hard landscaping.

#### **Public Realm and Highways: Short-term**

Whilst replacing all inappropriate street furniture is an optimum solution it is acknowledged that this is an expensive project to undertake. There are numerous other short-term solutions to this problem.

A positive working interdepartmental relationship is key to improving the public realm and highways. Planning and Highways should work together to agree standard good practice within a Conservation Area such as avoiding excessive road markings and where necessary using narrow road markings.

Planning and Highways should work together to agree standard street furniture to ensure consistency over time as elements are introduced or replaced.

#### **Neutral Elements**

The dilution of positive buildings amongst those which are neutral leads to an underwhelming and indistinctive overall character.

The City of Wolverhampton Council should not allow for the quality of design to be 'averaged down' by the neutral and negative elements of the built environment. Officers should, where possible, seek schemes which enhance the built environment and not allow previous poor-quality schemes to become precedents.

#### **Public Facing Resources**

The preservation and enhancement of private properties can be improved through the publishing of resources aimed to inform and guide members of the public. An introductory summary of the Conservation Area Appraisal in the form of a leaflet or factsheet(s) is a simple way to communicate the significance of the area and ensure members of the public are aware of the implications of living in a conservation area. In addition, a maintenance guide would assist property owners in caring for their property in an appropriate manner.

#### **5.2 Positive Management: Long Term**

There are opportunities within Bushbury Hill for development which makes a positive contribution to the character and appearance of the Conservation Area. To date there has been a lack of high-quality modern architecture within the Conservation Area boundary which respects the local character. To be successful, any future development needs to be mindful of the local character of the Conservation Area, while at the same time addressing contemporary issues such as sustainability. Successful new development will:

- Relate to the geography and history of the place and the lie of the land;
- Sit happily in the pattern of existing development and routes through and around it (including public footpaths);
- Respect important views;
- Respect the scale of neighbouring buildings;
- Use materials and building methods which are as high in quality of those used in existing buildings;

and

- Create new views and juxtapositions which add to the variety and texture of their setting.

The City of Wolverhampton Council should guide development in a positive manner by:

- Engaging with developers prior to applications being submitted, to ensure new development is high quality in design, detail and materials.
- Seeking opportunities for developers to make a positive contribution to the wider historic environment through Section 106 Agreements.

#### **Article 4 Directions**

An Article 4 direction is made by the local planning authority to restrict the scope of permitted development rights and can increase the protection of designated and non-designated heritage assets and their settings. If an Article 4 direction is in effect, a planning application will be needed for any development that would otherwise have been permitted development. Article 4 directions are therefore a useful control in relation to any works that could threaten the character or special interest of a conservation area.

There is currently no Article 4 in effect within the Bushbury Hill Conservation Area, however should development within the area greatly change or the significance of the Conservation Area come under threat through development, the local authority are encouraged to consider the implementation of an Article 4 to better preserve the Conservation Area's special interest.



## 6.0 Appendices

### 6.1 Bibliography

Historic England	2017	The Setting of Heritage Assets (Dec 2017).
Historic England	2018	Conservation Area Appraisal, Designation and Management (Advice Note 1)
Ministry of Housing, Communities and Local Government	2021	National Planning and Policy Framework
Wolverhampton Council	1974	Bushbury Hill Conservation Area
Nikolaus Pevsner	1974	Staffordshire



## 6.2 Legislation and Planning Policy

LEGISLATION/ POLICY/GUIDANCE	DOCUMENT	SECTION/POLICY
Primary Legislation	Planning (Listed Buildings and Conservation Areas) Act 1990	66: General duty as respects listed buildings in exercise of planning functions. 72: General duty as respects conservation areas in exercise of planning functions.
National Planning Policy	National Planning Policy Framework (2019) DCLG	Section 16; Annex 2
National Guidance	National Planning Practice Guidance (2014) DCLG	ID: 18a
National Guidance	Historic England (2017) Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets	
National Guidance	English Heritage (2019) Conservation Principles, Policies and Guidance.	

### 6.3 Glossary (National Planning Policy Framework)

Term	Description
Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Heritage asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

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