

Tettenhall & District Community Council

Historic Landscape Character Study 2013



OurPlaceOurPlan

*Tettenhall and District
Community Council*

Local Neighbourhood Partnership
Making good things happen
in your neighbourhood



Our Place Our Plan Character Study

*Covers the area of: Aldersley, Castlecroft, Claregate, Compton,
Finchfield, Palmers Cross, Stockwell End, Tettenhall, Tettenhall
Wood, Wergs & Wightwick,*



INTRODUCTION

HISTORY OF THE AREA

The suburbs of the Tettenhall and District neighbourhood have developed from the settlements, woods and fields of Anglo-Saxon villages that lay near the meeting point of three great forests of Staffordshire. The villages of Wightwick, Compton and Upper and Lower Tettenhall have existed for a thousand years and each has a special history and character. Other settlements may be of equal antiquity or developed through clearance of woodland during the medieval period.

18th CENTURY...

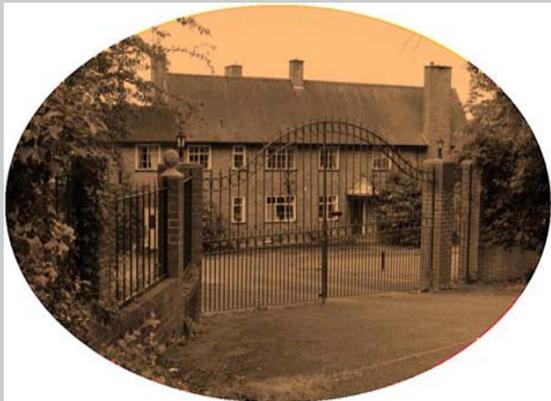
In the 18th century the Staffordshire and Worcestershire Canal, a major transport route of the industrial revolution, was cut through this rural landscape, following the older line of the green Smestow Valley. In the 19th century building of suburban workers' housing for Wolverhampton expanded the old settlements.

A new settlement was also developed through the enclosure of Tettenhall Wood, with the construction of

mansions for wealthy industrialists from Wolverhampton and the Black Country.



19th TO MID-20th CENTURY...



In the late 19th century Tettenhall Urban District was formed as a new authority who administered much of the neighbourhood. In the early and mid-20th century they oversaw the development of large estates of housing around the old villages that created further new communities. Speculative housing developments continued the development of the area during the late 20th century.

PREPARING THE HISTORIC LANDSCAPE CHARACTER ASSESSMENT

During summer and autumn 2012 a group of local residents worked, in partnership with Wolverhampton City Council, to undertake assessment of the historic character of 12 settlements, or character areas, across the Tettenhall and District Neighbourhood.

INTRODUCTION

Their work has built understanding of the historic development of the area, the general character of each area and, within each of those areas, how the character varies from place to place. This has included identifying features that make the greatest positive contribution to the historic character of each area and issues that have a significant impact on its quality. Guidance for new development to preserve and enhance local character and distinctiveness has also been suggested. These character assessments will be used to support the implementation of policies within the Tettenhall and District Neighbourhood Plan: Our Place, Our Plan, prepared by the Tettenhall and District Community Council, and adopted by Wolverhampton City Council in 2014.

VALUING LOCAL CHARACTER AND DISTINCTIVENESS

In the early 21st century the Tettenhall and District Neighbourhood area is a patchwork of settlements, each with an identifiable character and identity, provided by the historic environment that has developed over the past millennium. The buildings, spaces and landscape of each of these settlements contribute to this historic character, making each one unique, as well as contributing to the wider quality of the neighbourhood as an area with a rich history and strong sense of place. Green spaces, also the product of long histories of agricultural, industrial and municipal land use



run through or between these areas, providing green routes and the 'lungs' of the neighbourhood.

However, not every aspect of the historic environment is equally valued. Some features are seen as making a more significant contribution by **illustrating** the area's early development or by providing a **connection** with people and communities from the past. Others may have the potential to provide better understanding of the area's history through **archaeological** investigation. The contribution of the historic

to the **aesthetic** quality of the area is often important, either through the intentional design of buildings and landscapes, or through the more fortuitous combination of buildings and landscape that have organically created a scene that is appreciated for its beauty. Other parts of the historic environment may have significance for their **communal** value. This is the meaning they hold for communities as symbols of their origins or common identity and commemoration of events, their ability to bring people together, or their role in the spiritual life of communities.

Conversely some features of the environment can detract from historic character by obscuring the evidence of the area's development, detracting from its aesthetic appeal or preventing use or appreciation of features with communal value.

INTRODUCTION

HOW TO USE THIS DOCUMENT

The Historic Landscape Character Assessment has been set out as 13 character area statements in recognition of the richness of the Tettenhall and District neighbourhood's historic environment and the strong identity of each settlement or character area. This provides the opportunity to provide a high level of detail for each of the areas concerned. Each of these statements can be used as a stand-alone document to inform the preparation or assessment of proposals for change that would have an impact on local character and distinctiveness in conformance with policy ENV2 of the Black Country Core Strategy and policies in the Neighbourhood Plan. Nevertheless, where proposals affect individual heritage assets or have a significant impact on the character of an area, it will still be necessary for proposals to be informed by a more detailed assessment of the area or heritage asset(s) affected. This should be informed by reference to this study, the Council's historic environment record and other appropriate sources.

Each character statement is divided into the following sections:-

1.) LOCATION AND USES

This describes how the boundaries of the character area have been defined and provides a basic description of the types and locations of predominant use of land within the character area. This is provided to build understanding of the character area. It is important to consider how development will affect the integrity of each character area, and how well different uses can be integrated, or what impact they have on each other.

2.) DEVELOPMENTAL HISTORY

This describes the processes that have been influential on the development of each area. In developing or assessing proposals for change it will be important to consider how they will affect the potential to understand and appreciate the area's history.

3.) GENERAL CHARACTER

This section identifies features of character found across the whole of each character area, as well as broader character themes and describes how it has been divided into smaller sub-areas with distinctive characteristics. How the area's character reflects its developmental history is considered, along with features that stand out for making a particular positive contribution to character, perhaps as focal points or landmarks. In preparing or assessing development proposals, regard should be had for sustaining or enhancing the general character of the area as described, or to mitigate any negative features that may be identified.

Whilst the study has attempted to ensure that character areas have been defined based on clearly defined areas, there are occasions where the transition from one area to another is more gradual than can be portrayed graphically or where neighbouring areas share some common characteristics. In some instances individual streets are divided between two character areas, in which case different parts may be described in different character area statements.

INTRODUCTION

4.) SUB-AREAS

A number of sub-areas have been identified within each character area to reflect variations in the form or style of development or activity. These often represent distinct episodes of development, areas that have seen a particular process of historical development or where there is a notable change in the use and activity. The character of each of these areas is described briefly and the key positive features of its historic character identified as a series of bullet points. These provide a greater level of detail that is specific to each of these smaller areas. In preparing or assessing proposals for change it will be important to identify how this will affect the established character of the sub-area(s) affected as described. Particular regard should be had for sustaining and enhancing the key positive features of local character and distinctiveness of the sub-area(s) affected. It will be necessary to consider the impacts of change on both the sub-area(s) in which works will take place and any neighbouring areas that may be affected by indirect impacts, such as impacts on views, or traffic.

5.) ISSUES

A number of critical issues affecting the quality of the historic environment in each character area are identified. In preparing or assessing proposals for change it will be necessary to have regard to how this can assist in providing a positive resolution to the issues in the area affected.

6.) DEVELOPMENT GUIDELINES

Suggested guidelines to inform the design and character of new development in each character area are presented. These provide suggestions to help those preparing proposals for change to make a positive contribution to local character and distinctiveness. When assessing proposals for change regard should be had for how these have sought to incorporate these guidelines into any new development proposed.

7.) HERITAGE ASSETS

In each area a number of heritage assets have been identified which are valued for their historic, architectural, archaeological or artistic interest. Many of these are 'designated heritage assets', which receive protection in law, such as listed buildings, scheduled monuments or conservation areas, or that are a 'material consideration in planning, such as registered parks and gardens (Wightwick Manor gardens for example). These are all designated nationally by English Heritage and the Department for Culture Media and Sport.

Other 'non-designated' heritage assets such as Wolverhampton City Council's local list are designated locally and reflect the local value of these parts of the historic environment to the sense of place and history of each area. The need to conserve the significance of these non-designated heritage assets is also a material consideration in planning decisions where they have been positively identified. A list of the heritage assets within each character area is provided at the end of each character statement, including the Council's locally listed heritage assets and others identified through the character study.

When preparing or assessing proposals for change that would affect heritage assets, regard should be had for the government's policies and advice concerning the need to sustain and enhance their significance.

Applicants for planning permission should set out in their design and access statement how they have sought to protect and enhance local character and distinctiveness in their proposals by protecting the established character and key positives features, resolving identified issues and using the development guidelines.

INTRODUCTION

STRATEGIC HISTORIC ENVIRONMENT ISSUES

Through the Historic Landscape Character Study it has been possible to identify a number of more strategic issues that detract from the historic character of the area in a broader sense. Resolving these issues should make a significant contribution to enhancing the character of the area. The Tettenhall and District Neighbourhood Plan or other proposals for change might include schemes to resolve these issues.

1.) HEAVY TRAFFIC ON CODSALL ROAD:

The lack of appropriate crossing facilities between the Claregate Inn and the recreation grounds and the large, poorly landscaped car park of the Claregate mean this area fails to achieve its potential as a public space.

2.) DANESCOURT HOUSE:

The site of Danescourt House is currently disused and in need of sensitive redevelopment that respects this prominent location.

3.) TETTENHALL HIGH STREET BACKLANDS:

The bland areas at the rear of shops on Tettenhall High Street make a poor impression for shoppers alighting at the two car parks, where they might otherwise provide a second commercial frontage through sensitive redevelopment.



4.) THE ROCK HOTEL:

The hotel was once a destination with a view but is now isolated from the Tettenhall high street area by the poorly defined frontage of Upper Street. The view is largely screened by the tree growth that has developed along its boundary .

5.) BANKS OF STAFFORDSHIRE & WORCESTERSHIRE CANAL:

The towpath adjacent to the canal needs repair and maintenance to continue to provide the high quality leisure resource it currently offers.



6.) HIMALAYAN BALSAM

This invasive non-native spread along the Smestow Brook and is stifling the growth of native species, with a negative impact on Biodiversity.

7.) LOWER STREET:

Despite providing a focus of buildings of special historic and architectural interest, the area of Lower Street between The Rock and Aldersley Road fails to provide a high quality focus to Lower Tettenhall. This is partly due to the impact of heavy traffic, but also a result of the poorly landscaped car park and bland side elevation of the health centre, which offer an opportunity for enhancement.

8.) ALDERSLEY ROAD:

Aldersley Road is a busy traffic route but is choked by cars parked along the street due to the lack of off-street car parking.

INTRODUCTION



9.) WERGS ROAD: Wergs Road, at the centre of the small settlement of the Wergs, is dominated by wide areas of highways landscaping, large parts of which are marked off from traffic. These create the impression of a dual carriageway running through the heart of the historic settlement and create a barrier to pedestrian movement, as well as visually dominating the area.

10.) WOODLAND AVENUE WOODLANDS:

The areas of woodland around the Woodland Avenue estate require maintenance, including tree thinning and pruning, which can often seem severe to local residents. Involving local people in these activities can help to raise understanding of the management needs of woodland and will foster their sense of stewardship and inclusion.

11.) WIGHTWICK BANK:

Wightwick Bank is a risky space for pedestrians. However, a previous scheme to improve the pedestrian environment resulted in cluttering of the street scene. Ideally an alternative route for pedestrians should be provided, possibly in partnership with the National Trust.



12.) COMPTON VILLAGE CENTRE:

The unattractive landscape feature of the large roundabout, around which the pedestrian crossing facilities are relatively poor, dominates Compton village centre. This reduces the attractiveness of the area as a shopping centre whilst businesses such as the Oddfellows Hall public house, turn their back to the public space.

13.) CASTLECROFT AREA:

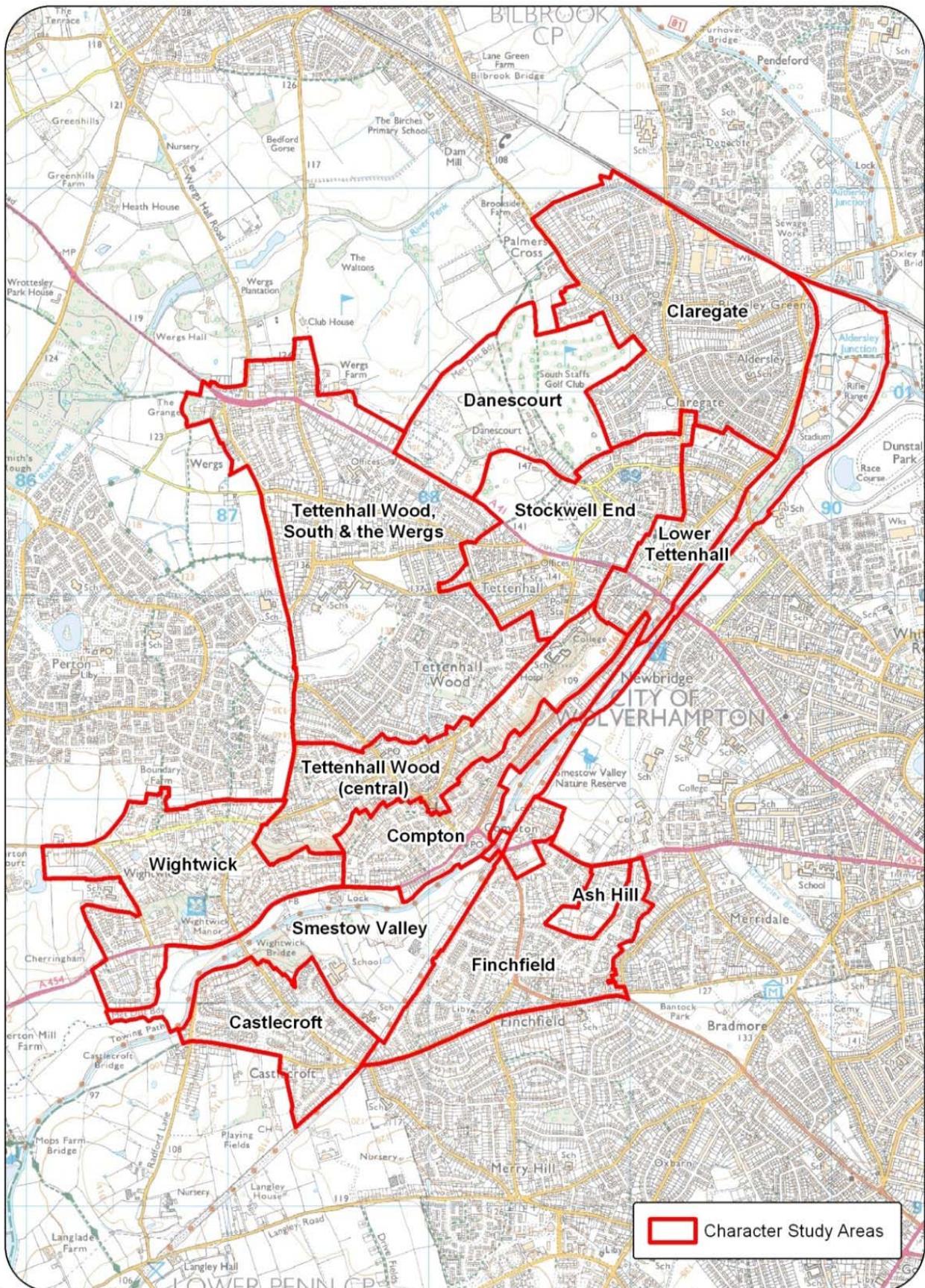
The green character of the Castlecroft area has been compromised by unsympathetic conversion of front gardens for car parking. There is potential for car parking areas to include green space and permeable paving, which will also help reduce flooding issues.



14.) FINCHFIELD VILLAGE CENTRE:

The Finchfield village centre area has been negatively affected by the construction of the Lidl supermarket building with a bland, monolithic wall to the street and areas of 'dead' space. The continued lack of occupation and maintenance of St Thomas' Church and Fern Place adds to the sense that this side of the village green is an inactive space. Bringing these buildings back into use and making better use of land at the front of Lidl should be a priority for the area's regeneration.

INTRODUCTION



Tetterhall Neighbourhood Plan - Character Study Areas



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Chapters

Chapter 1 CLAREGATE P. 10

Chapter 2 DANESCOURT P. 23

Chapter 3 STOCKWELL END & UPPER TETTENHALL P. 34

Chapter 4 SMESTOW VALLEY P. 57

Chapter 5 LOWER TETTENHALL GREEN P. 71

Chapter 6A TETTENHALL WOOD SOUTH P. 94

Chapter 6B TETTENHALL WOOD NORTH & THE WERGS P. 112

Chapter 7 Tettenhall Wood (Central) P. 128

Chapter 8 WIGHTWICK P. 143

Chapter 9 COMPTON P. 163

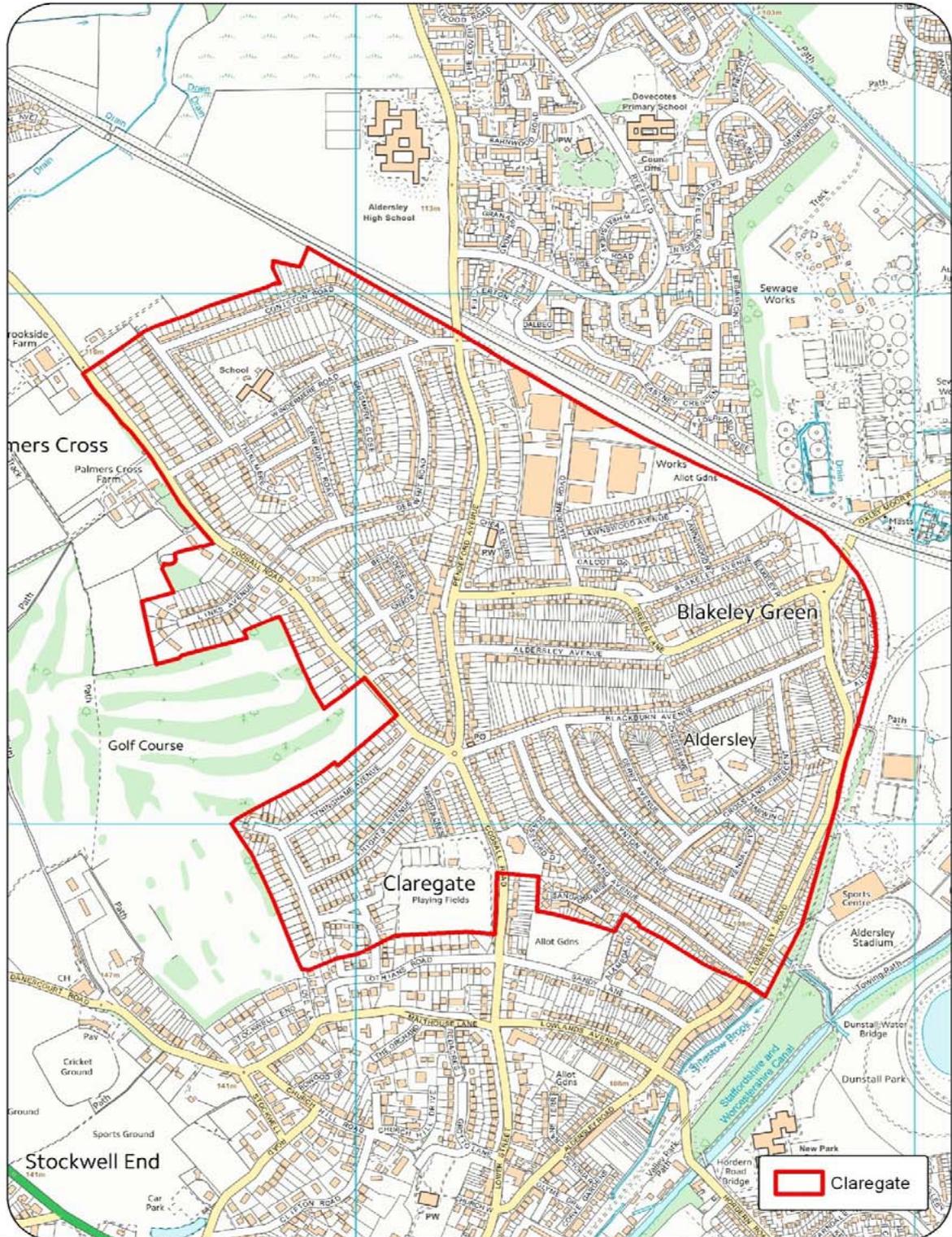
Chapter 10 CASTLECROFT P. 179

Chapter 11 FINCHFIELD P. 191

Chapter 12 ASH HILL P. 207

Acknowledgements

Character Area 1: CLAREGATE



Tettenhall Neighbourhood Plan - Character Study Areas



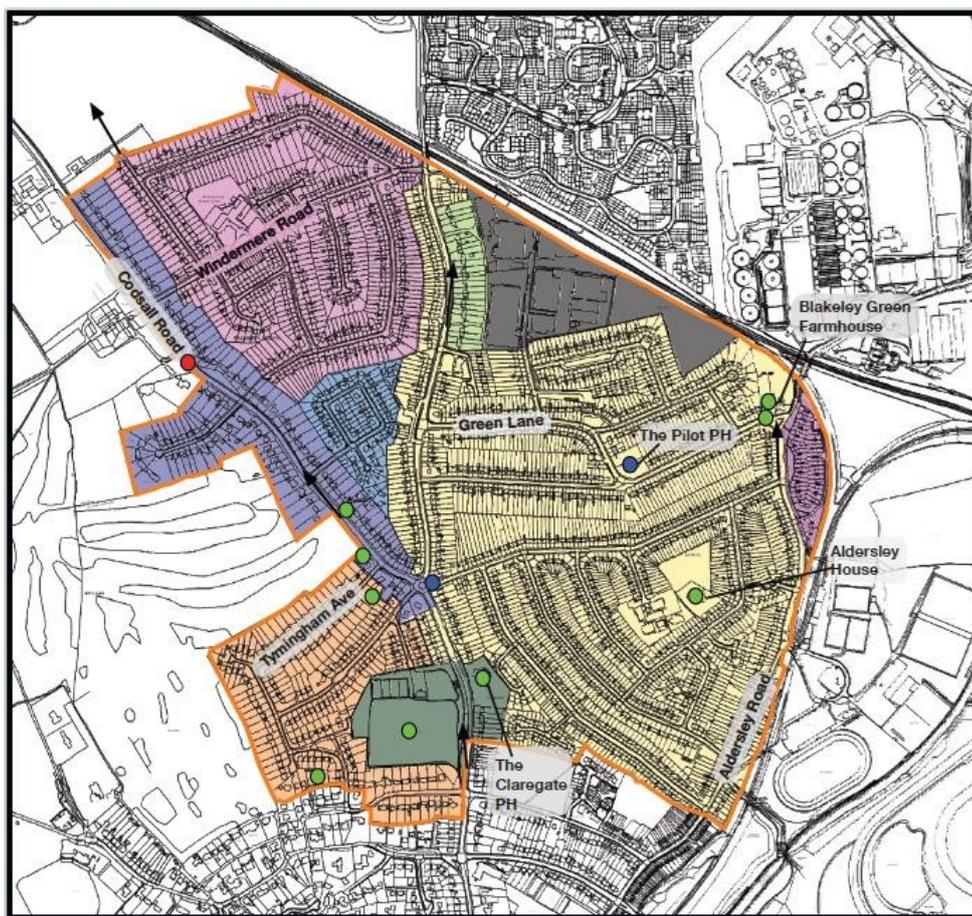
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CHAPTER 1: CLAREGATE

Tettenhall and District Neighbourhood Plan
Historic Landscape Characterisation
Character Area 1: Claregate

-  Area A: Aldersley and Blakely Green Mid 20th century semi-detached housing
-  Area B: Codsall Road Inter-war and later private housing ribbon development
-  Area C: The Claregate Inn and Playing Fields
-  Area D: Belvedere Gardens Inter-War housing
-  Area E: Macrome Road Industrial Estate and allotments
-  Area F: Aldersley Close Mid-20th century housing
-  Area G: Pendeford Avenue north-east Vernacular Revival cottages
-  Area H: 'Lake District Streets' Mid 20th century speculative development
-  Significant View Lines
-  Locally Listed Buildings
-  Key historic features
-  Listed building

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LOCATION AND USES

This character area contains the large residential area that lies to the north of the historic core of Tettenhall. The Wolverhampton to Shrewsbury railway line forms the northern limit of the area. To the east are the Smestow Valley green open spaces, including the former Oxley to Kingswinford Railway Line (now a Local Nature Reserve), the Staffordshire and Worcestershire Canal and the Aldersley Leisure Village, which is accessed by car from Aldersley Road on the eastern edge of the area. To the west the South Staffordshire Golf Course and agricultural land bound the area. This is primarily a residential area formed of a series of housing estates. A small industrial estate lies in the north at Macrome Road with a boundary against the railway line and an area of allotment gardens directly to the east.



Primary Schools serving the local community area located at Windermere Road and Chester Avenue, whilst a public park, including a children's playground, bowling green, tennis courts five-a-side football pitch and combined football and cricket field. These uses are ancillary to the residential character of the surrounding area.

Roads running through this area, including Codsall Road, Pendeford Lane and Aldersley Road are important local transport routes, which link settlements and other areas north of the study area with the A41 and Wolverhampton City Centre. The lower section of Codsall Road between the Claregate Playing Fields and Claregate Public House appears to be a particularly busy route. Other roads in the area are mainly used by local traffic.

CHAPTER 1: CLAREGATE

GENERAL CHARACTER DESCRIPTION

This is an extensive area of housing dominated by semi-detached houses and bungalows built on a street grid that incorporates both historic routes through the former open fields that surrounded the medieval settlements of Tettenhall and Aldersley and contemporary streets laid out over the fields during the 20th century. The older streets have gentle curves that create unfolding views, whilst the newer tend to be straighter with strong, channelled view lines along their length. The small number of cul-de-sacs are generally very straight with channelled views contained by the houses built around circular enclosed spaces at their ends. The scale of development is consistently of two storeys or less, whilst the pattern of semi-detached houses in even sized plots is only rarely disturbed by either terraced or detached properties. Whilst houses are generally closely spaced, the size of both front and rear gardens and presence of some greenery in the public realm is valued for providing a green, spacious environment, often with greenery glimpsed between houses.

The majority of houses have hipped or pyramidal roofs of clay tile, often with chimneys rising at the centre point (marking the party wall), and walls of either the local machine made red-brown brick or white painted render or harling over block work (sometimes with brick revealed at the quoins as a decorative feature or with a split between brick at ground floor and render above). Decorative or common stylistic architectural features reflect the date of development in the Inter-War period and mid to late 20th century. These include round arched openings for front doorways, outlined in brick, single or two-storey bay windows, kneelers to the eaves formed of built-up tiles. A small number of properties retain windows with steel frames with horizontally arranged rectangular panes, which help to provide a sense of architectural integrity. The houses stand back from the road with front gardens often with garages to the side of the house and following uniform frontages lines. Rhythm is created in views along streets by their even spacing and common form and mass. Most properties retain some front garden, providing greenery in the street scene, whilst low front boundary walls have generally been provided, which provides enclosure to the public realm of the street.

A number of small shopping parades are spread across the area providing important local amenities. Several small greens formed of broad grass verges at road junctions provide relief from the hard landscape of highways and houses and give a greater feeling of openness. Greenery in the public realm of streets is otherwise rare and therefore highly valued. The northern part of Codsall Road (north of its junction with Tynningham Avenue) has a more rural character with grass verges to the pavement, a greater number of hedgerows as front boundaries and individually designed houses set back in plots of varying size with green front gardens including some large broad-leafed trees with large gaps in the built-up frontage on the west side of the road formed by green spaces of the golf course, paddocks and farmland.

Notable gateway points are located at the bridges that carry both Pendeford Avenue and Aldersley Road over the railway cutting. At the north west end of Codsall Road, where there is a sudden transition from the rural Staffordshire landscape to the built-up suburban housing and at the southern end of Codsall Road where the greenery of the playing fields, roadside verges and the gap formed by the car park of the Claregate Inn create a break between this area and the Lower Tettenhall Character Area to the south. Areas of more distinctive character including the unusual Vernacular revival style cottages at the northern end of Pendeford Avenue, the enclave of Belvedere Gardens, which has some Arts and Crafts features and the very simple but attractively laid out housing at Aldersley Close.

CHAPTER 1: CLAREGATE

Amongst the houses are several small parades of shops, the largest of which is located on the west side of Pendeford Avenue near the junction with Green Lane. Others are located on Windermere Road opposite Palmers' Cross School and at the junction of Green Lane and Blakeley Avenue. The area also includes two large public houses; The Pilot at Green Lane and the Claregate on Codsall Road on the southern edge of the area. Roads running through this area, including Codsall Lane, Pendeford Lane and Aldersley Road are important local transport routes, which link settlements and other areas north of the study area with the A41 and Wolverhampton City Centre. The lower section of Codsall Lane between the Claregate Playing Fields and Claregate Public House appears to be a particularly busy route. Other roads in the area are mainly used by local traffic.

HISTORICAL DEVELOPMENT

Prehistoric
and Roman

The possible Roman road leading from Pennocrucium (near Gailey) to the fort at Greensforge, is suggested as having followed a line from a crossing of Smestow Brook near Tettenhall Old Bridge along Lower Street, to Codsall Road and then northward on a route near to Pendeford Lane.

Anglo-Saxon

Aldersley and Blakeley are both place names found in this area with Anglo-Saxon origins and suggesting clearing on the edge of woodland or settlement near to woodland

Codsall Road connects the Anglo-Saxon settlements of Tettenhall and Codsall and may be of early medieval origin.

Medieval and Post-Medieval

The place name Palmers Cross may relate to a cross erected on a medieval pilgrimage route.

The 1613 map of the Manor of Tettenhall shows this area as still largely forming part of the open fields of Tettenhall, Autherley and Barnhurst. A large area west of Codsall Road was labelled as Tettenhall Haye. 'Haye' suggests an area enclosed by hedges normally created through forest clearance.

It also shows a small hamlet at Aldersley, lying around a cluster of small fields at the edge of the open fields, next to Alderley Road on the edge of the Smestow Brook Valley. Green Lane connected this hamlet to Pendeford Road with bends suggesting a route that ran around groups of strip fields (normally referred to as furlongs) in the open field.

The open fields of Tettenhall were subsequently enclosed, presumably by agreement. The boundaries of the fields preserved the distinctive curved outline of medieval strip fields fossilising the landscape of the medieval fields.

CHAPTER 1: CLAREGATE

The Industrial age

The farmhouses on the edges of this area, including Blakeley Green Farm, Aldersley House and Palmers Cross (in South Staffordshire) were built or renewed at this time.

The Shrewsbury and Birmingham Railway was opened in 1849.

A public house named the Old Field House was located on the southern part of Codsall Lane just outside the historic core of the village and is recorded on the first edition Ordnance Survey map of 1889.

20th Century

The Field House Nursery is recorded on the Second Edition Ordnance Survey map of 1902 on land off Codsall Lane. Nursery and market gardens are often seen as a forerunner of suburban development. This may reflect the developing character of Tettenhall as a small urban centre, appealing to both wealthy industrialists and the professional classes.

The third edition Ordnance Survey Map shows a large new house named Fair View built on Codsall Road. The line of the Oxley to Kingswinford Railway Line is shown running through the hamlet at Aldersley. Aldersley Road was realigned to follow a straighter course from Sandy Lane to Aldersley.

By 1938 a large area of housing estates had been laid out and were shown as under construction on the Ordnance Survey Map including ribbon development along Codsall Road and Aldersley Road, as well as more formal housing development that integrated Green Lane with new residential streets, including 'lollipop ended' cul-de-sacs, and the distinctive circuit cul-de-sac of Belvedere Gardens. The focus of this development was between Aldersley and Pendeford Avenue.

Although Ordnance Survey mapping for the 1940s is lacking, the maps produced in the 1950s show that much of the area east of Pendeford Avenue had been largely built up as semi-detached houses in regularly sized rectangular plots on long streets.

By the mid-1960s development in the northern part of the area had progressed to include Windermere Road, Coniston Road, Grasmere Close Derwent Road and Ennerdale Road. This included the present Palmers Cross School. Nevertheless some areas within this block between Codsall Road and Pendeford Avenue still remained undeveloped. In the west Links Avenue had been developed next to the golf-course and a development of cottages had been built along the east side of the northern section of Pendeford Avenue. Another discrete development of houses has been built at Aldersley Close and along the adjoining section of Aldersley Road.

During the late 1960s and early 1970s a new development of housing at Tynningham Avenue was built over the former Fair Field Nurseries but retaining the former manager's house. An area of open land isolated by this development was developed as playing fields. Claregate Primary School was also built in this time.

CHAPTER 1: CLAREGATE

AREA CHARACTER DESCRIPTION

1.) ALDERSLEY AND BLAKELEY GREEN MID-20th CENTURY SEMI-DETACHED HOUSING:

This forms the core of the area of housing constructed in the inter-war period. It is a large area of long streets, with long, straight sections and semi-detached two-storey houses built in groups of uniform design but including variation between groups. The buildings are densely spaced. It includes the older roads of Aldersley Road, Green Lane and Pendeford Avenue, which provide more curving lines and a small number of older houses that provide glimpses of the former agricultural landscape and the community of Aldersley, notably Aldersley House and Blakely Green House.

KEY POSITIVE CHARACTERISTICS

Evidence of the earlier landscape: Aldersley House, Blakeley House.

The Pilot Public House (locally listed) provides architectural and historic interest (designed by Twentyman).

Small clusters of shops providing local services, jobs and areas of activity.

Green islands of grass e.g. at Green Lane/Blakeley Avenue junction, Lawnswood Avenue provide further greenery and spaciousness in the streetscape.

Long green verge with trees at Green Lane, Lawnswood Avenue, Blakeley Avenue, Blakely Rise.

Cast iron 19th century sewer vent pipes (probably reused) e.g. at Aldersley Avenue and Lawnswood Avenue.

Gaps between houses, providing views to greenery in back gardens.

Front gardens, with boundaries to the pavement defined by low walls.

Uniformity of architectural detailing within groups and survival of simple decorative detailing.

Low traffic levels on most streets.

2.) CODSALL ROAD INTER-WAR & LATER PRIVATE HOUSING RIBBON DEVELOPMENT

An area of larger, individually designed houses exploiting the rural fringe of and with a greener environment than other parts of the character area by maintaining green front boundaries and large front gardens. The houses are generally large and detached, with steeply pitched roofs, normally ended in cornered gables and with prominent chimney stacks. Render is a common cladding material, either painted or as unpainted 'Tyrolean'. The use of half timbering or 'waney-edged' weather-boarding as decoration suggests an Edwardian or early inter-war date of development. Later infill houses and bungalows add detail from across the 20th century. The curving line of Codsall Road creates unfolding views along the length of the road, whilst a grass verge to the footpath (at one point very wide) adds further greenery and space in the street scene, despite the relative narrowness of the road. A cast iron mid-19th century sewer ventilation pipe on Codsall Road has been designated as a listed building (Grade II).

CHAPTER 1: CLAREGATE

KEY POSITIVE FEATURES

Some surviving character of Codsall Road as a historic rural route: narrow width, gently sinuous course.

Architectural interest of varied large detached houses of individual design but mainly using features of vernacular revival style including red brick, half-timbering or waney edged weatherboarding, steeply pitched roofs, with complex plans.

Gaps between houses create a lower density feel.

Green setting, including roadside grass verge, hedgerow front boundaries, green front gardens containing mature trees.

Green frontages of the golf course, paddocks and agricultural land contribute to the rural character and sense of space, providing large gaps in the built frontage.

3.) THE CLAREGATE INN AND PLAYING FIELDS

This space forms the main entrance for motor traffic to the Claregate character area from the south. As a result it is often very busy with traffic and, unfortunately difficult to cross. From the road it is characterised as a green gap with grass verges on both sides of the road studded with tall pines that form an avenue leading into the character area. A chain-link fence provides a transparent frontage to the parkland of the playing fields but is visually poor. The Claregate Inn on the east side of the road is a landmark building constructed as an 'improved public house' in the 1930s using a mixture of arts and crafts and Jacobean Revival style. It is angled to face the north bound traffic and encloses a small beer garden which adds green open space to the street scene. The very large car park to the south and east is poorly surfaced, windswept and bland but does offer attractive views over rooftops to the green open spaces of the Smestow Valley to the east. Planning permission has recently been permitted for a small supermarket development on part of it, which has raised local concern over a potential increase in motor traffic on Codsall Road

The playing fields offer a range of facilities and provide a pleasant green outlook for neighbouring properties. Some mature tree planting survives from the parkland planting suggested on early 20th century mapping.

KEY POSITIVE FEATURES

Attractive route between the Claregate residential area and areas to the south, with green verges and avenue of mature pines.

Green open space for recreation, with facilities for sports including fenced courts and changing rooms/pavilion.

Architectural interest of the Claregate Inn (propose for addition to the Wolverhampton Local List).



CHAPTER 1: CLAREGATE

4.) BELVEDERE GARDENS INTER-WAR HOUSING

This small residential enclave is a road forming a square loop with houses on both the inside and outside of the circuit with a single road access from Codsall Road and providing access to a short cul-de-sac. The buildings are nearly all contemporary, built in the late 1930s to a number of repeated designs, mostly as semi-detached two-storey houses but including a number of detached houses and bungalows. Many retain original decorative features, such as tiled kneeler to the eaves. Properties generally have dwarf walls to the front backed by low clipped hedges and were built in the Inter-War vernacular style and materials described for the wider area above. Front gardens are large enough to allow parking off the road. Buildings are generally closely spaced and angled to face the corners of the loop creating a strong sense of enclosure. The restricted access to the area and strong enclosure and absence of through traffic ensures this is a tranquil private road with a green environment provided by front garden planting. Although a number of street trees were planted around the circuit of road, many of these have now been felled and not replaced. An item of historic street furniture at the entrance to Belvedere Gardens is a cast iron service pillar or cabinet from the early 20th century, which are commonly named 'Lucy Boxes' after the company in Oxford who manufactured it. It bears the City coat of arms and may relate to the electricity supply or telephone network.



KEY POSITIVE FEATURES

A feeling of architectural and landscape integrity including the street layout buildings and garden boundaries, all of which were created in the late 1930s.

A strong sense of enclosure and channelled views within the street created by strong building lines.

Tranquillity due to screening of noise from outside the area and absence of through traffic.

Consistent low scale and repeated use of architectural details such as tile hanging, hipped roofs, bay windows, half-timbered gablets over bay windows, small oriel windows and use of mixed red brick and render cladding and broad hoods on brackets over front doors.

Absence of on-street car parking.

Greenery provided by front gardens including some medium sized trees.

CHAPTER 1: CLAREGATE

5.) MACROME ROAD INDUSTRIAL ESTATE AND ALLOTMENTS

This small area is tucked away between the railway line and housing estates and is accessed through the residential area to the south. It consists of large shed-type buildings of brick with low-pitched sheet material roofing studded with cylindrical ventilation units. These are largely of mid-20th century origin built in groups providing a long built frontage to the road with only occasional gaps and set back in yards either side of a straight central spine road. The road is enclosed with a mixture of redbrick walls and chain-link fence and is narrow with pavements on either side occasionally interrupted by the sweep of entrances vehicle entrances. Lack of maintenance of some buildings suggests that there has been some decline in use, possibly with some switch from manufacturing to storage. Nevertheless other areas appear well cared for.



KEY POSITIVE FEATURES

Industrial buildings with some decorative brickwork, including engaged pilaster strengthening to walls and cornice detailing below eaves.

Consistent low scale (tall single storey) of development.

Consistent use of a limited palette of materials.

An area of local employment land.

6.) ALDERSLEY CLOSE MID—20TH CENTURY HOUSING

This area of municipal style housing includes terraced and semi-detached housing and has a distinctive character due to the repeated use of two simple designs and consistent use of materials throughout and the preservation of green landscaping created to accompany the buildings. This includes a large grassed island separating the Close from Aldersley Road and privet hedges enclosing small front gardens on the east side of the development and larger gardens to the east. The properties are arranged to create two 'bays' in the frontage to the west creating a sense of enclosure, as well as creating a little greater depth in the frontage from the pavement that combines the public green space to provide a village green character.

KEY POSITIVE FEATURES

Consistent architectural style and materials contribute to the distinctiveness of this development from surrounding housing.

Public and private green open space combine to create a village green character.

Front-garden privet hedgerows provide a green boundary that encloses the space, defines the division between public and private space, forms a contemporary feature with the architecture and adds green softening to the landscape.

The closely spaced buildings and carefully arranged frontage line provide enclosure and help to define the 'village green



CHAPTER 1: CLAREGATE

7.) PENDEFORD AVENUE NORTH-EAST

This northern section of Pendeford Avenue (on the east side of the road only) is distinguished by houses built as a consistent group of 1 ½ storey cottages in an attractive vernacular revival design reflecting 17th century cottages. The houses are set well back from the road (further back than the earlier housing on the west side of the road) with large green front gardens either with low, clipped hedgerow boundaries or fences. The plots also appear wider. The houses are built as either semi-detached or terraced with steeply pitched clay tile roofs, each unit having a large half-dormer window lighting the upper storey to the front, bracketed eaves and a brick platt-band separating the ground and first floor. The use of a simple flat hood over front doors is another well-observed 17th century vernacular detail, although several have been replaced with other designs or by more enclosed porches. They were built using brick with a 'brindled' appearance reflecting the quality of earlier hand-made brick. As a group they have been conscientiously designed to provide an attractive rural character that contrasts with the more commonplace Inter-War vernacular housing that surrounds them. This area would be considered to have a high sensitivity to change.

KEY POSITIVE FEATURES

Architectural interest of this group of houses as unusual, distinctive and attractive, with careful use of scale, proportions, detailing and materials to achieve a high aesthetic value.

The integrity of many of the buildings is high with few alterations that have significantly detracted from the high quality of the original design.

Spacious plots, deep set back to the building line and generous gaps between buildings contribute further to a lower density of development and a rural character.

Green hedgerow front boundaries add further to the green, rural character of the area.

KEY POSITIVE FEATURES

Consistent scale of housing and use of materials. The integrity of the mid-20th century street plan and housing development creating a consistent period feel across the area.

Variety between houses in small groups, providing a more varied streetscape.

Quiet residential streets with little or no through traffic.

Mature trees in the grounds of Palmers Cross School providing greenery and vertical interest in views from

8.) LAKE DISTRICT STREETS' MID-20TH CENTURY DEVELOPMENT

An area of medium sized mixed detached and semi-detached housing built in the 1950s and 1960s as speculative development. Whilst Windermere Road was converted from a former field lane, the other roads (named after other lakes in Cumbria) were newly laid out over the former fields. The houses were built in small groups of similar style or as individually designed as a mixture of two-storey houses and bungalows. They share the familiar palette of materials and architectural motifs found across the wider area, although the use of render is rarer than in some other areas. Later housing, constructed in the 1960s or 1970s features panels of painted render or tile-hanging is an architectural motif alongside brick construction. They are set back from the road with green front gardens separated from the pavement by redbrick dwarf walls, sometimes backed by low clipped hedges. They have generally retained green front gardens with some converted for car parking.

There is little on-street car parking, allowing clear views along streets. However, there is also an absence of green landscaping in the public realm which can make the hard surfaces of highways, houses and boundaries very dominant. Along Consiton Road there are occasional glimpsed views out to the area's rural setting beyond the housing.

CHAPTER 1: CLAREGATE

9.) TYNINGHAM AVENUE 1960S PRIVATE HOUSING DEVELOPMENT

This housing development was constructed in the 1960s over the former Fair Field Nursery. It consists of a mixture of detached two-storey houses and bungalows built in small groups of uniform design. The streets are formally planned as a part of the development with a wide road and pavements providing a spacious character. Houses are set well back from the road with in broad plots of even width and with front gardens defined by brick or block-work dwarf walls providing a high level of transparency and bringing the garden spaces into the environment of the street which, consequently has a very open and light character. Corner plots are notable for having tall evergreen hedgerows screening the exposed sides of rear gardens. Views to trees as a backdrop are seen to the north and west over the roofs of bungalows, as well as in glimpses to back gardens between houses.

The houses are closely spaced with a strong building line that creates enclosure and channels views along the long sections of streets, which have a very gentle curve gradually revealing long views. Staggered frontage lines create interesting patterns of exposed gable ends in views along streets, which are emphasised by strong ridge and eaves lines. The houses are built in nationally recognised patterns used by mass house builders with brick walls, often with tile hung panels (sometimes with decorative patterning) and machine made concrete tile roofs with cornered gables. The area is tranquil with little through traffic and has fresh air due to its openness and location on the rural fringe of the city. The houses and gardens are very well cared for adding considerably to the attractiveness of the area.

One house at No. 5 Tynningham Avenue stands out as representing an earlier phase of the landscape's development. This is the former manager's house of Fair Field Nursery, an Edwardian building with decorative half-timbering, tile hanging and a small oriel window to the first floor. Unfortunately, its most attractive frontage now faces the side of the plot, rather than the main street frontage as it was originally oriented towards Codsall Road from which it was screened by the construction of the surrounding housing estate. No. 35 Codsall Road is of a similar style, with a brick ground floor and rendered above with half-timbered gables and may also be associated with the nursery gardens.

KEY POSITIVE FEATURES

Wide road and pavements combined with large front gardens fronted by dwarf walls create a green and open environment.

Low traffic volumes provide tranquillity.

High standard of maintenance of buildings and spaces.

Fresh air.

The area has a strong architectural character due to the use of a very uniform scale of two-storey houses with consistent ridge and eaves lines, interspersed with groups of uniformly designed bungalows and a limited palette of materials including red-pink brick, tile hanging, painted render and concrete roof tile.

Architectural interest of Edwardian nursery manager's house at No. 5 Tynningham Avenue.



CHAPTER 1: CLAREGATE

Issues

Loss of front gardens and front boundaries for off-street car parking.

Heavy traffic, particularly at Codsall Road between the Claregate Inn and playing fields, as well as being noisy and polluting this makes crossing the road to the playing fields difficult.

The road route to the Macrome Road Industrial estate would not normally be considered an appropriate route for industrial traffic.

The car park area at the Claregate Inn is a bland, windswept area that detracts from the high aesthetic value of the area, nevertheless local people have expressed concern that redevelopment for commercial use could increase traffic in an area that is already very busy.

Occasionally busy traffic accessing the Aldersley Leisure Village and fast traffic speed on Aldersley Road generally.

Loss of green character of Codsall Road through replacement of garden hedgerow boundaries with brick walls and railings.

Loss of street trees, notably at Belvedere Gardens.

Erosion of grassed surfaces of green areas by cars driving over, notably at Green Lane shopping parade and Aldersley Road/Aldersley Close.

DEVELOPMENT GUIDELINES

Across the area houses were built in groups of similar style, including scale, use of materials and architectural detailing. New infill development or extensions should aim to use matching or complementary materials and forms and both style and arrangement of openings.

Extensions to roofs should retain the original roof profile (e.g. hipped or cornered gables where relevant).

Development that fills gaps, including gaps at first floor level between buildings and reduces the openness of the streetscape or glimpsed views to greenery behind the building line will be considered detrimental to the local character.

New development should avoid creating significant additional traffic in residential streets.

Options to provide pedestrian crossing facilities at Codsall Road near the Playing Field should be explored

New development should make a positive contribution to the green character of the environment by providing green front garden spaces, areas of public green space and by using hedgerows as a boundary material to the front of plots.

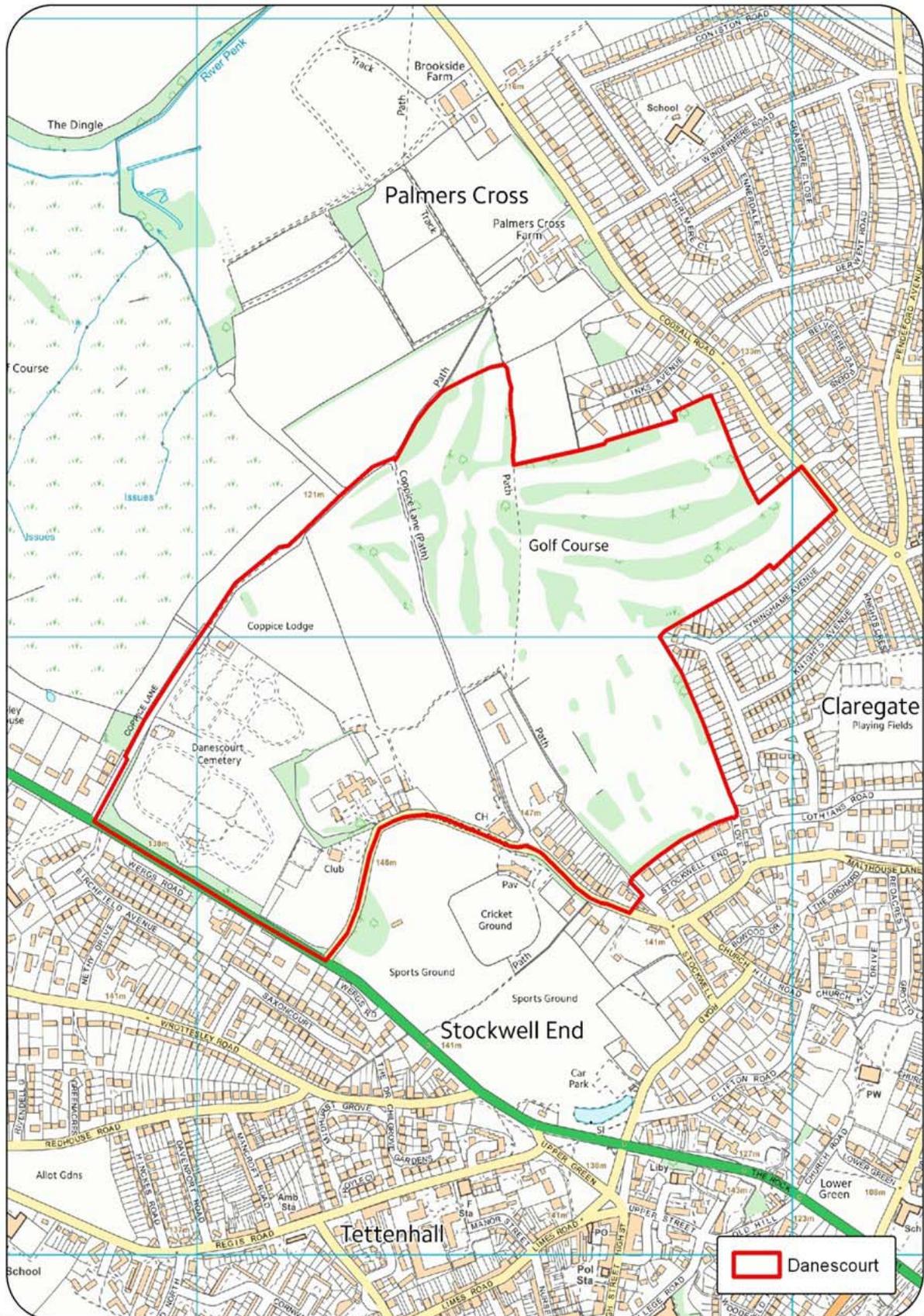
CHAPTER 1: CLAREGATE

HERITAGE ASSETS

| | |
|---|----------------------------|
| Sewer ventilation pipe to the SW of No. 134 Codsall Road | Listed Building (Grade II) |
| The Pilot PH, Green Lane, Aldersley | Locally listed |
| Pendeford Avenue, Telephone Kiosk outside Post Office (No. 2) | Locally listed |
| The Claregate Inn, Codsall Road | Propose for local list |
| Blakely Green Farm House, Green Lane | Propose for local list |
| No. 2 Green Lane | Propose for local list |
| No. 5 Tynningame Avenue | Propose for local list |
| No. 35 Codsall Road | |
| 'Lucy Box' at Belvedere Avenue Gardens | |
| Cast metal sewer vent pipes at Aldersley Avenue and Lawnswood Avenue. | |
| Trees at Codsall Road (between the Claregate and Recreation Grounds | |
| Codsall Road recreation grounds | |



CHARACTER AREA 2: DANESCOURT

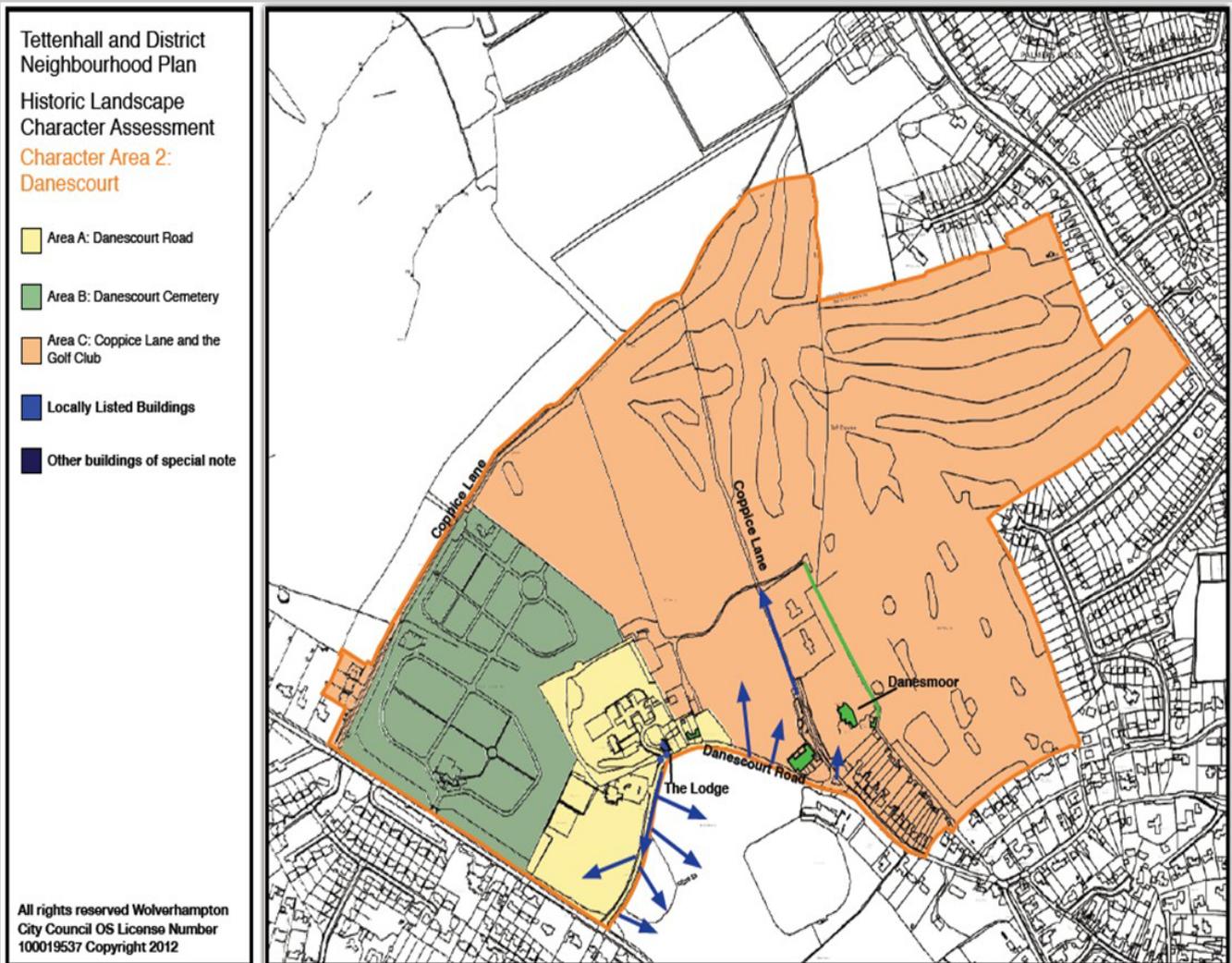


Tettenhall Neighbourhood Plan - Character Study Areas



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CHAPTER 2: DANESCOURT



LOCATION AND USES

Danescourt is located in the north of the Neighbourhood Plan Area and is situated on the north eastern edge of the suburb of Tettenhall. Danescourt Road leads from the Wergs Road (A41), which links with the Wolverhampton ring road to the east to the M54 (Shrewsbury to Birmingham) to the north west. The neighbouring character areas are Tettenhall Wood estates to the south west, Upper Tettenhall/Stockwell End to the south east and Claregate to the east. The area is predominantly green open space, which provides a break in the built environment from the surrounding character areas.

This is a semi-rural green belt area on the edge of the leafy and desirable suburb and settlement centre of Tettenhall. The majority of the area is used for recreational activities and the space is well supplied with facilities for a variety of age groups, including the South Staffordshire Golf Club and a Health and Fitness Club. A cemetery is located in the south. The area is popular with residents for walking and dog walking. A former Children's Residential Unit run by Wolverhampton City Council is being developed into residential apartments. A small proportion of the area is occupied by private houses. The recreational uses continue to the south east in the neighbouring Upper Tettenhall and Stockwell End Character Area, where sporting facilities comprise recreation grounds, the Wolverhampton Cricket Club's grounds and tennis courts.

CHAPTER 2: DANESCOURT

HISTORICAL DEVELOPMENT

Prehistoric and Roman

Just outside the boundary of Area 2 there is evidence of a barrow situated in Low Hill field to the west of Tettenhall and described in the 16th century. Traditionally this was thought to be the burial place of the dead from the Battle of Tettenhall / Wednesfield. There is no evidence that the barrow was of early medieval date, it could be a prehistoric barrow, which later Romanticism associated with the battle.

Three circular features, possibly further burrows, are visible in the field to the north of Danescourt cemetery on a copy of the 1980 AP 1/SJ8800 and one, possibly two, are slightly visible on the 1976 AP

Anglo-Saxon

The Anglo Saxon Chronicle record of the year AD 910 states that, "... this year the army of the Danes and the Angles fought at Tottenhale and the Angles obtained the victory" (the battle of the 'danes').

The exact location is unknown but Tettenhall must have been a significant location to be used as a geographic reference point in the Chronicle. In more recent times, the north part of the village became known as "Danescourt" as a reference to this battle.

Medieval and Post-Medieval

The 1613 map of the Manor of Tettenhall records settlements in the area together with land already being enclosed at the centre of the village (south east of the character area) with strip cultivation further out. Almost all the existing roads appear, indicating that the ancient street pattern is little changed in the 21st Century formation.

Coppice Lane appears on the 1613 map and is recognizable as a "hollow way"

CHAPTER 2: DANESCOURT

The Industrial age

Tettenhall was a largely agricultural settlement until the latter part of the 18th Century. Then it began to develop as a residential area for industrialists and proprietors gaining their wealth from the Wolverhampton of the Industrial Revolution.

The area is described by local author William Pitt in 1791, "Many pleasant houses and genteel families".

Edward Perry, who owned a tin-smithing and japanning business (later the Mayor of Wolverhampton), built himself a large house or mansion named Danescourt in 1869. It was designed by Joseph Hanson, whilst the name is believed to be an antiquarian reference to the battle of AD 910 inspired by the burial mound in Low Field. Land wrapping around the house and gardens to the south, west and north appears to be shown as parkland on the 1887 Ordnance Survey map, with boundary planting to Wergs Road and with tree lines representing the remnants of former hedge-rows and lanes.

Danescourt Road is shown on the 1887 Ordnance Survey Map with trees planted along both side of its southern stretch forming an avenue, which continues along part of its eastern continuation.

In 1893, Lawley Taverner Smith (an accountant in Wolverhampton) commissioned a house by the architect John Weller called Danesmoor. It was built by H. Willcock and Co. (A detached villa built on plots taking in whole fields).

Further Victorian Villas built at this time include Dane Hurst and Dane Croft by Coppice Lane.

The Industrial Age

The 1902-3 edition of the Ordnance Survey Map shows the land west of Danescourt Road as a cricket ground.

In 1908 South Staffordshire Golf Club took over the land that surrounded Danescourt and Danesmoor.

Plans for the layout of the golf links (course) were made by Harry Vardon and George Coburn, 'professional champion'. A new clubhouse was built, designed by architect F. T. Beck and built by local builders Wilson Lovett.

Between the years 1936 – 1938 work was carried out which enable the links to assume much of its present form. James Braid was invited to draw up the plans for an improved and lengthened links.

The mansion at Danescourt was demolished in 1958. The lodge (1864) and gatepier part of Danescourt still survive, along with Danescourt Cottages.

Danescourt Cemetery was opened in 1959 on 9 acres of land taken from the former parkland Danescourt House.

Tree planting at the golf links course in the 1960s.

In the 1970's a Children's Resource Centre and Rehabilitation Unit was built in the former grounds of Danescourt House (by the former lodge of Danescourt and over the site of the kitchen garden glass-houses). In 1990's a Children's Residential Unit was built to replace the Children's Resource Centre and Rehabilitation Unit.

Danescourt Cemetery was extended in 1996 by a further 15 acres up to the frontage of Wergs Road.

20th Century

CHAPTER 2: DANESCOURT

GENERAL CHARACTER DESCRIPTION

Danescourt has a much more open character than the rest of the Neighbourhood Plan Area. Danescourt Road is a narrow country lane of one car's width only, flanked by hedgerows and with a curving course, that encloses views, and including a sharp bend at the entrance to the former Danescourt. Its frontages are dominated by green open spaces but also include several historic buildings of considerable charm and interest that provide a record of the area's development. The locally listed Lodge Cottage is the most notable. It is stone faced with a steeply pitched plain tiled roof with 'ginger-bread' bargeboards and roof finials, gothic tracery and gate piers to a high stone garden wall. These structures, along with elements of the former garden planting surrounding the house and the margin planting to the parkland are remnants of Danescourt's landscape. Danescourt Cottages, semi-detached properties of two-storeys, clad with white render or roughcast and decorative timber-framing on a brick plinth, roofs of red/orange plain tile and porches and canted bay windows stand back from the road but address it, providing an active frontage with green hedgerow boundaries.

However the former grounds of Danescourt are now occupied by a number of large and unattractive 20th Century buildings which include Tara House and Children's Resource Centre and Rehabilitation Unit built in brown brick, a mix of hipped and flat roofs, both of which are now vacant and in a poor state of repair. The remaining parkland to the south of Danescourt provides recreational facilities including a cricket field, tennis courts a bowling green and club house with a small car park.

The Club House of South Staffordshire Golf Club stands to the north on the south side of the junction between Danescourt Road and Coppice Lane. It is a rambling building clad in white painted roughcast with a hipped red plain tile roof generally of just one storey but with some large box dormer windows lighting rooms within the attic space and a large, two-storey extension at the rear with a concrete tiled roof. It presents its rear aspect to Danescourt Road, whilst the more attractive main frontage, which includes symmetrical return wings to either side and a central lantern vent supporting a weather vane faces towards the links to the north west.

Danesmoor, standing on the east side of the junction of Danescourt Road and Coppice Lane, is a large and impressive detached villa in the Arts and Crafts style with an associated lodge or cottage. It has been altered over the years through various extensions. Built in red brick, with canted bay windows, roof dormers, pitched roofs with half-timbered gables and an impressive west facing garden frontage with a central oriel bow-window. Its early 20th century gardens are well preserved, including a walled terrace and sunken lawn, with an extensive redbrick wall to the north east (providing south west facing growing surfaces) and hedgerows to the south west along Coppice Lane. The garden has been subdivided in part for two further substantial properties of late 20th century origin but built in sympathetic Old English or Arts and Crafts designs. That nearest the house is the most successful.

To the west of the cemetery a row of bungalows are located along Coppice Lane, with a fairly consistent 1960s and 1970s architectural style including a mix of cornered gabled and hipped gabled roofs and a mix of brick, weatherboard cladding and render. These properties all contain garages and off road parking, set back from the road with generous sized front gardens.

CHAPTER 2: DANESCOURT

In addition to the extensive open space used for recreation the area contains the cemetery which is important to both the local community and to the city of Wolverhampton as a whole. The area creates a green and open gateway into the city along the A41. The numerous areas of open space provide attractive views across the landscape to the north west, across the South Staffordshire Golf Club's fairways and tree lined avenues. These views can be appreciated from various locations in the areas but notably along Coppice Lane, which forms the public footpath through the golf links.

The area is generally well served by Danescourt Road and Coppice Lane. The public footpath of Coppice Lane and the side alleys within the area provide pedestrian routes separated from traffic. The main traffic in the area is along Danescourt Road, which allows access to the properties along with the recreational facilities in the area (Health and Fitness Centre, Wolverhampton Cricket Club and South Staffordshire Golf Club). The area is generally quiet. However, at peak times Danescourt Road, which is narrow and unmarked in places, forms a shortcut for traffic.



AREA CHARACTER DESCRIPTION

1.) DANESCOURT ROAD:

This is a radial development of late Victorian, Edwardian and early 20th Century houses along a pre-existing country lane. There are a number of detached and semi-detached Victorian and Edwardian buildings along Danescourt Road built in red brick, often clad in white render at first floor level and with hipped roofs, and cornered gabled returns with plain bargeboards over canted bay windows to the main frontage. There are regular gaps between buildings, which create a steady rhythm of buildings along the street. These front gardens are bounded by a low-level stone walls, hedges and trees providing enclosure to the street. To the end of Danescourt Road there is the much larger detached villa of Danesmoor, which retains its Edwardian character. Danesmoor Cottages, which are two-storey semidetached properties built in red brick with white render or roughcast are of contemporary date, along with the South Staffordshire Golf Club house built in 1908.

Whilst Lodge Cottage is considered to a high point of Danescourt Road's frontage, the large 20th Century buildings within the former Danescourt House property. The new Children's Residential Unit and the Health and Fitness club, which are both still in use, would also be considered to not make any notable contribution to this area's historic character or architectural interest. Hopefully with the new Danescourt development these sites will be revamped.

A spectacular feature of the south western section of Danescourt Road is a mature avenue of alternative horse chestnut and lime trees. These are complemented by the steel estate railings that enclose the road creating rural character. In addition, to the side of Danesmoor, an alley is enclosed by the old iron railings of Danesmoor whilst the footpath provide channelled views through foliage.

CHAPTER 2: DANESCOURT

KEY POSITIVE CHARACTERISTICS

Building styles and scales may vary in the Victorian and Edwardian builds but they contribute significantly to the area's historic character and aesthetic quality.

Buildings of notable interest include the locally listed Lodge Cottage, gate pier and wall along with the Edwardian character of Danesmoor.

Some of the builds are located within or outside the South Staffordshire Golf Club, adjacent to the Cricket Ground allowing for picturesque views of the area.

Channelled views along the mature avenue of trees and along public footpaths of tunnels of foliage.

Some extensions can be seen along the Victorian / Edwardian properties of Danescourt Road and these have been designed sympathetically to the architectural styles of the properties.

2.) DANESCOURT CEMETERY:

Danescourt Cemetery is a relatively new development important to not only the local area and community but to the city as a whole. The cemetery now occupies a total of 24 acres the most northerly part of which is now fully utilised, whilst the southern 15 acres have only been in use since 1996 and remain as a largely open area with a screen of dense tree planting on the frontage to Wergs Road. The site has a single access road from the busy Wergs Road (A41), use of which is restricted to day-time only. The area has a car park and the access around the site is by a tar macadam road, which provides a circuit around the area. The entrance drive divides in front of a single-storey reception building. It is built in red/orange brick, with a hipped roof.

Walls running off the building enclose a small Japanese garden to the rear, with small circular windows allowing views into the garden. To the north west of the entrance a mixture of gravestone memorials of differing styles and colours are laid out in closely packed rows, whilst the rest of the cemetery is laid out in a lawn style for the position of future memorials. A restrictive condition imposed on the earlier, northern part of the cemetery ensured that all memorials were laid as horizontal (flat-stone) grave markers. The cemetery boundary consists of a mixture of fencing, trees and low level planting. The former boundary planting of the Danescourt estate parkland has been augmented by new planting and makes an important contribution to the sense of enclosure and tranquillity within the cemetery.



CHAPTER 2: DANESCOURT

KEY POSITIVE CHARACTERISTICS

The Japanese garden, although a usual feature in the area, provides a pleasant and tranquil landscaped feature in the area.

The uniformity of the memorial headstones, set in closely packed rows, provides a structure to views of the area.

Attractive views over the open green space towards the South Staffordshire Golf Course, and the countryside to the north.

The green setting, including mature boundary tree belts contributes to the rural character and tranquil atmosphere.

3.) COPPICE LANE & SOUTH STAFFORDSHIRE GOLF COURSE

This space occupies the largest part of the character area and on both sides of the historic route of Coppice Lane. Running north east from Wergs Road, Coppice Lane is a narrow lane without road markings or footpath but bounded by grass verges in front of hedgerows to private houses and the cemetery. Two properties of interest, Dane Hurst and Dane Croft (which are just outside the Neighbourhood Plan Area), are Victorian and Edwardian villas enclosed by mature trees with generous plots. Later infill properties include single-storey buildings that differ in architectural styles with a mix of cornered and hipped gabled roofs, brick/cladding and render. All properties are set back from the road and have off street parking with garages and generously sized front gardens.

Further north Coppice Lane diminishes into a public footpath, which is narrow and gently winding, surrounded by planting, shrubs and mature trees. A single two-storey dwelling built in the 1980s with standard features for buildings of that date (i.e. built in redbrick, pitched roof, side gable, large front garden with drive) stands at the point where the road becomes a footpath. The public footpath and surrounding planting and hedgerows channel views to paddocks, countryside to the north, tree lined avenues and the South Staffordshire Golf Links.

KEY POSITIVE CHARACTERISTICS

The Victorian and Edwardian buildings contribute significantly to the areas historic character and aesthetic quality.

The open green spaces of the South Staffordshire Golf Course, paddocks, and open land contribute to the rural character and sense of place.

The public footpaths of Coppice Lane provide channelled views of the landscape through the tree lined avenues and open countryside in the north from the South Staffordshire Golf Links.



CHAPTER 2: DANESCOURT

Issues

To some, access to the area is limited due to a lack of pedestrian pavements. However, the addition of these would detract from the verges along some of the roads or along the quiet footpaths at Coppice Lane.

Areas along Danescourt Road have poor road surfacing.

The area contains some unattractive 20th century buildings, which are sited on Green Belt and Conservation Area sites.

The properties, which once housed the former Children's Resource Centre and Rehabilitation Unit and Tara House, are now going to be part of a development on this site. Funding from this large apartment development will be spent on improving the green areas around the former Children Resource Centre.

Danescourt Road, can become busy at peak times where this route is used as a short cut in the area. As a result of the road being narrow access can be troublesome at peak times.

DEVELOPMENT GUIDELINES

Development proposals should retain historic buildings and features identified as making a positive contribution to the area's historic character.

Development proposals will need to sustain the attractive views across historic green open spaces, including those in Character Area 3, to which this area contributes.

The area retains a number of unattractive modern buildings, which are no longer in use, which would benefit from redevelopment. Opportunities for enhancement of the former Children's Resource Centre and Rehabilitation Unit and Tara House should aim to provide structure that contribute to the historic landscape of Danescourt, reflecting its history but contributing a new chapter to the area's story. These properties sit within Green Belt and the Tettenhall Greens Conservation Area. Development that would be acceptable in terms of Green Belt policy would be:

- a. Demolition of buildings and use of the land for agricultural, outdoor sports / other recreational or as a cemetery.
- b. Conversion of building to residential use.

An application has recently been submitted to Wolverhampton City Council for the area to be used for residential use.

New development in the form of replacement buildings and extensions will need to be of a scale and form in keeping with the surrounding area.

Development in the area is limited due to the area being semi-rural Green Belt and part of a Conservation Area.

CHAPTER 2: DANESCOURT

DEVELOPMENT GUIDELINES CONTINUED

Extension to older buildings should be carefully designed to harmonise with the original building, including use of like to like materials and detailing.

Maintain and protect the rustic green open spaces with a high number of broad leaf trees, pleasant open spaces, pedestrian routes and boundary features of hedges and mature trees.

Preserve late Victorian and Edwardian buildings that make an important contribution to the local character and distinctiveness.

This site provides an opportunity to bring forward a unique, high quality development. This will need to reflect the area's rural character, possibly using a mixture of natural, historic character and modern materials, design and construction. This should aim to be a highly unique development sympathetic to the architectural quality of the surviving entrance lodge and its materials.

A small number of buildings with a large massing, reflecting the scale of the former mansion and preserving a generous green setting, making use of the former gardens, would be considered more appropriate than a large number of smaller structures (such as detached four-bedroom houses). This should provide a complex roofplan, reflecting the character of late Victorian and Edwardian houses in the area and, ideally using the dark red smooth faced brick and white painted render and roughcast or sandstone found in the area's historic buildings. An element of half-timbering might also be considered appropriate. Red fired-clay plain tiles should be considered among roofing materials. Details to window and door surrounds, roof ridgelines and eaves and in transitions between materials will need to be of high quality design and execution. Viewing turrets or towers might be considered as appropriate architectural features reflecting other buildings in the area and the scenic value of the surrounding area.

The presence of new buildings in views across the recreation grounds and from Upper Green, as well as the more immediate setting will need to be considered. Lower scale development surrounding green open space within the site, might reflect the character of buildings that surrounded the former kitchen garden, allowing use of more extensive areas of glazing. Nevertheless, the spirit of Victorian and Edwardian builders in adopting the most modern and innovative materials and construction should also be reflected by using the best of today's design and technology to achieve a high quality, distinctive and sustainable development.

HERITAGE ASSETS

| | |
|---|--|
| Lodge cottage, gate pier and wall | Locally listed building/structure |
| Danesmoor, Coppice Lane (including boundary wall and gardens) | Propose for local list |
| The Lodge, Coppice Lane | Propose for local list |
| The Coach House, Coppice Lane | Propose for local list |
| The Club House, South Staffordshire Golf Course | |
| Estate Railings, Danescourt Road | Positive features in conservation area |
| Nos. 1 and 2 Danescourt Cottages, Danescourt Road | Positive features in conservation area |

CHAPTER 2: DANESCOURT

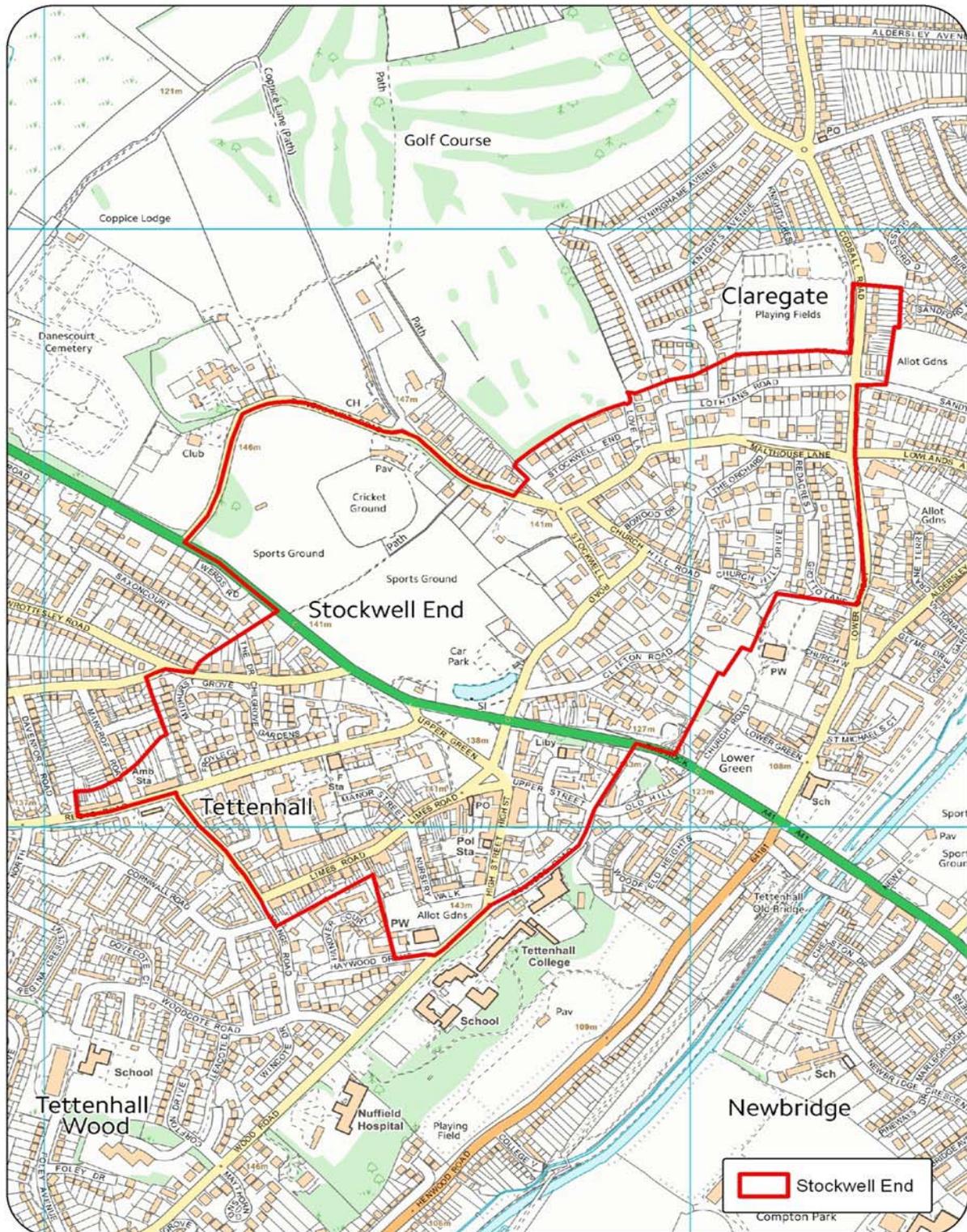
DANESCOURT IN PHOTOS



HERITAGE ASSETS IN PHOTOS



CHARACTER AREA 3: STOCKWELL END & UPPER TETTENHALL

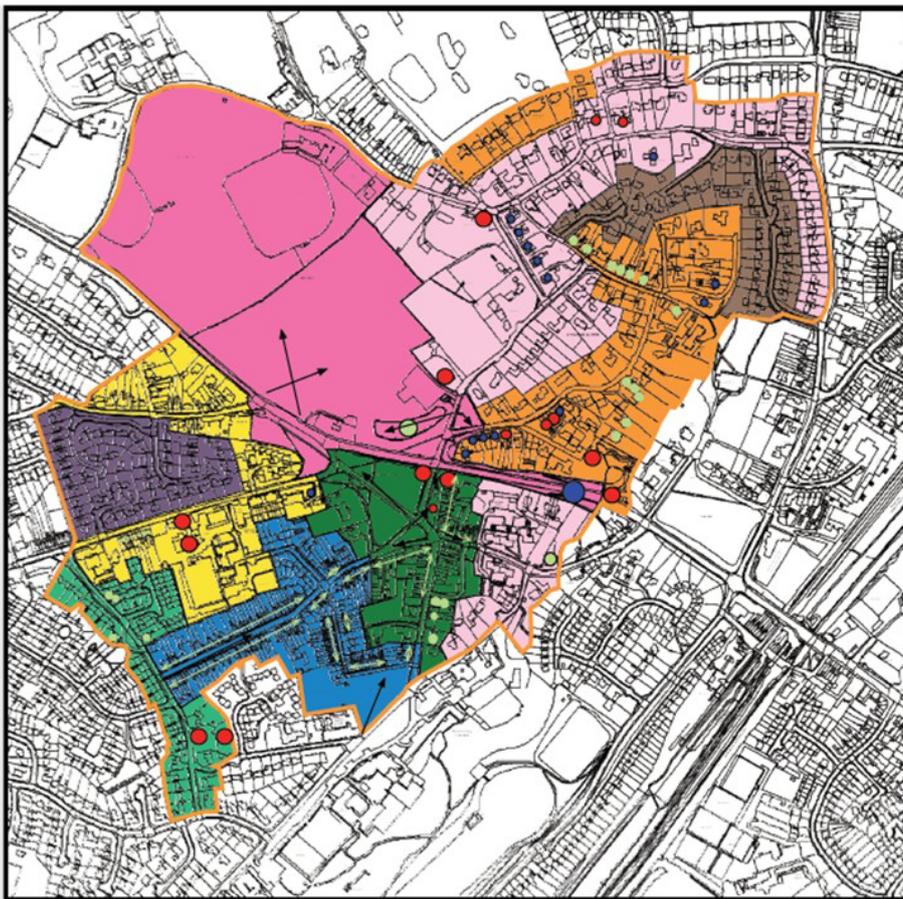


Tettenhall Neighbourhood Plan - Character Study Areas



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CHAPTER 3: STOCKWELL END & UPPER TETTENHALL



Tetterhall and District Neighbourhood Plan

Historic Landscape Characterisation

Character Area 3: Stockwell End/ Upper Tetterhall Green

- Area A
- Area B
- Area C
- Area D
- Area E
- Area F
- Area G
- Area H
- Area I
- Listed building
- Locally listed building
- Building of local interest
- Key positive frontage
- Key Significant View Lines

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LOCATION AND USES

This large character area contains the part of the historic settlement centre of Tetterhall that developed on the hilltop around the large open space of Upper Green. It is located at the convergence of the modern A41 (Wergs Road and The Rock) and the north – south route of Mount Road/Wood Road/High Street as well as numerous local accommodation roads, which radiate from Upper Green or run down the edge of the ridge linking Upper and Lower Tetterhall.

The area includes a mixture of residential, commercial and civic land uses reflecting its role as an important local settlement centre. Upper Green forms the heart of the area as a village green providing formal public open space for recreation, including the Tetterhall Paddling Pool, while the open space of the recreation grounds to the north east and the Wolverhampton Cricket Club provide opportunities for further sports and recreation. The south and east sides of Upper Green, along with High Street and part of Upper Street, to the south east, provide a commercial centre with some office use and two public car parks. Further offices, civic land uses and the waterworks' site are located to the west on Regis Road. Otherwise radial routes leading south west, west, north east and east form accommodation roads for housing, as well as leading to neighbouring residential areas.

The character area's northwest limit is defined by Danescourt Road, beyond which further, scattered housing and green open spaces are less closely associated with the settlement core. The northern limit is well defined by the transition from historic lanes with an organic pattern of development to more formally planned early and mid-20th century housing estates between Malthouse Lane (inside the area) and Lothians Road. To the east, the limit of the area is defined by the edge of the ridge marked by a distinct tree line to the east of Clifton Road and Church Hill Drive. It then follows the west side of Lower Street to the eastern end of Malthouse Lane as the edge of the ridge becomes less steep.

CHAPTER 3: STOCKWELL END & UPPER TETTENHALL

The southern limit of the character area is marked by College Road and the boundary between the late 19th and early 20th century 'New Village' at Nursery Walk, Limes Road and Grange Road and large 20th century housing estates to the south. This distinction is less clear further west where modern housing development covers the former reservoir site on the north side of Regis Road with the early 20th century development of planned streets of terraced houses starting at Mancroft Road. Again, it is the ability to appreciate a connection with the village core that has been used to define the limit of the area.

HISTORICAL DEVELOPMENT

Prehistoric and Roman

A possible Roman road leading from Pennocrucium (near Gailey) to the fort at Greensforge, would run near the line of Lower Street from a crossing of Smestow Brook around the location of the old Tettenhall road bridge.

Anglo-Saxon

Tettenhall derives from *Teota's Halh*. The name indicates possible beginnings as an Anglo-Saxon settlement founded or owned by a man called *Teota*. *Halh* probably relates to the sheltered patch of land in the lee (east) of the steep escarpment. The name Stockwell End includes Anglo-Saxon elements. 'Stock' might refer to the stock or trunk of a tree, an enclosure (similar to the modern word stockade) or livestock. 'Wcelle' means a spring, stream or well. This provides a range of possible meanings but all suggesting the presence of an important water source.

The earliest reference to Tettenhall is in the Anglo-Saxon Chronicle's entry for the year AD 910 when a decisive battle was fought between the West Saxons, Mercians and Danes at *Tootenhall*. Whilst the battle may only have been 'near' Tootenhall the use of the name as a point of reference suggests the settlement was an important location.

Small manors are recorded at Tettenhall in the Domesday Survey of 1086: one as the property of the King and another as property of the Cannons of Wolverhampton (later differentiated as Tettenhall Regis and Tettenhall Ecclesia). In addition to arable land and a number of tenants, the king's manor contained an area of woodland 1 ½ miles in breadth and length. The manor of the cannons is also recorded as containing a church.

Tettenhall lies at the conjunction of the royal forests of Kinver, Brewood and Cannock and may have developed through woodland clearance from a part of Kinver Forest.

CHAPTER 3: STOCKWELL END & UPPER TETTENHALL

Medieval and Post-Medieval

Surviving early buildings in Tettenhall include Stockwell End House (timber framed) and out buildings dating from 1480 to early 1500 (one of the outbuildings may have been a detached kitchen),

Earthworks of ridge and furrow cultivation seen on Upper Green are evidence of the agricultural use of the area before enclosure.

A map of the Manor of Tettenhall in 1613, reveals settlement above the ridge had a dispersed pattern of houses on an intricate network of lanes with numerous small enclosures and greens, surrounded by open fields in strip cultivation. A more focused area of development lay along the eastern end of Upper Street. The large pond at upper green (used in the creation of the paddling pool) was also recorded.

Upper Green was formerly known as Marsh Green, with a 'Marsh Pool' by Danescourt Farm House. The latter has 16th century origins (a date stone records 1520 as significant).

The surnames Stockwall and Stockall were recorded in the Tettenhall Parish Register in 1611 and 1617. Stockwell End was recorded as a place name in the 1640s. 17th century houses in this area include More House in Haywood Drive (formerly Gorsty Hayes Cottage), which is thought to be an early 17th century forester's lodge, Stockwell End Cottage (No.29) and the Grange (farmhouse).

The 18th century was a time of expansion for Tettenhall. Surviving buildings of this era include the Headmaster's House on College Road (built in 1725) and Stockwell House and courtyard (built in 1758).

The Industrial age

Stebbing Shaw's county history of 1801 notes that Tettenhall contained 7,551 acres of enclosed land and 1000 acres of 'wasteland' (this is likely to have been the remains of the woodland recorded in the Domesday Survey). Tettenhall now had a population of 2,000.

In 1806 the remaining open fields in Tettenhall were enclosed, creating smaller, individually owned, fenced off fields of the type we are now familiar with.

A pinfold stood on Upper Green east end of the later Clifton Road in 1837. A pinner was still appointed around 1856 (pinfold = an enclosure to confine stray animals; a pinner was the person who looked after the pinfold).

The excavation of a cutting through the escarpment for the A41 London to Holyhead Road at 'The Rock' in 1823 created a direct route between Upper and Lower Green, which may have encouraged new development on the hill top.

CHAPTER 3: STOCKWELL END & UPPER TETTENHALL

The Industrial age

Tettenhall began to develop as a residential area for wealthy industrialists and proprietors from the Wolverhampton's industries. New housing was located along the ridge to escape the town's pollution, enjoy the vistas and avoid the high local taxes (rates) charged in the town.

From the mid to late 19th century further development of settlement is recorded. Terraced housing on and south of Limes Road was recorded as 'New Village'.

From 1820 – 1870, the small inner fields (recorded in 1613) around Stockwell End were divided into plots, and a number of detached and semi-detached villas were built. The area between Clifton Road and the escarpment is fully built up.

1882: Regis Road houses built

1887: original Clifton Road houses built

1892: Redhouse Road built

Several large mansions appear including Danes Court. Oaklands, built in the late 18th century, was converted as offices for Tettenhall Urban District Council in the 1890s.

Two large detached villas (Tynninghame and Danesmoor) were built on plots taking in whole fields of the surrounding perimeter fieldscape.

A large waterworks was constructed by Wolverhampton Corporation 1845 (extensions 1855) in what is now Regis Road, which was formerly called Waterworks Lane. A reservoir stood on the north side of the lane.

The street name Malthouse Lane indicates the presence of a malthouse, where grain was processed for brewing.

The Rock Tavern and Villa gardens (mid 1800's) became popular local tourist attractions from the 1850's.

1876 a horse drawn tramway was established from Wolverhampton to Tettenhall, but did not climb the steep ascent on The Rock. The line was later electrified and extended to the hilltop. By 1914 it reached as far as Wergs Road.

1892 a drinking fountain was erected on Wergs Road (it was moved to Upper Green in 2000).

CHAPTER 3: STOCKWELL END & UPPER TETTENHALL

20th Century

20th Century development and redevelopment of the settled area in Tettenhall involved demolition of large older houses or subdivision of their grounds for denser modern housing, as well as infill development on remaining spare plots.

The Ordnance Survey map of 1902 records the land to the west of Danescourt Road as a cricket ground. Wolverhampton Cricket Club, who use the Danescourt Ground claim a 177 year history, whilst Old Wulfrunians Tettenhall Cricket Club, who also use this ground celebrated their 90th anniversary in 2012.

In 1911 a Clock Tower (and railings) were erected at Upper Green to commemorate the coronation of George V, emphasising the development of this area as the new heart of the settlement.

1934 the pond of Stockwell Farm was converted into a public paddling pool.

1940s air raid shelter was built under the green around the clock with two entrances.

After 1945, further infilling of previously undeveloped plots for new houses such as No. 10 Church Hill Drive (a detached international modern bungalow built in 1964). Larger residential development included an estate at the Grange.

1965 St Thomas of Canterbury Catholic Church built.

1975 Tettenhall Greens Conservation Area was designated by amalgamating three smaller areas that had been designated three years earlier.

GENERAL CHARACTER DESCRIPTION

The area includes several different character spaces that reflect the settlement's long history of development and the functions it has provided as it developed from a dispersed medieval village, to a desirable suburb for wealthy industrialists and, later, to the commercial and administrative centre of a large urban district. The area's historic environment is considered to have special interest with a character and appearance that is deemed desirable to preserve or enhance. As a result Wolverhampton City Council has included the majority of this area within the Tettenhall Greens Conservation Area.

The area has a complex street pattern, with routes converging at (or radiating from) Upper Green, contributing to its character as the heart of a wider settlement. The routes have different characters reflecting phases of development which include:

- Long straight routes of the former turnpike road (Wrottesley Road, Upper Green and Upper Street), the 19th century Holyhead Road (Wergs Road and The Rock) and the ridgeway route from Wightwick (High Street and College Road);
- Narrow and sinuous roads representing former field lanes (such as Stockwell Road, Danescourt Road, Clifton Road, Church Hill Road and Malthouse Lane), which are concentrated in the north;
- Straight and narrow, formally planned streets for industrial period housing and other contemporary developments in the 'New Village' area in the south (Nursery Walk, Limes Road, Regis Road, High Street and Upper Street); and

CHAPTER 3: STOCKWELL END & UPPER TETTENHALL

- Curving and branching cul-de-sacs of later 20th century infill developments spread across the area but often forming partially concealed areas behind the main street frontages.

Upper Green lies at the intersection of several other areas and is maintained as a municipal space, including a dense pattern of tree planting, carefully maintained grass, some areas of ornamental bedding and the commemorative clock-tower and Tettenhall paddling pool, both of which act as focal features. The Green makes an important contribution to the area's village character, and to the civic identity of Tettenhall as a wider area. The recreation grounds and Cricket Club to the north west are more open areas bringing the openness and greenery of the countryside into the heart of the settlement.

The north and north east parts of the area retain a dispersed pattern of development with a mixture of historic and modern properties set in irregularly shaped plots, normally set well back from the roadside with a variety of orientations to the road. They are set in green garden surroundings including mature trees, hedgerow boundaries, which give the area a verdant character. Tall garden walls of matured red brick add to the architectural interest of the area, as well as providing enclosure. Houses range in scale from bungalows to three storeys and include both detached and semi-detached houses. Groups of smaller cottages often cluster together and stand nearer to the roadside creating more intimate areas with former ancillary buildings of large houses and garden walls providing a sympathetic scale and additional enclosure.

The streets in the south west are more densely built up, including terraces of industrial period houses with long frontages giving the narrow streets a strong sense of enclosure and channelling view lines. Densely developed later 20th century developments of branching cul-de-sacs have been developed between these streets on large sites such as the former reservoirs between Regis and Wrottesley Road. Wrottesley Road has a frontage of larger detached or semi-detached houses, mostly of mid or late 19th century origin, whilst the south side of Wergs Road (facing the recreation grounds) has a number of large Victorian houses set back from the road in spacious grounds with mature trees. Regis Road also provides the larger scale development of the Waterworks, which include both attractive large 19th century buildings and less prepossessing later 20th century office and works buildings.

The south and east side of Upper Green, along with Upper Street and High Street provide the commercial centre of the village. Around the green the buildings are generally late 19th or early 20th century cottages and houses of two-storeys, in red brick with pitched roofs of natural slate or with ground floors converted as shops and others remaining in residential use. On Upper Street and High Street, they include a mixture of historic cottages and buildings constructed since the 1960s in contemporary designs but generally using a scale, form and palette of materials that are sensitive to the established character. As with the streets to the south east, these buildings are closely spaced, forming continuous, informal terraces that provide a high degree of enclosure. They provide a strong but low frontage to the green, which helps to define the open space, but retain a light and airy atmosphere.

CHAPTER 3: STOCKWELL END & UPPER TETTENHALL

AREA CHARACTER DESCRIPTION

1.) TETTENHALL VILLAGE:

Both Upper Street and High Street include a mixture of 19th century cottages converted for shops and 1960s buildings with shops at ground floor level and either flats or offices over. These are built as terraces, providing a strong enclosure to the shopping streets and turning the road into a contained space with a strong sense of purpose. A large 1960s block at the junction of the two roads provides an arcade of shops leading from High Street to the car parking area of Upper Street, which provides a useful route for visitors. Two small car parks are located just off these principal shopping streets, providing openness behind the commercial frontages but also allowing views to the less attractive rear elevation of the buildings. Traffic through High Street is busy but not overly fast and the area generally has a vibrant atmosphere supporting a range of independent traders and multiples, which serve a mixed market, but including a significant proportion of 'up-market' retailers. There is a rapid transition from shops to private houses on Upper Street within a terrace of 19th century cottages (with pitched roofs of slate or plain tile and arch-headed doorways and bay windows). Just to the east, several four-storey blocks of flats (in brown brick with flat roofs) on either side of the street provide a harsh contrast with the more cottages. The car park on Upper Street is unexceptional but does have a boundary wall of local sandstone, which adds positively to the area's character. The Rock Hotel, a large Mid Victorian gothic building provides a landmark at the far end of Upper Street prior to the descent of Old Hill.



KEY POSITIVE CHARACTERISTICS

Commercial area including shops, hairdressers, café and estate agents, bank and police station.

19th century terraces.

Listed houses at Nos. 19 and 20 Upper Green.

Views along Upper Green to the green and Tettenhall Pool.

Views out of the area towards the former Tettenhall Towers.

CHAPTER 3: STOCKWELL END & UPPER TETTENHALL

2.) VICTORIAN RESIDENTIAL DEVELOPMENT: LIMES ROAD; NURSERY WALK:

The roads radiating to the south and west are densely built up, with frontages of two storey houses and cottages or commercial buildings standing either at the back of the pavement or behind narrow continuous frontages and roof slopes creating a high degree of enclosure and contributing to the historic character of the area. Many retain character period details such as timber sash windows, bay windows, blue brick string courses, chimney stacks and low front gardens walls will gate piers and rounded blue-brick copings.

Terraced houses on Nursery Walk overlook the allotments between Nursery Walk and Wood Road, which provide an interesting area of greenery that is also an important source of leisure. These had been laid out before the Second World War and preserve the open space and contribute to the character of the Victorian and Edwardian cottages, as well as the green openness of the area. It also provides part of the setting Gorsty Hayes Manor House and More Cottage (formerly Gorsty Cottage), which help to preserve some of the area's historic rural character. More Cottage is particularly prominent as a timber framed building seen from both Haywood Drive and Wood Road. The roads are generally narrow and, as a result of parked cars help to redistrict traffic speeds. Wrottesley Road is notable for having larger detached and Semi-detached Victorian housing houses, suggesting a higher status, whilst Wergs Road has a series of large mid and late 19th century detached houses standing back from the road in substantial grounds, well timbered gardens.



KEY POSITIVE CHARACTERISTICS

Ginnels through to rear of terraces and in places wider routes through to car parking some infill of modern houses.

Terraces are set back a small distance from the road and have small front gardens.

Narrow plot widths creating a strong building line dense grain and rapid horizontal rhythm of opening and architectural features

More House – a Grade II listed building constructed in the 16th Century (in Area 7, to the south east but prominent in views across the area)

1870s – 1900s semis & terraces in red brick mostly still with front walls of various heights occasional homes rendered and painted with occasional modern infill.

CHAPTER 3: STOCKWELL END & UPPER TETTENHALL

Consistent use of materials throughout the area creating a well-defined character.

Channelled views of terraced housing.

Views across the allotments from Nursery Walk to Tettenhall College.

One side of Nursery Walk has well maintained allotments from the inter-war years.

St Thomas Catholic Church, a landmark building designed by the local practice of Jennings, Homer and Lynch, included on the Local List (in Area 7, to the south east but prominent in views across the area).

3.) 1980'S AND 1990'S CUL-DE-SAC DEVELOPMENTS

The former reservoir site on the north side of Regis Road has been developed as a series of modern cul-de-sacs of detached bungalows and two-storey set back from the road with green lawns to the front, open to the road, creating a shared green environment, which is well cared for. The roads are gently curving, creating more intimate areas closed off by the bends in the road, with relatively spacious plots but with houses set close together. The buildings have uniform hipped roof profiles in concrete tile and are built with a mixture of red and brown brick. Parking is provided by garages and driveways. Mancroft Gardens is slightly different, consisting of bungalows only but with interesting channelled views to the Victorian houses to the west. The low scale of development and openness of the gardens ensures the area is bright and open. The cul-de-sacs provide a tranquil setting without noise from through-traffic. "Modern, spacious builds with gardens providing an enhanced green environment".

The development has a blank timber fence and hedgerow frontage to Regis Road and a more active frontage to Wrottesley Road, from which it is separated by a broad grass verge. The frontage to Regis Road is improved by the preservation of a long line of mature pine trees.

KEY POSITIVE CHARACTERISTICS

A series of open spaces either with or without footpaths connect the dwellings together.

Although not all areas have pavements, resident parking is provided in garages and driveways, preventing clutter of on-street parking in the street scene.

In Mancroft Gardens only one-storey dwellings found with some front boundaries marked by low brick wall and building set gable end to the road frontage, creating.

Midhurst Grove, Chilgrove Gardens and Froyle Close dwellings in the form of one storey and two storey set back from the road with a limited palette of materials, providing uniformity.

Some two-storey dwellings include timber frame with painted render infilling providing some additional detailing.

Mancroft Gardens, views over bungalows to mature trees.

From the top end of the cul-de-sac there is a view towards Mancroft Road of the 19th century terraces.

Regular set back of dwellings allow for reasonable sized gardens, which are well maintained with low a distribution of low level trees and planting.

CHAPTER 3: STOCKWELL END & UPPER TETTENHALL

With the gently curving roads and the large front gardens with contribution of trees the areas are light and open.

The cul-de-sacs are quiet and peaceful, set away from the busier roads no traffic noise.



4.) 1970'S AND 1980'S RESIDENTIAL CUL-DE-SACS:

Located in the north east corner of the character area, these roads of houses built to uniform patterns, lead off the narrow historic lanes and are generally secluded. The roads are generally broad with parking located off the street and front of gardens open to the road creating a spacious, open environment. Their cul-de-sac layout ensures they are tranquil due to the absence of through traffic and creates a sense of a single enclosed space that is reinforced by their (generally) straight alignments.

KEY POSITIVE CHARACTERISTICS

Regular medium sized plots, with closely spaced buildings, create a steady rhythm of built form along gently curved roads in the form of cul-de-sacs.

Large front gardens contain shrubs, which soften the built frontage, with houses set back, providing openness.

Materials vary between the different phases of development, however, there is normally consistency within streets or use of a small number of variations on a theme, providing a sense of consistency and a character to each street. The palette of materials includes brick, cladding, wood and tile hangings and render.

Road off Grotto Lane, caves in bottom of cliff face, observed during visit to church. Use of gothic-like stonework - possibly from the church.

Use of green tile hanging at The Orchard is particularly distinctive.

Attractive views towards Grotto Lane from the elevated position at Redacres.

The three storey dwellings in Grotto Lane are designed to give views over the other side to Wolverhampton.

CHAPTER 3: STOCKWELL END & UPPER TETTENHALL

5.) 1940'S AND 1950'S MUNICIPAL HOUSING; GRANGE ROAD

This mixed area was areas a historic road, that is shown on the 1613 Map of the Manor of Tettenhall. It is a narrow lane with a gradual curve joining Regis Road with Wood Road, via Woodcote Road and lies right at the edge of the historic settlement centre. It includes a small number of older houses, such as The Grange (listed Grade II), which has the appearance of a large Georgian farmhouse but has a well preserved 17th century timber-framed core, which is set in spacious grounds with a number of outbuildings one of which forms part of the road frontage along with a mixture of brick and local stone walls. Other 19th and early 20th century red brick or white rendered cottages, some retaining traditional timber framed sash windows, are set along the lane or at the junctions with other roads. Several of these are double fronted (i.e. with two windows at ground floor level either side of a central door and symmetrical arrangement of windows above), a more rural form of building than the 19th century single-fronted terraced cottages on nearby roads.

Gaps between these scattered buildings have been infilled with terraces of mid-20th century houses built set back from the road with a common green space to the front, which is crossed by paths to the front doors, and with enclosed square garden plots to the rear. They were built with recessed first floor balconies, although some of these have now been enclosed. The material used is a uniform red/orange brick with concrete tiled roofs, presenting a relatively plain façade. The canted glazed brick used as a windowsill provides some additional detail. In the south east the green space is separated from the road by a low red brick wall, conserving the narrow width of the historic lane and providing some definition to the public green space. The green spaces to the front of the building line are augmented by a number of mature trees, which arch over the road. The space has an open feel due to the deep set back of the road, whilst the terraced houses provide a strong definition to the space. Later development of mixed bungalows and two-storey houses built in the 1970s lies at the southern end of the road and really belongs to the character area to the east.

KEY POSITIVE CHARACTERISTICS



Grange Road also includes The Grange, Grade II Listed, farmhouse dates 17th Century. (Plain tiled roof, sash windows, redbrick, canted bay windows, three storeys).

Trees line the verges and can be seen at long distances between buildings and along the road.

Open streetscape, due to set back of houses and verges.

Linear form of development, with regular plot widths.

Verges and small pockets of landscaping are located along the road, which increases the openness of the street which softens the visual impact of the buildings.

Those properties with gardens are well maintained.

Area is light and airy due to the set back of the houses, gardens and verges providing open space.

CHAPTER 3: STOCKWELL END & UPPER TETTENHALL

6.) OPEN SPACE

The Upper Green is a large open space with grassed areas divided by various roads, including the busy route of The Rock (the A41) and High Street, as well as Limes Road and Upper Street. It has a high density of tree planting, including several veteran trees, which provide greenery, vertical interest and historic interest, as well as foreshortening views and creating numerous smaller intimate spaces. On the north side of Wergs Road is the large paddling pool, which makes the green a thoroughly unique place. The smooth curving lines and white concrete lining reflect the modernist movement of the 1930s when this was constructed, using the earlier pool that was recorded on the 1613 map of Tettenhall Manor, and possibly recorded in earlier place names (including Stockwell End). The south and east side of the green form a retail area of small independent shops of great character, including many Victorian buildings including former cottages. The green combines the rural character of a traditional village green, with frontages of 19th century houses and shops that preserve the character of a small early 20th century urban centre, including the 1930s civic architecture of the pool. The green space extends to the north east as the recreation grounds and cricket field, bringing the countryside into the heart of the settlement, with wide open and light spaces. As a part of the Tettenhall Greens Conservation Area the greenery and openness are an essential feature of the area's special interest as an historic settlement set around a series of public green spaces and the character and appearance this has created.



KEY POSITIVE CHARACTERISTICS

Large light and open space, with amenities and long views of the area.

Area used for social and recreation, open space, cricket ground and pool (with flagging).

Mature trees in open area.

Tettenhall pool.

The Old Farm House (Grade II Listed).

Grade II Listed clock tower.

Old pavilion other side of the Green.

Locally Listed 1890s drinking fountain.

1920 old and new bus shelters.

New cricket club pavilion built in 2007 (pitched roof, dormer windows, large plot).

View at the crossing of Wergs Road views down The Rock is particularly dramatic.

CHAPTER 3: STOCKWELL END & UPPER TETTENHALL

Focal points in the area include one lime tree in Upper Green is fenced off, estimated to be 300 years old and a similarly ancient oak tree next to Tettenhall pool.

Seasonal: At Christmas time lights hang from the trees.

Glacial erratics at various locations on the green are a feature, several with inscriptions.

7.) HISTORIC CORE: CLIFTON ROAD; CHURCH HILL RD/DRIVE; STOCKWELL ROAD; ASHLEY MOUNT; STOCKWELL END



To the north and north east of the green the pattern of development is less dense preserving a sense of the dispersed rural settlement seen on the earliest maps of the area with an architectural character that reflects centuries of renewal of buildings. The area hosts a mixture of older two and three storey Georgian, Victorian and Edwardian houses, mansions and cottages varying in scale between two and three storeys. These include a row of very large Gentlemen's houses of Georgian and Victorian date (including Avenue House) built near the edge of the escarpment and orientated with principal outlooks over Lower Tettenhall and Wolverhampton to the east, the highly eye catching row of redbrick and half-timbered cottages at Clifton Road and later 20th century infill developments including large detached houses and bungalow in various later 20th century styles and larger blocks of flats. Small rural cottages and farmhouses are found in the north east along Stockwell End and Stockwell Road, perhaps because this area remained near the fields and away from the prestigious views at the edge of the escarpment ridge.

The area contains a high number of listed and locally listed houses and cottages, particularly on the prominent frontages of Clifton Road and Stockwell Road, or visible in glimpsed views to the backland beyond. Numerous other houses would be considered to make an important positive contribution to the area's special historic and architectural interest and the character and appearance of the area. The 1960s International Moderne bungalow at No. 10 Church Hill Road is a surprising but successful later addition to the area that makes its own strong architectural statement without detracting from the settings of nearby Victorian villas.

Houses are set in irregularly shaped plots, partially dictated by the curving lines of the historic lanes and the subdivisions of earlier, irregular plots. Numerous communal drives serve private residential developments of more modern houses set behind the more historic frontages, whilst houses are generally set well back from the main frontage providing privacy but also ensuring the area has a green, spacious character, with tree planting providing a leafy and sylvan environment and including a mixture of native and exotic ornamental planting and casting dappled shade.

CHAPTER 3: STOCKWELL END & UPPER TETTENHALL

The historic lanes maintain their character as narrow, twisting country lanes, often with banks, hedgerow boundaries or grass verges to the side and without accompanying pavements. Well preserved stone and red-brick boundary walls, often with pointed stone or half-round blue brick copings, provide further architectural interest and evidence of the extent of the grounds of older houses that have been sub-divided, as well as further enclosure to the lanes. Church Hill Drive and Ashley Mount even remain as roads or drives with unmetalled surface. Their narrow, sinuous routes provide unfolding views. Buildings set nearer the road frontage become the focus of views to which their contribution may depend on their detailing and architectural integrity. Other views of significance are those that reveal the elevated topography of this area with panoramas over the surrounding landscape. The topography is revealed in several routes running down the hill as well as the steep steps to the churchyard directly to the east.

The Rock Hotel and Ashley Mount are located in this area. The Hotel stands at the edge of the escarpment, and would have provided impressive panoramic views towards Wolverhampton. It is a large Edwardian public house and hotel and provides evidence of times when the tram service and attractive rural setting made Tettenhall a destination for tourists. The former bowling greens to the north is now a useful, but rather uninspiring car park. The Victorian houses at Ashley Mount were built looking over the cutting of The Mount and are now approached from the rear, not their most attractive aspect.



KEY POSITIVE CHARACTERISTICS

Tranquil residential character.

Historic buildings covering a great range in date and style from the late 16th century to the early 20th, retaining a high degree of architectural integrity and often in groups of similar age and date. These provide a cross section of the village's historic community, including historic farmhouses and rural cottages, large Georgian, Victorian and Edwardian gentlemen's homes, and those for the professional classes and 'middling sort', as well as some smaller, artisan dwellings.

Two architectural styles in great evidence are Georgian Neo-classical and late 19th – Early 20th century Old English (often mistaken for Arts and Crafts or termed 'Mock Tudor').

Use of a limited palette of materials, including locally produced red brick (dark red in colour with a smooth matt finish), ashlar stone dressings, white painted render over half-timbering (normally restricted to first floor and above) and locally made plain tile roofs.

Building of particular note include:

- Nos. 1 & 2 Church Hill Drive; Semi-detached, 19th Century Gothic cum Arts and Crafts three storey houses, barge boarded gables with timber balconies.

CHAPTER 3: STOCKWELL END & UPPER TETTENHALL

- Nos. 16 – 24 (even) Stockwell Road - Row of buildings known as the Villas, detached villas of three storeys with gabled frontage, timber bargeboards, polychrome brickwork, stone transom and mullion windows, arched doorways with heavy stone detailing and, in two cases, towers.
- No. 10 Church Hill Road; 1964 modern bungalow, flat, raised two storey at one end, painted brick, flat roof, timber cornice.

Garden walls in locally distinctive materials including red brick and sandstone and glacial erratics (including a retaining wall of erratics at the junction of Clifton Road and Stockwell Road).

A green setting including mature trees in the landscaped gardens of large houses and villas.

A low density of development with buildings set at varying angles to the road in large irregularly shaped plots, normally well back from the road but with groups of cottages near the roadside.

Views out from this area, include the panoramic vista over Wolverhampton City Centre from Church Hill Drive, including roofscape of Lower Tettenhall with chimneys and decorative ridge tiles.

The Channelled views along the lanes include the view up Church Hill Drive to The Villas.

Glimpsed panoramic views from Ashley Mount and gardens of The Rock Hotel.

Gardens with numerous large mature trees including a mixture of native and exotic species.

8.) MIXED RESIDENTIAL: WROTTERSLEY ROAD; THE DRIVE; REGIS ROAD

Wrottesley Road and Regis Road are historic routes recorded on the 1613 map of Tettenhall. Wrottesley Road is shown as a turnpike Road on Yates' Map of Staffordshire of 1798 forming part of the route from Wolverhampton to Shrewsbury and may have once been an important droving route from Wales to the English Midlands. The junction of Wrottesley Road and Wergs Road has a gateway character at the edge of Upper Green, which is formalised by the historic building of The Dog and Gun Public House, which appears to be a complex building, probably originally of 17th century construction but with numerous later additions, giving it the character of an Edwardian roadhouse with further inter-war additions facing onto a car park. Ribbon development with a mixture of 19th and 20th century houses extends up Wrottesley Road, including a mixture of detached and semi-detached artisan dwellings and larger houses with late Victorian or Edwardian black painted surrounds and framework for bay windows, with intricate patterns of glazing, rising to half-timbered gabled returns. Rustic Cottage (No 8 Wrottesley Road) has a particular presence in the street scene due to its rock-faced sandstone cladding and intricate 'ginger-bread' barge boards. These buildings are set close together, behind small front gardens creating a strong sense of enclosure but with a low 'human scale' level maintained at two-storeys with a well preserved roofscape, including chimneys and a mixture of roof profiles, including both shallow pitched hipped roofs of natural slate and more steeply pitched roofs of with cornered gables. The mixture of dark red brick frontages and buildings clad with white painted brick or stucco provides a pleasing variety that reflects the varying age of development, whilst regular gaps between buildings create a horizontal rhythm in views along the streets.

CHAPTER 3: STOCKWELL END & UPPER TETTENHALL

A short distance from the eastern end of Wrottesley Road the built frontage to the south recedes for the more recent development of Midhurst Grove (described above), which is separated from Wrottesley Road by a broad green verge. The Drive is a small cul-de-sac of late Victorian detached and semi-detached houses in red brick with some use of render over half timbering to first floors and with bay windows and pent roofs to the ground floor. This small enclave has an intimate feel, closely enclosed by the buildings set at the back of a private, unmade road and channelled views along the drive cut off by tall planting in gardens of properties facing onto Wergs Road.

Regis Road has a slightly different character. Its entrance from Upper Green has a similar gateway feel marked by a late 18th century villa that was reused and extended in the early 20th century for the offices of Tettenhall Urban District Council and, later, as a local library. Painted stucco with rusticated detailing was used to unite the villa, set back from the road, with the single storey extension, which stands at the back of the pavement. The building was further extended in the late 2000's when it was converted for housing. Beyond this 'gateway point' Regis Road has an open character with housing to the north set around cul-de-sacs that do not address Regis Road and a green buffer beyond fences, railings or hedges and a long line of trees either set in the pavement or in the green space beyond the road side. One building that does address this frontage is a small early 20th century red-brick electricity sub-station with 'classical' door cases to tall double-door openings which make it look like a mausoleum.

Two short, modern terraces of houses built in a 'Victorian Revival' style are set well back from the south side of the road with a large communal car parking area to the front. The buildings would be considered as successful in protecting the character of the area as a historic village, although their setting lacks greenery that could make them more attractive.

Beyond these are a group of municipal buildings, including the modern Community Fire Station, a rectilinear building with a mixture dark and light brown brick, flat roofs and a large rectangular oriel window over the main entrance. The forecourt includes cobbled 'tracks' leading to the two appliance bays, which have large part glazed red doors, as well as a small and pretty front garden. The frontage of the large waterworks complex has an imposing close boarded fence rising from a yellow brick dwarf wall that creates a dead frontage that detracts from the street scene. The large redbrick pumping house can be glimpsed beyond with attractive stone dressings, whilst the manager's house marks the former main entrance to the complex and is an attractive small Victorian redbrick villa with a shallow pitched, hipped roof. Other buildings within the complex are large, rectilinear, in uncompromisingly modern materials and relatively featureless.

At the western limit of this area Wrottersley Road and Regis Road are linked by a narrow, ruler-straight footpath that is closed off from the surrounding townscape and is overshadowed by spreading trees. It is a highly atmospheric route.



CHAPTER 3: STOCKWELL END & UPPER TETTENHALL

KEY POSITIVE CHARACTERISTICS

Buildings set just back from the road with small front gardens providing greenery and softening in the street scene but ensuring a strong sense of enclosure.

A mostly residential area on the edge of the village centre.

The Dog and Gun public house, Waterworks and Fire Station provide a focus of activity, which make this a more active community area.

Buildings of varying date but with a focus on the late Victorian and Edwardian period with highly detailed facades to the road.

The close spacing of buildings with regular gaps creates a pleasing rhythm in the street scene that illustrates the past process of development.

Rustic Cottage stands out as a building of local architectural interest.

The waterworks pumping station and managers' house stand out as buildings of special historic interest (Grade II listed buildings).

The former Urban District Council Offices and Dog and Gun public house are both buildings of local historic and architectural interest, which provide definition to the entrance to these streets from the public space of Upper Green.

Seclusion at The Drive.

Wrottesley Road and Regis Road provide views to the attractive green open space at Upper Green.

The tree lines along the north side of Regis Road stand out as attractive historic schemes of planting.

Hedgerow boundaries provide further important greenery.

9.) 20TH CENTURY DEVELOPMENT: UPPER STREET; COLLEGE ROAD; STOCKWELL ROAD; LOTHIAN ROAD; MALTHOUSE LANE; REGIS ROAD



Spread across the area, but particularly in the north and east are pockets of development from across the 20th century. These include four storey flats, constructed to a common pattern during the 1960s, as well as a mixture of detached bungalows and two-storey houses, normally set back from the road with generous front gardens including shrub planting.

CHAPTER 3: STOCKWELL END & UPPER TETTENHALL

A great number of these houses were built in the Inter-War years, or shortly after and, although there is a great deal of variety in their design the commonly include hipped roofs of locally produced plain tile with red or white painted roughcast walls and bay windows rising to two storeys on projecting bays within asymmetric frontages. Decorative detailing includes waney-edged weatherboarding to gables and some tile hanging, particularly on bay windows. As with buildings of earlier decades there is a notable use of half-timbering as a decorative feature. Amongst these buildings are others built later in the twentieth century which tend to have steeply pitched roofs with cornered gables, less ornamented facades, a more horizontal emphasis and integral garages, whilst their gardens are more likely to be open to the street.

They are normally regularly spaced within broad plots of even width with gaps between buildings that allow generous glimpses to mature trees in the backplots. The fronts of plots include low stone or brick walls or hedges, whilst a smaller number are open to the street with grassed banks providing some enclosure to the road, as well as a semi-rural character. Whilst the housing dates from the 20th century, these are some of the oldest roads in the character area, forming a dense network of interconnecting and parallel routes. They are generally narrow with banked sides forming holloways and without pavements and are sinuous, providing unfolding views with changing focal points. Indeed, in places they are so twisting that they can be difficult for drivers to navigate. The front gardens provide numerous tall trees, often shading the lanes.

There is little on-street car parking, with most properties having garages and drives.



KEY POSITIVE CHARACTERISTICS

Surviving medieval holloway with stone retaining wall and channelled views along its route.

Closely spaced buildings in regularly regular, medium sized plots, creating a steady rhythm in views along curving streets.

Large front gardens with shrubs and tree planting providing greenery, softening and vertical interest in street views.

Houses set well back with drives, or separate access roads to modern developments off historic routes.

1940s detached houses on Lothians Road, set back from the road with stone or redbrick boundaries.

1950s cruciform plan house at Stockwell Hill, including a shallow-pitched gabled copper roof.

Tynninghame House.

CHAPTER 3: STOCKWELL END & UPPER TETTENHALL

Older dwellings on Codsall Road Tyningham Cottages (terraced cottages built before 1880 and well preserved) and views to the building's roofs and chimneys from the surroundings. It would be interesting to examine their association with the Tyningham House estate and the history of the estate in general.

Views of roofscape from the upper portion of Malthouse Lane.

Glimpsed views from College Road through mature trees to central Wolverhampton.

Mature fir trees

Large gardens with substantial trees in both the front and rear.



Issues

Some of the shop fronts in the central village area have been insensitively altered (generally for national multiples) although the area is generally of a very high quality.

The service road behind Tettenhall arcade, for shop deliveries provides views to unattractive rear elevations of High Street properties, and an area that can become littered and smelly.

On street car-parking can be an issue in some areas, particularly on High Street, around Upper Green and along the narrow Victorian streets. It makes the area more difficult to negotiate for motorists and pedestrians and detracts from views of historic areas including streets and open spaces.

The area suffers from heavy traffic at peak times, particularly on the routes running through Upper Green (including the A41) and High Street, which causes some pollution during rush hours. Traffic and on-street parking is particularly bad at the weekend, possibly because Tettenhall is an attractive place to visit. However, the free public car park on Stockwell Road normally has spaces available.

There is some unattractive street furniture, including the electricity box/cabinet in Stockwell Road. The chain link fencing surrounding the allotments at Nursery Walk was noted as providing a poor quality boundary to the street.

Long narrow and winding routes, such as Malthouse Lane can create dangerous sections for motorists and pedestrians, especially where they don't have separate footways.

Some later 20th century infill developments did not represent a sensitive addition to the area's character. Four storey blocks of flats in brown brick were noted as having been particularly insensitive to the area.

The Victorian streets in the south have a notable lack of greenery. This is exacerbated where front gardens are not maintained as green spaces. The loss of front gardens to provide off-street car parking is particularly regrettable, creating a starker, more urban streetscape.

CHAPTER 3: STOCKWELL END & UPPER TETTENHALL

Issues Continued

The paddling pool area at Upper Green is well used by children during the Summer Holidays. At times when the pool has been drained, teenagers have damaged its surface by skateboarding over it. The footpath from Wrottesley Road to Regis Road is an unusual and distinctive element of the area's street plan. However, it is very narrow, with some poor quality boundary materials and tends to be dark and overshadowed.

DEVELOPMENT GUIDELINES

The rear elevation of shops on High Street could be improved, providing a second frontage to the shops, or increasing the density of retail offer.

Developments in the south of the area need to maintain the tight grain and formality of development that is part of the character of the area's 19th century development. Nevertheless this should maintain a green environment by providing planted front garden spaces. Architectural detailing should reflect the rhythm of detailing seen in the surrounding area, including the pattern of narrow frontages.

A two-storey scale of development is appropriate.

Materials should reflect the use of red brick and mixed use of natural slate and fired clay tile. Some use of painted render might be appropriate in areas of ribbon development such as Wrottesley Road and Regis Road.

Development in the north of the area should reflect the more organic pattern of development with individually designed buildings. The openness of gardens needs to be protected in this area to maintain its green and leafy character.

Boundary walls should be retained where they use locally distinctive materials

Sensitive extension and subdivision is more likely to be considered appropriate as a means of development than demolition and replacement of buildings. Use of a mix of materials within buildings, with an emphasis on craftsmanship and quality of materials and detailing would reflect the historic pattern of development in this area.

Views out from the edge of the ridge, over the Smestow Valley and Wolverhampton should be protected, because they illustrate one of the key motivating factors in the area's development.

The impact of development proposals overlooking or near the open spaces in this area on views across those spaces will be given particular attention and will need to demonstrate that they do not detract from the rural and Victorian/Edwardian suburban qualities of these views.

Opportunities to provide additional safe footpath routes through the area should be explored as a potential public benefit of development.

New development will need to avoid increasing traffic impacts on the area, particularly in the lanes north of Upper Green. Proposals that create additional needs for on-street car parking will be considered to harm the character of the area by exacerbating an existing issue.

CHAPTER 3: STOCKWELL END & UPPER TETTENHALL

HERITAGE ASSETS

Heritage assets

Stockwell End House & attached outbuilding and wall,
 Stockwell End Cottage, No.29 Stockwell Road, Tettenhall
 Stockwell House, Stockwell Road,
 The Old Farmhouse, Stockwell Road, Tettenhall
 Nos.16, 18 & 20, Clifton Road, Tettenhall
 No.19 (North Cottage) and 20 Upper Green, Tettenhall
 Clock Tower and attached railings, Upper Green, Tettenhall
 Nos. 34 & 36, Clifton Road, Tettenhall
 Nos. 28, 30 and 32 Clifton Road, Tettenhall
 Avenue House, Clifton Road, Tettenhall
 Avenue House Lodge & flanking gates and gate piers, The Rock, Tettenhall
 Former Manager's House to North of Tettenhall Pumping

Designation (if any)

Listed Building
 Listed Building

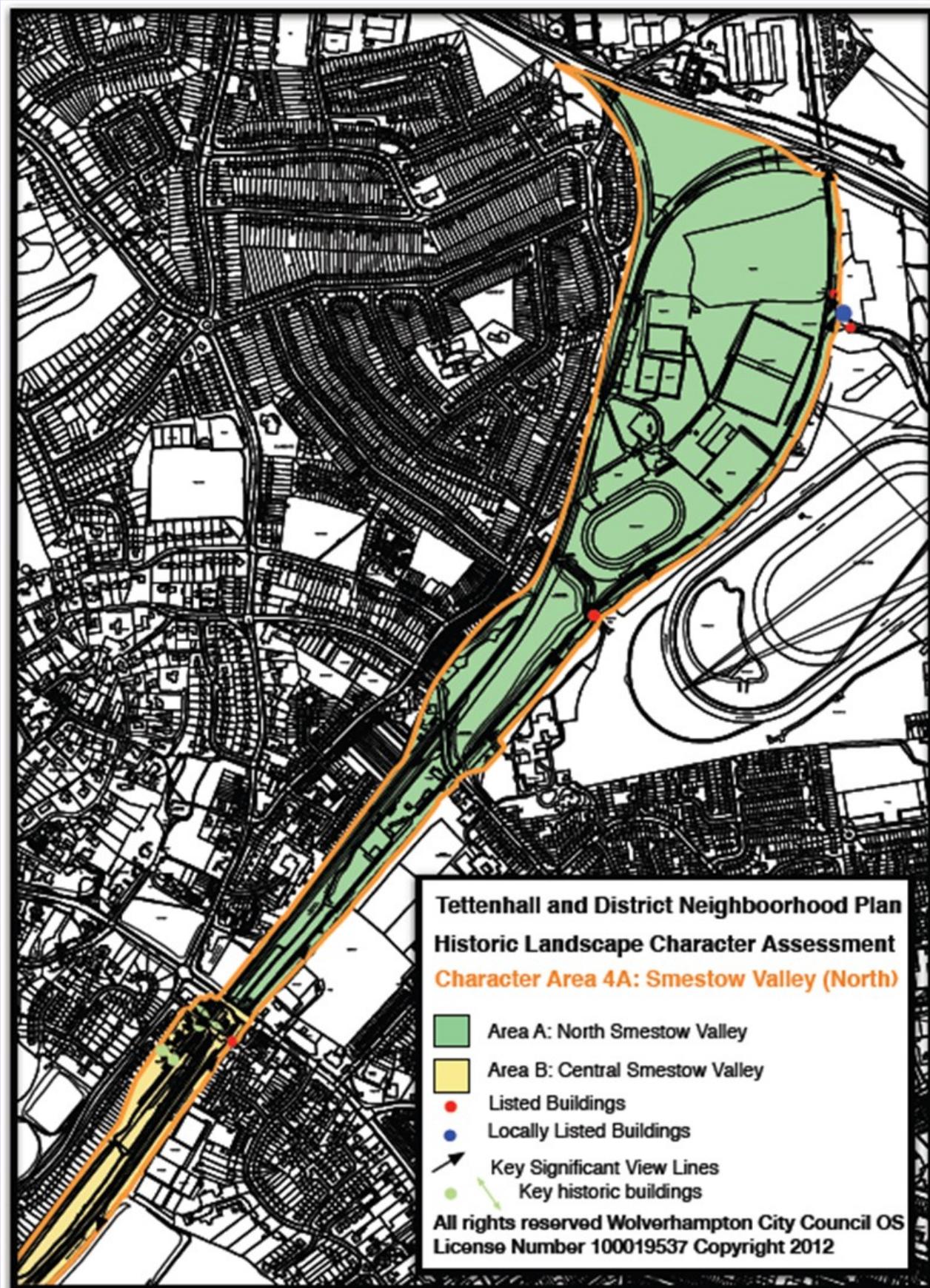


CHAPTER 3: STOCKWELL END & UPPER TETTENHALL

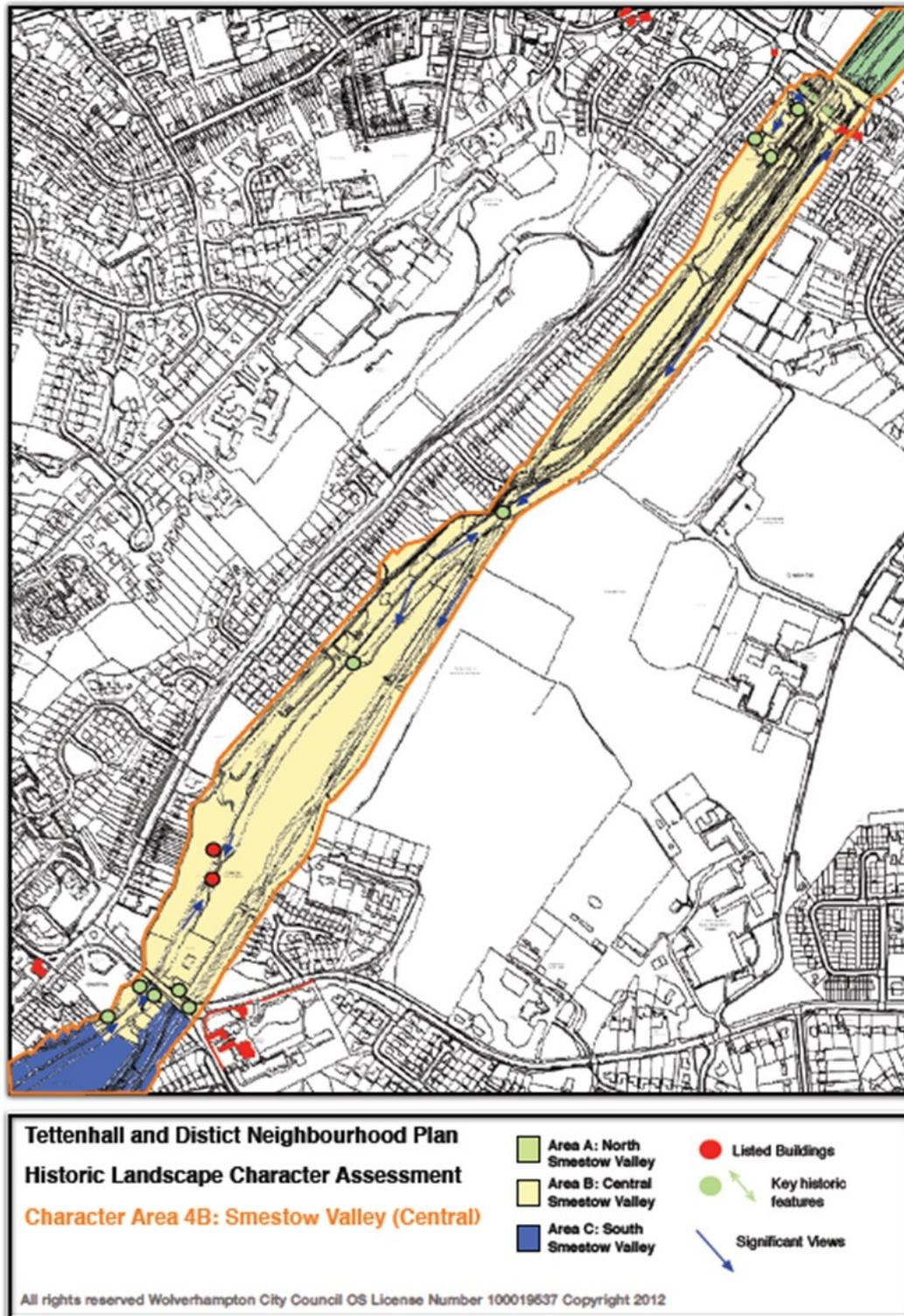
HERITAGE ASSETS CONTINUED

| Former Manager's House to North of Tettenhall Pumping Station, Regis Road | Listed Building |
|---|--|
| Tettenhall Pumping Station, Regis Road, Tettenhall | Listed Building |
| More House,(formerly Gorsty Hayes Cottage) Haywood Drive, Tettenhall | Listed Building |
| Nos.1 & 2, Gorsty Hayes Manor House and attached outbuilding, Haywood Drive, Tettenhall | Listed Building |
| The Rock, Tettenhall | Locally Listed Building |
| 2-4 Stockwell Road, Tettenhall, and 2-12 Clifton Road, Tettenhall | Locally Listed Building |
| The Oaklands including former Public Library, Regis Road, Tettenhall | Locally Listed Building |
| 38 Clifton Road, Tettenhall | Locally Listed Building |
| Stockwell Hill, Malthouse Lane, Aldersley | Locally Listed Building |
| 1, 2 and 10 Church Hill Drive, Tettenhall | Locally Listed Building |
| No. 17 Grange Road | |
| Nos. 24 and 26 Grange Road | |
| Nos. 44 and 46 Grange Road | |
| Grange Road | |
| Upper Green | Propose for Local List |
| Tettenhall Pool | Propose for Local List |
| Frontages of Limes Road (Nos. 1 – 23 odd, 33 – 45 odd, 49 – 115 odd, 12 – 18 even, 26 – 86 even and No. 22 Grange Road. | |
| Frontages of Nursery Walk (Nos. 2 – 32 even and 5 – 17 and 19 - 41 odd) | |
| Upper Street (Nos. 1 – 17 odd) | Positive building in a conservation area |
| Upper Green (Nos. 1- 7, 10 – 20) | Positive building in a conservation area |
| Faircroft, High Street | Positive building in a conservation area |
| Old House, High Street | Positive building in a conservation area |
| No, 31, The Old House and Holly Cottage, High Street | Positive building in a conservation area |
| Nos. 34 – 40 High Street (even) and No. 43 Nursery Walk | Positive building in a conservation area |
| Nos. 5 – 19 (odd) Regis Road | |
| Nos. 2 – 6 (even) High Street | Positive building in a conservation area |
| Nos. 14 – 28 (even) High Street | Positive building in a conservation area |
| No. 40 Clifton Road | Positive building in a conservation area |
| No. 42 Clifton Road | Positive building in a conservation area |
| Nos. 50 and 52 Clifton Road (including the Coach House) | Positive building in a conservation area |
| No. 1 Church Hill Road | Positive building in a conservation area |
| Nos. 20 – 30 (even) Church Hill Road | Positive building in a conservation area |
| No. 6 Church Hill Road | Positive building in a conservation area |
| Nos. 10 – 16 Church Hill Road | Positive building in a conservation area |
| Glacial erratics on Tettenhall Upper Green | |

CHAPTER 4: SMESTOW VALLEY



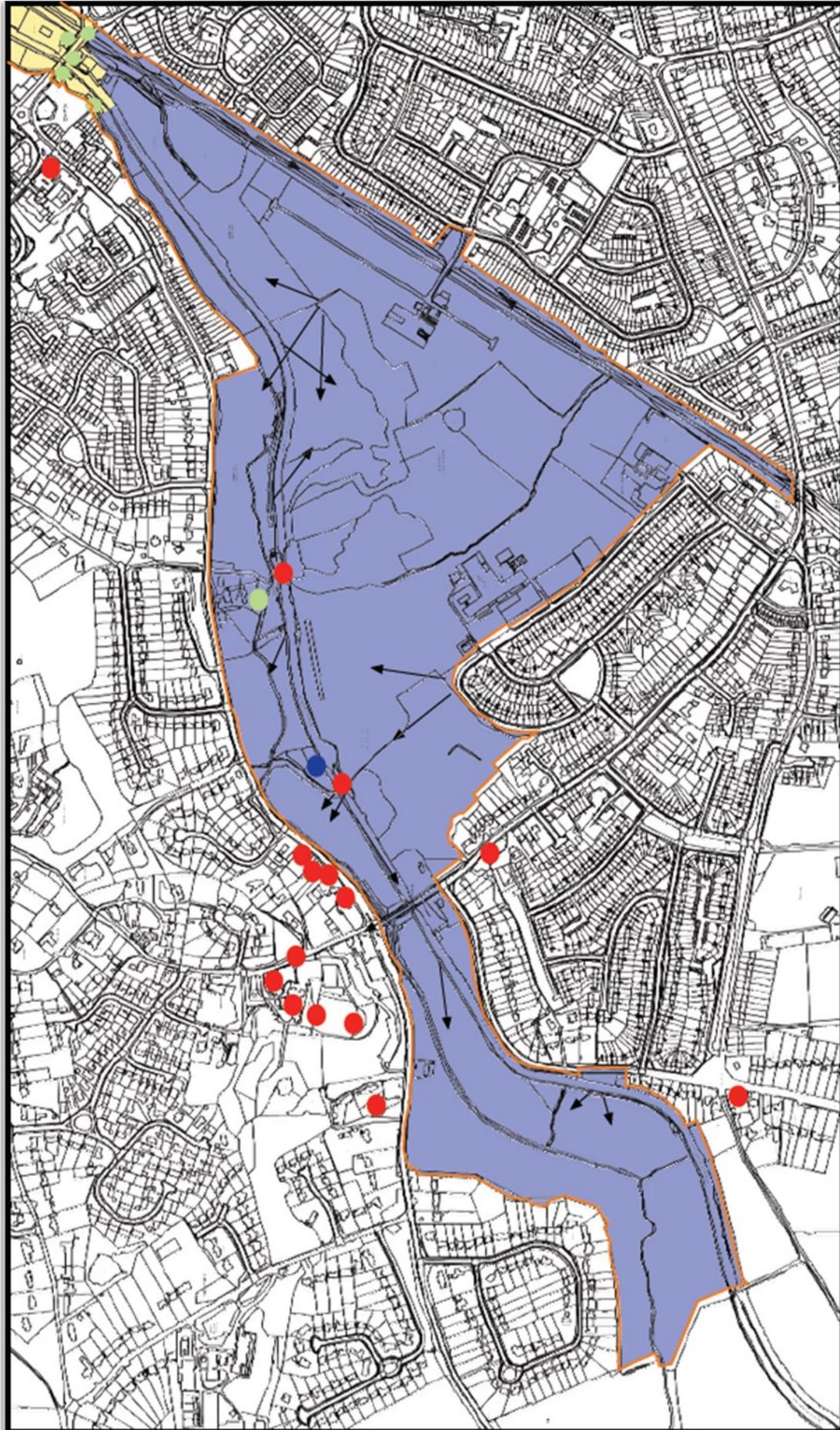
CHAPTER 4: SMESTOW VALLEY



LOCATION AND USES

The Smestow Valley follows a long, narrow valley along the lower edge of sandstone ridge of Tettenhall. It is the longest of the character areas in this study, running from the northern limit of the Neighbourhood Plan Area at Oxley past Tettenhall Lower Green in the north, through Compton in the centre and between Finchfield and Castlecroft (to the south east and Wightwick (to the north west) in the south.

CHAPTER 4: SMESTOW VALLEY



**Tettenhall and District Neighbourhood Plan
Historic Landscape Character Assessment
Character Area 4C: Smestow Valley (Southern)**

- Area B: Central Smestow Valley
- Area C: South Smestow Valley
- Listed Buildings
- Locally Listed Buildings
- Key Historic Features
- Significant Views

CHAPTER 4: SMESTOW VALLEY

The area contains the Smestow Brook, alongside which run the Staffordshire and Worcester Canal and the course of the former Oxley to Kingswinford Railway, which is now a Local Nature Reserve. A large area in the north, defined by the courses of the Canal and railway line, is occupied by the Aldersley Leisure Village, including the stadium, covered and open playing pitches car parks and more open grassed playing fields, as well as some woodland. The central section of the area, between Hordern Road and Bridgnorth Road is very narrow. South of Bridgnorth Road the area broadens out to include open fields, woodland and schools. A number of roads cross the area from east to west, linking residential areas or forming part of wider highways networks.

HISTORICAL DEVELOPMENT

Prehistoric and Roman

From 'The Smestow', a book by Eustace Lees, Wolverhampton Archives, 'Little doubt that the Smestow was running at a time long prior to the settling on its banks of the races from which we are descended. Some maintain that when England was joined to the Continent, the Smestow Valley was the bed of one of the Great European rivers.'

The river and valley have influenced subsequent development of the area.

The suggested course of a Roman road from the Roman forts at Greensforge and Pennocrucium must have crossed the Smestow somewhere within this area. This may have had a long-lived influence on the location of road crossings over the brook and the location of settlement thereafter.

Anglo-Saxon

985: Smestow appears as Tresel Brook when it was used to define the boundary of Wolverhampton in Wulfruna's charter.

The stream passes through several areas with Anglo-Saxon place names, including settlements at Tettenhall, Compton and Wightwick, which were all recorded in the Domesday survey. Aldersley is also an Anglo-Saxon placeman, meaning the clearing of the Alders (alder trees prefer wet streamside locations).

CHAPTER 4: SMESTOW VALLEY

Medieval

11th century: Smestow was a larger watercourse than at present having been dammed to create millponds at Compton & Wightwick.

12th century: References to a 'New Bridge' suggest a crossing of the brook near Tettenhall.

Early Modern

1613: The map of Tettenhall in 1613 shows a bridge over Smestow Brook for the Wolverhampton to Bridgnorth Road

The Industrial age

1766: Building of the Staffs. & Worcs. Canal, to join the Trent and Mersey Canal with the River Severn, which opened in 1772. The first lock was built at Compton. It is part of the 'grand cross' envisioned by James Brindley to join the ports of Bristol, Liverpool and Hull with London. It was a highly successful canal and had a major impact on the development of both the Staffordshire potteries and the Black Country.

The canal was linked to the Birmingham Mainline Canal at Aldersley Junction. The lock at this junction is the last of the '21 locks', a 2-mile flight of locks raising the water to the Wolverhampton Level (Grade II listed).

1847: The Oxley Viaduct was built to carry the Shrewsbury and Birmingham Railway Company's (later part of the GWR) line across the Smestow Valley.

Sand quarries recorded next to the south of the canal between Compton and Wightwick on the 1887 Ordnance Survey Map of Staffordshire and grew considerably over the next half century, until they are recorded as 'Old Sand Pits' on the 1955 OS Maps.

20th Century

1925: Oxley to Kingswinford railway opened with a station at Tettenhall and a halt at Compton. It is renowned as the country's least successful railway line. The passenger service closed after just 7 years. It remained as a seldom-used goods line until 1965. The track was lifted in 1967.

Aldersley Stadium opened in 1956. It has since developed into the Aldersley Leisure Village (officially opened in 1999), with a focus of sporting facilities of regional importance.

1970's: Wolverhampton Council bought land along the railway line in sections to create a nature reserve with purchase of the present park completed by 1992.

Aldersley Bridge was designated a listed building (Grade II) in 1964.

The Staffordshire and Worcestershire Canal was designated a Conservation Area in 1993.

Dunstall Water Bridge designated a listed building (Grade II) in 1984

In 1998 the area was designated 'Smestow Valley Local Nature Reserve'.

CHAPTER 4: SMESTOW VALLEY

GENERAL CHARACTER DESCRIPTION

Two large areas of green open spaces are linked by the green corridors of the brook, railway line/nature park and canal. Both the canal and the nature park provide superb leisure routes through woodland settings in the north, converging mid-way between Tettenhall Road and Bridgnorth Road where a truss bridge carries the railway over the canal. Thereafter the canal runs through an increasingly open landscape of pasture, with areas of woodland, whilst the railway continues within a woodland corridor. The central route of the canal provides views out to the valley sides, which are capped with tree lines and woodland.

The railway runs on a higher level than the canal and is raised by an embankment in the north, following the valley side between Tettenhall Road and Bridgnorth Road, and runs into a cutting south of Bridgnorth Road. The canal runs through a cutting in the north and then follows a line on or near the valley floor. It is slightly higher than the brook south of Compton Bridge, although it falls through a series of locks.

The Smestow Brook runs into the area over the Dunstall Water Bridge from Dunstall Racecourse, just south of Aldersley Stadium. It crosses the canal and runs under a railway bridge. From there it runs in a steep-sided gully with wooded banks and over-arching trees, crossing back under the railway embankment before it crosses Tettenhall Road and thereafter runs between the canal and railway but is often hidden from view. South of Compton Bridge (Bridgnorth Road) the stream is more visible from the canal and towpath and runs along a gently winding course through open farmland.

The area contains few buildings. A small number of residential properties have frontages to the canal, including a modern block of flats at Hordern Road and a manager's bungalow at Hills Caravan Storage off Hordern Road. The row of 19th century cottages, at Meadow View Terrace, reflect the position of the old route of the Tettenhall Road over the canal and stream, next to the former Tettenhall Station. The cottages and inn surrounding the bridge and wharf at Bridgnorth Road, Compton, have a clear relationship between the canal and settlement of Compton.

Other buildings include the large sports halls, indoor and outdoor courts and stadium of Aldersley Leisure Village, the Wildside Activity Centre (a waterside visitor and education centre) and the light industrial shed of the Limekiln boatyard at Compton Bridge. Two single-storey mill buildings are located next to Smestow Brook at Compton Bridge and at Millbrook Barn, on Bridgnorth Road between Compton and Wightwick and reflect historic use of the stream (and the canal) as a source of waterpower. Within the canal corridor historic bridges and lock structures including the unusual circular lock-weirs, which have a sculptural aesthetic value, as well as being historically interesting engineering features of the canal.



CHAPTER 4: SMESTOW VALLEY

AREA CHARACTER DESCRIPTION

1.) NORTH SECTION: TETTENHALL ROAD TO OXLEY

The northern part of the Smestow Valley Character Area between Tettenhall and the north Oxley Viaduct over the canal includes the leisure parkland, courts and stadium of the Aldersley Leisure Village as it was redeveloped from the Aldersley Stadium and sports fields in 1999. In the north east the Staffordshire and Worcestershire Canal emerges from a long, straight section within a cutting and under a series of high level bridges and viaducts.

The Aldersley Junction between the canal and the Birmingham Canal Mainline forms a focal area including the broad red brick roving bridge, remains of stables buildings and the bridge over the Birmingham Canal No. 21 lock and sandstone walls of the cutting for the canal creating enclosure that is backed-up by surrounding tree lines. A wider green grassed space at the junction and benches make this a rare area to stop and relax or socialise, which is rare along the canal route. It is also a popular location for fishing. The railway runs along an embankment from the north Oxley Viaduct, skirting the parkland, playing fields and complex of Aldersley Leisure Village, with glimpsed views out to the open spaces and nearby housing through the enclosing tree canopy. To the south of the Leisure Village the canal and railway run on gradually converging courses through a wooded landscape.



KEY POSITIVE CHARACTERISTICS

The area provides a cluster of easily accessible leisure routes and facilities for the public near to residential areas.

The enclosure provided by trees and the verdant foliage provides attractive 'natural' or leafy surroundings.

The long channelled views along both the canal and railway are particularly valued, with surrounding tree lines or woodland providing framing and softening to views, as well as natural interest and a counterpoint to the engineered landscape of the transport routes. The strong enclosure, green landscape and undisturbed water of the canal, with occasional passing boats, create an atmosphere of calm.

The lack of overt management of undergrowth on both sides of the canal and in the woodland surrounding the railway and stream provides a rich wildlife habitat.

The landscape of the Leisure Village is more formal and well managed, which provides a welcoming landscape for users.

Buildings are well spaced out, providing a low density of development and allowing the green environment to dominate.

The buildings of the Leisure Village are in a good condition and reflect well on the vitality of the area. Although the complex was redeveloped in 1999 they represent part of a long period of use of this area for leisure and sports.

CHAPTER 4: SMESTOW VALLEY

Specific views that stand out for their historic interest include the view to Dunstall Water Bridge, the view to Aldersley Bridge (at the canal junction) and views to Tettenhall Old and New Bridge.

The area is tranquil but busy with users including boaters, walkers, cyclists and pedestrians. Cars are restricted to the peripheries, whilst the most dominant sounds are those of water and birdsong.

2.) CENTRAL SECTION: COMPTON BRIDGE, BRIDGNORTH RD TO TETTENHALL RD

The central section of this corridor is much narrower as the canal and former railway line run close together, crossing near the centre point of the area. The rows of 19th century workers' cottages and the former Tettenhall Railway Station at Meadow View could be regarded as lying within this character area or the Lower Tettenhall area (Area 5) to the north west the area is bound by the gardens of houses built as ribbon development along Henwood Road and off a small number of cul-de-sacs leading from it.

To the south east houses and sports facilities (Wolverhampton Lawn Tennis and Squash Club) back onto the Canal off Newbridge Crescent and Chelston Drive whilst Compton Park provides a large area of green open space on the off-side (not accessed from the towpath) next to the canal (which will be preserved as practice pitched in the proposed Masterplan for Compton Park) until the railway line crosses over, after which there are points of access from the footpath along the railway embankment to the undulating landscape of the parkland in Smestow Nature Reserve and school playing fields. Just before the railway line path reaches the Bridgnorth Road, a footpath link provides access to the housing at Alpine Way to the south east of the character area, and to the canal at Compton Lock as the two routes draw closer together briefly.

The long-straight routes of both the railway and canal create long, channelled views along alleys or tunnels of foliage. A narrow meadow between the railway path and Smestow Brook is a more open area with a metalled footpath providing access. The railway path is very enclosed with deep shade amidst dense, low level woodland. The canal is more open with few trees arching over the full width of the tranquil waterway. There are few views out from the canal, with only a small number of glimpsed views to the green open space to the south west. The railway runs at a higher level, often on a raised embankment, which allows more views out to the surroundings where the woodland thins enough to permit this.

KEY POSITIVE CHARACTERISTICS



Views along the historic transport routes channelled by flanking and overarching greenery.

Surrounding foliage ensure the area is generally tranquil, which is emphasised by the smooth water of the canal, broken occasionally by the noise of water running through overflows to the brook.

Well used routes and spaces for leisure accessed from surrounding residential areas.

CHAPTER 4: SMESTOW VALLEY

Historic and architectural interest of bridges, including Tettenhall Old Bridge over the canal and brook and Compton Lock and bridge, including one of the unusual circular weirs.

Tettenhall Old Bridge (a canal bridge) marks the former route of the road to Tettenhall prior to its diversion in the early 19th century.

Green surroundings to the leisure routes maintained as a natural reserve with wildlife habitat ensuring the area is dominated by natural and wild smells and noises. This area has a relatively wild unmanaged character away from the paths.

The former railway station has been well refurbished and maintained for use as a Rangers' Station for the nature reserve. Its presence enhances understanding of the historic role of the railway, whilst the maintenance of GWR colours is a rare element of historic integrity. The car park is a focus of activity for users of the area, with joggers often seen preparing or returning from excursions.

Noted views of interest include:

- The view to the railway 'Meccano' (truss) bridge
- View to Tettenhall Old Bridge from the canal
- Glimpsed views from the canal and railway over green open space towards Wolverhampton City Centre

The canal lock, bridges and circular weirs provide focal features.

During the day the area is well used by walkers, joggers, cyclists and boaters. There is little traffic noise away from the bridges at either end of this section. At night it is quieter.

Views out are screened by vegetation, creating a strong sense of enclosure and abstraction from the nearby urban areas.

Limekiln wharf boatyard and Meadow View Wharf both provide areas of canal side activity that maintain the vitality of the waterway.

Hard landscaping includes the attractive brick-paving next to the locks, which has been a carefully restored.

3.) SOUTHERN SECTION: WIGHTWICK TO COMPTON

This part of the character area contains a surprising diversity of landscape despite being characterised generally as green open space. The railway line and canal continue as important landscape features diverging rapidly as the travel to the south and west respectively to frame a large triangular section of the Smestow Valley. However, this area is more open, with large, open, green spaces of the former sandpits between the canal and railway now part of the Local Nature Reserve, managed as wildflower meadow abutting the more formal school playing fields at Smestow School and Castlecroft Primary School to the south and allotment gardens to the north (off Bridgnorth Road). Between the canal and Bridgnorth Road the Smestow Brook runs through further meadowland. Whilst the railway runs through woodland on the eastern edge of this area, the canal and towpath, and Bridgnorth Road have more open settings, allowing views out across these open spaces that take in the rising sides of the valleys, the meadows and the wooded Tettenhall ridge.

CHAPTER 4: SMESTOW VALLEY

The Arts and Crafts Cottages in Wightwick on Bridgnorth Road provide a focal feature in views looking across meadows from the canal. Two former mill buildings; one, just south of Compton Bridge and one at Millbrook Barn, provide an indication of the past importance of the brook (and possibly the canal) as a source of waterpower. A slipway and moorings at Windmill Lane and Castlecroft Lane provide an indication of the continuing vitality of the canal as a popular tourist cruise way and may have some benefit to the local economy. Woodland next to the railway line includes an area of nursery tree planting surrounding a clearing that contains glasshouses that are now used as the Wolverhampton Environment Centre, a work-based training centre for horticulture and environmental management.

KEY POSITIVE CHARACTERISTICS



A well-used local leisure amenity, with points of access from surrounding residential areas.

Well maintained but 'natural' or rural character accessible green open spaces within an urban area.

The historic canal route with unfolding long views created by the gentle curves in a long open space

Listed canal locks and bridges with circular weirs provide interest as historic structures with evidence of their age in historic materials and form. The quality of the historic brickwork is a noted attractive feature.

The locally listed lock keeper's cottage at Wightwick Mill forms an attractive historic grouping with the Grade II listed canal, footbridge and circular weir pool.

A light and airy feel with views out to surrounding open green space.

Leisure uses predominate including walking, cycling, boating and fishing.

A large area of wildlife habitats. Birdsong is one of the most prominent sounds in the area.

Buildings are recessive in the wider landscape and of low scale. The area is rarely overlooked by development, maintaining a spacious rural character.

A group of buildings surrounding Compton Bridge include historic wharf-side cottages (Nos. 1 and 3 and Nos. 2 – 6 evens Bridgnorth Road), mill buildings (No. 5B Bridgnorth Road) and a possible mill manager/wharf manger's house (No. 5A Bridgnorth Road), which create a prominent area of historic canal side activity and historic character.

Enclosure by hedgerows contributes to the rural character of the area.

The school buildings have wide open settings contributing to the green, open character of the area.

The surfaces of the footpaths and towpaths are generally of grass and beaten earth (or the chippings of the railway permanent way) rather than harder urban materials.

CHAPTER 4: SMESTOW VALLEY

The valley side create a bowl with high visibility across the area from many points

Noted views of particular distinction include:

- From Wightwick Bridge to the Mermaid Inn
- Wightwick Lock
- Long views, channelled down the canal
- Views of fields from the canal across the Smestow Brook and fields
- Views up to the woodland on the steep rise of Tettenhall Ridge
- Views over the area from the escarpment are also considered important.

Hard landscaping includes the attractive brick-paving next to the locks, which has been a carefully restored.



Issues

Considerable local traffic noise where roads cross the area.

The recent Tennis and Squash Club building at Newbridge Crescent is noted as a large building that has been constructed with a bland, inactive frontage to the canal that does not provide a positive relationship with the conservation area.

Invasive non-native plants may be stifling the ecological value of parts of the area – Himalayan balsam was noted as being particularly virulent along the Smestow Brook. As this is a high point in the river's catchment it may be possible to bring this under control.

The large buildings of the Aldersley Leisure Village were noted as being bland and unprepossessing, despite their value as sporting facilities.

Some of the housing built near to the canal in the later 20th century is not considered to support the distinctiveness of the waterway because it is indistinctive mass housing and/or it was set facing away from the canal to which it presents a bland inactive frontage, normally formed of high timber fences.

The former Goods Depot at Tettenhall Old Station is not in an active use and, as such, does not receive

CHAPTER 4: SMESTOW VALLEY

DEVELOPMENT GUIDELINES

Maintaining the green and tranquil character of this area will be an important requirement for all development. The status of a large part of this area as a local nature reserve may rule out development of much of this land.

The development of the northern and central parts of the area as woodland *may be* a relatively recent phenomenon resulting from changes in management since the demise of the railway, change of ownership of the canal and changes to Dunstall Racecourse. This has been beneficial for the character of the area and for its value to wildlife. New development will need to protect this woodland character by protecting mature and semi-mature trees and maintaining both a rich canopy and screening of houses from views out from the public routes of the canal and railway path.

Where development is proposed in close proximity to the canal this will need to make a positive contribution to the setting of the waterway by protecting its green and tranquil character, whilst creating active frontages. There are good precedents of historic buildings near the waterway, such as the red brick houses surrounding Compton Bridge (see Character Area 9), which might be used to inspire designs, as well as more contemporary structures such as the Wildside Activity Centre, which uses natural materials that reflect the woodland surroundings. Nevertheless buildings of more than 1 ½ or a low (cottage scale) 2 storeys are unlikely to be sympathetic to the setting of the canal.

There may be opportunities to improve access to both the railway path and canal side particularly from Henwood Road (possibly via the Youth Club recreation Ground) and Compton Park.

Some careful tree thinning might help to open views from the public routes through the area, particularly the railway embankment, to provide better visual connection with the surroundings without harming its green woodland character.

Large housing developments are unlikely to be successful in preserving the green, rural character of the southern part of this area. Smaller developments might reflect farmyard style groupings or, if in the more wooded upper slopes of the hillside to the south, might be loosely spaced and arranged with green space between buildings to provide a woodland edge character. To maintain the openness of the area these would need to be of no more than two-storeys but might include a mixture of traditional and contemporary materials and forms. Careful attention will need to be given to how any such development appears in views across the valley including those from the Wightwick, Tettenhall Wood and Staffordshire and Worcestershire Canal Conservation Areas.

New uses should be sought for the former Goods Shed building at Tettenhall Old Station to ensure its continued maintenance and preservation, as well as providing additional positive activity in the area.

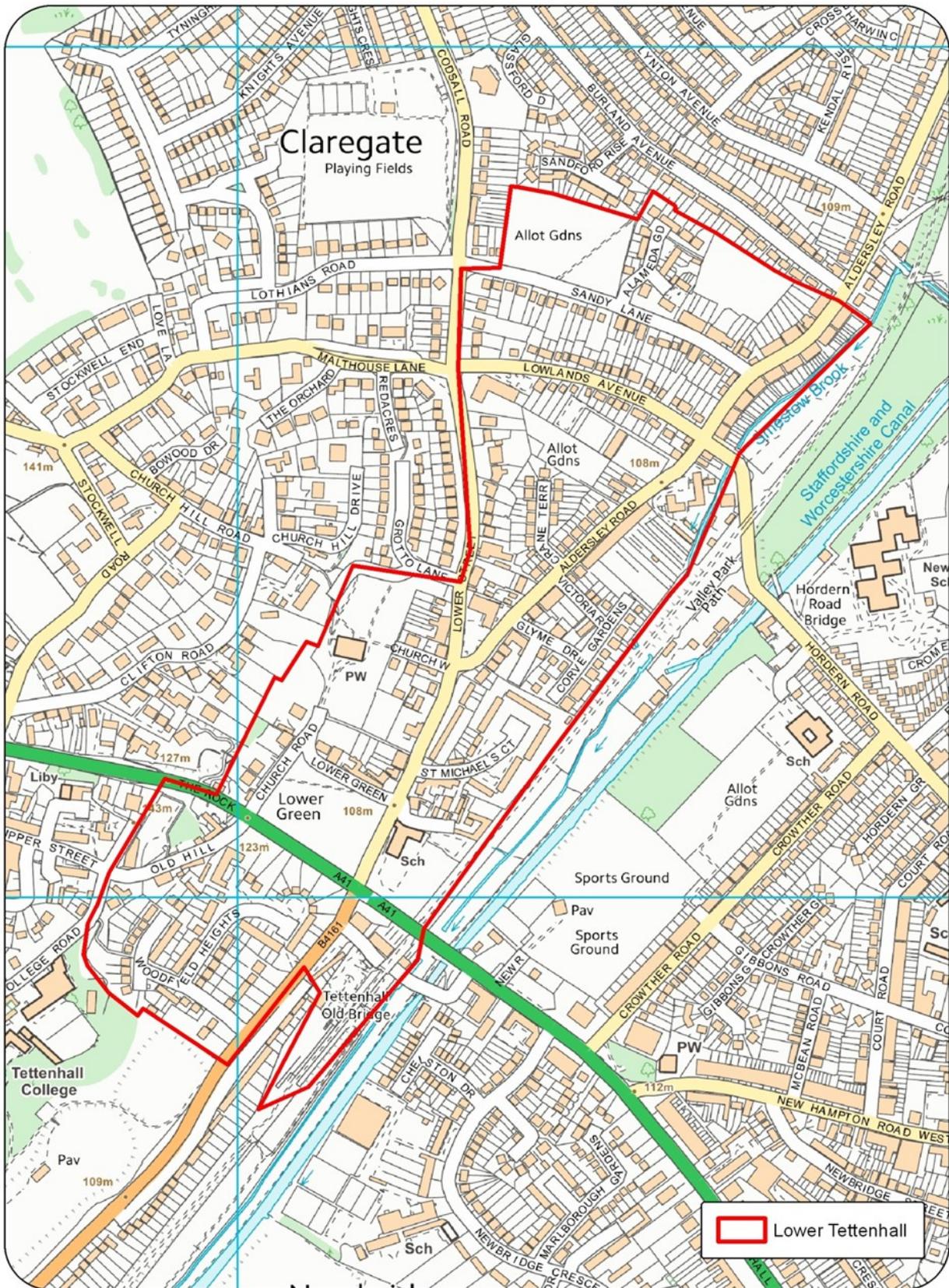
CHAPTER 4: SMESTOW VALLEY

HERITAGE ASSETS

| Heritage Assets | Designation (if any) |
|--|--|
| Dunstall Water Bridge No.63, Aldersley Road | Listed Building |
| Aldersley Bridge, Staffs & Worcs. Canal | Listed Building |
| Wightwick Mill Lock and Bridge No.58, Staffs & Worcs. Canal | Listed Building |
| Wightwick Lock and Bridge No.57, Staffs & Worcs. Canal | Listed Building |
| Tettenhall Old Bridge, Over Staffs & Worcs. Canal, Meadow View, Tettenhall | Listed Building |
| Compton Lock, by-weir and bridge | Listed building |
| Birmingham Canal, Aldersley Junction - Remains of 18th Century canal side buildings | Locally listed |
| Lock House, Bridgnorth Road (curtilage) | Locally listed |
| Tettenhall Railway Station, including platform, ticket office and waiting room, goods shed and office building | Propose for local list |
| Nos. 1 – 14 Meadow View Terrace | |
| Oxley to Kingswinford Railway bridge (the Mecanno Bridge) over the Staffordshire and Worcester Canal | Positive building in a conservation area |
| Stop Lock and sluice, Staffordshire and Worcester Canal | |
| Tettenhall Lock, including footbridge and circular lock weir | |
| Nos. 2 – 6 (even) Bridgnorth Road | |
| No. 3 Bridgnorth Road | |
| Nos. 5, 5A and 5B Bridgnorth Road | |
| Oxley to Kingswinford Railway bridge over Bridgnorth Road | |
| Former mill building at Millbrook Barn (No. 205 Bridgnorth Road) | |



CHARACTER AREA 5: LOWER TETTENHALL

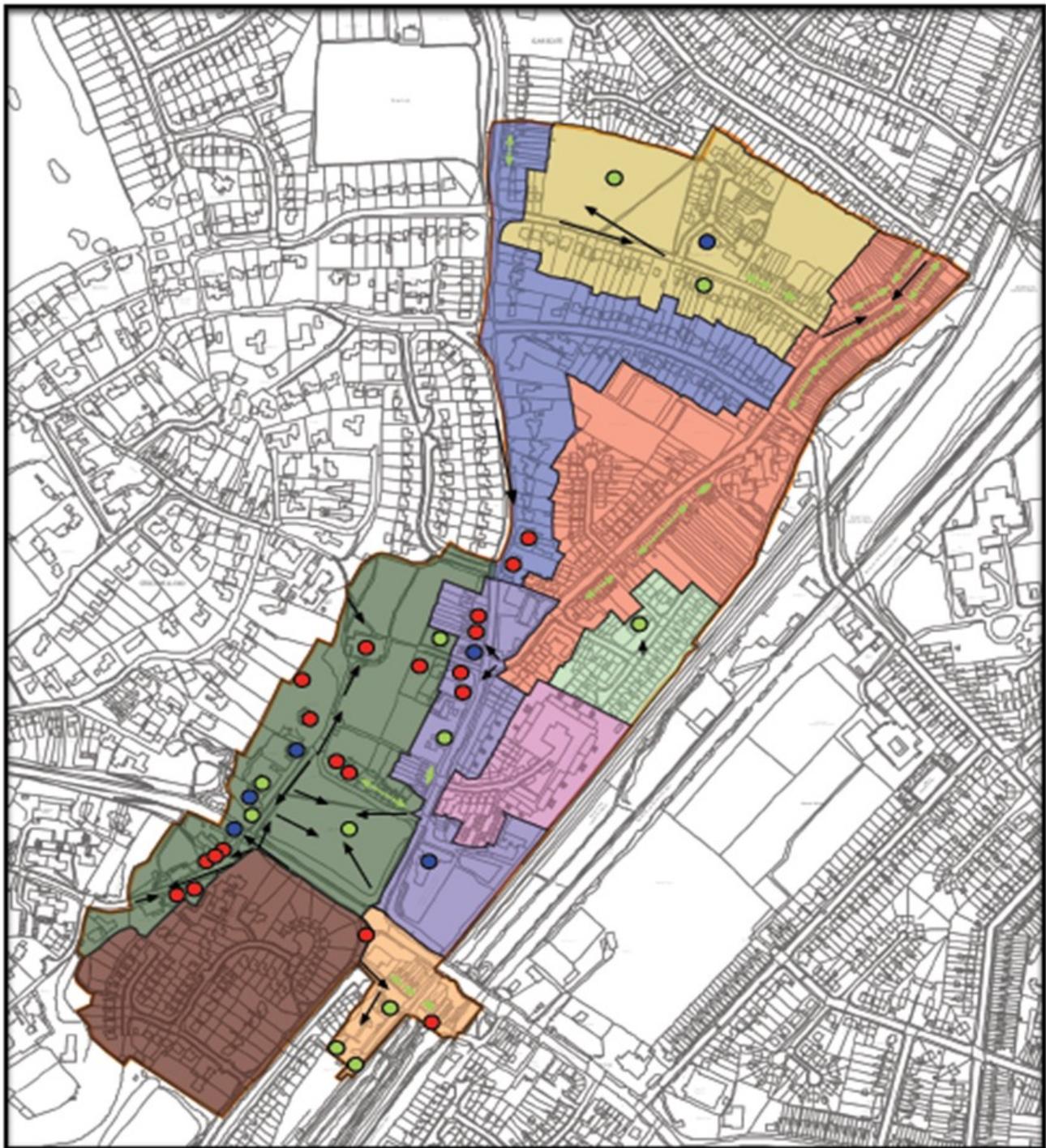


Tettenhall Neighbourhood Plan - Character Study Areas



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Ordnance Survey 100019537 (2013)

CHAPTER 5: LOWER TETTENHALL GREEN



Tettenhall and District Neighbourhood Plan Historic Landscape Character Assessment

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Character Area 5: Lower Tettenhall Green



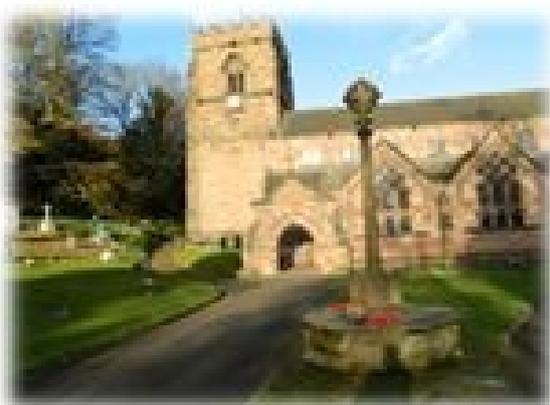
CHAPTER 5: LOWER TETTENHALL GREEN

LOCATION AND USES

This character area covers the part of the ancient settlement centre of Tettenhall lying at the foot and on the lower slopes of Tettenhall Ridge. The area is bounded by the ridge to the north west with Upper Tettenhall Green above. The green spaces of the Smestow Valley lie to the south east. The boundary to the north east is marked by the transition from the historic streets of Tettenhall village, including a scatter of Georgian, Victorian and Edwardian houses and cottages, or early 20th century large detached houses, to the large estates of 20th century formally planned streets of mostly semi-detached houses in Claregate. To the south west a narrow boundary is marked by the grounds of Tettenhall College and the 20th century ribbon development at Henwood Road that leads to Compton further to the south.

The A41 (Tettenhall Road) runs through the area to the south as an important route from Wolverhampton to rural Staffordshire. Henwood Road provides a locally important route to residential estates to the south. Lower Street serves Lower Tettenhall as a main street, as well as being an important arterial route to Claregate and estates and villages to the north. Aldersley Road forks off Lower Street and serves a similar role as an important local connecting route. Both streets have residential frontages and areas of business and commercial uses including one public house (The Swan Hotel). A second public house overlooks Lower Green. These larger routes also act as distributors to a dense network of residential streets including narrow connecting routes and formal cul-de-sacs.

The area includes pockets of public open space including Lower Green just north of the A41, which to the churchyard at St Michael and All Angels' Church. Allotment gardens are located to the north of Sandy Lane, as well as a small field (formerly used as sandpits and then landfill) between Sandy Lane and Burland Avenue. A private tennis club is located off Aldersley Road. St Michael's Church of England Primary lies to the east side of Lower Street. A health centre with a large car park lies in the angle of the Lower Street and Aldersley Road fork. The former Tettenhall Railway Station now provides a public car park, Ranger Station and access point for the Smestow Valley Nature Reserve.



CHAPTER 5: LOWER TETTENHALL GREEN

HISTORICAL DEVELOPMENT

Prehistoric and Roman

The Romans may have had a river crossing at or near Newbridge: the predicted course of the Roman road south from Pennocrucium on Watling Street is directly aligned on Newbridge, but has so far only been traced as far as Pendeford Hall. (*OS map, BC historic survey*).

Anglo-Saxon

The Saxon name Tettenhall means “Teotta’s sheltered place in the forest.”

In 910 the Battle of Tettenhall was fought between Saxons and Danes; the Saxons won and re-established control of Mercia. Although the exact location is unknown Tettenhall must have been a significant place at the time to merit the battle being given this name.

An early attribution places the founding of the church to the reign of King Edgar (957-975). Ancient yew trees (“known to be at least a thousand years old”) still grow in the churchyard and so date back to this time, and a carved font still survives from this early time (restored in 1884).

The Domesday Survey of 1086 says ownership of Tettenhall is split between the Collegiate Church of St Michael and the King. Previous Saxon owners are listed as well.

Domesday also recorded an area of woodland “half a league in length and breadth” i.e. about 4km². The forest played a big part in local people’s lives in succeeding centuries.

Medieval and Post Medieval

12th Century: Ownership of the King’s land passed to the Wrottesley family whose connection lasts to the present day.

1296: Mention of the road from Tettenhall to Shrewsbury. The road from Wolverhampton crossed the Smestow brook and then proceeded via Lower Green up Old Hill and onward. The layout of streets and gardens south east of the church down to Lower Street is medieval, and this formed the core of the old village.

1377: The road from Tettenhall to Aldersley existed. The existing form of the Lower Street/ Aldersley Road “Y” junction is clearly shown on the map of 1613.

1517: Newbridge, and the road to Compton is mentioned and the name Henwood in its proximity. The clergy had buildings in what is now the south east side of the churchyard which was smaller than now. At the Dissolution of the Monasteries in 1548-9 all local clerical property was dispossessed and sold to Walter Wrottesley for £1018 14s 11d.

1613: Lower Green was described as “Old Tettenhall Green.” It originally straddled the Wolverhampton Road and included much of what is now Woodfield Heights, and was used for sports and fairs. Courts met in the Mitre (a predecessor of the current building) and stocks were erected on Lower Green.

1700’s: Local cottage industries include buckle, lock and spectacle-frame making amongst many others, and sand extraction at Sandy Lane.

CHAPTER 5: LOWER TETTENHALL GREEN

The Industrial age

1748: Wolverhampton-Shrewsbury road turnpiked.

1766: The Staffordshire and Worcestershire Canal Act was passed and construction started at Compton in September under the supervision of James Brindley, the renowned pioneer of the UK's canals. The section north from Compton was opened in 1772.

1820-23: Construction of the embankment and cutting through the Rock and bridges across the Smestow brook and canal. This was planned and managed by the local Turnpike Trust, as part of a bigger scheme to improve journeys from London to Holyhead (and to Dublin thereafter) which was supervised by the famous engineer Thomas Telford.

1850: Tettenhall increasing role as a suburb of the growing town of Wolverhampton (Kelly's Directory)

1878: Tramway from Wolverhampton opened as far as Newbridge, extended to Wergs by 1908.

1883: Restoration of St Michael's Church, and construction of porch.

1888: St Michaels School (opened 1827) moves to its present building in Lower St.

1890-97: Demolition of cottages to extend the churchyard, and erection of a lych-gate. This may have included the original vicarage as it isn't clear whether a building shown inside the churchyard on the 1887 OS Map or The House by the Church was the vicarage. A new vicarage at No. 1 Church Hill Road (outside this area) is recorded on the 1902 Ordnance Survey map.

Late 1800's: The village spreads north in the shape of Aldersley Road's terraced cottages and Sandy Lane's Danesbury House (now a convent) and adjacent houses.



CHAPTER 5: LOWER TETTENHALL GREEN

20th Century

1913-25: Construction of the Wolverhampton and Kingswinford Railway cut Meadow View in half. Tettenhall Railway Station and its associated buildings. The largely unsuccessful railway was opened in 1925, but closed for passengers in 1932. Freight traffic continued until 1965. Dereliction followed but the station buildings were restored in 1983 and 2008.

1927: Trolley buses replaced trams on Tettenhall Road and were in use until 1963.

1920's and 1930's: small local residential developments fill in remaining agricultural areas.

1950: Destruction of St Michael's Church nave and chancel in a fire. Re-consecrated 1955.

1955-65: 'Slum' clearance in Lower Street and Aldersley Road - St Michael's Court constructed.

1970's: Smestow Valley sees pioneering urban wildlife measures begin.

1979: Churchyard closed for burials

GENERAL CHARACTER DESCRIPTION

Lower Tettenhall can be described as that part of the ancient Tettenhall village that lies below the escarpment. From Sandy Lane in the north it goes as far as the old Tettenhall Station off Henwood Road in the south and from half way up Old Hill and St Michael's Churchyard in the west down to the line of the old Kingswinford Railway in the east. There is a pronounced fall in the land from west to east, where the Smestow Brook forms an ancient boundary with Wolverhampton.

Evidence of the settlement's long heritage is abundant in the landscape. Both the church area and street layout closely resemble that recorded in maps dating to as early as the early 17th century. A designated Conservation Area includes many of the most historic parts in recognition of their special historic and architectural interest and its character and appearance. Houses in the old village are on the whole smaller in size and scale than in the more recently developed (from the early 19th century) at Upper Green / Stockwell End areas and this creates a certain intimacy.

On the edge of the old village, the houses are very diverse with a range of types and styles. Victorian terraces, Arts and Crafts detached villas, inter-war 'semis', and a sprinkling of small post war developments are all intermingled. Lower Tettenhall still retains a strong identity and functions well as a local centre. Local businesses and services are still located in the ancient village serving a useful function even if their utilitarian structures are not as aesthetically pleasing as cottages and houses.

The abundance of trees, gardens and other green spaces, creates a verdant, leafy character. The ancient wooded escarpment provides a wonderful backdrop to many local views. These spaces are treasured by the local community and help the local ecology to thrive, forming wildlife corridors and connecting to the Smestow Valley Local Nature Reserve.

CHAPTER 5: LOWER TETTENHALL GREEN

The cutting and embankment of the Rock on the A41 Holyhead Road imposed a major artificial feature on the landscape. Mature trees screen much of the road traffic on the A41, but the busy traffic on the north south routes along Aldersley Rd, Lower Street and Henwood Road have a negative impact in terms of congestion and pollution especially at peak times.

AREA CHARACTER DESCRIPTION

1.) SANDY LANE AND ALAMEDA GARDENS

Sandy Lane is an ancient field lane that provided access to small sand quarries in the 18th century. Development of houses started in the late 19th century including a mixture of terraced cottages and detached houses of individual design. The largest of these is now a convent, which was later expanded to provide a school. Infill development in the later 20th century has maintained the scale of development whilst creating a tight grain of building on the south side of the lane. The lane partly retains its historic rural through its narrow width, grass verge and hedgerow boundaries, as well as the absence of a pavement on one side. It is now an area of architectural and social diversity and interest with attractive and valuable green amenities.

The allotments to the north contribute to this character as green open space. Houses stand just back from the street providing some openness and light. The steep fall in level from the west end of the street provides some views out to the foliage of the valley to the east. Pine trees on Codsall Road/Lower Street to the west provide a notable feature on the skyline. The Convent's grounds were subdivided for the Alameda Gardens housing development in the 2000s, consisting of three storey red brick houses, which have a uniformity of materials that seems out of place. A number of historic houses and terraced cottages at the lower end of the street contribute to the sense of this area forming part of the historic village. The allotments and small field to the west of the street provide green open spaces, with tree lined boundaries that contribute to the rural character. Near to Aldersley Road the streetscape patterns break down with piecemeal scale, size and form with the potential for future development to unify the street scene.



KEY POSITIVE CHARACTERISTICS

The narrow width of the upper part of Sand Lane, with a pavement on only one side, and the long hedge backing on to allotments on the other gives it an unmistakably rural note.

Trees on the crest of the escarpment round off views westwards. Trees outside the Convent perform a similar role as the land drops away to the east as do trees in Smestow Valley providing an attractive green backdrop to views.

CHAPTER 5: LOWER TETTENHALL GREEN

Smaller detached dwellings which are diverse but all set back in generous-sized front gardens separated by shrubs and hedges or left open to each other, provides openness and an informality to the development that is a 'village' characteristic.

A varied and interesting range of houses in largely complementary scale and size with an eclectic mixture of materials and many individual features and alterations.

Sandy Lane has abundant greenery with gaps between houses that allow glimpses of back gardens.

The prominence of the Victorian convent building has been carefully preserved with landscaping.

Other Victorian buildings add to the architectural interest of the area and its sense of history. Large open undulating grassed area at the rear of Sandy Lane (northeast), providing open rear views for houses on Sandy Lane, Aldersley Road and Burland Ave. It is the legacy of infilling old sand pits.

In Alameda Gardens the new buildings' wall-plates, brick detailing, slate-effect roofs and chimneys chime with the old convent building.

The former convent is locally listed. Together with the houses opposite it has much interesting detailing. Further down two flat-roofed early 20th century terraces with moulded parapets have an unusual "spa town" style.

The forward facing gable ends of houses in upper Sandy Lane provide a pleasant rhythm to the street scene despite varied style and materials.

The allotments in Sandy Lane are clearly very well-used and productive. The use of building materials (e.g. orange plastic mesh) on individual allotments is quite unsightly, detracting from the high quality of maintenance.

2.) ALDERSLEY ROAD NORTH AND CRANE TERRACE

The long, narrow and sinuous route of Aldersley Road is now busy with through traffic but also has a densely built-up residential frontage consisting largely of two-storey late 19th and early 20th century terraced housing in red brick with slate roofs, which give the narrow road a strong sense of enclosure. They stand just back from the road, normally with small front gardens, allowing some privacy but generally creating a vibrant active frontage to the road. In the south of this area the west side of the road is lined with semi-detached Inter-war houses that form part of a development that runs off the main route into a cul-de-sac at Crane Terrace. They stand further back from the road with generous front gardens, enclosed by low boundary walls of brick or pierced blockwork, but are closely spaced, maintaining the sense of enclosure to the road.



CHAPTER 5: LOWER TETTENHALL GREEN

The strong building line and curving path create a series of unfolding views along the road. The route is punctuated by occasional small business premises and the entrances of side streets, as well as the larger open space of the Albert Lawn Tennis Club to the north west with views to taller trees. Occasional glimpsed views to the south east include the greenery of the Smestow Valley.

The junction with Hordern Road was noted as feeling unfinished, whilst the Tennis Club's boundary to the road could be improved by improved planting or landscaping. Larger blocks of flats are located opposite the Tennis Club with communal grounds that provide a more open green space within the street scene.

KEY POSITIVE CHARACTERISTICS

Relatively narrow, winding road dating back to medieval times, which once ran through fields from Tettenhall to the hamlet at Aldersley

Enclosed by terraces of 19th century 'industrial' cottages separated by alleyways to back gardens, which create a strong sense of the historic origins of development. Their scale, size, form and materials are in close harmony. They are largely brick although rendering of some frontages has hidden the original craftsmanship and reduced their uniformity.

The regular cohesive arrangement and uniformity of Inter-war period housing at Numbers 13-45 Aldersley Road Crane Terrace (cul-de-sac) set back in front gardens separated by low walls with drives between the buildings leading to rear positioned garages creates a strong sense of a planned phase of development.

Many homes retain a significant number of original architectural features and detailing include arched door-heads with raised keystones, and an undulating blue brick double stringcourse running along the terraced frontages of Numbers 40-54 Aldersley Road (Recommend this attractive terrace for addition to the Wolverhampton Local List)

Channelled views unfold as the street curves along historic lines in Aldersley Road.

View from Crane Terrace to mature trees (poplars etc.) to the north west.

Greenery and softness in views provided by the escarpment to the south end of Aldersley Road and by woodland on the skyline along the Smestow Valley and Tettenhall escarpment.

An overgrown and largely inaccessible area of former allotments behind the Tennis Club is largely covered in fruit trees and undergrowth and adds ecological value to the neighbourhood with access from Aldersley Road.



CHAPTER 5: LOWER TETTENHALL GREEN

3.) LOWLANDS AND LOWER STREET NORTH

Lowlands Avenue and the adjoining section of Lower St (between the Health Centre and Sandy Lane) are wide residential roads, as well as acting as busy routes for through traffic, especially at peak times. The impact of traffic in terms of noise, congestion, and road safety is considerable and makes this a challenging and sometimes unattractive area for pedestrians. The houses are generally substantial and largely built in the twentieth century but, in terms of style and detailing, they are very diverse. There are buildings from almost every decade of the last century including some attractive examples, which should be conserved. Only a few houses at a time are built to the same pattern but, because they share a sense of common scale and form, this is not a problem. Nos. 86 (The Beam House) - 92 (The Lowlands) are much older than the other houses in this section but set the tone for the area's eclecticism and provide an indication of the extent of the historic village centre.

Most houses sit well back in large front gardens and there is quite a range of materials and enclosure forms in evidence including formal and informal hedges, walls, and railings. Mature trees make a considerable impact on the views especially the pines at the junction of Lowlands and Lower St, as well as the many other trees setback in gardens all around. But towards the foot of Lowlands Avenue the trees have thinned out and the "leafy suburb" feel has gone.

KEY POSITIVE CHARACTERISTICS

Nos. 86 and 88 Lower Street, Beam House and The Old Ivy House, Two large red brick Late 18th century houses set just back from the roadside with interesting brick detailing including brick pilasters, platt bands and parapet cornices (both are listed Grade II).

No. 92 Lower Street, Lowlands, a large stuccoed house of c.1830, of two storeys with a broad frontage to the road and a glazed porch running up to the pavement, which historically provided shelter for passengers alighting from carriages at the property's gates (listed Grade II).

Large houses in interesting and mixed designs.

Houses set well back from the road

Pine trees at junction of Lowlands Road and Lower Street

Trees in back and front gardens creating a leafy suburban character



4.) TETTENHALL VILLAGE LOWER STREET SOUTH END AREA

"The historic business end of the village is a melting pot of different uses, styles and eras. There is too much traffic but much to admire" – Local resident

CHAPTER 5: LOWER TETTENHALL GREEN

The “business end” of lower Tettenhall sees Lower Street connecting all of the main routes in and out of the Village. Lower Street connects with Aldersley Rd at a Y shaped junction of great antiquity but now filled by a car park in a poor condition. Two hundred meters to the south Lower Street meets the A41 Tettenhall Road and Henwood Road at The Rock. Around this part of Lower Street are diverse buildings of architectural interest and heritage value and some of the area lies within the Conservation Area. On the west side of the road a line of historic buildings form the core of the area’s historic interest. No.1 Church Walk, No. 2 Churchwalk / No. 37 Lower Street, and Nos. 39 – 49 Lower Street are all Grade II listed buildings forming a mixture of large redbrick detached houses (one now subdivided) and substantial terraced houses varying, with a range of dates from the late 18th century to the early 19th and with good survival of 18th and 19th century architectural detailing. A timber-framed 17th century barn, now converted for a house, stands just to the south with an exposed section of timber frame seen in views northward and an expansive cat slide roof of fired clay plain tile.

However, the boundary of the Area is somewhat ragged, failing to achieve the potential of the street scene. The untidy forecourt of the Rock Garage creates a break in the quality of the street scene. The Swan Inn, whilst an interesting historic building, is festooned with placards, signage, satellite dish and wires, obscuring its historic features and making it an unappealing prospect. To the west, 19th century houses are accompanied by 20th century infills of sensitive design, but the west side of the road has a relatively hard/urban landscape at this point that does not help to support the historic village character that is otherwise in evidence.

Postwar housing developments along the south side of Lower St have been designed sympathetically, and, if a little austere, are in scale with the village feel. Both St Michael’s School and the Health Centre provide vital services in the community, whilst the school is an interesting Victorian village school building providing a gateway feature at the entrance from The Rock. Visually the Health Centre is something of a vacuum, presenting a bland, inactive frontage to the triangular public open space including its car park. A stronger design might act as a focal point at this point. However the trees around it green the site and help diffuse the negative impact of traffic.

Despite the historic nature of the Lower Street / Aldersley Road junctions the area has an unfinished feel due to the haphazard clearance of historic buildings from the frontages and lack of new development that successfully defines the space. Some of this change has been a result of changing land uses and is part of the evolution and is a sign of versatility, enabling growth and change. The mix of services, businesses and homes in close proximity to Lower Green is a reminder that this is the site of a busy village, albeit that the high quantities of through traffic now contribute more of an urban than rural character. Businesses may need some support and encouragement to stay and develop.

Traffic levels are high along all of the above roads and especially through the corridor between the junctions. Levels are exacerbated by the use of the north to south roads as an unofficial arterial route.



CHAPTER 5: LOWER TETTENHALL GREEN

KEY POSITIVE CHARACTERISTICS

Historic road pattern including the 'Y' junction between Lower Street and Aldersley Road (recorded in 1613).

Listed terrace on west side of Lower Street with fanlights and other excellent details and attractive green front gardens raised above the street level.

Listed and unlisted larger 18th and 19th century houses either side of Church Walk including the Old Farmhouse and the listed 17th century barn adjacent (Barn House— USED TO BE Nicholls Butchers).

Late 20th century housing on the east side of Aldersley Road is generally well aligned, with a setback providing space for front gardens and greenery. The terrace of houses has a smooth transition through the junction into Lower Street.



The Swan Hotel, an interesting road side inn, with a possible 17th century core.

The trees on Lower St and Lower Green help mitigate the impact of traffic and lift the area's quality.

St Michael's School: a large Victorian era school building recently extended & upgraded.

General two storey 'village' scale of development.

5.) VICTORIA ROAD; CORVE GARDENS; GLYME DRIVE

Victoria Rd, Corve Gardens and Glyme Drive form a crescent to the south east of Aldersley Rd and Lower St. This is a quiet residential area where the houses back on to the Local Nature Reserve. They are surrounded by greenery and enclose a green area giving this a secluded residential precinct feel. There is a mix of 19th and 20th century housing, although the houses are not large there is sympathetic sense of scale and design and a relatively spacious feel. Victoria Road is unpaved. To the north is an area of low woodland that has grown up covering the ends of the long back gardens of adjacent houses in Aldersley Road which has been included in this area as any future development proposals are likely to require access from Corve Gardens. The area also includes a short terrace of 19th century cottages with a green setting to the front and detached outhouses to the rear that are unusually well preserved. The 1902 Ordnance Survey map shows these cottages connected to the canal basin and wharf to the east by a path and bridge over the brook, suggesting they are a rare group of canal workers' cottages now surrounded by post-war development. They provide a glimpse of the earlier landscape and support the architectural and historic interest of the Staffordshire and Worcestershire Canal Conservation Area.

CHAPTER 5: LOWER TETTENHALL GREEN

KEY POSITIVE CHARACTERISTICS

Quiet post-war residential development with no through traffic.

Generous front gardens with interlinked detached houses allowing good views through to the trees of the nature reserve behind.

The woodland that has developed in the former gardens at the rear of Aldersley Road has now extended the wildlife habitat of the Smestow Valley Local Nature Reserve.

In Corve Gardens there is a sense of being surrounded by greenery and mature trees.

The east side of Corve Gardens has a line of post war interlinked detached houses with a pleasing variety of related materials (largely bricks in different shades). One (a later addition?) has used a different palette of materials.

A short terrace of 19th century cottages in Corve Gardens with some good detailing: one of them has been rendered obscuring the detailing. There is a range of period outhouses with splendidly bright coloured doors (propose for local listing).

The channelled view west up Glyme Drive frames the old parts of the village and the wooded escarpment beyond (as well as the less prepossessing health centre).

Green setting to the cottages.



6.) ST MICHAEL'S COURT

St Michaels Court is a cul-de-sac, largely enclosed by three-storey apartment buildings constructed in the late 1950s or 1960s. The 3 storey brick buildings are arranged fairly formally and are of utilitarian design. As such, they can seem quite plain and a little severe. There are few gaps between these tall buildings so that the area can feel quite dark and enclosed at times. At the entrance to the cul-de-sac from Lower Street a flower bed is protected by concrete bollards and small grassed area lies behind a low wall. The exact relationship of these areas with the public realm is not clear. The entrance road sees the buildings drop to two storeys, and there is a small frontage of later additions, which are designed sensitively to blend in. Traffic is effectively slowed reducing its impact greatly. Views gradually unfold as one rounds the corner until the whole extent of the courtyard arrangement is in view.

There is a significant amount of parking and garages behind the enclosed area. The trees engender a leafy feel and without them there would be much more echoing noise. Behind the buildings, the trees of the LNR provide a green backdrop. Access to the adjacent Nature Reserve is affected through gaps in the fence at the rear of the properties where there is an informal "desire line" path.

CHAPTER 5: LOWER TETTENHALL GREEN

KEY POSITIVE CHARACTERISTICS

The integrity of the design which has a clear residential purpose and layout – it all makes sense and has a strong sense of unity.

Landscaping at the entrance and in the courtyard.

Garages providing practical storage for residents.

Mature trees providing changing colours, shade and muffling noise.

The backdrop of the Local Nature Reserve.



7.) MEADOW VIEW AND THE OLD TETTENHALL STATION

Meadow View is a short late 19th century terrace of industrial cottages; it was cut through on a perpendicular line by Kingswinford Railway (now part of the Smestow Valley Local Nature Reserve), which was one of the last to be built in England (1913-25). The terrace of fairly simple workers cottages has had many minor alterations but kept its essential character. A small early 20th century office building for the railway station provides a foil with some architectural interest on the south side of the road. Trees and bushes now end the street to the east, with a gate to one side leading on to the old railway. The foreshortened street offers a very limited view. Traffic is very limited. The restored station buildings (ticket office, waiting room on platform and goods shed) are in their original locations. The station yard is now a tarmac car park separated by railings. There are two sturdy notice boards and cycle parking stands. There is much greenery around the Old Station and its car park is practical and has some green areas and is bordered by flowerbeds, trees and the Nature Reserve. However the central area is overwhelmingly grey tarmac and some further landscaping could enhance it further. The Goods Shed is unrestored and used as a store, but is showing signs of need for maintenance, including growth of self-seeded weeds from its brickwork. The platforms associated with the station are still present but lack a clearly defined purpose within the car park or nature park landscaping.

Above the cottages is the early 19th century embankment of the A41. A retail site houses a branch of a national wine retailer. This building has access on both upper and lower levels with plentiful parking on the upper level and a yard on the lower level. The building is very basic and functional and does not serve this prominent position next to The Rock well. The rear of the building is even less prepossessing and detracts from views of Meadow View terrace.

In summary this is a backwater with history: much good work has been done, but some further development of the goods shed and Majestic site and access could make it excellent.



CHAPTER 5: LOWER TETTENHALL GREEN

KEY POSITIVE CHARACTERISTICS

The Victorian terraced housing is all of a scale and gives the street its character.

The later insertion of the railway provides evidence of an interesting aspect of this area's own local history.

The Station buildings are very well restored examples of period railway architecture and now play a useful role as a base for those using the Local Nature Reserve including local residents and people coming from further afield. It is now a minor tourist attraction.

There is good access to a recently installed disability-friendly walk from here and on to the Local Nature Reserve more generally.



8.) WOODFIELD HEIGHTS AND ADJACENT HOUSES ON HENWOOD ROAD

These form three connected areas in an area with a park like quality.

Interwar detached houses along Henwood Rd set back in large enclosed front gardens with infill housing to the back, and two post war housing developments in contrasting brick colours.

In Woodfield Heights 2 storey detached houses interlinked by garages are arranged in winding cul-de-sacs; they are set back in open front gardens and date to the 1960's:

Buildings in the northern section of Woodfield Heights were built of a very distinctive grey/pink brick with a liberal use of weather-boarding. The Old Manor flats are in the same materials and are three-storeys high.

In the south section of Woodfield Heights a red brick has been used which is less distinctive. Some houses have been developed as infill of rear gardens of houses on Henwood Road. There more varied design has a piecemeal character that detracts from the overall design of the development.

There has been an issue of flooding coming off Old Hill and knocking down the western boundary wall and flooding the flats during exceptionally heavy rains in 2012.

One resident said, "people are happy with the look of the place and by and large contented with what they've got."

CHAPTER 5: LOWER TETTENHALL GREEN

KEY POSITIVE CHARACTERISTICS



Henwood Rd itself has pleasant detached interwar housing with fine front gardens.

The two parts of Woodfield Heights each have a pleasing unity of materials and design

An old sandstone wall on the A41 and Henwood boundary and specimen trees give the area a park-like character and a link to the area's past (the Old Manor) as do the shaded steps up the escarpment

The escarpment looms over the area with an array of very fine mature trees.

9.) ST MICHAEL'S CHURCH; LOWER GREEN AND THE FOOT OF OLD HILL

All of this area lies within a designated Conservation Area in recognition of its special historic and architectural interest, the character or appearance of which it is desirable to preserve and enhance. The area's layout is medieval in origin with old houses typically sitting well forward in long plots surrounding the green or along the narrow lanes leading from the green and churchyard down to Lower Street or up the hill to Upper Tettenhall Greens. The green is an attractive and greatly treasured green open space with aesthetic appeal and recreational value that, presumably, lay at the heart of village life as common grazing land as well as being an area for events. Its most intensive use is when there is snow and hundreds come to use it for tobogganing but is generally quiet and, perhaps, underused at present.

19th and early 20th century cottages and houses look over the green from the frontages of roads running around its edges to the north west and north east. The houses along Church Road are widely spaced, including early 19th century cottages clad in white painted render, as well as early 20th century chalet-bungalows built in brick with prominent half-timbered gables with white painted render panels and steeply pitched roofs of fired clay plain tile. An early 19th century house in the Georgian Neo-Classical style stands just outside the churchyard (the House by the Church). This may have been the vicarage, although it is now a private house. Next to this is an early 20th century verger's house with a brick ground floor with painted roughcast above. The first two houses at the top end of Lower Green include the Green House, built in 1794 in a similar style to the Old Vicarage (three storeys in the Georgian Neo-Classical style) and The White House, built c. 1820, both of which are large and set back in their plots with green gardens.

The Mitre Inn just to the south is an early 20th century public house with a brick ground floor and half-timbered first floor and porch that is sympathetic to the historic surrounding. Presumably it replaced an earlier Mitre as the adjacent row of two storey red brick cottages with bow windows, built in 1874) are named Mitre Cottages.

The churchyard provides a tranquil green space, less overlooked than the Green but also acts as an important link in routes through the area. It contains numerous memorials to historic residents of Tettenhall, including many of the wealthy industrialists who made Tettenhall their home, which might repay further survey and research. St Michaels Church is a fine parish church with a medieval tower, whilst the nave was redesigned after the fire of 1950.

CHAPTER 5: LOWER TETTENHALL GREEN

The large and beautiful churchyard has long-standing historic and ecological value. The southern part of the churchyard is carefully maintained as a neat and tidy grassland with specimen trees, while the northern part has been allowed to develop a wilder wildlife friendly character. Trees on the ridge, in the churchyard and on the side of the embankment of The Rock provide a soft green backdrop to views through the area whilst specimen trees on the green give the area a parkland character.

Old Hill is also a highly distinctive location in lower Tettenhall although it tends to feel cut off from the rest of the settlement due to the busy route of The Rock that has cut it off from the area round Lower Green. It preserves much of its late 18th century character, reflecting the end of its role as the main route up the ridge, with stuccoed cottages and larger gentleman's houses in redbrick. These are unevenly spaced and set at various angles to the road providing an organic character to the street scene. The exposed red sandstone outcrops of the cutting, with soft, water worn curves are a distinctive feature of the road and include several stores cut into the rock-face for the houses. Church Walk leads down to Lower Street from the churchyard with frontages made up of Victorian houses with some sympathetic extensions and alterations. Businesses have long since left this area and it is residential in contrast to Lower Street itself, which retains the mixed use.

The area is generally tranquil and quiet, despite the negative character of busy traffic on surrounding streets.



KEY POSITIVE CHARACTERISTICS

Lower Green is a most attractive and greatly treasured green open space with aesthetic appeal and recreational value.

St Michaels Church has a medieval tower with nave and chancel being rebuilt to a very high standard in the 1950's. The church provides evidence of the settlement of Tettenhall Regis which can be traced back to the Domesday Book (1086).

CHAPTER 5: LOWER TETTENHALL GREEN

More intimate street views unfold in the narrower streets below St Michaels

Old brick buildings below the church (many listed) create a beautiful precinct in the Conservation Area below the church and are very well maintained.

Church Walk has a range of fine buildings which blend together well and has blue brick stable paving (with a diamond pattern providing a non-slip surface) which is a traditional paving material locally and has recently been used on enhancement schemes in the area.

Traditional materials (often brick) and the scale and size of developments all blend very harmoniously across this area

An interesting assembly of older houses on Old Hill with many fine features in various styles help to create its unique appearance.

In general the area contains some outstanding and timeless views due to the combination of panoramic, natural and historic values.

St Michaels from the Church walk and the lych-gate: the view along Church Walk is hinted at but dramatically unfolds as one passes through the lych-gate.

Old Hill from junction with the A41: this view has a timeless feel as the lane winds up the hill in a setting of old houses, mature trees and the escarpment of the Rock. More sympathetic street lights and telephone wiring would improve the scene further.

View across Lower Green to Wolverhampton. A wide panorama framed by mature trees on Lower Green and the A41 embankment.

The combination of mature trees, the Rock and adjacent escarpment, the A41 embankment and the gentle slope eastwards to Lower St create a fine arcadian landscape.

The green spaces are a very useful adjunct to the ancient woodland along the escarpment, and the A41 embankment links them ecologically to Smestow Valley LNR.

St Michael's Churchyard contains exceptionally ancient yew trees as well as many other fine specimens. It has a wonderful array of snowdrops and also provides a fine wildlife habitat; there may be an issue between ecological values and the desire to keep the churchyard tidy, and some balance is desirable.



CHAPTER 5: LOWER TETTENHALL GREEN

Issues

Aldersley Road is poorly equipped to cope with its very heavy traffic usage, with severe peak hour congestion and pollution. Lack of pavements in parts and the volume of on-street car-parking add to these problems for residents, pedestrians and cyclists.

Although the green has a tranquil and timeless feel it is important to bear in mind that its origins are not as a residential backwater, but for much longer it has been at the centre of a busy village with pubs, cottage industries, markets, law courts etc.

The car park and health centre at the junction of Lower Street and Aldersley Road provides a poor centre to the lower part of the village.

There is a path heading east through the Alameda Gardens development, which has now been blocked.

Some front gardens have been lost to parking (Sandy Lane; Aldersley Road).

The open space to the rear of Sandy Lane, which was previously used for landfill is capped for methane and is little used.

New development at Alameda Gardens is taller than other housing in the area, creating a “citadel” effect, towering above neighbouring buildings, particularly at Burland Avenue.

Hard surfaces and vehicles dominate in the new Alameda Gardens development, failing to reflect the former green environment of the school and the rural character of the lane.

Some historic buildings have lost architectural detailing that could be beneficially reinstated (foot of Sandy Lane and Aldersley Road).

Parked and/or stationary cars and vans often impede the view in Aldersley Road.

Frequent traffic noise and pollution detract from the pleasant suburban character of Aldersley Road, especially at peak times.

To the north of Corve Gardens is an area of low woodland that has grown up covering the ends of the long back gardens of adjacent houses in Aldersley Road. This area now has some value for wildlife and lies next to the Local Nature Reserve. However several gardens have been promoted for housing development. At present the area is neglected and subject to fly tipping.

St Michael’s Court: there is no play area for children and some complaints about noise; it would be helpful to know how parents view their children using Lower Green. Local children said *“there’s no play area and the old people complain about us, we don’t like that because we want them to be happy.”* Access to the adjacent nature reserve is effected through gaps in the fence at the rear of the properties where there is a “desire line” informal path.

Tettenhall Old Station: the Goods Shed is unrestored and used as a store with evidence that lacks of a more active use is resulting in poor maintenance that is likely to lead to damage. The building needs to be put to more active use to ensure it continues to provide historic and architectural interest to the area.

CHAPTER 5: LOWER TETTENHALL GREEN

Issues Continued

The Majestic building: is very basic and functional and does not serve the prominent position at the foot of The Rock well. The rear of the Majestic building is very functional and detracts from the appearance of the terrace of cottages at Meadow View.

Run off of rainwater during heavy rains in 2012 caused flooding on Old Hill and resulted in the collapse of the wall at Woodfield Heights and flooding of flats.

St Michaels Church: Theft of lead has been a considerable issue for the congregation in recent years.

St Michaels Churchyard: an agreed balance between the desire for tidiness and the needs of wildlife is desirable.

At Lower Green: traffic access regulations are regularly flouted.



DEVELOPMENT GUIDELINES

The scale and massing of houses are key to the 'low-rise' character and intimacy of the area and any development should not exceed the present forms.

Development should respect the organic character of the area's development and aim to provide some contrast in orientation and placement between buildings.

The green setting of buildings, with hedgerow boundaries to the road should be used for new development to protect the area's historic village character.

The overgrown allotments to the rear of the Tennis Club are now ecologically valuable. Proposals for new development should aim to retain the ecological value within the area, ideally retaining the area as open space used for sports and leisure. Change that results in loss of the present habitat value should be accompanied by an equal measure of ecological enhancement.

CHAPTER 5: LOWER TETTENHALL GREEN

The redbrick used for Alameda Gardens' houses is very dominant within the development in an area with considerable diversity. Using a wider palette of materials on such developments would be better. This might include use of painted stucco, in addition to brick.

Consideration should be given to future use of the disused landfill site at the rear of Sandy Lane. Possible uses that preserve the contribution it makes to the area's green character might include a plantation, allotments, or landscaped parking to alleviate local issues in Aldersley Road.

Health Centre and Lower St: The car park and Health Centre at Lower Street and Aldersley Road provides a poor quality centerpiece to this historic settlement. Consideration should be given to enhancing the landscaping of the garden and to extending the health centre to provide a more active frontage to the Green with the possibility of creating a better focus of activity, such as a community café or other facility that draws people to this area.

Majestic Wine Warehouse site at The Rock/Henwood Road junction: a more landmark design would serve this gateway to Tettenhall / Wolverhampton much better; the site has excellent access for a commercial development, which should complement the Old Station elevation as well as the main road.

Former Tettenhall Station: Future landscaping of the car park could vary the surfaces a little more and (perhaps) refer back to the lines of the old railways towards the former goods shed. Equally the junction of Meadow View Terrace and the old railway line could be much more imaginatively landscaped.

Reconnecting the two halves of Meadowview Terrace for pedestrians and cyclists would be desirable given suitable consideration to the houses on the east side.

Lower Green/St Michaels Ct play area Options to enhance Lower Green by creating a wild play area that complements the historical parkland character of the green, should be considered. Improving links from St Michael's Court to the Green and to the Local Nature Reserve should be encouraged to provide better opportunities for play. The Mitre public house might also be invited to use a small area of the Green to enhance their offer within reasonable early evening hours.



CHAPTER 5: LOWER TETTENHALL GREEN

HERITAGE ASSETS

| Heritage Asset | Designation (if any) |
|---|------------------------------------|
| No.7, Old Hill, Tettenhall | Listed Building |
| Rock House, No.11 Old Hill, Tettenhall | Listed Building |
| Woodfields, Old Hill, Tettenhall | Listed Building |
| Rock Cottage, No.9 Old Hill, Tettenhall | Listed Building |
| The Ivy House, Old Hill, Tettenhall | Listed Building Listed Building |
| Church of St Michael and All Angels and various surrounding monuments, Church | |
| Sewer ventilation pipe, near junction with The Rock, Henwood Road, Tettenhall | Listed Building |
| Lowlands, 92 Lower Street, Tettenhall | Listed Building |
| Beam House & The Old Ivy House, Nos. 86 & 88, Lower Street, Tettenhall | Listed Building |
| Nos. 47 & 49, Lower Street, Tettenhall | Listed Building |
| Nos. 39 - 45 (Odds), Lower Street, | Listed Building |
| The House by the Church, Church Road, | Listed Building |
| The Barn, Lower Street, Tettenhall | Listed Building |
| Nos.1 & 1A, The Old Farmhouse, Church Walk, | Listed Building |
| Gothic Cottage, No.6, Church Walk, Tettenhall | Listed Building |
| The Green House, Lower Green, Tettenhall | Listed Building |
| The White House, Lower Green, Tettenhall | Listed Building Listed Building |
| Summer House in garden to North of The House by the Church, Church Road, | |
| St Josph's Convent, Sandy Lane, Aldersley | Locally listed |
| The Rock, Tettenhall | Locally listed |
| The Rock Tavern Public House, Old Hill Tettenhall | Locally listed |
| 2 Church Walk and 37 Lower Street, Tettenhall | Locally listed |
| St Michael's C of E School, Lower Street | Locally listed |
| The Bungalow, Church Road, Tettenhall, | Locally listed |



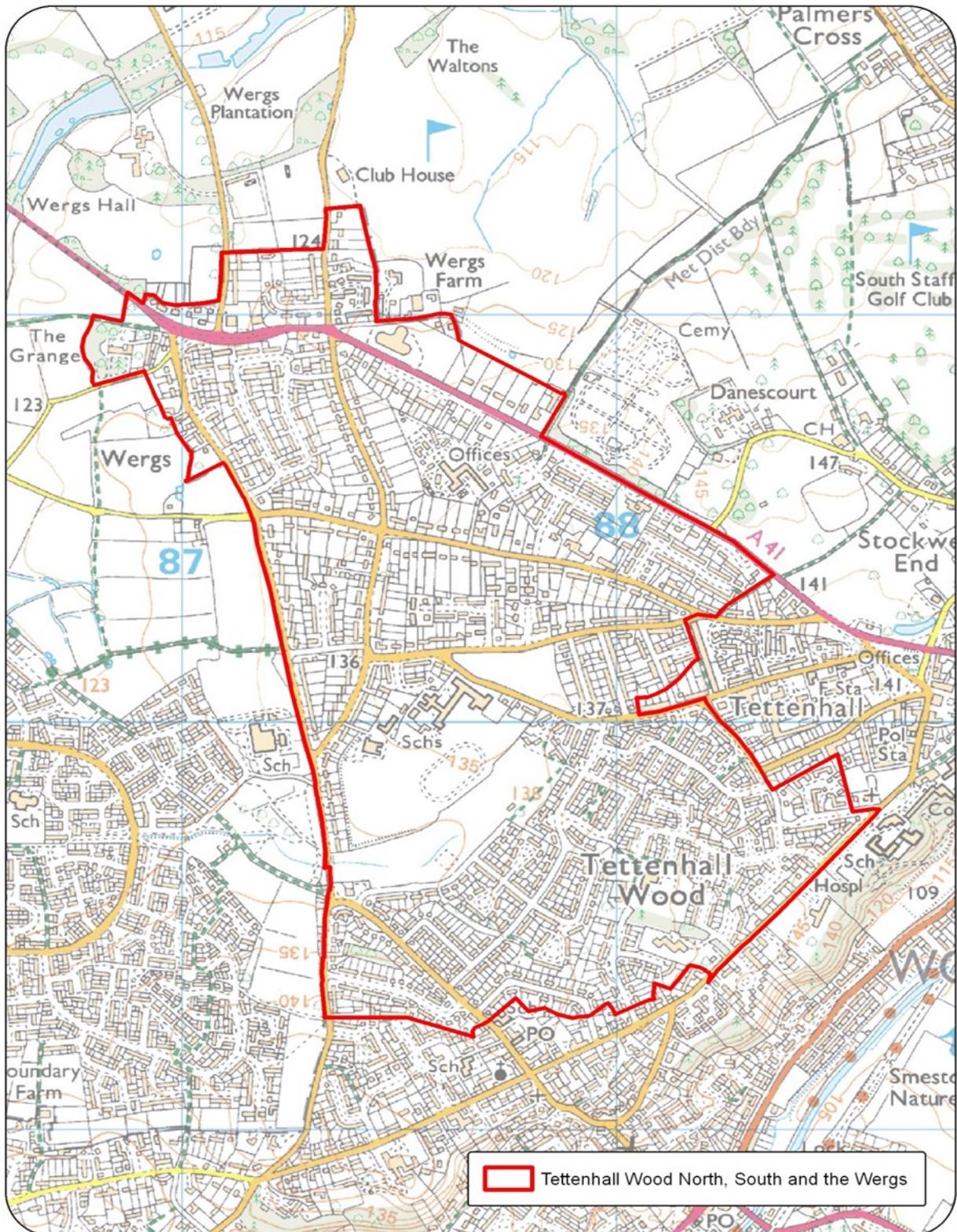
CHAPTER 5: LOWER TETTENHALL GREEN

HERITAGE ASSETS CONTINUED

| Heritage Asset | Designation (if any) |
|--|--|
| Nos. 28 - 36 (even) Corve Gardens (former canal workers' cottages with detached outhouses) | Propose for local list |
| St Joseph's Convent (former), No. 33 Almeda Gardens | Propose for local list |
| The Swan Hotel, Lower Street Nos. 4 – 16 Codsall Road | Propose for Local List |
| Mitre Cottages, Nos. 7 – 13 Lower Green and The Mitre | Positive building in conservation area |
| Nos. 5 and 7 Church Walk | Positive building in conservation area |
| No. 1 Church Road | Positive building in conservation area |
| The Moorings, Church Road | Positive building in conservation area |
| Tettenhall Lower Green Sandy Lane Allotments | Positive feature in conservation area |
| Tettenhall Old Station ticket office, and waiting room with platform shelter, platforms, goods shed, office and railings | Propose for local listing |



CHARACTER AREA 6A: TETTENHALL WOOD SOUTH

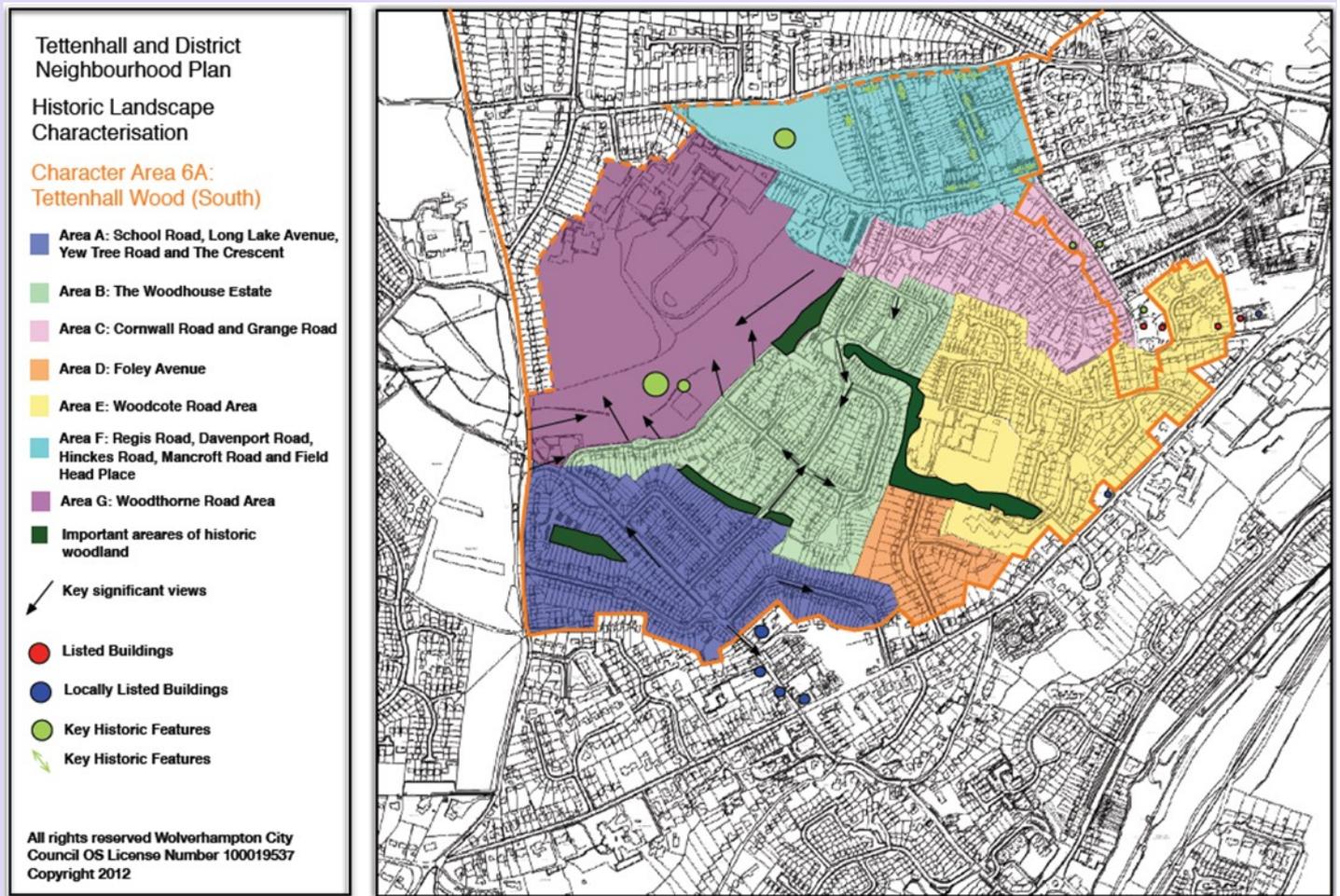


Tettenhall Neighbourhood Plan - Character Study Areas



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Ordnance Survey 100019537 (2013)

CHAPTER 6A: TETTENHALL WOOD SOUTH



LOCATION AND USES

This area within Tettenhall is often referred to as the “Leafy suburbs” of Wolverhampton. Tettenhall Wood previously came under the jurisdiction of Staffordshire County Council. The character area boundaries are: to the west the green fields and trees of South Staffordshire Green Belt, to the north west the more affluent housing on Woodthorne Road and Red House Road, to the north east, the link roads to the historic settlement centre of Tettenhall Village and Greens and to the east and south east, the very individual houses in the Wood Road Character Area with the area of the Dippons to the south, which, historically, was part of Wightwick. The area is largely in residential use with large areas of green open space in the northwest including recreation grounds and Penk Rise Park, as well as school playing fields (Woodthorne Primary School and The King’s School).



CHAPTER 6A: TETTENHALL WOOD SOUTH

HISTORICAL DEVELOPMENT

Anglo-Saxon and Medieval

The area was part of the medieval Manor of Tettenhall Regis, recorded as property of the King in the Domesday Survey of 1086. The manor included a large area of woodland, which probably equates with the Wood Road area to the south. However, it is likely that asserting (forest clearance) for fields reduced this area from the north during the medieval and post-medieval period.

Post Medieval & Early Modern

Roads recorded on the 1613 map of the Manor of Tettenhall include, Regis Road and Redhouse Road and Mill Lane/ Yew Tree Lane. It has grown from a small forest hamlet into a pleasant suburb of Wolverhampton, retaining wooded areas and a general leafy quality, mature trees, grassed areas and community spirit of a village.

Yates map of 1775 shows the routes of Wrottesley Road and Yew Tree Lane, as well as the large open area of heathland with various routes leading into it. A fringe of housing is shown along the northern edge of the heath, which may include sites within this character area. These might include the Grange on Grange Road, which has a 17th century core and stands on Grange Road, just outside this character area.

The 1887 Ordnance Survey Map shows the line of a large stream (the River Penk) running from Regis Road through long, narrow fields in the north west of this area to Yew Tree Lane, where a small settlement near the junction of Yew Tree Lane, Mill Lane and School Lane is recorded as Long Lake. It appears very likely that at some time in the past, probably either in the medieval or early post-medieval period, the River Penk was dammed at the end of the field on the west side of Yew Tree Lane, creating a mill pond that would have extended for some distance up the narrow valley that is now included in the parkland at Penk Rise.

The 1887 map also shows very long, narrow plots running along either side of Yew Tree Lane and Mill Lane. These suggest that the lane was, at one time much wider, possibly of a 'green lane' form that is common in 'woodland' areas where livestock were driven along lanes to and from wood pastures. These are likely to have been viewed as common land, used for pasture. Many such areas were settled through opportunist development in the early modern period with small cottages, creating a dispersed and organic settlement pattern that was formalised later when houses were rebuilt in sturdier materials.

CHAPTER 6A: TETTENHALL WOOD SOUTH

The Industrial Age

Land to the south, along Wood Road was developed following enclosure of the common land of Tettenhall Wood in 1807 and formalizing of the route of Wood Road. Successful industrial families from areas including Wolverhampton and Bilston built large country houses on both sides of Wood Road and to the south in Wightwick.

Tettenhall Wood House (designed by Thomas Rickman), a grand country house with the appearance of a Gothic Castle, was built in the early 19th century for the Hinckes family within a large estate, taking in numerous earlier fields to the north west of Wood Road. As show on the first edition Ordnance Survey map of 1887, the estate appears to have extended from Wood Road as far north west as the modern line of Penk Rise. The parkland included numerous isolated trees that marked the former lines of hedgerows, as well as several shelter belts or boundary belts of denser tree planting.

The infants' school, which later became the Christ Church School, was founded about 1845.

In 1874 Miss Theodosia Hinckes, of the Wood House, gave land for a senior school at Tettenhall Wood.

20th Century

The 1938 Ordnance Survey map shows housing on the three parallel streets at Mancroft Road, Davenport Road and Hinkes Road as under construction, although some of Mancroft Road had already been completed.

Tettenhall Urban District Council's map of 1940 shows the housing development at Woodland Avenue and The Crescent to the north east of School Road. The Crescent ended at a turning circle, where it now joins Woodhouse Road. The housing east of School Road and along a new road at Long Lake Avenue, was still shown as under construction and was completed in the 1950's.

By 1955 all of the southern part of the Woodhouse Road housing estate had been constructed, with its north and east limits defined by the earlier shelterbelts of the parkland in Tettenhall Wood House' parkland. Regina Crescent was recorded as under construction, presumably named after the recently crowned Queen. Some of these were municipal housing estates built by Tettenhall Urban District Council and, latterly Wolverhampton Borough Council (after 1966).

By 1966 housing development had filled the area between the Woodhouse Road Estate and Regis Road and Grange Road.

Tettenhall Wood House remained standing in a much-reduced park into the 1970s, when it was demolished for the Woodcote Road development. The final remainder of its open parkland is now occupied by Christ Church Junior School.

CHAPTER 6A: TETTENHALL WOOD SOUTH

GENERAL CHARACTER DESCRIPTION

Tettenhall Wood has no industry, no heavy traffic, no motorways or high-rise buildings. It has good schools: Christ Church Infant, Christ Church Nursery, Christ Church Junior, Woodthorne Primary and The Kings School – (All Church of England schools). There is an excellent Medical Centre, 2 churches – Church of England and United Reformed Church (just to the south of the Wood Road Character Area), a Community Association, a public house with small restaurant and a mix of small shops and businesses – (e.g. beauty shops, kitchen and bedroom design shops, 2 funeral businesses). There is one smallish Supermarket, The Co-op. The crime rate is very low. It is a tranquil and pleasant place to live with all needs and amenities for the community.

The historic character is made up largely by the planned housing estates that were built over open fields from the Inter-War period into the later 20th century. The attractive and pleasant residential area found today is a testament to the success of the planning that went into the area's development. The area has a green and attractive environment with broad green verges and a pattern of development around shared 'greens'. Green hedgerow boundaries to the front of properties are common, adding greenery and definition between public and private space. The formality of close clipped hedgerows helps to emphasise the formality of the planned development. The use of a consistent palette of materials within each of the estates gives them a consistent character and sense of place that has been well preserved, whilst the low height of development, rarely exceeding two storeys, provides a comfortable 'human scale'. The architecture in much of the area is simple and vernacular, but well-proportioned and carefully constructed. Houses are set to address the street frontage on long, curving roads, or around the ends of cul-de-sacs, ensuring the street is always overlooked, providing security through passive surveillance.

A trace of the character of the former Tettenhall Wood village survives in the south of the area at School Road (partly in the Wood Road Character Area) Some of the later 1960s and 1970s development, for example at Woodcote Road, was more experimental, including houses with large, steeply pitched 'alpine' roofs and prominent chimney stacks and more variety in the alignment of buildings to the road frontage, creating a more organic feel.



CHAPTER 6A: TETTENHALL WOOD SOUTH

AREA CHARACTER DESCRIPTION

1.) SCHOOL ROAD; LONGLAKE AVE; YEW TREE LANE AND THE CRESCENT

School Road is the main street through the historic Tettenhall Wood Village, running north from the busy thoroughfare of Wood Road, through the historic village centre and into the character area. However, many of the 19th century cottages were demolished in the Inter-War years (1920s – 1940s) to make way for more modern houses and shops and for road widening, creating broader pavements. About 40% of the area is 1940s red brick ex council housing with roughly the other 40% 1930s rendered brick houses. These were labelled as ‘post-war’ houses on the Tettenhall Urban District Council proposals map of 1940 and may represent houses built in the ‘Homes for Heroes’ campaign that followed the First World War, replacing the 19th century cottages that were seen as unfitting for soldiers returning from the war. Long Lake Avenue and School Road run up to Mill Lane where they benefit from views to the west over open spaces in South Staffordshire. Variable treatment of front gardens to accommodate off-street parking has reduced the overall quality of the area by reducing the green garden space and the contribution of hedgerow boundaries.

KEY POSITIVE CHARACTERISTICS

Evidence of the original woods includes a small copse between School Road and Long Lake Avenue as well as tree lines south of Long Lake Avenue and north east of The Crescent. These make important backdrops to views through the area, as well as providing some privacy at the rear of gardens by preventing overlooking. Most important is the wooded border of South Staffs on Yew Tree Lane. The tree lines and woodland also have a value for the area’s biodiversity

Views to the old high street of Tettenhall Village at School Road to the south east, including the Institute Community Centre, the old Infants Nursery School, frontage of the old Victorian Tettenhall Wood School and the Royal Oak Pub.

The area has good street lighting providing contributing to the feeling of security in the evening and at night.



Hedges and low boundary walls give most gardens a tidy and well-kept appearance and contribute to the area’s green character.

Other features contributing to the green character are the grass verges, with young trees and mature gardens.

CHAPTER 6A: TETTENHALL WOOD SOUTH

Properties have long back gardens providing a green setting at the rear and a low density feel to development as well as plentiful garden space for residents.

Gaps between houses provide glimpses of greenery to the rear.

The Crescent and Woodland Avenue are notable for the low level of through traffic creating a tranquil atmosphere.

School Road:

Raised beds outside Council shops. Grass verges and wide road & pavements further down to the cross roads with Mill Lane / Yew Tree Lane. Some mature trees (limes) on verges with “replacement” young trees. Green area at bottom of road – can’t be used as car park because of drainage issues.

The width of the road in some parts, compensates for the busy traffic using it. But not at the junction with Yew Tree Lane.

Views of gardens either side of the road create a feeling of openness.

Long Lake Avenue:

The fall of Long Lake Avenue leading to School Road gives the inclined feel of a gradual slope down to a stream or small lake.

A mixture of 4 and 3 bedroom houses with bungalows at the entrance to the road from School Road. This mixture suggests planning for the needs of an integrated community including young families as well as older people.

The Crescent:

The road width is adequate but not wide with narrow verges and pavements on both sides.

Airy and light neighbourly feel to the area.

Use of a single house design - a hipped roof semi with a small gabled return breaking forward to one side to one side, originally with a simple ‘slab’ hood over the front door and a large chimney stack rising from the party wall on the front roof slope. These look at their best in fresh white paint with the original natural slate roof with red clay ridge tiles and black painted barge boards and rainwater goods.

Small front gardens and a strongly defined building line create a strong sense of enclosure and a sense of this being a side street away from the main routes of School Road and Woodhouse Road.



CHAPTER 6A: TETTENHALL WOOD SOUTH

Woodland Avenue:

One of the earliest streets of municipal style development north of Wood Road, recorded as 'post-war' housing in the Tettenhall Urban District Council map of 1940.

Wide road with well-spaced buildings, set back with small front gardens. Minimal "wirescape" or other clutter. The houses are of a single 1920s(?) build in painted render with hipped concrete tiled roofs, single-storey bay windows to the principal room and simple flat or pitched hoods. Most have been subject to modernising through replacement of windows but have generally preserved their original architectural character, white rendered. They provide a family friendly area of mostly 3 bed-roomed houses with a community spirit.

Grassed verges separate the road from the pavement on both side and are planted with ornamental flowering cherry trees and maples creating a low-level avenue in views along the road. Small playing field at back. Special school playground at back of opposite side, now unused awaiting development.

Mill Lane/Yew Tree Lane:

Yew Tree Lane, is generally a quiet, narrow road, with a rural character provided by the long hedgerow on the west side.

A number of 19th century cottages, mostly on the west side of the lane (in South Staffordshire).

"Up-Market" houses and bungalows to the north (the edges of Character Area 6B). Well built, many quite large, detached. 1950s & 1960s built.

Slightly curved road creating unfolding series of enclosed spaces.

Well-established and maintained gardens with lots of greenery. Most are open fronted with lawns and a mixture of mature and younger trees. Long gardens back & front create spaciousness and a tree line to the rear providing a green backdrop.

The public footpaths through parkland to the west are a valued amenity.

2.) THE WOODHOUSE ESTATE

A large estate of redbrick mainly ex-council houses and flats built in the 1950s that are now considered to be very desirable. This was built as a single development, (over the former country estate belonging to Tettenhall Wood House), to designs by the architect Joseph Mason, providing a mix of accommodation to supply an integrated community of old and young. The street pattern extended the earlier road of The Crescent in the south to Regis Road in the north, as well as providing a second link to School Road at Penk Rise. It includes generous green verges, particularly at street corners and large green islands with forest-scale tree planting in the 'eye' of a series of large cul-de-sacs, providing a green and spacious environment that benefits further from the retention of the tree belts planted within the earlier Tettenhall Wood House' parkland. The large western boundary to the open green parkland of Penk Rise provides further views out over a green space including the natural treescape following exposed sections of the Penk River and tree lines running along the boundary of school playing fields beyond.

CHAPTER 6A: TETTENHALL WOOD SOUTH

Joseph Mason's design includes a mixture of two and three bedroom terraced and semi-detached houses and bungalows, including 'L' plan terraces with gabled returns at either end, as well as three three-storey blocks of flats. These were built in a single red brick, throughout the estate and with matching details to windows and doors that provide consistency across the estate. Stepped rooflines provide an element of horizontal rhythm to terraced frontages running down the slope towards Penk Rise. Though the central route of Woodhouse Road can be quite busy with through traffic, the side roads are quieter. Several houses were rendered in the 1990s under the 'decent home' scheme resulting in some loss of the area's unified appearance.

KEY POSITIVE CHARACTERISTICS



Estate developed to a single overarching design by Joseph Mason and built on land where Tettenhall Wood House once stood. Well-designed and built spacious roads with grassed areas and mature trees.

Red brick houses built in groups of similar design including 'L' plan terraces with 'bookend' gabled returns and terraces of four two-story houses with a hipped roof bungalow at either end. Now mostly owner occupied.

Wide roads with a mixture of straight alignments and long sweeping curves lined with pavements separated from long, green front gardens by grassed verges and low brick dwarf-walls.

Well-spaced buildings and terraces creating a relaxed atmosphere and with gaps providing glimpses between flats and houses and above roof tops of mature woods surviving from the Tettenhall Wood House landscape.

Some mature trees survive in the grass verges, whilst young trees have been planted, which will ensure the future tree cover of the area.

No fussy street furniture or clutter, signs, etc.

Little through traffic away from Woodhouse Road.

CHAPTER 6A: TETTENHALL WOOD SOUTH

Woodhouse Road:

The spinal road through the estate with a mix of two and three bedroom houses and three-storey blocks of flats. Grassed areas in front of flats. Small front gardens mostly open front. Few “drives” big enough to park cars.

“Little greens” on corner & in front of blocks of flats. Medium mature trees on verges and on “greens”. Large mature trees on corner with Regina Crescent and with Regis Road.

Penk Rise:

The curve of the road follows the line of the River Penk. Small traffic island with shrubs about half way down road.

Views across road to Penk Rise Park / playing field and meadow to row of mature trees, screening views onto Kings School and sports fields. Beech hedge boundary to park. Skyline of mature trees. Opening to park through boundary hedges. Open, light aspect and views across park.

A quaint tranquil peaceful quality about it, with only the sounds of distant traffic and children playing on the small play area.

Kingsley Avenue and Kinfare Drive:

Kingsley Avenue slopes down to Penk Rise playing field in a straight line, creating channelled views. Kinfare Drive is a long, curved crescent. Open aspects with verges and gaps between buildings. A greater mixture of properties including two, three and four bedroom houses, maisonettes and small bungalows for elderly tenants.

Greenery in most gardens, Kinfare Drive has good skyline and views.

Oak Green, Wood End & Rising Brook:

Cul-de-sacs off Kinfare Drive and Kingsley Avenue. Houses built around a small “village green”.

Mostly open fronted gardens, sharing the green space, some terraced gardens with gravel and block paved drives.

Adequate gaps between semis. Widely spaced houses so not looking into each other’s windows.

Very pleasant and quiet little community areas. Something of a village feel remains, especially as these houses reside around a small ‘village green’ area.

Regina Crescent:

A long crescent with frontages of terraced red brick houses built in the early 1950s and with a frontage to Woodhouse Road and a secondary frontage on a long, wide ‘green street’ running between the two horns of the crescent.

Consistent two-storey scale of development and use of a single building design creates a unified character and strong sense of place.

CHAPTER 6A: TETTENHALL WOOD SOUTH

3.) CORNWALL ROAD AND GRANGE ROAD

Two very different roads with Cornwall Road a long winding road with a series of small 'village greens' and parking areas to either side with ex-council houses mainly of redbrick off these areas. Grange Road is a different mixture of houses both in age and style. Cornwall Road links Woodhouse Road with Cornwall Road, while Grange Road parallels Tettenhall High Street joining Regis Road with Woodcote Road. Houses range from the 1960s to the Queen Ann frontage of The Grange, plus Georgian additions of the Grange. Grange Road is a winding or sinuous road with change of pavement styles from wide high-level pavement to areas with no pavement where the road is bounded by the high wall of the Grange. Amongst the mid-20th century landscape traces of the history of Tettenhall Wood House include a bay window of fine stone tracery from the mansion, reused as a grotto hidden within a private garden in the area.

KEY POSITIVE CHARACTERISTICS

Cornwall Road:

A late addition to the Woodhouse Council Estate and forming a character area in its own right. Designed by Joe Mason with the intention of creating a pleasant village-like estate of two storey houses set around little village greens or squares with trees planting, wide spacing and a range of housing to support a mixed and integrated community.

Most houses are owner occupied and well maintained.

Houses include a mixture of semis and terraces, some with road access to the front and others with "walk-throughs" and looking out onto paved and grassed area with raised beds and trees and shrubs.

Many large, mature trees incorporated into the estate, including those conserved from the grounds of the Tettenhall Wood House.

Grass verges and greens mostly retained, some now paved for parking. Well-spaced. Some of the houses are terraced with trees and shrubs and grassed areas between and in front and behind. There are several "Lollipop" cul-de-sacs with small "village green" incorporated.

Pleasant, airy, neat small houses and gardens, with a good "Community" feel.



CHAPTER 6A: TETTENHALL WOOD SOUTH

Grange Road:

A transitional area between the mid-20th century housing estates and the historic Tettenhall village expressed through the mixture of buildings and landscape.

The 19th century cottage “Woodhouse Farm” (No. 17 Grange Road) stands out as an early building.

1960s buildings including three- storey flats and some terraced council houses.

“The Grange” a 17 Century building with a Queen Anne frontage & Georgian additions.

There is little traffic on this road, which, at times is too narrow for much traffic (part of its historic character as a narrow rural lane. There is poor width of road between running parallel walls from redbrick council terraced houses green frontages and the high mixed stone wall of the Grange.

4.) FOLEY AVE

A long cul-de-sac starting from Wood Road and ending with Beattie House older peoples’ home and Christ Church Junior School. A road made up of more individual up-market houses built in the 1950s and 1960s. These houses are well spread out along this winding road. At the end of the road arching around both School and Beattie House is an old woodland part of the landscape planting of Tettenhall Wood House.

KEY POSITIVE CHARACTERISTICS

Junior School with direct access to historic woodland.

Individual apartments as part of the Beattie House surrounded on two sides by woodland with a woodland walk and views over green space including the school and play fields and a small green to the other side with mature oak trees.

Most of the houses are aligned at an “off-set” to each other avoiding direct views into each other’s property and with wide front gardens. Most have open fronted gardens with low walls and hedgerow boundaries. Nearly all have traditional front (& back) gardens, which are well maintained and landscaped.

Little street furniture or clutter with good street lighting on broad pavements.

A very pleasant “green” road with variety of fine, well built “upmarket” houses and bungalows.



CHAPTER 6A: TETTENHALL WOOD SOUTH

5.) WOODCOTE ROAD; WINCOTE DRIVE; HAYWOOD DRIVE

Woodcote Road is a winding road directly linking Wood Road, Grange Road and, most importantly, the Christ Church Junior School. Off this road are the cul-de-sacs or 'drives' of Corfton Drive, Wincote Drive, Haywood Court and Hanover Drive. A well-sized road with spread out houses. All the houses on these roads were built in the late 1960s and 1970s. Houses in this area present their rear boundaries to the busy route of Wood Road. Their boundaries preserve the former estate boundary wall of Tettenhall Wood House, which provides an important historic feature running along the road frontage illustrating the area's history as part of a large country house estate.

KEY POSITIVE CHARACTERISTICS



Wide curving roads with large, detached houses on large plots of land. Nearly all are double-fronted with pitched concrete tiled roofs. Some with porches others with small porticoes or verandas supported by large pillars.

Spacious open fronted gardens with wide gaps between houses. Well maintained, wooded, shady.

Backdrops of mature trees, particularly to the south.

Green and pleasant roads nearly all have verges, grassed areas and young planted trees on verges and grassed areas. With wide pavements and minimal street signs or other visual clutter.

Garages (some doubles) all seem well designed and built "in-keeping" with houses and neighbourhood.

With little through traffic, this area is a very pleasant, tranquil, green, safe area. With very desirable residential "up-market" houses.

Houses at Corfton Drive are more closely spaced, following a uniform alignment in a simple Neo-Georgian style with tall, pyramid roofs of plain tile.

Stone boundary walls of Tettenhall Wood House running along Wood Road.

CHAPTER 6A: TETTENHALL WOOD SOUTH

6.) REGIS ROAD; HINCKES ROAD; DAVENPORT ROAD; MANCROFT ROAD; FIELD HEAD PLACE

Regis Road is a reasonably busy road providing access to estates to the north and south and busy at peak times for schools traffic. Houses on the north side of the road include terraced cottages built in the late 19th century and recorded on the 1887 Ordnance Survey map, with polychrome brickwork, bay windows and low brick front garden walls with blue brick half round copings. They are the earliest houses built in the westward expansion of Tettenhall into the open fields.

Roads running off Regis Road include the three parallel roads at Hinckes Road, Davenport Road and Mancroft Road (the latter giving access to Mancroft Gardens and all three running north to Redhouse Road), as well as the cul-de-sac at Field Head Place, surrounded by eight three-storey redbrick blocks of flats in open shared gardens. Mancroft Road had been set out by the turn of the 20th century with a number of houses built at its northern end and around the corner on Redhouse Road by 1903. These include Nos. 13 – 21 Redhouse Road, a mixture of detached and semi-detached houses with some polychrome brick detailing and varied detailing over doors and windows and set back with small front gardens defined by low brick walls. They also include Nos. 34 – 46 Mancroft Road which stand out for having ajettied first floors supported on bay windows (although this is best preserved at Nos. 38 and 40 Mancroft Road).



Pairs of semi-detached houses at Nos. 23 and 25 Hinckes Road, Nos. 32 – 36 Davenport Road and Nos. 33 – 39 Redhouse Road have similar jettied first floors clad with half-timbering and white painted render but with large, forward-projecting gabled bays to the right and left in redbrick or brick at ground floor and white-painted roughcast above with brick quoins, providing a more grandiose effect with an Edwardian character. Other contemporary houses have similar detailing.

The southern part of Mancroft Road has more normal Edwardian redbrick terraced houses with elaborate bay windows and well-preserved sash windows, as well as those with white-painted render at first floor level. Together they provide a strong sense of place as a unified Edwardian development. No. 15 Mancroft Road stands out for a large Star of David on its frontage picked out in brick framing the name of the Tri-Eta Bookbinding Company.

CHAPTER 6A: TETTENHALL WOOD SOUTH

However the northern part of Davenport Road and Mancroft Road have a more varied mix of houses including semi-detached and terraced redbrick houses built in the Edwardian period or in the 1910s and 1920s with canted bay windows and decorative features, such as tile-hung gabled returns, white rendered facades with brick quoins, semi-circular arched front door openings, ornamental ridge tiles, half timbering.

Other houses on Davenport Road and Hinckes Road include semi-detached redbrick 'Council' houses with hipped roofs and very plain facades, set behind small plain front gardens. The older houses, with their low brick garden walls, small front gardens and intricate detailing, as well as the strong sense of enclosure on the long, straight streets give this area a similar character to those of the 'New Village' at Limes Road (see Character Area 3 above). The allotments between Redhouse Road and Regis Road provide a small surviving element of the fields recorded as early as 1613. They provide an attractive green open space in the midst of the more intensively used suburban landscape that has developed around them.

KEY POSITIVE CHARACTERISTICS

Victorian and Edwardian houses in red-brick or with a mixture of brick and painted render, with bay windows, moulded brick detailing and polychrome brickwork with ornamental ridge tiles set back from the pavement with small front gardens defined by low brick garden walls.

An unusual group of late Victorian and Edwardian buildings with jettied first floors.

To one side of Hinckes Road red brick 2/3 bedroom houses with mature trees at the rear which are also important in views across the allotments.

Regis Road (after Field Head Place) has grass verges with younger trees and daffodils etc. opposite the row of houses. The school field and mature trees at the rear of the houses and in the more distant park/ woodland provide a green setting. A traditional hawthorn hedge forms a boundary to the allotments, which corresponds to a field recorded on the 1613 map of Tettenhall.

Field Head Place consists of 8 blocks of flats built to a standard design in red brick and grey brick 'feature panels' with pitched roofs built in the 1950s – 1960s. These are linked by paths to Woodhouse Road and Regis Road and are well spaced within grassed garden areas with some shading by surrounding mature trees and with tarmac and paved paths between.

Four of the Field Head Place blocks of flats face onto Penk Rise playing field (the field they are at the head of). Unusual features surviving from the 1950s are walled drying grounds. As a development they have a neat and clean appearance and enjoy excellent views across Penk Rise Park.

The surroundings of Field Head Place include a number of notable trees including a mature Oak tree near the pathway from Woodhouse Road, very large conifers and a Monkey Puzzle tree on the corner with Regis Road. Part of the good appearance of the flats is down to the good community spirit with a number of elderly residents who help to maintain them.

CHAPTER 6A: TETTENHALL WOOD SOUTH

7.) WOODTHORNE ROAD AND AREA

This triangular area contains Woodthorne Primary and the Kings Church of England Secondary School with Tettenhall Wood Special School (both under a new build). Also within the triangle is the very beautiful Penk Rise Meadow, playing field and play area.

Woodthorne Road has a variety of houses, which are generally large and include bungalows and two-storey houses. Materials used include red and yellow brick and painted render or brown tile-hanging and with concrete tiled roofs. The properties stand back from the road with medium sized front gardens open to the road.



KEY POSITIVE CHARACTERISTICS

Woodthorne Road South and small part of Yew Tree Lane with medium to large sized gardens backing onto the school fields, which therefore have an attractive green outlook and privacy.

Minimal street furniture except some school signs.

Brand new development of Kings School and Tettenhall Wood Special School on the site of the old Kings School/Regis School site.

Penk Rise Meadow/Playing Fields with a small stream and culvert running through it of the River Penk. Due to its low level nature 50/80% can get water logged (the origin of the 'long lake' place name), which helps many of the unique natural flora and fauna which grows in the meadow and on and around the playing fields. The trees are nearly all older native trees which run mainly along the boundary of Kings School and higher up Woodhouse Road.

Local groups like the Tettenhall Little Environmental Group with the City Council have carried out tree planting of native species behind what was known as the Bird in Hand Public House.

Issues

The green area at the North West end of School Road cannot be used as car park because of drainage issues.

Busy Roads (Wood Road, School Road & Yew Tree Lane) with quite heavy traffic, (especially at rush hour and in school terms), which can sometimes be too fast through their use as 'rat runs'.

Parking issues around all schools but especially Woodthorne, Kings and Christ Church Junior School. This parking problem is especially problematic around Kings and Woodthorne as the schools are so close together with neither being able to offer off road parking.

Worries over loss of green space. Penk Rise and the small pockets of woodland offer valued wildlife habitats. These have gradually been eroded or isolated by infill development.

CHAPTER 6A: TETTENHALL WOOD SOUTH

Issues Continued

Woodland areas require careful management. Some previous interventions have been considered overly severe.

A derelict car showroom at School Road has become an eyesore and during November 2013—March 2014 the site will be developed into 6 semi detached houses.

The flats above the Co-op on School Road look in a bad state of repair.

The tarmacked island at the east end of Long Lake Avenue detracts from the otherwise green and carefully maintained character of the area.

The new development Teotta Drive is 'not in keeping' with local residential area. Houses with very little garden/parking in a small cul-de-sac location without pavements. Worries that this might set a precedence for future bad design and planning

Telecommunication masts going up along the border (Yew Tree Lane) with South Staffordshire and detracting from the rural quality of views along this historic lane.

Loss of local public houses, Tettenhall Wood has lost three public houses in four years and now has only one.

Parking on grass verges especially on School Road, Regis Road, Woodland Avenue and Long Lake Avenue. This also detracts from the quality of the green environment by eroding the verges and damaging the roots of trees in the verges.

Loss of front gardens for parking without adequate landscaping of parking areas, resulting in a very poor appearance. This was noted at The Crescent in particular.

DEVELOPMENT GUIDELINES

Any development of the old ambulance site should respect and enhance the established character of the local area. The scale of development should not exceed two-storeys, whilst buildings would be expected to conform to a vernacular pattern as established throughout the majority of the area. This should draw on the successful planning of the Woodhouse Road estate in architectural style and materials and landscaping, including a generous green landscape provision with trees planted capable of achieving a forest scale, whilst maintaining the existing mature tree stock. The development should seek to have minimal impact on traffic and parking.

The development of what was Turners Garage on School Road: in light of parking problems it should have appropriate parking and if possible a few parking spaces are put in for the local school use. Any housing/flats and apartments should be in the character with local buildings such as the Royal Oak, Tettenhall Institute Community Centre or the cottage style of houses near to the site.

CHAPTER 6A: TETTENHALL WOOD SOUTH

With the move of Tettenhall Wood Special School to the King's School site any development of the old Victorian school building on school road needs to take into account the historic view that is created by this schools frontage, the Old School (on the other side of the road), Tettenhall Institute and Royal Oak Public House. Any development of this area for housing needs to capture this frontage and other unique features like the tower in any development of this school site. Building materials should be chosen to reflect those in the local area. Given the unity of design in much of the area, new buildings or additions to properties should be carefully matched to the established pattern used in the surroundings.

Loss of grass verges to hard surfacing will not normally be considered acceptable. Ideally measures will be brought forward to prevent parking on grass verges particularly at Long Lake Avenue and Woodland Avenue.

The small belts of woodland and green open spaces such as Penk Rise are highly valued community resources. Development that would affect the character of these areas would not be considered as suitable.

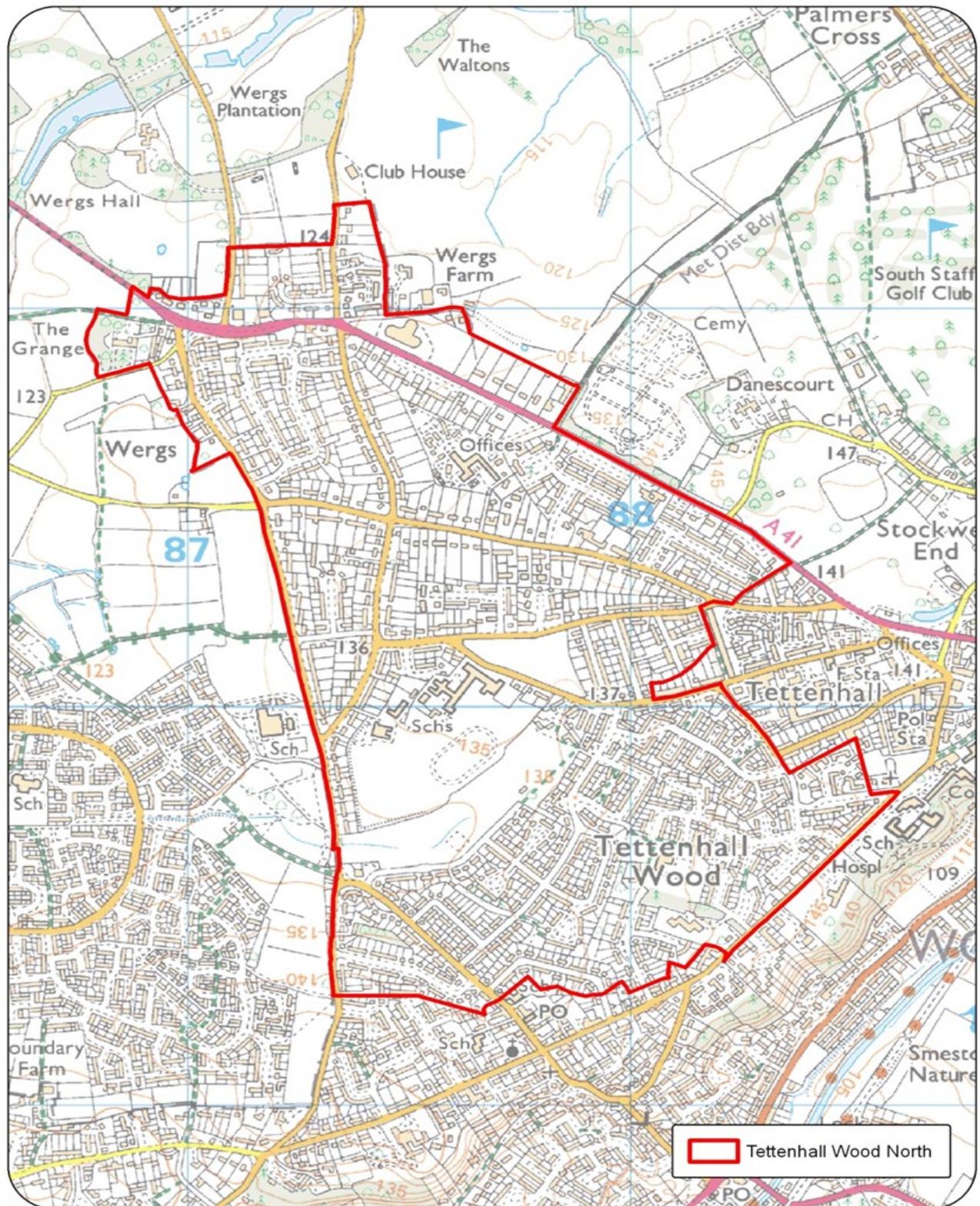
Measures to control parking around schools need to be sensitively designed with consideration for their appearance and impact on the character of the area. Consideration should be given to where parking might be 'pushed' to by anti-parking measures. Measures to alleviate parking pressures that are introduced by new development would be considered a public benefit.

HERITAGE ASSETS

| Heritage Asset | Designation (if any) |
|------------------------------------|------------------------|
| Penk Rise Park | Propose for Local List |
| Redhouse Road Allotments | |
| No. 17 Grange Road | |
| Nos. 1 – 25 (odds) Mancroft Road | |
| Nos. 10 – 46 (evens) Mancroft Road | |
| No. 48 Mancroft Road | |
| Nos. 13 – 23 Redhouse Road | |
| Nos. 23 – 41 Redhouse Road | |
| Nos. 33 – 39 Redhouse Road | |
| Nos. 34 – 40 Davenport Road | |
| Nos. 23 and 25 Hinckes Road | |
| Nos. 32 - 58 Regis Road | |
| Nos. 2 – 26 Regis Road | |



CHARACTER AREA 6B: TETTENHALL WOOD NORTH & THE WERGS

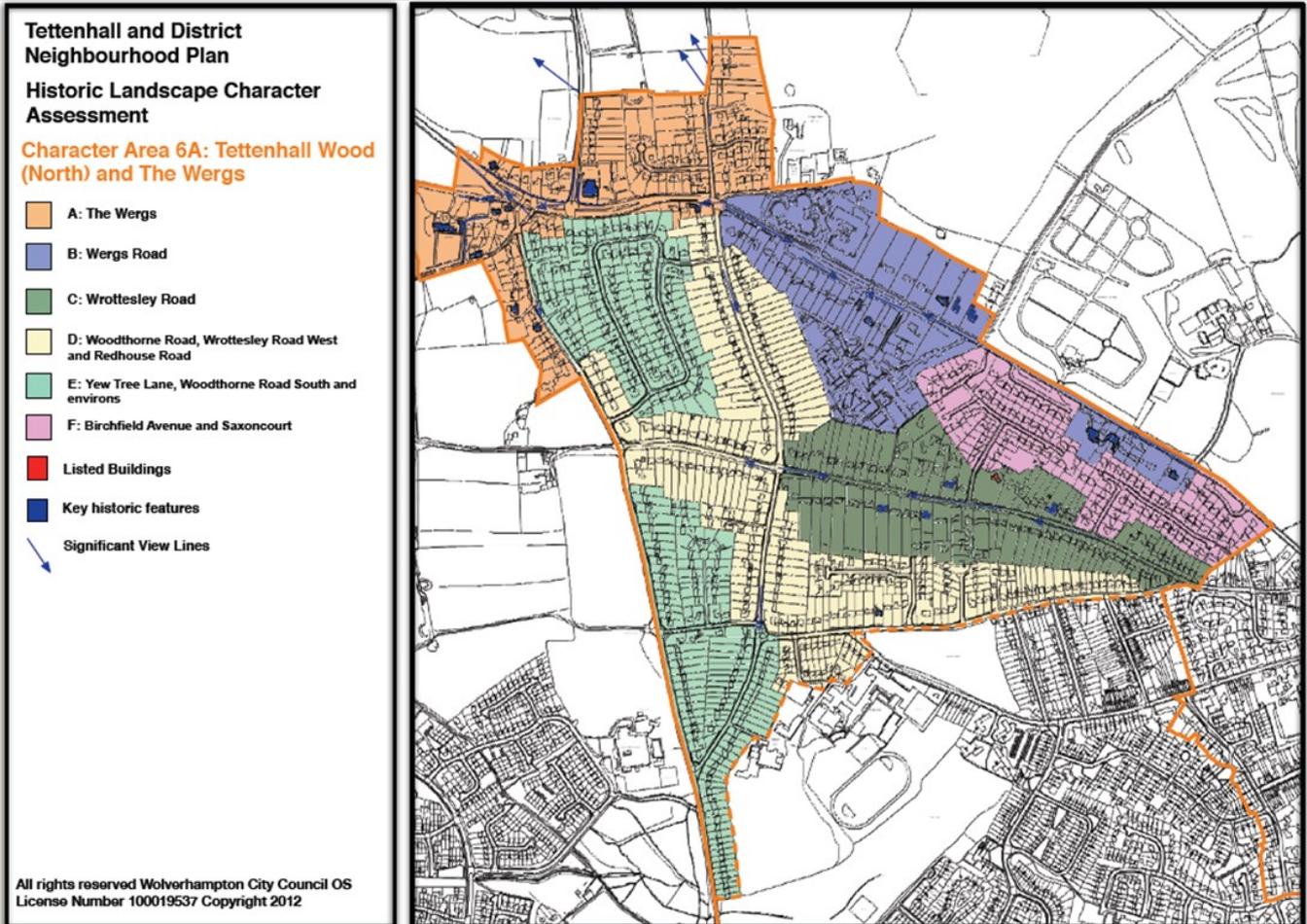


Tettenhall Neighbourhood Plan - Character Study Areas



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CHAPTER 6B: TETTENHALL WOOD NORTH & THE WERGS



LOCATION AND USES

The northern part of Character Area 6 forms a continuation of the large area of residential land use west of the historic settlements of Tettenhall Village and Tettenhall Wood (included in Area 6A). Large open spaces, including parks, recreation grounds, school fields and allotments, create a physical break from the housing estates to the south, whilst the development has a different character to the terraces and semis of the Woodhouse Road and Cornwall Road estates.

The city's boundary with South Staffordshire is marked by the transition to open countryside and playing fields west of Yew Tree Lane. To the northwest the green and open spaces of Wergs Hall's parkland, the landscaped Wergs Golf course and Wolverhampton Archery Club's practice field provide the settings to the houses north of Wergs Road. Closer to Tettenhall Village, the area's northern boundary is marked by open space at Danescourt Cemetery and playing fields either side of Danescourt Road. Wergs Road (the A41) is a busy traffic route running through the north of the area or forming its boundary to the north east. Other roads through this area act as both distributor and accommodation roads, including Wergs Road, Woodthorne Road, Wrottesley Road, Redhouse Road and Yew Tree Lane. There are also a considerable number of cul-de-sacs, both large and small, as well as the larger loop road of Cranmere Avenue.

CHAPTER 6B: TETTENHALL WOOD NORTH & THE WERGS

The Crown Inn, Wergs Road, stands out as the only commercial premises within the area, although a former car dealership stands next to the inn and appears to have only recently been vacated. A nine-acre site south of Wergs Road was occupied as laboratories and offices, now a new housing development. The area also includes a number of residential care homes, the largest of which (Wrottesley Park House Nursing Home and Sunrise Senior Living) occupy adjacent sites covering an extensive area north of Wergs Road.

HISTORICAL DEVELOPMENT

Medieval

1202 – The Wergs recorded as Witheges (or withies meaning willows)

1306 and 1308 – Early 14th century court records concerning residents of Wergs include cases of house breaking and murder, suggesting it was a relatively lawless place. Possibly on the edge of woodland outside the more civilised area of Tettenhall Village.

Early Post Medieval

Stonecroft, a timber-framed cottage located on the north side of Wrottesley Road was built in the late 16th or early 17th century and is the oldest surviving building in this area.

1551 - A bequest of £50 was made for repairing the road at Wergs and between Tettenhall and Wolverhampton.

The 1613 map of the Manor of Tettenhall records the area as fields beyond the bounds of Tettenhall village with many of the main roads already established:

- A large field named Sowe Field lay to the north of Wrottesley Road. The field is recorded as common to both Tettenhall and Wergs.
- A track running along the edge of Sowe Field and across its west corner follows a similar course to the modern Popes Lane. This formed the focus of a small area of settlement beyond Sowe Field with a junction with Woodthorne Road and Keepers Lane noted as Bell Cross, suggesting the location of a parish boundary marker.
- The map also shows Regis Road and Redhouse Road leading west to Yew Tree Lane and enclosing the triangular space of the present allotments. Yew Tree Lane is shown running south to Long Lake.

1682 – first map record of the Wergs, recorded on Joseph Browne's Map of Staffordshire

1747 – The House of Lords Journal recorded The Wergs as lying at the junction of roads from Wolverhampton to Shifnal and Hales Heath, when Sir Richard Wrottesley introduced a bill for their improvement.

1775 – The Wergs shown in detail on William Yates' map of Staffordshire as a small settlement at the junction of several roads. One road, now just a footpath, ran directly westwards to Wrottesley Hall. Another road followed the line of the present A41 to the north west. This map shows Wrottesley Road as the main 'turnpike road', whilst a narrower, unfenced track near the line of Wergs Road ran towards Tettenhall.

CHAPTER 6B: TETTENHALL WOOD NORTH & THE WERGS

The Industrial Age

1823 – the new route for the London to Holyhead Road was opened creating Wergs Road. This may have created some impetus for development of large houses to the west of Tettenhall Village or for the development of roadside facilities such as the Crown Inn.

The poor condition of the Tithe map of 1852 restricts interpretation but suggests the settlement was in this location.

Timmis' map of Tettenhall of 1837 records New House, at the junction of Redhouse Road and Woodthorne Road. It is named as Red House on the 1887 Ordnance Survey Map. Yew Tree Farm is also shown on the 1887 map. Creation of new farms may have been a response to the enclosure of open fields and consolidation of landholdings in the late 18th and early 19th century.

The 1887 Ordnance Survey map records the Wergs as a small focus of country houses and villas in landscaped grounds, as well as a number of small farm-type buildings, and the Crown Inn. Large houses included The Grange between Wergs Road and Westcroft Lane and The Elms on Keepers' Lane. Another Farm lay at the junction of Woodthorne Road and Wergs Road. To the south east, large villas were spread along the south side of Wergs Road forming a low-density ribbon of development.

20th Century

Housing spread outwards from Tettenhall Village along both sides of Wrottesley Road and Woodthorne Road (north) in the Inter-War years, although with a sizable gap of undeveloped land remaining on the north side of Wrottesley Road in 1940. Further houses were also being built at the north end of Yew Tree Lane and along Wergs Hall Road.

The triangle of land between Regis Road and Wrottesley Road was already being used as allotment gardens by 1938.

The 1940 Urban District Council map shows the majority of the area designated for residential development.

Further large houses were built along both sides of Wergs Road in the early post-war years, whilst the Wergs Drive development was also built at this time, just off Keepers Lane.

The grounds of a large house on Wergs Road (Woodthorne) were taken over by the Ministry of Agriculture and Fisheries either during or within a few years of the Second World War. This remained a centre of laboratories for research through the later 20th century but has recently been promoted for residential development. By 1955 the house adjacent (Birchfield) had become a school, whilst a third was a children's nursery, suggesting demand for these large Victorian properties as homes was in decline. Both properties were subsequently redeveloped for the Nethy Avenue and Birchfield Drive housing development.

1955 - A primary school was opened at Woodthorne Road.

Between 1955 and 1974 the area was comprehensively developed for private housing as a mixture of ribbon development and cul-de-sac or loop road developments.

1966 – Tettenhall Urban District Council's Area was absorbed into Wolverhampton Borough.

More recent developments for housing, such as Elvion Drive and Saxonfields /SaxonCourt have involved the amalgamation of several large garden plots and subdivision for cul-de-sac developments.

CHAPTER 6B: TETTENHALL WOOD NORTH & THE WERGS

20th Century continued

Between 1955 and 1974 the area was comprehensively developed for private housing as a mixture of ribbon development and cul-de-sac or loop road developments.

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GENERAL CHARACTER DESCRIPTION

The narrow lanes that ran through Tettenhall's medieval fields have been developed over the past century to create an attractive and verdant residential area with a mixture of medium and large houses (mostly built as detached two storeys with some bungalows), set well back from the road in spacious private gardens. The roads have gently curving lines that reflect their historic rural origins with long views unfolding gently and often channelled by trees standing at the front of plots. These roads are generally tranquil with only local traffic, whilst numerous cul-de-sacs or developments on loop-roads have created even quieter areas off the main streets.

Wergs Road stands out as a busy route constructed in ruler-straight sections between Upper Green and Woodthorne Road as part of Telford's London to Holyhead Trunk Road. North of Woodthorne Road it has been broadened and a more curving line created as part of later 20th century highways improvements. This has created a highways-dominated landscape to which most housing development has now turned its back or is set well back on private accommodation roads. This has also cut through the small historic settlement centre of The Wergs, which is focused around the Crown Inn and formed of a mixture of Victorian farmhouses, villas and cottages and the larger country house of The Grange, which has a number of ancillary buildings and a landscaped setting. These are set amongst much mid and later 20th century development. Houses at the south eastern end of Wergs Road include a number large Regency or Victorian villas, whilst stone boundary walls and gatepiers at the roadside provide evidence of the grounds of others that were redeveloped for higher density housing in the late 20th century. A number of large mid-20th century houses on Wergs Road complement the scale and architectural interest of the earlier villas.

The majority of buildings in the area are detached 20th century houses, including foci of large well-appointed Inter-War and mid-20th century houses in spacious grounds at Wrottesley Road and on both sides of Wergs Road. These are notable as areas of particular architectural interest with a generous green landscape. Smaller (but still sizeable) Inter-War period houses line both sides of Woodthorne Road whilst the northern side of Redhouse Road has a mixture of mid and later 20th century houses, built to individual designs.

CHAPTER 6B: TETTENHALL WOOD NORTH & THE WERGS



The streets of 1950s and 1970s housing in the western parts of the area (including Yew Tree Lane, Woodthorne Road South, Cranmere Avenue, Wrekin Lane and Wrekin Drive, have a slightly higher density but maintain the general pattern of individually designed houses creating a highly varied streetscape, with occasional eye-catching or unusual details. Ribbon development of similarly varied early, mid and late 20th century housing is also found north of Wergs Road, as well as short cul-de-sac developments, of mixed detached and semi-detached houses. The rural edges of the area are notable for an increase in the use of hedgerow boundaries at the front of properties.

AREA CHARACTER DESCRIPTION

1.) THE WERGS HISTORIC SETTLEMENT AND 20TH CENTURY INFILL

The Wergs is an historic settlement with elements of buildings and landscape that still reflect its long history. However, the road improvement scheme on Wergs Road and 20th century infill developments mean that it now has a very mixed suburban residential character cut-through by the highways landscape of the A41.

The Crown Inn, on the north side of Wergs Road forms a focal building for the settlement. It has been much extended but is recognisable as the oldest building in the settlement. It was recorded as the Crown Inn in 1887 and may have served as a way-side inn for some time. The large, off-centre chimney stack and raised brick platt-band on the main frontage suggest an early 17th century date of construction, with a later 18th or early 19th century refronting including the insertion of sash windows.

The Grange is a Jacobean Revival mansion of the mid-19th century, standing in seclusion in landscaped grounds between Wergs Road and Westcroft Road, with subsidiary buildings including a stable block framing one side of a service yard and an ornate lodge (named the Coach House), presumably a coachman's cottage, now a separate dwelling. The remains of an associated kitchen garden wall form a boundary to a small cul-de-sac off Westcroft Road. Landscaped grounds to the front have mature tree planting that make a positive contribution to views along Wergs Road. A small 19th century cottage on the corner of Wergs Road and Yew Tree Lane is recorded on the 1887 Ordnance Survey map as part of a roadside smithy. Further small 19th century cottages are located just to the south on Westcroft Road, which may have been tied to the Grange (suggested by the 1902 OS Map).

CHAPTER 6B: TETTENHALL WOOD NORTH & THE WERGS

A large double-fronted mid-19th century house at No. 2 Woodthorne Road, located prominently on the corner of Wergs Road, is a surviving farmhouse that reflects the area's agricultural past. The Old Farm House on Yew Tree Lane is the Yew Tree Farm recorded in 1887, and is still recognisable as a substantial 19th century building, despite later alterations. A larger redbrick house just to the north (No.14 Yew Tree Lane), with steeply pitched hipped roof, is a surviving example of the late 19th century villas built in The Wergs.

On both side of Wergs Road, boundary walls of large local sandstone blocks with hand tooled coping stones are a distinctive feature of the Wergs, continuing to mark the former extent of property such as Wergs Hall, The Grange and The Elms, even where later housing suburban housing development has transformed the grounds. These are prominent features and help to channel the views westward along Wergs Road. The roads have sections of grass verge, which are sometimes wide (at the northern end of Yew Tree Lane for example), whilst in places the pavement is very narrow or restricted to one side of the road only (contributing to the area's rural character along with occasional hedgerow boundaries and glimpsed views to the green spaces of countryside, golf links or parkland). A section of painted iron or steel estate railings at the southern end of Keepers Lane is another unusual rural feature.

Later development includes ribbon development and cul-de-sacs of large 1930s detached and semi-detached houses, often clad in white painted render or painted brick, providing a sense of unity within developments, with detailing in unpainted brick or laid tile. They have a mixture of hipped and cornered gable roofs, often of complex profile and sometimes including cat-slide roofs and, notably, with occasional use of gablets with dormer windows in the upper section. These houses have medium sized front gardens often including low garden walls and hedgerow boundaries or some taller trees, providing some privacy from the road. The houses are closely spaced, creating a strong building line and sense of enclosure. They include some interesting use of half-timbering with brick noggin. Later infill developments tend to be large detached housing set well back from the road, with large front gardens often enclosed by high hedges or walls.

The cul-de-sac at Chatsworth Gardens is a late 20th century development of detached large houses set just back from the road with open fronted gardens and built in a self-consciously 'historical' architectural style. This includes details such as Neo-Georgian porches with small open pediments on pilasters or Edwardian-style two-storey canted bay windows and tile hung gabled returns above. At the edge of the study area there are views out across open countryside from Wergs Hall Road and Keepers' Lane.



CHAPTER 6B: TETTENHALL WOOD NORTH & THE WERGS

KEY POSITIVE CHARACTERISTICS

Historic buildings scattered throughout the area including buildings of the 19th century settlement and earlier illustrating an organic pattern of development (recommend for local listing).

- The Crown Inn
- The Grange, Wergs Road
- The Coach House, No. 162 Wergs Road
- No. 2 Woodthorpe Road
- The Old Farm House, No. 16 Yew Tree Lane
- No. 14 Yew Tree Lane
- No. 156 Wergs Road
- 111 and 109 Wergs Road

Sandstone and brick boundary walls of The Grange, Wergs Road and Westcroft Lane, Wergs Hall Estate, Wergs Road and Wergs Hall Lane, The Crown Inn, Wergs Hall Lane, and The Elms Bungalow, No. 12A Keepers Lane (propose for local listing).

Narrow lanes with grass verges and, narrow pavements, or pavements limited to one side.

Views out to countryside.

Hedgerow boundaries.

Individually designed 1930s and mid-20th century houses in white painted render with brick or laid-tile detailing, plain tile roofs and complex roof profiles.

Well-defined building lines creating a strong sense of enclosure.

Trees in front garden.

Country house landscape of the Grange including house, landscaped grounds, subsidiary buildings and mature trees (propose for local listing).

2.) WERGS ROAD MIXED LARGER HOUSES RIBBON DEVELOPMENT AND A41

The long straight sections of Wergs Road create channelled views that are enclosed by dense tree planting along the road frontage, which creates a long tunnel of foliage. This emphasises the straight route, which is the product of its early 19th century planning as part of a nationally significant road route. It is a busy road, with heavy traffic and often only has a pavement on one side. Indeed, the overgrown hedgerows can make it challenging for pedestrians.

Three of the large Victorian villas survive from the early ribbon development, set back in large garden plots with substantial stone walls and gateways with gate piers on the road frontage. The pattern of large houses in substantial gardens was continued in the early and mid-20th century. These houses were built to individual contemporary vernacular revival or 'Tudorbethan' designs.

CHAPTER 6B: TETTENHALL WOOD NORTH & THE WERGS

These were fashionable houses of their time. Those on the north side of Wergs Road include half-timbering, with complex roof plans including hipped and corned gable profiles and tall chimneys. No. 55 Wergs Road is notable as particularly successful and eye-catching in glimpsed views from the road.

Nos. 78 to 108 (even only) Wergs Road, are set along an access road that run parallel to Wergs Road, providing a more tranquil setting separated from the busy road by a belt of trees. These houses are more mixed including mid and later 20th century houses, which nevertheless are still large with spacious front gardens. No. 82 Wergs Road stands out for the mixing of Arts and Crafts attention to detail and quality of materials with some simpler modernist lines and is comparable to buildings designed by Twentyman and Lavender at Wrottesley Road.

The large laboratory and office development within this area had a large part of tree planting of the former Victorian house, though protected through a tree preservation orders many of these have been lost to the new housing development. The two sheltered housing developments north of Wergs Road occupy large footprint buildings that do not support the general grain of development. Wrottesley Park House Nursing home is a single storey building with hipped roof, whilst Sunrise Senior Living attempts to be more sensitive to the historic setting with conical roofed turrets amongst other Victorian and Edwardian style details.

KEY POSITIVE CHARACTERISTICS

Channelled views along Wergs Road enclosed by tall trees.

Wergs Road part of the A41 trunk road.

Small number of surviving Victorian villas, including No. 51 (Danes Croft), No. 53 (Dane Hurst), Nos. 34 (The Dell) and No. 36, and 38 (Tettenhall Court) (propose for local listing).

Stone boundary walls and gate piers.

Large front gardens and generous gaps between buildings provide a spacious environment.

Outstanding examples of Inter-war and mid-20th century architecture including Nos. 26 (Longwood), 55 and 82 Wergs Road (propose for local listing).



3.) WROTTERSLEY ROAD INTER-WAR LARGE HOUSES

This is a street of very large houses, mainly built during the Inter-War period to individual designs heavily influenced by the Domestic Revival Movement, they include examples that rely on intricate half-timbering for decoration, as well as others that are plainer, with large surfaces of painted render or roughcast. The houses tend to have large areas of roof slope uninterrupted by dormers. Hipped roofs of plain tile predominate, often with large cornered gable returns facing to the front or with large central bays breaking forward with a gable above.

CHAPTER 6B: TETTENHALL WOOD NORTH & THE WERGS

The road is broad and gently curving and thickly timbered along parts of the frontages, which creates 'pinchpoints' in views along the road, creating more intimate areas. The larger houses are set well back in their plots with green front gardens, some of which are enclosed with hedgerows of native species, reflecting the agricultural past of the area. The set-back of houses reduces the active quality of the street scene, increasing the sense of tranquillity and space. A significant minority of houses are set at a slight angle from the road frontage creating elongated views along frontages from the road.

For large sections of road there is a footpath on only one side with a green verge on the other adding to the green and rural character. A number of cul-de-sac developments lie to the north (see Character Area F below). The Saxonfields /Saxoncourt development to the north is broadened by the large open fronted garden of the house at the street corner and the wide, bell mouthed junction, causing some breakdown in the enclosure of the frontage. Well hidden among trees and behind a high hedge on the north side of the road is the 17th century house at Stonecroft Cottage (listed Grade II).

A number of large houses by the locally notable architects Lavender and Twentyman stand out for their bold use of very plain white painted rendered facades, with un-fussy, well-proportioned fenestration and simple detailing. These include Nos. 77, 78 and 85 Wrottesley Road. The large property at No. 68 Wrottesley Road, with twin return to either end of the frontage crowned by Dutch gables, is a striking building in the street scene.

KEY POSITIVE CHARACTERISTICS

Large Inter-War houses (mainly detached) with a limited palette of materials and sharing a number of common design features, including hipped roofs with over sailing eaves, use of white painted render with brick and half-timbering for detailing, broad frontages to the road.

Listed 17th century cottage.

Nos. 77, 78 and 85 are Arts and Crafts houses by Lavender and Twentyman (propose for local list).

Mature trees at the fronts of plots.

Green verges to the road.

Hedgerow boundaries at the front of properties.

Buildings set well back from the road frontage, providing a spacious, low-density character.



CHAPTER 6B: TETTENHALL WOOD NORTH & THE WERGS

4.) WOODTHORNE ROAD; WROTTERSLEY ROAD WEST AND REDHOUSE ROAD EARLY AND MID-20TH CENTURY RIBBON DEVELOPMENTS

The roads in this area have curving lines reflecting their origins as historic field lanes of great antiquity, although now relatively wide and open with suburban character with grass verges studded with attractive trees. Woodthorne Road has a strong sense of enclosure with properties standing above the level of the road and fronts of gardens terraced above the pavement. The white painted render of the front garden walls, with strongly contrasting redbrick piers and copings make a striking contribution to the appearance of the street. The buildings are well spaced but have a strongly defined frontage-line, following the curving route of the road, which contributes to the sense of enclosure and focuses views along the street. Nevertheless, larger evergreen trees standing in front gardens do break up these view lines, creating a series of smaller, more intimate spaces. The building line on Woodthorne Road South moves progressively further back from the pavement. Some large houses have very large front gardens and there is a broad roadside verge which creates a green and spacious character. The building line at Redhouse Road is less clearly defined, with a mixture of bungalows and two-storey houses, creating a more organic character.

The houses are of varied design, including a mixture of detached and semi-detached but include some repeated design elements including pyramid roofs with cat-slide roofs to the side running down to the front door. Materials include a mixture of red brick and white painted render or roughcast with both slate and plain tile roofs. Blue Roof at No. 53 Woodthorne Road stands out for the use of a blue Roman tile roof.

No. 64 Redhouse Road is notable as a building of architectural interest. It is a mid-20th century house in the modernist style with twin drum-tower either side of a central entrance and a flat roof providing a roof garden or terrace. It is thought to have been built as a home for the manager of Courtauld's Rayon factory at Dunstall.

Large cul-de-sacs running off the north side of Redhouse Road have uniform designed housing built in the 1960s and 1970s comprised of either bungalows or two-storey detached houses and 'open plan' gardens that provide a sense of openness. On the eastern section of Redhouse Road the increasing density of housing and their closer proximity to the road heralds the proximity of the village centre. A number of 19th century cottages east of Mancroft Road mark the beginning of the village centre.

The numerous large broad-leafed trees at the roadside on Woodthorne Road South and Redhouse Road create a more rural feature. The gnarled trees in the roadside verge at Woodthorne Road South and in front gardens or the hedgerow to the allotments on Redhouse Road make a particularly valuable contribution. The hedgerow also contributes to this character as a vestige of the historic rural landscape.

CHAPTER 6B: TETTENHALL WOOD NORTH & THE WERGS

KEY POSITIVE CHARACTERISTICS

Consistent scale and density of development on the main road frontages with higher density housing in cul-de-sacs unobtrusively placed at the rear.

Tranquil residential character with low through traffic.

Green roadside verges.

Views over green allotments at Redhouse Road, including roadside hedgerow.

Large trees in the public realm and front gardens on Redhouse Road and Woodthorne Road South.



Well defined frontage line and enclosure to the road by terraced gardens at Woodthorne Road

Use of Inter-war architectural styles and features including some modernist buildings – notably No. 64 Redhouse Road (propose for local list).

Distinctive front garden walls at Woodthorne Road with painted render and brick piers and copings.

5.) YEW TREE LANE; WOODTHORNE ROAD SOUTH AND ENVIRONS.

MID AND LATER 20TH CENTURY DEVELOPMENT

An area of 1960s and 1970s private housing including a mixture of ribbon development built along the gently curving medieval field lanes and cul-de-sacs of houses, including the large loop-road estate at Cranmere Avenue. The houses have great variety in design, but share a common low scale including a high proportion of bungalows. The materials include a high proportion of yellow brick, although other brick colours (including blue) are represented along with stone cladding, plastic weatherboarding and painted render. The houses generally stand broad side to the road, providing enclosure but also emphasising the width of plots. They stand behind medium-sized front gardens, with space for car parking and often include integral garages or car ports, which help to reduce the appearance of clutter. The gardens are mostly open to the pavement but in many cases are planted with shrubs, small trees and some hedges between plots, creating an open but green and softened environment.

The buildings address the street but often have an irregular frontage line, which creates a more organic feel to the development (emphasised by the variety in architecture). Some houses stand out for the larger areas of glazing used to emphasise larger internal spaces such as stairs and circulation space. The broad grass verges and tall trees, including mature bleached limes, are notable features of Wrottesley Road West.

CHAPTER 6B: TETTENHALL WOOD NORTH & THE WERGS

KEY POSITIVE CHARACTERISTICS

Variety in architecture, with a limited palette of materials and low scale of development.

Gently curving road lines, preserving medieval field lanes.

Openness of front gardens, sharing the greenery and openness of the area.

Grass verges with mature trees at Wrottesley Road West.



6.) BIRCHFIELD AVE AND SAXONCOURT AND WERGS ROAD NO'S 12-20 AND 44-64 LATE 20TH CENTURY EXECUTIVE HOMES

These cul-de-sacs of later 20th century housing were developed through the consolidation and redevelopment of houses and gardens of properties with frontages to Wergs Road. They consist of a mixture of detached two-storey houses, bungalows and chalet bungalows built during the 1960s and 1970s to a variety of designs. These are generally set broadside to the road, creating a horizontal emphasis, with an irregular building line that helps to provide an organic character to the development despite their formal planning. The limited palette of materials helps to provide some sense of unity and includes yellow and pink-red brick, and concrete roof tiles. The buildings generally have small front gardens, large enough to park cars off the road. The developments also include areas of communal green spaces, which provide an open landscape setting to the houses. The spaces along Wergs Road provide a buffer to the busy traffic along the A41 and help to provide a green frontage to the road. These spaces also include tree lines that are the remnants of the boundary planting of some of the earlier properties. The tree line that runs from north to south across the western end of Birchfield Avenue is particularly notable as is the line of pine trees that runs from Wergs Road across the eastern end of Saxoncourt.



CHAPTER 6B: TETTENHALL WOOD NORTH & THE WERGS

KEY POSITIVE CHARACTERISTICS

Tree lines marking the boundaries of earlier large houses and providing a backdrop to views through the area.

Areas of formally planned green space as part of developments.

Open fronted gardens contribute to the sense of space.

Consistent scale of buildings ensures a human scale.

Issues

Houses at Cranmere Avenue turn their backs to the busy route of the Wergs Road, creating a dead frontage at the heart of the Wergs settlement.

The broad section of highway at The Wergs dominates the streetscape, detracting from the area's historic settlement character.

Wergs Road is a busy route used by motorists travelling between Staffordshire and central Wolverhampton, as well as the wider West Midlands conurbation. This detracts from the pleasant rural character that must have influenced early development along the Road beyond but reflects its history as a nationally important cross-country route.

There is significant pressure for development of garden spaces in this area, particularly on Wergs Road and Wrottesley Road. This has the potential to have a serious negative affect on the green, low-density character of the area, whilst the large gardens are designed settings for the large houses along these roads.

Mature trees make an important contribution to the character of the area and reflect the planting of gardens for large houses. However, these are likely to begin to fail in the next fifty years, whilst others may be affected by disease. Without a strategy for replacement with trees that will achieve a similar stature, the area could rapidly lose this valued characteristic.

DEVELOPMENT GUIDELINES

New development should respect the established building line and seek to retain the gaps between buildings that reflect their development as detached, individually designed houses.

Development will be expected to protect the green quality of the environment, including the roadside verges and mature trees.

A small number of houses have been identified as having particularly architectural interest, or noted as contributing to the historic settlement character of The Wergs. Future development would be expected to protect the contribution of these properties although some alterations, such as rear extensions or subdivision may be acceptable.

CHAPTER 6B: TETTENHALL WOOD NORTH & THE WERGS

DEVELOPMENT GUIDELINES CONTINUED

The positive historic character of the area is largely contributed by the pattern of building large detached houses in spacious green settings. New development would be expected to provide buildings of similar scale within similar surroundings.

The former Ministry of Agriculture and Fisheries laboratories site at Wergs Road has been noted as a possible future development site. Protecting the contribution of the tree planting within this site should be a key consideration in developing any proposals for future development. New buildings within this site should take the large houses along Wergs Road as a suitable precedent for design, reflecting the high quality of detailing materials and construction seen in the Victorian and mid-20th century houses in the area.

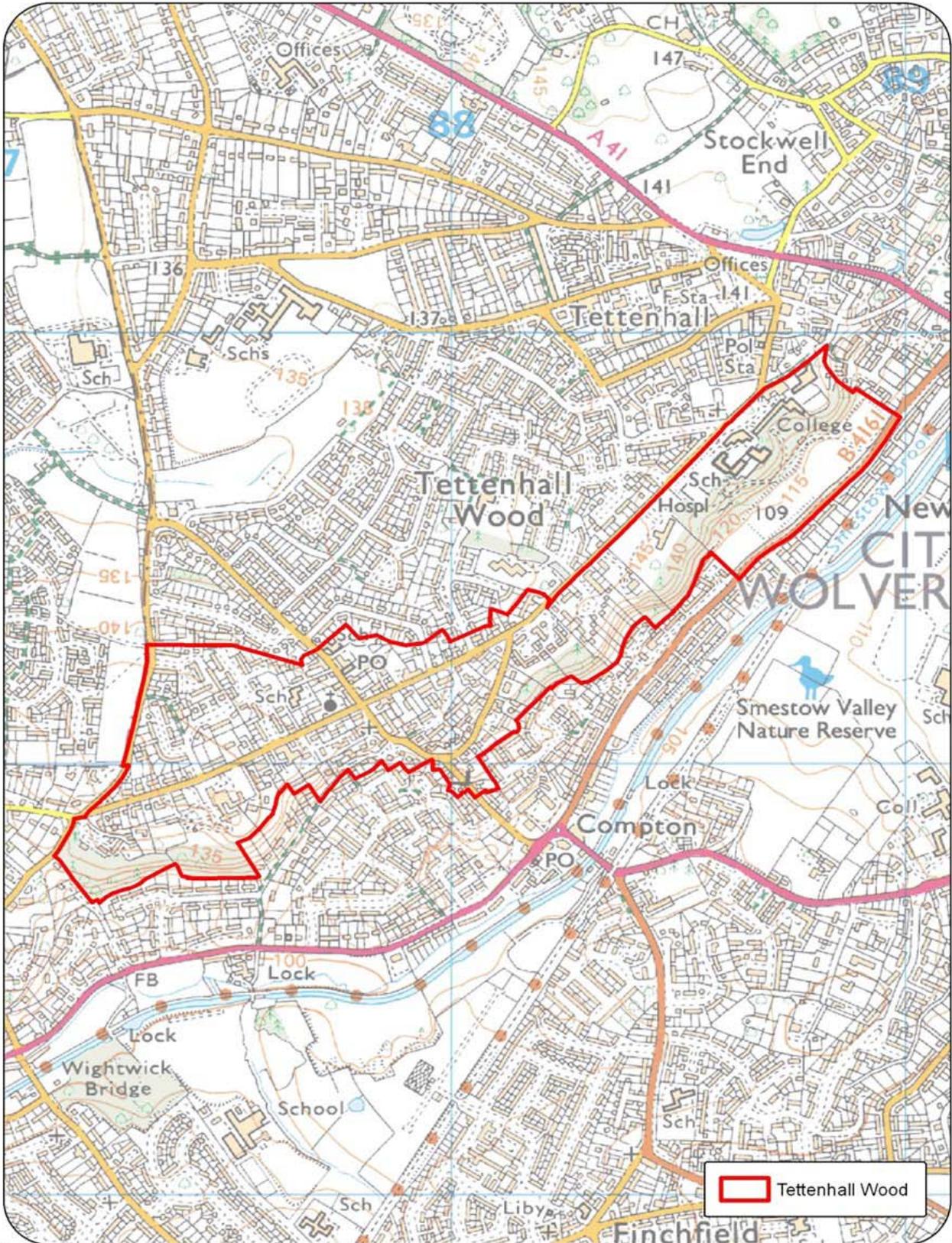
HERITAGE ASSETS

| Heritage Asset | Designation (if any) |
|--|---------------------------|
| Stonecroft, No.74 Wrottesley Road | Listed Building |
| The Crown Inn, Wergs Road | Propose for local list |
| The Grange, Wergs Road | Propose for local list |
| The Coach House, No. 162 Wergs Road | Propose for local list |
| No. 64 Redhouse Road | Propose for local list |
| Boundary walls of Wergs Hall, Wergs Road and Wergs Hall Road | Propose for local list |
| Boundary walls of The Grange, Wergs Road | Propose for local list |
| Boundary wall of The Elms, Keepers Lane | |
| No. 68 Wrottesley Road | |
| No. 77 Wrottesley Road | |
| No. 78 Wrottesley Road | |
| No. 85 Wrottesley Road | |
| No. 2 Woodthorpe Road | |
| The Old Farm House, No. 16 Yew Tree Lane | |
| No. 14 Yew Tree Lane | |
| Nos. 34 and 36 Wergs Road | |
| Tettenhall Court, No. 38 Wergs Road | Propose for local listing |
| Longwood, No. 26 Wergs Road | Propose for local listing |
| No. 82 Wergs Road | Propose for local listing |
| Nos. 51, 53 and 55 Wergs Road | |
| No. 156 Wergs Road | |
| No. 111 and 109 Wergs Road | |

CHAPTER 6B: TETTENHALL WOOD NORTH & THE WERGS



CHARACTER AREA 7: TETTENHALL WOOD (CENTRAL)

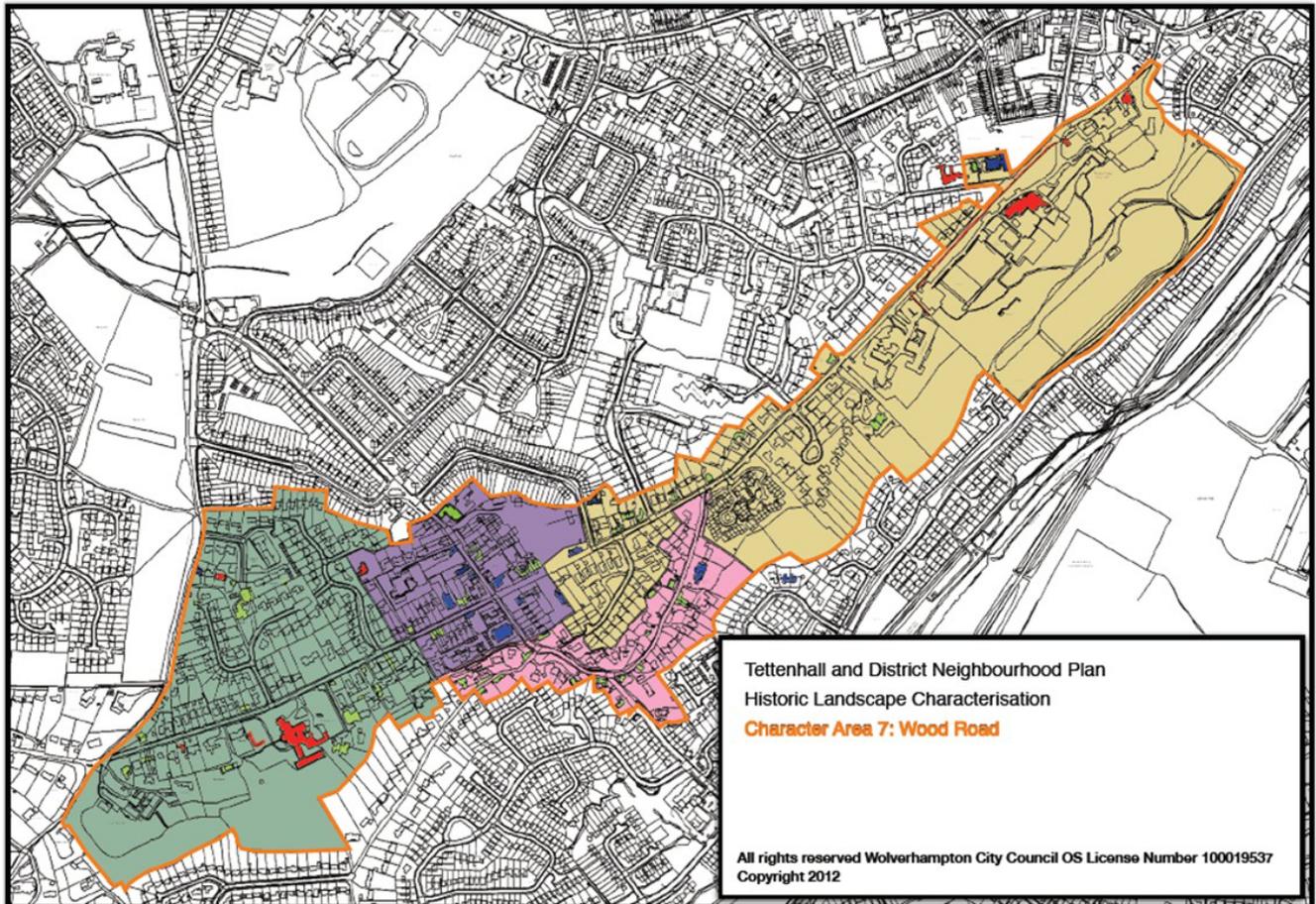


Tetterhall Neighbourhood Plan - Character Study Areas



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CHAPTER 7: TETTENHALL WOOD (CENTRAL)



LOCATION AND USES

This character area lies between Perton to the west, Tettenhall village centre to the north east and Smestow valley to the south east. Estates of mid and later 20th century housing extend to the north west, including the Woodhouse Road Estate. It is located along the top of a ridge with a steep scarp slope running down towards the valley, with a nearly continuous band of trees separating the ridge from the valley. The area is primarily residential. Wood Road and Mount Road, which run along the top of the ridge, provide a spine through the length of the area. The Holloway offers the only access into the area from the valley at Compton, dividing to provide alternate routes to the top of the ridge via Church Hill and Ormes Lane.

Church Hill leads to a cross-roads with Wood Road at the top of the ridge where the small Tettenhall Wood village centre forms a node of commercial and social activity, which continues up School Road. This includes a parade of shops with a pub, an infant school and two Victorian churches. A Roman Catholic Church is located near to Tettenhall Village (in the north east). On the east side of Wood Road the grounds of large Victorian mansions have been converted for new uses. These include the large and prestigious Tettenhall College, an independent school with grounds running down the ridge to Henwood Road, and the Nuffield Hospital.

CHAPTER 7: TETTENHALL WOOD (CENTRAL)

HISTORICAL DEVELOPMENT

Anglo-Saxon & Medieval

The area formed part of Kinver Forest and part of an Anglo-Saxon royal estate.

The Domesday Survey records that the King's Manor of Tettenhall included an area of woodland half a league long and broad (roughly three square miles).

Kingsley Wood is recorded in 1205 and 1498. The earliest map showing the area is the 1613 map of Tettenhall Manor, which records this as Kingsley Wood (meaning the king's enclosed or hedged wood), this probably reflects its management as a private woodland belonging to the king during the middle ages.

Post Medieval

1586 – A settlement at the Holloway (Compton Holloways) recorded.

The 1613 map shows that a number of tracks led out from funnel shaped sections of the wood's boundary, which suggests it was used as communal pasture at the time. These included the Holloway running down the escarpment to the south east.

A track is shown running across the wood from Tettenhall village, which, although incomplete, is likely to have continued to Wightwick following the top of the ridge.

A sandstone quarry is recorded at Tettenhall Wood in 1613, which continued in use in the 1670s.

A tower mill was built at Mill Lane on the edge of the wood in the 18th century, suggesting the area was open farmland.

C. 1770 Tettenhall Towers built

The Yates Map of Staffordshire of 1775 suggests some development around the outside of the wood.

A brick kiln and yard at Tettenhall Wood are recorded in 1780, along with 42 houses and cottages.

The common land was used for pony racing in the late 18th century.

Industrial Age

The common was enclosed in 1809 and Wood Road/Mount Road was laid as a long, straight spinal route through the area.

The Prince of Wales Inn was recorded in Ormes Lane in 1809.

Many of the cottages in the early village of Tettenhall Wood were occupied by lock makers.

Tettenhall Towers extended

A Wesleyan Methodist Chapel built in Mount Road in 1825.

CHAPTER 7: TETTENHALL WOOD (CENTRAL)

Industrial Age Continued

Timmis' Map of 1835 show plots with regular rectangular plans laid out running off the main route suggesting formal division of the common.

The Timmis' Map also shows the courses of Ormes Lane and Church Hill connecting Holloway to Wood Road. Ormes Lane follows a gentler slope, which may have been required to allow carriages to ascend the ridge.

A small village centre developed around a crossroads with Wood Road, School Road and Church Hill.

The area was attractive as a place of residence for successful industrialists who built a series of large, fashionable houses along the ridge and on Ormes Lane, exploiting the expansive views over the Smestow Valley and to Wolverhampton beyond and the spacious, countryside setting.

1844 A school opened including a mission church in the infants' school room.

A school was started in the Headmasters' House, College Lane in 1863 by Free Churchmen (Congregationalists), eventually expanding to include Tettenhall Towers.

1865/6 Christ Church built.

1867 A Congregationalist church (now a United Reform Church) was built next to the former Methodist chapel.

The working men's institute moved to its present site in 1893.

20th Century

Limited development in this area in the early 20th century included part of Woodland Avenue.

The Village centre was partly redeveloped, including development of a parade of shops in the 1950s.

New cul-de-sac developments including Fair oak Drive, Dippons Drive, Bromfield Court and Broxwood Park were built, often using the grounds of large houses in the 1960s / 1970s.

Nuffield Hospital built in the 1980s.

Late 20th century development included widespread infill development.

CHAPTER 7: TETTENHALL WOOD (CENTRAL)

GENERAL CHARACTER DESCRIPTION

This area features attractive, suburban, leafy neighbourhoods set along the spinal route of Mount Road/Wood Road with a small village centre at the junction of the route with Church Hill/School Lane. A number of large, historic houses still survive from the 19th and even 18th century, illustrating the process of the area's colonisation for wealthy industrialists after the enclosure of Tettenhall Wood in 1809 and areas on its fringes before that.

Ormes Lane, Church Hill, Grove Lane and Mill Lane provide areas of older development with small cottages set close to narrow lanes that follow winding courses up the escarpment from Compton or on the route from Wightwick to Codsall. The character and appearance of the core of this area, resulting from its special historic and architectural interest, are considered desirable to preserve and enhance and, therefore, this part of it has been designated a conservation area. Similarly, the north eastern end of Wood Road, including Tettenhall College, the allotment gardens, Roman Catholic Church and Gorsty Hayes Manor, forms part of the Tettenhall Greens Conservation Area and contributes to the special architectural and historic interest of that area, although its association with Wood Road means it has been included in this character area.

The long, straight route and even width of Mount Road/Wood Road reflects its historic origins as a new route laid out over the open land of the common. It provides long, channelled views that are very striking, with the buildings at the village centre as a focus. Development has an organic feel, consisting of several phases of development or redevelopment over the past two hundred years. Houses set along the spinal route are set well set back with privacy provided by high walls, fences or hedges, which provide enclosure to the road. The sandstone boundary walls are particularly distinctive features of the area, often marking the former grounds of large houses such as Tettenhall Wood House. The housing type and style is very mixed, now including many later 20th century houses including bungalows, detached, semi-detached houses built in small development of matching or similar style, as well as low-rise flats. 19th century terraced cottages and mansions provide a tangible connection with the early phases of the area's development.



Several later 20th century planned developments in uniform styles, are located in small 'pockets' of land set around cul-de-sacs and represent redevelopment of the grounds of large houses. Within these cul-de-sacs the plots are mostly open to the road, creating a sense of openness and sociability, although they tend to maintain the strongly defined boundaries to Wood Road.

Church Hill, Grove Lane and Ormes Lane are narrow winding lanes running up the slope of the hill with a mixture of cottages built at the edge of the road (and framing views) and larger houses set back from the road with high garden walls and verdant grounds. Given the length of the Mount Road/Wood Road route, the area tends to have a sprawling feel, encouraging car use, although there are pedestrian cut-through routes in places.

CHAPTER 7: TETTENHALL WOOD (CENTRAL)

Large Houses were not only set near to the central route but were, and still can be, found further back to either side of Mount Road and Wood Road. Where large houses have been replaced by new development it is often their boundary walls and gateways that provide the best evidence of their presence and these make a significant contribution to the appearance and character of the main roads and lanes in this area.

Red brick is the main material used for buildings in the area with natural slate or fired clay tile roofs. It is often complemented with stone dressings to windows and doors, or more extensively for grander houses, whilst other buildings have detail picked out in polychrome brickwork. However some buildings, especially the more modern ones, which have strayed from the traditional styles, use grey bricks and some have red tile roofs. Sandstone is a natural local material used in abundance for boundaries and retaining walls and for the gatehouse of Tettenhall College, though sandstone is unlikely to be the soft sandstone of the ridge itself. Finer stonework would have required imported stone as the local material is too soft. Redbrick is the principle material used on older houses and varies from relatively simple brickwork to the finely laid brick as at the Orchard, Ormes Lane.

A number of the older houses in the area were built in the Old English style (most emphatically adopted at Wightwick Manor, to the west), which includes the use of half-timbering with brickwork. The style was also used on the Institute, which is prominently located at the corner of Wood Road and Schools Lane and Woodhouse, Wood Road (formerly the Lodge to Tettenhall Wood House). Also many have grey brick and grey roof tiles can also be found, and a number of the more modern buildings are clad. The large mansions are architecturally unique buildings built in a range of designs. The Mount Hotel and the Dippons (along with Wightwick Manor) represent the product of the extended Mander Family, who have wider connections with the history of Tettenhall and Wolverhampton. The historic buildings of the village centre, including the churches, school, institute and public houses reflect the social and religious life of the community as it developed in the 19th and early 20th century and continue to contribute to the social character and sense of identity of the Tettenhall Wood community.

The spinal route feels generally enclosed despite its hilltop positioning, because of the high walls, hedges and trees along the road frontage. However, there are some openings with panoramic views, such as Mayfield Gardens and the Holloway, which offer views over Wolverhampton, and at Wightwick Court towards the very western end of Mount Road, which has views over Shropshire. Due to the generous spacing of houses and abundance of natural vegetation, the area feels spacious and quite rural Wood Road is a busy route for traffic but normally free flowing, although there are occasionally problems on Mount Road with parking. Ormes Lane is used as a short cut by motorists, particularly during the 'school run' but has an obtuse angle at its junction with Wood Road, which can be difficult for motorists. Equally, the narrow pavement and sharp bends on Ormes Lane can make the area uncomfortable for pedestrians and motorists.



CHAPTER 7: TETTENHALL WOOD (CENTRAL)

AREA CHARACTER DESCRIPTION

1.) FROM TETTENHALL VILLAGE ALONG WOOD ROAD

Wood Road provides a spine route through this area, with numerous individual cul-de-sacs leading off it. The boundary walls within this area form a prominent historic ambience, the length of the stone wall in Wood Road is a legacy of the construction of the road following the enclosure of the common in 1809 and of the extent of the Woodhouse Hall Estate.

This area contains a number of historically significant buildings, including Tettenhall College. The College developed within the grounds of the Old House, a Georgian gentleman's residence facing College Lane, behind which the main college building was built as a Gothic edifice, which was opened in 1867. It was built of red brick with stone banding, and oriented with its main frontage consisting of long wings either side of a central courtyard block with a corner tower facing away from College Lane towards the escarpment. A large chapel stands at one end of this frontage with a spire on one corner. The College expanded westwards along Wood Road to include the Thorneycroft's large Country House, Tettenhall Towers (listed Grade II), and its grounds. The house was built in the 1770s in the Greek Revival style employing ashlar masonry and stucco to create a smooth stone façade. The building was later altered considerably for Colonel Thorneycroft, including the construction of a theatre with a functioning waterfall at the rear of the stage (water was supplied from a tank in a tower that forms part of the building). Its grounds have largely remained undeveloped with a belt of woodland on the steepest slopes dividing more open playing fields at the top of the hill, which formed part of Colonel Thorneycroft's 'country park' from playing fields at the bottom of the hill that were part of the agricultural fields running along the side of the valley. The grounds make an important contribution to the semi-rural character of the surrounding area.



Further large houses continued in a line along Wood Road by the 1880s. One, Glen Bank, was demolished for the construction of the private hospital that is now the Nuffield. The hospital has preserved the estate boundary wall to the road and has buildings set back, maintaining the openness of the road's environment. The buildings, however, are unexceptional.

The adjacent property, recorded in 1889 as Elmhurst retains the large Victorian house, set well back from the road near the edge of the escarpment, but with a number of bungalows built in what had been the front garden. These properties maintain the rich tree-scape created by their 18th and 19th century owners, including the thick belt of woodland on the steep slope of the ridge, which formerly marked the limit of each property.

The Lodge (No. 21 Wood Road) stands further west on Wood Road and is largely hidden from view by surrounding properties but would be regarded as another survivor of the area's large Georgian and Victorian houses.

CHAPTER 7: TETTENHALL WOOD (CENTRAL)

On the north side of the road, Woodhouse, whilst not a large Victorian House in itself, is the last remaining building of the Tettenhall Wood House Estate, providing a link to the historic estate. It features a strongly contrasting half-timbered façade and thick carved timber bargeboards that links its architecture to the Institute building to the west and to other prominent Victorian buildings in the area.

In addition, spaced along Wood Road, are a series of 19th century two-storey red brick cottages. Many still include original features e.g. original timber sash windows. These may represent the cottages of the many craftsmen recorded in the area after the enclosure of the common and development of a community (see No. 89 Woodland Avenue for example), or groups of cottages provided by the large estates for their workers (Nos. 54 – 60 Wood Road are possible examples, which retain much of their architectural integrity).

In the past forty years cul-de-sacs and ‘banjo’ street systems of infill housing have been developed with properties being built in a similar style within each development. The plots contrast with the historic building as the front gardens are smaller, have less privacy measures providing a more open feel despite the more compact development. Within Maythorn Gardens there is a greater variation in styles and scales of properties, there is a mix of residential frontages and styles. All properties in the area have a common feature of buildings being set back with front gardens open to the pavement with many providing parking in garages and driveways. Broxwood Park properties are styled as chalets of two and one storeys, a mixture of brown and green tile hangings. Highgrove estate was built on the courtyard of the remains of the outbuildings to the White Lodge. Highgrove is a sheltered retirement complex made up of terraced styled cottages with pitched roofs and dormer windows. The latest development in this area is Teotta Drive a modern development of two storey builds with the dominant feature being the full length picture windows.

KEY POSITIVE CHARACTERISTICS

Long straight course of Wood Road enclosed by stone boundary walls of historic estates

Large Georgian and Victorian country houses with fashionable architecture of the period (e.g. The Old House, Tettenhall Towers, Elmhurst, The Lodge) that represent the development of the area as homes for wealthy industrialists with views across the valley to from the ridge;



Subsidiary buildings of country houses including Tettenhall Towers’s stable buildings and former lodge of Tettenhall Wood House.

Remains of the landscaped grounds of the large houses including mature tree planting, of exotics and woodland band along the slope of the ridge.

19th century cottages along Wood Road or set back from the road.

CHAPTER 7: TETTENHALL WOOD (CENTRAL)

Main School building of Tettenhall College Buildings of Tettenhall College (originally Tettenhall Towers) including the Old House.

Channelled views along Wood Road.

Glimpsed views of the Smestow Valley and beyond (mostly seasonally restricted and from private property).

2.) THE INTERSECTION OF WOOD ROAD, SCHOOL ROAD, THE HOLLOWAY AND MOUNT ROAD

This area forms a small 'village centre' at the intersection of Church Road/School Road and Wood Road/Mount Road, which is comprised of a small number of shops and, until recently, the two public houses; the Shoulder of Mutton and the Royal Oak (established in the 19th century). The village centre mainly serves the local community. The Shoulder of Mutton was recently demolished for the development of 11 houses (a decision which caused great concern for local residents due to the impact on parking for local facilities and the intrusive appearance of scale of new buildings), whilst the Royal Oak remains and is both much valued and provides a distinctive historic building in the village centre.

The development of the area as the village centre from the mid-19th century into the early 20th century is reflected in the core group of historic buildings, which include the two Victorian churches (one Church of England, one Congregationalist), schools and Institute. These buildings, along with cottages (such as Eastleigh Cottage) built as detached or in short terraces in red or painted brick and standing at the rear of the pavement or set behind small front gardens, give the area a strong sense of place and character that reflects its origins as an industrial period settlement centre. This has been recognised through its inclusion in the Tettenhall Wood Conservation Area.

Architectural details vary between streets in this area reflecting the infill development and replacement of older buildings. Victorian properties line the historic routes including short rows of redbrick cottages, Tettenhall Wood Institute, built in red brick with decorative half-timbering and white plaster infill, with later infill dwellings scattered throughout this area. The village centre also saw a significant phase of infill or redevelopment in the mid-20th century. This has had a slightly intrusive impact with buildings, such as the parade of shops at School Road, failing to sustain the area's village character. The majority of buildings in this area are of two-storeys, although several corner buildings are taller with larger foot prints such as Richmond Court.



CHAPTER 7: TETTENHALL WOOD (CENTRAL)

The architectural details of the residential properties in this area differ, along Mount Road and Church Road where there are several chalet styled properties with steep pitched roofs and brown tile hangings. An electricity inter-war period substation on Mount Road is surrounded by green iron railings and is of both architectural and historical interest. Well preserved 19th century terraced cottages can be found in short rows along both Mount Road and Wood Road. 'Tanfield Close', a modern cul-de-sac development found along School Road, is comprised of semi-detached properties of two-storeys with pitched roofs and porches.

The residential sections of the area generally have a tranquil character. There is a public car park at the Tettenhall Wood Institute. The loss of the car park that served the Shoulder of Mutton has resulted in increased pressure on parking for shoppers on local streets, detracting from the quality of the area's environment.

KEY POSITIVE CHARACTERISTICS



Historic public and semi-public buildings including schools, churches and the institute representing the role of the area as a village centre and providing architectural interest.

Historic public houses including The Royal Oak, which have served as a social focus for, at least part of, the village community for two centuries.

A strong sense of place and historic character provided by Victorian two-storey cottages, with a strong sense of integrity and built near the edge of pavement, creating enclosure, channelled views and a sense of intimacy in the environment.



The spire of the united Reform Church acts as focal features in views along Wood Road, marking the position of the village centre.

3.) MOUNT ROAD WITH CUL-DE-SACS OFF IT

The area is composed of a wide range of architectural styles reflecting the incremental process of its development. The area's early development was focused on Mill Lane where low scale 17th and 18th century cottage, and the 18th century tower mill (built at the edge of the former common) can still be found, along with steep banks to the road and hedgerows of native species and old brick boundary walls creating a rural character.

The early 19th century development of Mount Road as a route across the enclosed common land promoted the development of the area as a fashionable location for large country houses, although this does not appear to have gained momentum until the latter part of the century.

CHAPTER 7: TETTENHALL WOOD (CENTRAL)

The road's straight alignment indicates its planned development and creates strong, channelled views, in which the greenery of the grounds of The Mount is particularly prominent.

The Mount was built in c. 1870 (possibly as early as 1865) as the home of Charles Benjamin Mander. Pevsner records that the architect Edward Ould (who also designed a large part of Wightwick Manor for the Mander family) was responsible for part of its design, which was presumably its extensions of 1891 and 1908. It is now a large, rambling house used as a hotel with a ballroom wing of exceptional quality built in the Tudor Revival style as an early 20th century extension (other parts of the house are designed in the Arts and Crafts style) and has a grand frontage overlooking the spacious grounds to the west. The former stable yards on the east side are a key part of its public frontage, illustrating part of the life of the estate. These face onto a large and poorly landscaped car park, from which a number of insensitive 20th century additions are particularly prominent. Tor Lodge, another late 19th century country villa, stands just behind The Mount and gains prominence from the contrast between its white painted render and the red brick and stone of The Mount. Its main frontage faces the south east, taking the greatest advantage of the land running up to the edge of the escarpment.

To the north of Mount Road, Dippons House is another historic property, equally associated with the Mander family and built in a highly ornate Tudor Revival style incorporating a mixture of hipped and parapet gable ended roofs in red brick with moulded brick transom and mullion windows and tall chimneys of moulded brick. Subsidiary buildings of highly original design stand to the north east, built in the Old English style surrounding an octagonal courtyard (Dippons Yard), with further estate cottages (No. 55 Mill Lane) just to the north. Whilst the extensive grounds surrounding the Dippons were redeveloped for housing in the later 20th century, an isolated garden building with a conical roof of fired clay tile stands in the grounds of a much later house at No. 11 Dippons Drive.

Smaller houses stand out as having a higher architectural and historic interest including the semi-detached cottages in Old English style at Nos. 58 and 60. The Mount, which stands forward of the building line and has highly ornate half-timbered and tile hung upper floors. The prominent use of the Old English style provides an aesthetic connection with other important historic buildings in the area. The high, sturdy walls which are also features of these estate developments, both sandstone, as at The Mount, and red brick as at The Dippons, have influenced the local character with a consistency in privacy walls along the ridge both old and new, giving the feeling of enclosure in places.



CHAPTER 7: TETTENHALL WOOD (CENTRAL)

Other large houses built in plots well back from the main route include Laurel Villa (No. 30 Mount Road, Listed Grade II). However, there are also numerous smaller cottages built either on the frontage to the Mount or set back, in plots behind the main frontage. No. 59 Mount Road (Lilac Cottage) is an example of these early 19th century cottages that has been listed. Other examples of particular quality include Nos. 69-75 (odd) Mount Road, Nos. 53 and 31 Mount Road. Others, including Nos. 37 and 37 A Mount Road are hidden behind the main frontage. A long building standing with its gable end to the road at Mount Court appears to have been a late 19th century stable building for a large house that is no longer standing (Sedbright House). It is now in domestic use but retains the appearance of its historic function.

Mount Road provides access to numerous cul-de-sacs built as infill of the grounds, or replacing the earlier houses and including End Hall Road, Fair Oak Drive and Dippons Drive. The properties within the cul-de-sacs are a combination of different styles, layout and form (a mixture of one and two-storey detached and semi-detached properties, with cornered-gable ended or hipped roofs, concrete tile roofing, red/brown brick, brown tile hangings, with some chalet styled properties). One common feature of the cul-de-sac developments is the set back of buildings, which allow for green and leafy front gardens that contribute to a pleasant suburban character across the area.

The area also features a number of distinctly 1960s-built low-rise blocks of flats with adjoining private car parking, at Bromfield Court, Mount Court and End Hall Road. Where these have retained or strengthened the tree planting of the older country house estates they are well integrated into the landscape. However, their 'blocky mass and rectilinear silhouette detracts somewhat from the low-rise suburban character of the area. A notable house built in the early 20th century, set back from the main road frontage is Denver Lodge, built in the Arts and Crafts style of the 1920s and 1930s, it is in the style of the locally prominent architect Twentyman and would be regarded as a late example of the prestigious country houses built with views looking out from the Tettenhall ridge.

KEY POSITIVE CHARACTERISTICS

Historic rural cottages and windmill reflecting the historic rural landscape of the area prior to enclosure of Tettenhall Wood and suburban development.

Winding country lane character of Mill Lane, with steep 'holloway' banks and native species hedgerows.

Long, straight route of Mount Road with enclosure provided by historic cottages, high estate walls and hedges.

Large historic country houses built in revivalist styles including Arts and Crafts detailing and associated with the Mander family.

Subsidiary buildings of historic country houses illustrating their functioning as prestigious homes.

Survivals of historic garden features including tree planting and structures from country house landscapes in areas otherwise redeveloped for suburban housing in the later 20th century.

Numerous small 19th century cottages, illustrating the colonization of the former area of Tettenhall Wood by workers before its more fashionable development later in the century.

Woodland landscape of the slopes of the Tettenhall ridge.

CHAPTER 7: TETTENHALL WOOD (CENTRAL)

4.) GROVE LANE; CHURCH ROAD; ORMES LANE

The length of time in which Tettenhall Wood has developed has resulted in a mix of housing styles throughout. Within this area piecemeal 19th century development has been punctured with modern infill dating from the 1960s/1970s, resulting in a lack of continuity of historic properties. However, pockets of older buildings survive throughout and contribute significantly to the character of the area by providing architectural and visual interest. As such all of this area has been included in the Tettenhall Wood Conservation Area.

By the late 19th century the south side of Ormes Lane was dominated by two large country houses, of which one (Bromley House) remains along with its associated stable buildings and those of the adjacent property (Southborne, which was redeveloped for suburban housing in the later 20th century. A large house also stood on the north side of Ormes Lane (The Lodge), although this side of the lane also had numerous smaller houses and cottages built along it (several of which survive). A large property stood on the north side of Grove Lane (labelled Rock House on the 1887 Ordnance Survey Map), which survives as Duntally, together with its gate lodge, which is now The Coach House, facing directly onto Church Road. The south side of Grove Lane was also built up with small cottage standing at the edge of the road. Two of these remain, and have very little fenestration on their north facing side, which face the road, increasing the sense that they enclose the lane as a wall, with the terraced slope to the north, creating a narrow canyon at the entrance to the lane.

The properties follow no uniform pattern, either in positioning or style, houses are set in irregularly shaped plots as a result of the curving lines of these roads. The developments tend to be ideally located south facing and with open views due to hillside locations. Many, although not all, have hedgerow boundaries or walls and are built in attractive red brick. They include a mixture of Georgian, Victorian and Edwardian style. Most have a country-feel associated with their cottage-style gardens and abundance of vegetation. Key buildings of architectural merit in this area include Bromley House, a large mid-19th century villa which has a notable presence in Ormes Lane deriving from its three storey Italianate brick tower and its roadside red brick converted coach house and boundary wall. A Victorian property, now subdivided as Nos. 3-5 the Holloway are currently vacant and at risk of decay.

KEY POSITIVE CHARACTERISTICS

Unfolding, channelled views along winding lanes, with key historic buildings acting as focal features.

Longer views, glimpsed from the lanes over rooftops to the green setting, including channelled views at Grove Lane to the wooded slopes of the Tettenhall Ridge and views south and south east over the Smestow Valley.

Historic narrow lanes running up the ridge from Compton through cuttings with high stone and brick retaining walls, creating a strong sense of enclosure.



CHAPTER 7: TETTENHALL WOOD (CENTRAL)

Large 19th century houses with subsidiary buildings and high retaining walls, reflecting the development of the area as a fashionable neighbourhood.

Attractive 19th century cottages, built near to or at the edge of the road, creating a rural character.

Consistent low scale of development and 'domestic vernacular' character of building that is sympathetic to the older buildings in the area.

The area has a green and leafy quality as a result of the spacing of houses which allows for planting, reducing the negative impacts of an urban and hard-surfaced environment.

Issues

The village centre character of School Road is threatened by the decline of businesses and other facilities.

Development has resulted in a pattern of dead-end cul-de-sacs and sprawling settlement which provides poor connectivity to surrounding areas and increases car-dependency.

Infill development has removed much of the green, open landscape that was associated with the historic country house estates making those remaining green open areas highly valued.

The street furniture and surfaces of the village centre do not support the character and function of this area including mixed and patched surfaces that give the area a rundown feel and lacking a green element or furniture that might encourage some users to stay for longer.

DEVELOPMENT GUIDELINES

Extensive infill development which threatens the spacious feel of the area, particularly along Wood Road and Mount Road will be considered as detrimental to the local character.

New development should retain and enhance natural features, such as trees and hedgerows that contribute to the area's rural quality of the area.

New development should retain historic boundary features such as walls, and gateways even where the associated historic properties have been lost to other redevelopments.

New development should contribute to the development of a better connected network of footpaths and cycle ways to encourage car free access in the area to create a more cohesive local environment.

Care should be taken to preserve the historic character of period features of buildings and the environment.

The introduction of new street furniture should be carefully considered to avoid the creation of street clutter.

Development that results in the loss of commercial uses within the village centre area should be avoided to preserve the function of this area as a local centre, conversely small scale commercial development in this area that supports this function will be supported.

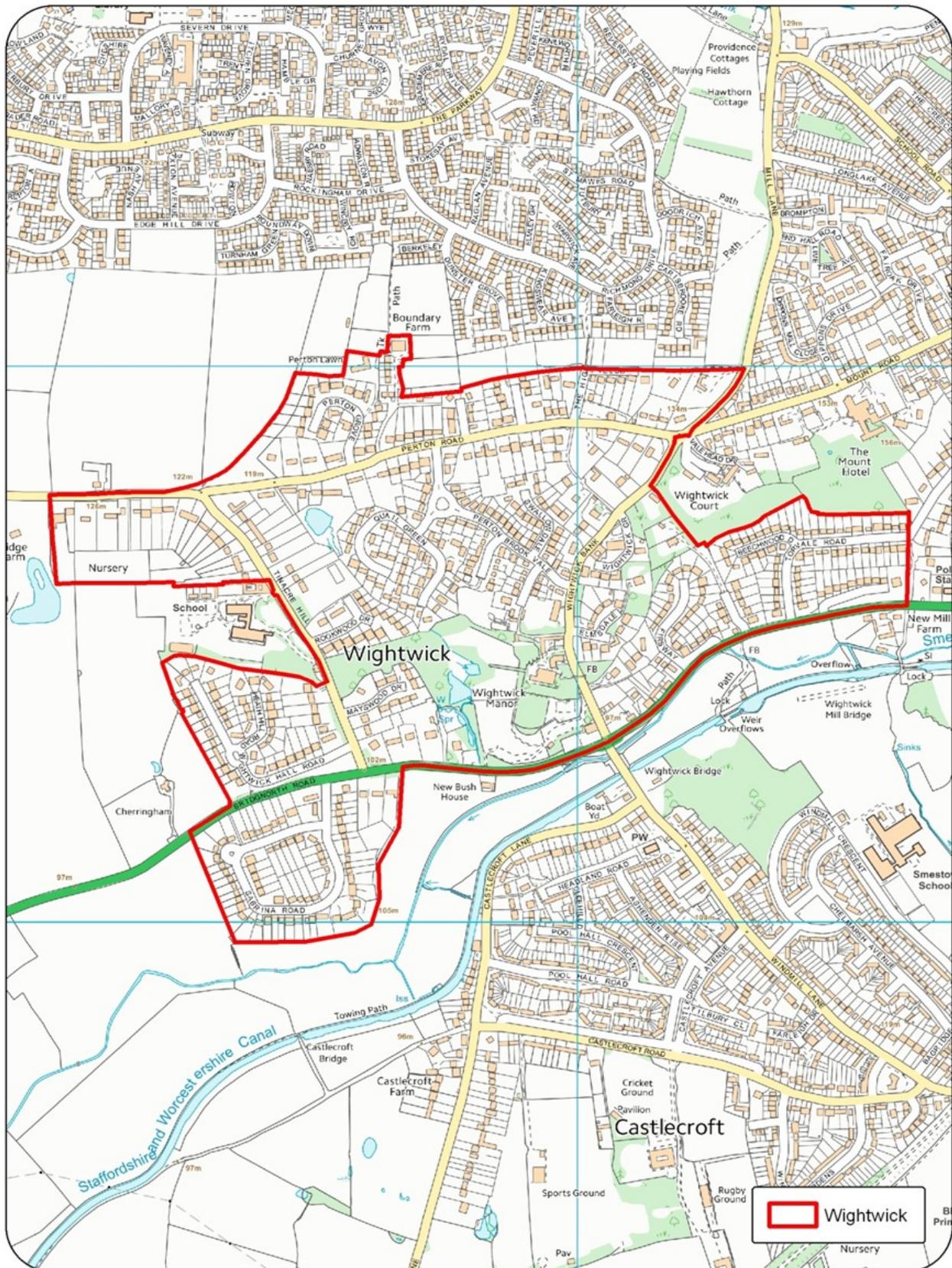
CHAPTER 7: TETTENHALL WOOD (CENTRAL)

HERITAGE ASSETS

| Heritage asset | Designation (if any) |
|--|---|
| Tettenhall Towers, Wood Road, Tettenhall, including Heather Cottage, No.51 Mill Lane | Listed Building (Grade II*) Listed Building (Grade II) |
| Gatepiers & garden wall to Tettenhall Towers and Lodge to Tettenhall Towers | Listed Building (Grade II) |
| The Old House, (formerly listed as Hea | Listed Building (Grade II) |
| The Mount Hotel, Mount Road, Wightwick, including Terrace walls & steps | Listed Building (Grade II) |
| No. 59 Mount Road (Lilac Cottage) | Listed Building (Grade II) |
| Tettenhall Wood Conservation Area | Conservation Area |
| Christ Church Nursery School | Locally Listed |
| No. 30 Mount Road (Beesdau House/Laurel Villa) | Locally Listed |
| No. 89 Woodland Avenue | Locally Listed |
| Former Institute, Wood Road | Locally Listed |
| No.45 Mill Lane, Tettenhall | Locally Listed |
| Christ Church, Church Road | Locally Listed |
| No. 3 Mount Road | Locally Listed |
| United Reformed Church, Mount Road | Locally Listed |
| No. 1 Church Road | Locally Listed |
| Nos. 39 and 41 Ormes Lane (Bromley House) | Locally Listed |
| No. 60 Wood Road | Locally Listed |
| NO. 58 Wood Road | Locally Listed |
| No. 56 Wood Road | Locally Listed |
| No. 54 Wood Road | Locally Listed |
| No. 21 Wood Road | Locally Listed |
| Royal Oak PH, School Road | Locally Listed |
| Eastleigh Cottage, 1 School Road | Locally Listed |
| Dippons House, with Dippons Court and garden building at No. | Propose for Listing |
| Presbytery at Church of Church of St Thomas of Canterbury, Haywood Drive | Propose of Listing |
| Main school building, Tettenhall College, College Lane | Propose for Listing |



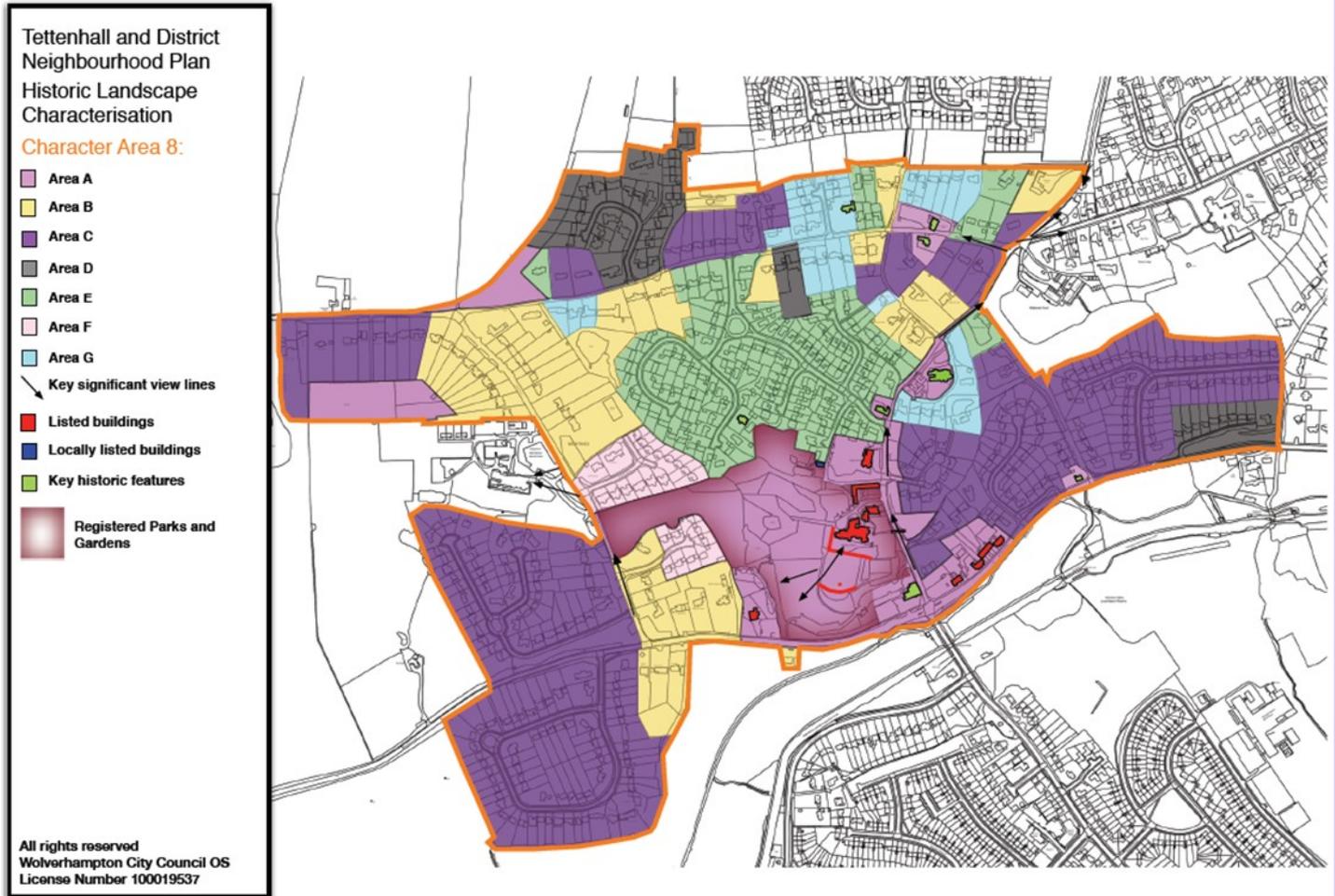
CHARACTER AREA 8: WIGHTWICK



Tettenhall Neighbourhood Plan - Character Study Areas

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CHAPTER 8: WIGHTWICK



LOCATION AND USES

Wightwick is located approximately 3 km south-west of Tettenhall village. The area rises from the widening Smestow valley towards the top of the sandstone ridge that runs from Tettenhall to Wightwick. At Wightwick, the ridge turns west through open countryside towards Old Perton and Pattingham. Beyond the northern boundary of the area are the summit of the ridge and a narrow strip of open land separating Wightwick from the post-1970s housing development at Perton. To the north-east of Wightwick the sandstone ridge rises steeply to the residential area of Tettenhall Wood. To the east, Wightwick adjoins open land on the Smestow valley floor and the residential area of Compton. To the south is the Smestow valley containing the A454, the Smestow brook and the Staffordshire and Worcestershire canal. The brook and canal are surrounded by open land, formerly grazed pasture. Beyond the canal, the southern slopes of the Smestow valley, containing old sand workings, rise towards Castlecroft.

CHAPTER 8: WIGHTWICK

HISTORICAL DEVELOPMENT

Anglo-Saxon

Wightwick is probably of Anglo-Saxon origin, established sometime between the 7th and 10th centuries. The place name is Old English (Anglo-Saxon), meaning 'Wihta's' (personal name) 'wick' or settlement. According to Ekwall, it was a 'wic' (a place, possibly a dairy farm) at a 'with' (bend in a stream), hence 'Wihtwic'.

Bridgnorth Road. This road is thought to be part of an ancient route along the Smestow Valley towards the Severn and is noted in Lady Wulfrun's Charter of 994.

Medieval

Wightwick is recorded in the Domesday Book of 1086. It was owned by the King. Domesday records a villain holding $\frac{1}{2}$ hide (about 60 acres) and $\frac{1}{2}$ a plough-team at Wightwick, worth 4 shillings, in the King's manor of Tettenhall (Regis). This small property may have grown into the Wightwick family's estate.

Several free tenants at Wightwick are recorded in the mid to late 13th century. Some appear in the Forest Roll of Kinfare (Kinver) from 1271, being fined for assarting (illegally felling forest for cultivation). One Osbert had occupied $1\frac{1}{2}$ acres of 'the King's soil' at Kingsley wood 'pertaining to his manor of Wytewyk'. This suggests the process of woodland clearance to create farmland was underway in the environs of Wightwick in the 13th century.

Several tenements and a mill at Wightwick were recorded in a sale in 1316.

An open field at Wightwick was mentioned in 1367. A 1613 map of Tettenhall records a 'Wightwick Field' of 98 acres (described as common to Wightwick and Compton) to the south of the Bridgnorth Road, stretching from Wightwick mill to Compton. The map shows only 6 buildings at Wightwick, including the site of the Old Manor.

In 1614 arable land in the open field known as Underwood is noted. A field of this name is recorded on the 1762 Wightwick estate map, approximately where Firsway is now. An open field called Wightwick Upper Field still existed in 1712 north of the Perton Road.

Early Modern

Old Manor was created in the early 17th century by the Wightwick family, but there is evidence of earlier buildings. Surviving remnants of a high status, half-timbered late-Medieval hall house found in the Old Manor date from c. 1500. The most visible feature from around 1500 is the impressive oak, studded entrance door.

The Old Manor seen today is largely of early 17th century origin. In 1600 a brick cross-wing of 3 bays, 3 floors (plus cellar), was added to the north of a medieval house. It included 2 new chimneystacks, a newel stair to the upper floors and a garderobe tower, still in modern use as a lavatory! The large chimneystack (now in the NT shop) suggests this was the kitchen of the new wing, the other (now in an office) indicates this was a parlour.

CHAPTER 8: WIGHTWICK

Early Modern Continued

Alexander Wightwick (1587-1659) inherited the estate in 1616 and, later, married into a prominent Royalist family. In the 1630s the old hall was widened to the east and the entrance porch added. A new first floor was inserted in the hall, supported on moulded joists. Evidence seen during restoration in 1993 revealed the new wing's external walls were originally rendered, concealing the poorer quality brick used in its construction.

Alexander Wightwick's son Francis, purchased Dunstall House in 1650 (the year of his marriage). He became joint Lord of the Manor of Tettenhall Regis but continued to live at Dunstall after his father's death at Wightwick in 1659. Old Manor appears to have been relegated to a second residence, occupied by a dowager or the eldest son. The Old Manor was probably not occupied by any more of its Wightwick family owners after 1692. The buildings would have been in decline in the early 18th century as the Wightwick family's attention moved elsewhere. John Wightwick, living in Surrey, inherited the family's Staffordshire estates in 1749. He mortgaged the Wightwick estate to Peter Petit for £3,400 in 1754. The Old Manor was probably let as a farmhouse. The principle rooms of the building (much of the Hall and the Solar wing to the south) had been demolished by the early 1800s, reducing the building to the c. 1600 service wing.

Netherton House was built in 1747 on the north side of Bridgnorth Road, probably for Sir Richard Wrottesley.

The Bridgnorth road was turnpiked in 1748, a gate is noted by Isaac Taylor close to the junction of Wightwick Bank and the main road.

A map of John Wightwick's lands, commissioned from the map-maker Isaac Taylor in 1762, records the Wightwick estate just prior to the industrial age.

Rising from the Smestow Valley to the surrounding higher ground, the estate covered much of Wightwick and Castlecroft. The core area stretched from Dippons Lane to the north and Compton Holloway to the east, south-west to Pool Hall and into the parish of Penn to the south. The west boundary followed the small stream and pools feeding the Smestow, just a few hundred metres from the Old Manor.

The hamlet of Wightwick was very small. A few cottages stood on the Bridgnorth Road at the foot of Wightwick Bank. Matthews Farm stood on the opposite side of the valley (part of Character Area 4). The windmill at the top of Windmill Lane was recorded, as well as a dwelling at Netherton, the water mill towards Compton and five or more cottages higher up the hill from the main Manor farm. Buildings are marked at the site of the Fieldhouse and Mermaid Inns although no note is made about their use.

Approximately three-quarters of the estate was recorded as arable land, even including some of the steeper land. The valley floor was all meadow or pasture. Very little woodland is recorded by Taylor, as this was outside the estate itself.

CHAPTER 8: WIGHTWICK

Early Modern Continued

The Old Manor, described as Wightwick Hall Farm, is shown including the main hall wing, north cross-wing, malthouse, porch and water pump. Barns and stables are also recognisable. The key refers to a green (now the service entrance drive and stable yard), folds and a sheepcote. A garden divided into six sections is clearly marked on the map to the south of the Old Manor (now mainly the Nuttery garden). The garden appears very formal, perhaps including a knot garden.

Taylor's map reveals that the medieval field pattern of strips had survived in places although they are later shown consolidated into larger fields.

In 1780 Wightwick was described as having 23 houses and two inns.

Interestingly, apart from the three farms mentioned, the Wightwick estate did not appear to own any of the cottages in the hamlet. John Becket and William Foxal, who were prominent local landowners, owned many of the other cottages. The population of the hamlet can be estimated at around 100-150.

The Industrial Age

Construction of the Staffordshire and Worcestershire Canal, completed in 1772, connected Wightwick to the expanding Industrial areas. Thomas Talbot constructed a canal wharf at Wightwick in 1771. A small sand quarrying industry developed on the far side of the valley.

Talbot may have been the tenant of the Old Manor house at this time. A document c. 1818 notes: "Mr. Talbot of Wightwick Hall, many years tenant of the farm".

Enclosure commenced around 1809, including the enclosure of the common.

John Wightwick sold the Old Manor (with 98 acres) to brothers Peter Tichborne and Josiah Hinckes for £9,004/19/6 on 24th June 1815. The Old Manor continued to be rented as a farmhouse.

Theodosia Hinckes (1792-1874) inherited the Wightwick estate in 1830 and built a magnificent 'Gothic' house called Tettenhall Wood House on the former common five years later (this was located well outside Wightwick – see Character Area 6A).

The 1841 tithe map shows little change in Wightwick since 1762. Twenty or so dwellings were scattered around Wightwick Bank and Bridgnorth Road. Some fields had been sub-divided and about 100 people were recorded living in the 18 properties around the Fieldhouse and Old Manor.

The 1841 census notes James Moore, farmer and maltster, as the occupier of Old Manor, called Wightwick Hall, with his family and four others.

The rural character of the local economy is reflected in the large number of agricultural labourers (at least 11), a pig dealer, a wheelwright and a miller. The industrial age begins to show its hand though as there is also a forgerman, lime burner and collier.

CHAPTER 8: WIGHTWICK

The Industrial Age

The Old Manor, was recorded as 'Manor house' in the 1881 census for the first time, to avoid confusion with Hickman's new Wightwick Hall on Tinacre Hill. At nearby Netherton House, Thomas Faulkner employed 14 men and 4 boys to farm his 460 acres. He also had 5 servants in the house.

Four large houses had been built by wealthy industrialists by the late 19th century (Wightwick Manor, Wightwick Hall, Elmsdale and Perton Grove). Wightwick was now seen as a pleasant place to live, beyond the pollution of the Black Country, yet close enough to commute to Wolverhampton. However, the Ordnance Survey maps of the time show the hamlet of Wightwick itself had not changed much and was still remarkably rural.

By 1887 Samuel Theodore Mander (1853-1900) purchased the Old Manor, its outbuildings, grounds and the rump of the old Wightwick family estate's farmland, from the trustees of Theodosia Hinckes and built a new large family home to be known as Wightwick Manor to designs by Edward Ould. The remains of the Old Manor, malthouse and stables were refitted and extended to include a carriage-house and a school room heated by a large inglenook fireplace. A half-tiled wall facing the drive was added to blend the old buildings in with the new house. In 1910 the gardens were laid out by the Arts and Crafts landscape designer Thomas Hayton Mawson.

Wightwick Hall was built at Tinacre Hill. It was owned by the Local Steel magnate and politician Sir Alfred Hickman.

In the 1890s, Mander extended the Mermaid and swept away the old cottages on the main road, replacing them with the existing eleven ones for his gardeners and staff.

Wightwick was included in the administrative area of Tettenhall Urban District Council in 1896.

20th Century

The key 20th century driver of change was the sale of most of the Wightwick estate by Geoffrey Mander in the 1920s. Mander retained the Manor and gardens. The sale allowed others to build new houses.

In the 1930s houses were built as ribbon development along Perton Road, Bridgnorth Road and Tinacre Hill including high quality homes for wealthy middle-class car owning people who could commute to jobs in Wolverhampton.

Wightwick Manor was given to the National Trust in 1937, protecting the building and its grounds from development, and was opened to the public. This may have added to the appeal of living at Wightwick.

The Second World War put all change on hold for a while.

CHAPTER 8: WIGHTWICK

20th Century Continued

The 1940s local plan for the area shows the transition of Wightwick from a rural to a suburban settlement. Large areas are indicated for new housing, many of which were developed between 1955 and 1970, maintaining a standard of higher value homes. The first roads developed in this way included Bridgnorth Road, Tinacre Hill and Perton Road. Perton Brook Vale and more of Perton Road were developed later. Small-scale infill continued from the 1980s. These houses were expensive to buy.

Post-war houses continued to be constructed as detached homes for more affluent commuters. Land set aside for open space in the 1940s, between Grove Lane and Wightwick was built on (Firsway, Viewlands, Beechwood, Torvale), although a proposed commercial (shopping) centre opposite the Wightwick estate cottages (within the flood-plain) never materialised. This huge growth after 1955 effectively connected Wightwick to Compton and Wolverhampton beyond. This was formalised in 1966 when the Tettenhall council area was absorbed into Wolverhampton Borough. Wightwick was now a suburb.

GENERAL CHARACTER DESCRIPTION

Wightwick is an affluent residential area of large detached housing on the western edge of Wolverhampton with a semi-rural character due to the large number of mature trees along Tettenhall ridge (classified as ancient woodland), the open land of the Smestow Valley below and views of nearby countryside. There are many substantial, attractive houses on large plots. There are a number of significant 19th century buildings on Wightwick Bank, but most of the housing was built after 1930, with the largest number constructed between approximately 1955 and 1980 along the original quadrilateral of roads that make up the area, and in a series of newly created cul-de-sacs leading from them. Since 1980, the small numbers built have mostly been infill. Wightwick Manor is a 19th century house built on the ancient estate once owned by the Wightwick family. It is now a National Trust property and a major tourist attraction comprising a late 19th century mansion built in the Old English style of exceptional interest, with a well preserved Arts and Crafts interior inspired by William Morris and Co. and standing in Arts and Crafts landscaped gardens.



CHAPTER 8: WIGHTWICK

KEY POSITIVE CHARACTERISTICS

A very 'green' area with, a semi-rural nature due to its location at the edge of the conurbation adjoining countryside, with the Smestow Valley acting as a 'green wedge' of open land and hedgerows, with an extensive number of mature trees, especially on Tettenhall ridge.

Topography; the sandstone ridge provides changing levels and creates views across the Smestow Valley and countryside to the Clee Hills. Rock outcrops provide opportunities to appreciate the geological development of the area, whilst the cutting through them, required to ascend the hill, is likely to be of some antiquity and creates an area of highly distinctive character.

Wildlife; resident populations of ravens, buzzards and woodpeckers. Many other bird species. Resident foxes and badgers, valued by many, although others may feel they cause damage to gardens.

Historic buildings at Wightwick Manor create a physical link to the former estate owned for centuries by the Wightwick family.

Wightwick Manor is a major tourist attraction, raising the profile of the area, which potentially leads to increased protection of the historic and aesthetic landscape of Wightwick.

Wightwick Manor provides employment and volunteering opportunities in an otherwise predominately residential zone.

The area is characterised by substantial, expensive, well-maintained detached residences on very large plots with large gardens, creating a green environment and providing a wealth of architectural interest.

There are a large variety of attractive building styles – Arts and Crafts, 'Old English/mock-Tudor', Flemish Renaissance, as well as some distinctive designs from the 1960s/1970s period.

AREA CHARACTER DESCRIPTION

1.) 19TH CENTURY & EARLIER: WIGHTWICK BANK; PARTS OF BRIDGNORTH ROAD; PERTON ROAD; TINACRE HILL

Wightwick Bank, from Perton Road to Bridgnorth Road, forms the core area of the ancient settlement of Wightwick. It is a narrow and sinuous road climbing up the ridge from the valley floor through a steep-sided cutting or hollow-way with partial, very narrow footpaths, where outcrops of sandstone, overhanging trees and tall sandstone walls rise-up high above the roadside, hiding the informally arranged buildings and creating an enclosed atmosphere of 'green' views which creates a semi-rural character. There are occasional glimpses across the valley to Penn ridge, notably from next to Elmsdale Hall at Wightwick Grove. The views of Wightwick Manor's wooden garden bridge, which spans the road, add significantly to the special character of the area.

CHAPTER 8: WIGHTWICK

Buildings of historic interest on Wightwick Bank include a group of 19th century mansions with, 19th century lodges and estate cottages and earlier 17th or 18th century inns. They are informally arranged, at various angles to the road in very large irregularly shaped plots, many of which have been subdivided. The most significant is the nationally important Wightwick Manor (listed Grade I), which forms the nucleus of the Wightwick Bank Conservation Area. Begun in 1887 and extended in 1893, it is in the 'Old English' style popularised earlier by Nesfield and Norman Shaw and used conspicuously across the Neighbourhood Plan Area for high status homes or estate buildings. It stands within a landscaped garden setting designed by Thomas Hayton Mawson (a landscape designer of national note), which includes formal gardens with lawns and terraces to the south and east (providing iconic views of the house) an orchard to the west and a small park or paddock taking in the sloping ground of the hill to the south west and south with a series of small pools and streams. An open courtyard lies directly to the north west of the house, which is separated from the orchard by a rose garden with tall yew hedges. Walled kitchen gardens lie beyond the orchard to the north east, but are separated from the formal setting of the house by a lane. A nuttery or wooded garden to the north east is cut through by Wightwick Bank with a wooden footbridge over the lane connecting the two parts.



The 1887 (west) wing of the house has a sandstone plinth supporting a redbrick ground floor with redbrick surrounds to casement windows, mostly with leaded lights, and a timber-framed first floor with projecting gables and some areas of tile hanging. The entrance porch to the north supports a large brick tower with battlements and tall redbrick chimneys. Other chimneys are in 'Tudor' style with candy twist brickwork, whilst the building is covered with a plain tile roof.

The 1893 wing has a more grandiose timber-frame extending to both floors and decorated with figurative and foliate carvings in oak. The interior is equally significant with carved panelling, moulded plaster ceilings, tiled fireplaces, stained glass, 'arts and crafts' metalwork, oak doors and built-in cupboards.

Wightwick Manor is now a major tourist attraction with around 60,000 visitors a year. As one of only two Grade I listed buildings in Wolverhampton it is the most significant historic building in the Wightwick area. The Manor's gardens, have a separate designation as a Grade II Registered Park and Garden, which is one of only two in the Wolverhampton City area and includes several features designated as Grade II listed buildings, which include the south terrace walls, steps and sundial, the garage with garden seat in the Rose Garden, the wooden garden bridge across Wightwick Bank, and the 19th century lamp post from Cheyne Walk, London alongside the stable block. Otherwise the gardens slope steeply to the west and are not visible from outside their boundary to the east and north and are well screened by tree lines to the south and west.

The Old Manor and Malthouse remain within Wightwick Manor's grounds and stand directly north of the house, creating a grouping of historic buildings and framing the south side of a square service yard beyond. They are listed Grade II*.

CHAPTER 8: WIGHTWICK

The roughcast exterior and Victorian window casements of the Old Manor, disguise the earlier house, which was partially demolished. The Malthouse retains its original red-brick facade with Victorian window casements although the interior has been altered. An adjacent 18th century pump has been listed Grade II for its contribution to the interest of the group. The stables (now a tea room) stand to the north with a separate entrance from Wightwick Bank and framing the west and north sides of the service yard, the remaining east side of which is enclosed by a red brick wall to the road. The stables were extended and remodelled in the late 19th century. The prominent gable facing the drive incorporates the mid-Victorian fountain from the old Market Hall in Wolverhampton and has both timber-framing and sympathetic materials to the other buildings in the group. At the back of the former stables is an 18th century cottage (Locally Listed), which is all that remains of a larger complex of farm buildings. It is approached separately by a narrow lane with an unmetalled surface.

Other 19th century buildings of significant character on Wightwick Bank include:

Wightwick House (Grade II Listed) is a substantial early 19th century house with rendered, white-washed walls, grey-tiled shallow pitched hipped roof and sash windows set in a large garden behind a high sandstone wall, located just north of Wightwick Manor. The cross-wing is probably late 19th century.

Elmsdale Hall is a substantial 19th century sandstone house (now apartments) with limestone quoins and casements, built in Flemish Renaissance style with a prominent tower, Dutch gables and a slate roof, stands a little further north than Wightwick House and on the east side of Wightwick Bank. It stands back from the road above a substantial bank and is partially screened from view by foliage. However, since the subdivision and development of its grounds for detached red brick houses in the late 20th century, it can now be viewed from the cul-de-sac at Wightwick Grove. There is an adjoining brick stable block.

Viewlands (formerly Elmsdale) Lodge on Bridgnorth Road was formerly a gate lodge to this house and is built as a smaller version of the Hall. The drive between the two is blocked two-thirds of the way up by more recent homes.



Mosney Cottages, just to the north of Wightwick House, occupy the site of buildings recorded on the 1762 map but were either substantially altered or completely re-built in the late 19th century. As a terraced group they run away from the road and are mostly clad in a cream painted render. The corner house has more well preserved architectural detailing including tile-hanging on the first floor, half-dormer windows, a gabled return to the road and a large bow window with a half conical tiled roof, providing a wealth of architectural interest within a small house. It stands very near the roadside, raised above it on a bank, and is prominent in views up the hill from the lane.

CHAPTER 8: WIGHTWICK

At the foot of the ridge, the Manders' eleven estate cottages provide an interesting frontage to the road from the junction of Wightwick Bank and Bridgnorth Road. They continue Edward Ould's use of the Old English style with a formal plan of development as short terraces with one terrace set back, forming a small 'village green' area. They add significantly to the character of Wightwick, being prominently located on the A454 and in views across the green open space of the valley from the canal and nature park. They are all Grade II Listed. The materials of the first three mirror the 1887 wing of the Manor with a sandstone ground floor and a mixture of half-timbering and tile-hanging above. There are massive stone chimneys, gabled fronts and red tiles on the roofs. The other eight have a high brick plinth, with timber framing above, whilst the set-back group have a tile-hung upper floor and a central carriage arch. All have prominent gables or half-dormer windows, moulded brick chimneys and roofs of dark red plain tiles.

The Mermaid Inn stands just to the west on Bridgnorth Road and is an 18th century inn. It has rendered, whitewashed walls and a red-tiled roof. A redbrick wing, added at the back in the 1890s by Theodore Mander, was the village hall. Parts of the walls of a smithy remain, supporting the higher car park of the Inn. Although extended and significantly altered, the Mermaid adds to the character of Wightwick, contributing to a 'village feel'.

Netherton is a significant 18th century red brick and grey tiled Georgian house with sash windows on Bridgnorth Road. It is set back in its own grounds.

Wightwick Hall, a substantial red-brick and sandstone mansion with a 'crenulated' tower and bay windows, and its adjoining lodge are prominent features on Tinacre Hill. Although its access is from Wolverhampton, it is under the administration of South Staffordshire. The lodge has a red-brick ground floor with tile-hanging above, wooden window frames with leaded lights and a red-tiled roof. The elaborate metal gates add to the character of Tinacre Hill.

Extensive views over the Smestow valley and beyond make an important contribution to the area's semi-rural character. Looking north east towards Tettenhall Wood, there are a significant number of trees along the ridge which hide many buildings. Looking southeast across hedges and trees, there are grassy fields, the canal and woodlands beyond in the former sand quarry. Looking south west, beyond the canal and open farmland, Titterstone Clee is visible 25 miles away.

KEY POSITIVE CHARACTERISTICS

The focus of historic buildings and gardens at Wightwick Manor.

The narrow lane at Wightwick Bank, enclosed by high banks, walls and sandstone outcrops, with trees arching over, creating a highly atmospheric space with a series of unfolding views.

Late 18th and 19th century mansions built for wealthy industrialists in mature grounds with ancillary buildings including gate lodges.

The group of estate cottages on Bridgnorth Road formerly part of Wightwick Manor, which contribute to the prominent use of the Old English style of architecture.

Historic inns that contribute to the area a historic village character.

CHAPTER 8: WIGHTWICK

Views to the settlement across the Smestow Valley, including the wooded backdrop of the large gardens of Victorian Villas and the cottages and Inn on Bridgnorth Road.

Views out from the ridge across the green space of the Smestow Valley to the east or the Staffordshire Countryside to the south and south west.

Smaller historic houses and cottages with architectural detailing that reflect the Victorian and Edwardian development of the area as a desirable residential location.

2.) EARLY 20TH CENTURY INTER-WAR 1920'S-1930'S: TINACRE HILL

PARTS OF PERTON ROAD; OLD LANE; BRIDGNORTH ROAD

These houses and gardens add significantly to the character of the area, continuing the influence of the Old English movement into Arts and Crafts (such as Wendover, Perton Road) and Vernacular Revival such as those by the locally prominent architect Major Hutchinson Smith on Bridgnorth Road. A few houses of this period were built as outliers, away from the roadside, including the large bungalow in Firsway, the distinctive inter-war house called Wightwick Leys at Quail Green and those along Old Lane, which even today retains a rural feel due to the very narrow roadway and hedges. The semi-rural character of historic lanes such as Tinacre Hill and Perton Road is preserved to a varying degree by their narrowness, the lack of a footpath in places, the overhanging mature trees which provide green corridors or 'tunnels' of greenery, and the building-lines set well back from the roadside. A remnant of Wightwick Hall's sandstone boundary wall is a prominent feature on the western side of Tinacre Hill.

KEY POSITIVE CHARACTERISTICS

Historic lanes preserving a historic character through green frontages including hedgerows and banks, narrow, sinuous paths, absence of separate footpaths/pavements and overarching trees.

Large detached houses in individual designs providing evidence of the development of Old English, Arts and Crafts and Vernacular styles during the early 20th century and with examples by notable local architects.

Large front gardens and a uniform building line provide a green environment and low density of development.

Sandstone wall of Wightwick Hall at Tinacre Hill.

CHAPTER 8: WIGHTWICK

3.) MID 20TH CENTURY (POST-WAR TO LATE 1950'S): WIGHTWICK HALL ROAD; HEATH HILL ROAD; SABRINA ROAD; FIRSTWAY; BRIDGNORTH ROAD; VIEWLANDS DRIVE; ELMSDALE; TORVALE ROAD; BEECHWOOD DRIVE; BOUNDARY WAY; NORTHERN SIDE OF PERTON ROAD

Suburban character developments with large numbers of more densely built houses, along newly set-out roads with frontages divided by evenly sized plots. This building phase took place mostly on the north side of Bridgnorth Road during the 1950s to create the following new roads - Wightwick Hall Road, Heath Hill Road, Sabrina Road, Firsway, Viewlands Drive, Elmsdale, Torvale Road and Beechwood Drive. Many houses were also built at this time along Perton Road, mostly on the northern side from Tinacre Hill to Boundary Way. These are characterised by formally planned, large detached houses and bungalows constructed along fairly straight roads, some with curved sections and cul-de-sacs. They are set back, follow a building line, and have large front gardens, garages and drives.

The houses are in a mixture of styles, mostly constructed from red brick with red or grey-tiled roofs (especially Torvale and Sabrina Roads). Others are built from yellow bricks (Perton Road and Elmsdale). Some are rendered. A few have slate roofs. Some are oriented with gables facing the street, often those with mock-Tudor half-timbering, such as those at the entrance to Wightwick Hall Road. In contrast to earlier properties, these have front gardens which are very visible from the road; some have an open plan while others are separated from grass verges by low, red or yellow brick walls.

With the exception of Viewlands Drive (the former drive to Elmsdale Hall) and Perton Road, these new streets are relatively gently sloping and have an open, spacious character with, in most cases, extensive views across the Smestow Valley and of the trees along Tettenhall Ridge. From Wightwick Hall and Sabrina Roads open countryside is visible.



KEY POSITIVE CHARACTERISTICS

Openness of streets, with green environment.

Views out from streets to the Smestow Valley green space and up to the wooded ridge acting as a backdrop to views along streets.

CHAPTER 8: WIGHTWICK

Large houses and bungalows in varied designs with themes, including Old English/Mock Tudor and Arts and Crafts (Wightwick Hall Road), and with shared pallets of materials within individual roads crating a sense of unity.

Broad green verges and islands at Wightwick Hall Road, creating a more spacious green environment.

Quiet, residential cul-de-sacs with little or no through traffic or on-street car parking providing clear views along streets and an open, tranquil environment.

4.) MID 20TH CENTURY TO LATE 1960'S: PERTON GROVE AND BRIDGNORTH ROAD

A sharply curving cul-de-sac of large detached two-storey houses and a high proportion of bungalows and chalet bungalows in a variety of later 20th century building styles, with homes constructed using red or yellow bricks with grey tiled roofs and panels of horizontal boarding or tile hanging. There is a formal building line with homes arranged at varying angles to the road in narrow fronted plots that 'radiate' from the curving frontage. All have integral garages and drives with large open plan front gardens. A major characteristic is the number of mature trees, including a high number of coniferous trees including Wellingtonias, at the entrance to the road, which initially follows the line of the former drive to the Victorian mansion called Perton Grove (demolished to build this street). Some of the planting may be a relic of its gardens. There is a narrows grass verge to the footpath at the entrance to the cul-de-sac.

A cul-de-sac off Bridgnorth Road, close to Grove Lane, created on a rising slope has detached bungalows and houses of moderate size built in red brick with contrasting pale stone. They have grey tiled roofs. Garages, drives and open plan front gardens are behind low stone walls and a grass verge. Their elevated position gives extensive views across the Smestow Valley.

KEY POSITIVE CHARACTERISTICS

Buildings in a limited palette of materials, well-spaced in large plots and set back to a common building line.

Green, 'open plan' front gardens, creating a spacious setting to the street.

Some mature tree planting.

Parking in off-street driveways and garages preventing clutter in the street scene.



CHAPTER 8: WIGHTWICK

5.) LATE 20TH CENTURY TO 1970'S: PERTON BROOK VALE; QUAIL GREEN; RAVENSHOLME; SWALLOWDALE; THE HERONRY; PERTON ROAD

Perton Brook Vale estate is a formally designed residential area of large houses and bungalows following a pattern of curved streets and cul-de-sacs. The houses mostly follow building lines, but some are set at an angle to the road or are slightly away from it. They have medium-sized front gardens, garages and drives. This area is characterised by the many unusually designed houses in a variety of styles and materials. All brick types used include red, brown or yellow bricks. Grey concrete tiles are used for roofs, although some have been inappropriately replaced with red tiles. Contemporary groups of detached houses with garages and drives, of varying design, in red brick and grey tile are found as infill developments along the western end of Perton Road close to Perton Brook Vale, at the eastern end of Perton Road and at Old Lane.

In Quail Green many houses have steep roofs and dormer windows. A few are of an 'Alpine' design where the house presents a large gable facing towards the road and has very steep roofs on either side encompassing the first floor. Others (especially in Swallowdale and Perton Brook Vale) have an asymmetric roof with one side sweeping steeply down to embrace the first floor. On the first floor these houses also have very large windows opening onto distinctive wooden, white-painted balconies at the front, set above a projecting garage and porch. In The Heronry, Ravensholme and part of Swallowdale there are more individually designed houses which may have been built slightly later.



The front gardens are mostly open plan and have large drives. Some in Quail Green have low walls. Mature trees and a small section of hedge were retained when the development was built; the trees on a traffic island create a 'village green' effect. There are views across this sloping site to the woodlands of Wightwick Manor, the many mature trees around Tinacre Hill and occasional longer views to Sedgley Beacon.

Wightwick Leys, Quail Green, a large house built in the 1930s (possibly on the site of an earlier building), stands out as a link to the past and has a rendered, white-washed appearance and a prominent stone garden wall.

KEY POSITIVE CHARACTERISTICS

Variety of design between buildings, with consistent roof materials providing some sense of unity.

Some groups of uniformly built houses, which provide a sense of unity and place.

CHAPTER 8: WIGHTWICK

'Village green' area at Quail Green.

1930s house 'Wightwick Leys' at Quail Green, provides evidence of an earlier phase of development, possibly associated with Wightwick Manor.

Views out to the wider landscape including to the wooded backdrop of the ridge and out to the south.

Maintenance of a strong building line and curving road lines create a sense of enclosure and a series of more intimate spaces (mainly formed by cul-de-sacs within the wider development).

6.) LATE 20TH CENTURY (1970'S): MAYSWOOD RIVE; ROOKWOOD

A formal development, in two cul-de-sacs, of very large detached houses with garages, drives and front gardens, which are open plan. A grass verge bounds the pavement on the north side of Rookwood Drive. Mayswood Drive has houses of red brick with low-sweeping, grey concrete tile roofs and prominent chimneys. Rookwood Drive has Neo-Georgian style houses built in a mixture of red and yellow brick with grey concrete tile hipped roofs of low profile with spreading eaves and with broad frontages containing sash windows and small window panes. Other details include a selection including verandas supported on Tuscan columns, bow or bay windows, classical door cases, storm shutters and a flat headed half-dormer window within a forward breaking bay to one side of the frontage. The formal building line is observed; some houses have a more private access away from the proper roadside.

A major character of these streets off Tinacre Hill is that they were built either side of Wightwick Manor's woodland garden, providing them with a backdrop of mature trees. Rookwood Drive has views beyond as the land falls away.

KEY POSITIVE CHARACTERISTICS

Large houses built to uniform or similar designs with a limited palette of materials, with regular spacing and gaps, creating rhythm in views along a well-defined frontage line.

Open fronted front gardens providing a sense of openness and a green environment.

Gently curving road lines create a series of unfolding views, including views out to the wider landscape.

Provision of car parking on drives and in garages creates an uncluttered street scene, whilst development in cul-de-sacs provides a quiet area with no through traffic.



CHAPTER 8: WIGHTWICK

7.) LATE 20TH CENTURY (1970'S TO 1980'S INFILL): STOCKBRIDGE

CLODE; THE HIGHFILEDS; BOUNDARY FARM; VIEWLANDS

These areas are characterised by their small scale. Boundary Way and Stockbridge Close are small cul-de-sac developments that fill gaps along Perton Road. The Highfields and Wightwick Grove are private roads built on the grounds of larger properties. The houses at Boundary Farm replaced farm buildings. Stockbridge Close has large detached houses of red brick, grey concrete tiles and 'mock-Tudor' timbering following a formal building line. The Highfields is a private road of formally arranged redbrick detached houses with concrete tiled roofs, integral garages and open plan front gardens set opposite a grass verge all approached from a narrow lane which continues as a footpath to the Perton estate.

Boundary Farm is a 1930s red brick, grey tiled farmhouse built on the site of an older one (marked on the 1841 Tithe map). Some of its outbuildings have been replaced by a formal row of detached houses with integral garages built from red brick and with grey tiled roofs. Gables facing the street line have false half-timbering. A large detached house behind this row gains access via a private drive from Perton Grove. Wightwick Grove is a small group of large detached houses in brown brick (some re-cycled) with grey tiled roofs and gabled facades, garages and gardens mostly set in a formal line in the grounds of Elmsdale Hall. There is an infill of a few detached red-brick houses behind small open plan gardens/drives on the west side of Viewlands Drive. Generally, these houses are built at a higher density than used in earlier developments in the area, with smaller front gardens, creating more enclosed, intimate cul-de-sacs.

KEY POSITIVE CHARACTERISTICS

1930s farmhouse at Boundary Farm, providing evidence of earlier phases of development and the area's former rural character.

Remnants of landscaping of earlier estates, such as Elmsdale Hall.



Issues

Traffic volumes and congestion – traffic is heavy along the A454 Bridgnorth Road, as it is a major commuter route from Perton and Shropshire and because Wightwick Manor attracts up to 60,000 visitors a year.

The Tettenhall Ridge is a physical barrier to movement, focusing traffic to a small number of routes. Wightwick Bank is, therefore, used as a commuter route through the area to by-pass the other two very busy and often congested locations. Wightwick Bank, Tinacre Hill and Perton Road take too much traffic for their width.

Traffic creates noise and air pollution. Litter is thrown from passing traffic, making the area less appealing.

CHAPTER 8: WIGHTWICK

Issues Continued

Lack of footpaths on Wightwick Bank, Tinacre Hill and Perton Road make them dangerous for pedestrians (although this is also viewed as a positive feature of their semi-rural character).

Inappropriate changes to properties by over development or poor use of materials – e.g. red tiles replacing grey ones, insensitive extensions, loss of gardens to car parking.

Piecemeal removal of trees and hedges, especially in front gardens.

Persistent issue of strong smell from sewers at entrance to Wightwick Manor on Wightwick Bank.

Profusion of street furniture on Wightwick Bank – e.g. double yellow lines and bollards which are visually intrusive and out of character generally.

DEVELOPMENT GUIDELINES

New housing and highways development will need to prevent further negative impacts from increased traffic, including pollution and littering. There is considerable concern that proposals to build a Western Orbital motorway would require construction of a junction on the edge of Wightwick with a resultant impact on its green character and the surviving rural tranquillity.

Traffic management schemes should not increase traffic on narrow, historic lanes such as Perton Road and Tinacre Hill, which are not designed for heavy loads. Alterations to these roads to increase their capacity would be likely to detract from their historic character and the amenity enjoyed by residents.

The demolition of large historic houses, including those built during the early 20th century, is a means of enabling new development, but it is likely to be considered harmful to local character. Subdivision of large gardens for new, higher density development would result in a loss of the area's green and sylvan character, resulting in harm to the area's character, which is unlikely to be acceptable, particularly in the conservation area. Sensitive extension and subdivision of larger properties may be a more acceptable means of development as demonstrated by the former Elmsdale Hall (although here the infill development of the grounds has reduced the contribution of the building's landscape setting to its significance).

Building on remaining parcels of rural character open space or woodland would be considered to detract from the area's historic character and amenity.

Existing boundary walls, gate piers and hedgerows should be protected within development proposals to conserve the historic pattern of plots, the green character of the area and the contribution these make to the historic character of the area .

New development needs to include sufficient green landscaping to the public realm to support the green character of the area. This may require building at a lower density than would usually be required by local planning policy and retaining existing mature tree planting and hedgerows. They should also make provision for new planting where this may be required to strengthen the green character of the area. Tree surveys should be prepared to identify whether existing planting is reaching an age where replacement is required.

CHAPTER 8: WIGHTWICK

DEVELOPMENT GUIDELINES CONTINUED

The pattern of development of large two storey houses or rows of smaller cottages with a strong Old English, Arts and Crafts or Vernacular Revival architectural style makes an important contribution to the area's character. New development should aim to reflect this character but will need to provide close attention to detail. The area provides numerous examples of how well this can be achieved (and some less successful examples). This does not prevent the use of innovative modern architectural design but should provide a source of reference of the materials and forms that are likely to be successful.

Developments in the green space of the Smestow Valley, to the east, that detract from the rural setting of Wightwick as a former village community, would be considered harmful to the significance of the conservation area.

Development proposals might provide some public benefit by providing alternative pedestrian routes up the ridge, avoiding the narrow and dangerous route up Wightwick Bank.



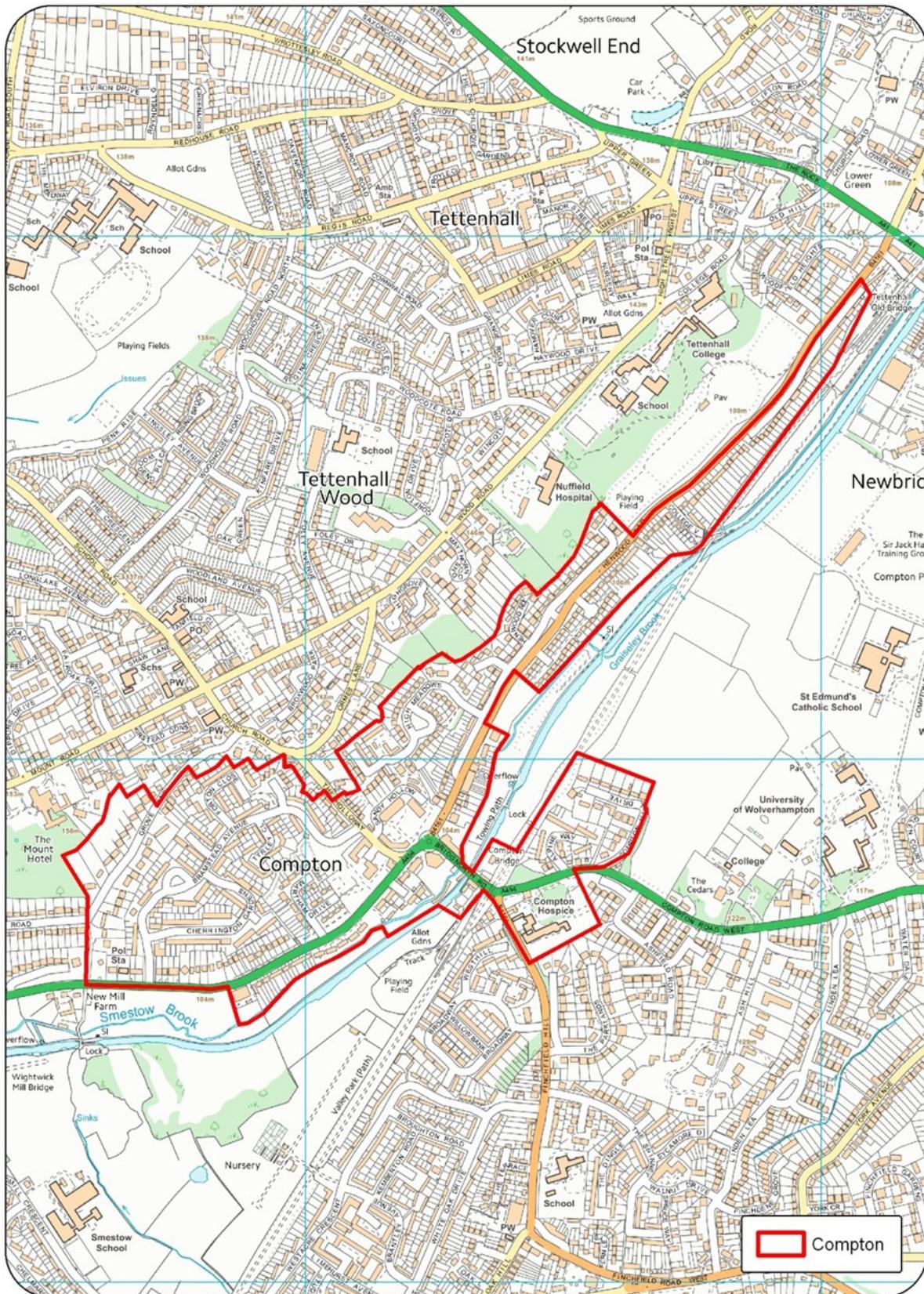
CHAPTER 8: WIGHTWICK

HERITAGE ASSETS

| HERITAGE ASSET | Designation (if any) |
|--|---|
| Wightwick Manor, | Listed Building |
| Terrace wall and steps immediately to South East of Wightwick Manor, | Listed Building |
| Terrace approx. 20m to S of Wightwick Manor, | Listed Building |
| Terrace approx. 82m to S of Wightwick Manor, | |
| Lamp post to North of Wightwick Manor, | Listed Building |
| Sundial approx. 70m to S of Wightwick Manor, | Listed Building |
| Terrace & garden bridge to East of Wightwick Manor, | Listed Building |
| Old Malt House to North of Wightwick Manor, | Listed Building |
| Old Manor House to N of Wightwick Manor, | Listed Building |
| Garage & garden seat, To NW of Wightwick Manor, | Listed Building |
| Stable buildings & attached walls to North of Wightwick Manor, | Listed Building |
| Netherton House, No.302, Bridgnorth Road, | Listed Building |
| Pump immediately to East of Old Malthouse, | Listed Building |
| 244 (Rock Bottom) & 246, Bridgnorth Road, | Listed Building |
| 248 - 254 (evens), Bridgnorth Road, | Listed Building |
| 256 and 258 Bridgnorth Road, | Listed Building |
| 260, 262 and 264 Bridgnorth Road, | Listed Building |
| Gardener's Cottage, Wightwick Bank (Building) | Locally listed building |
| Wightwick Manor Gardens | Registered Park and Gardens (Grade II*) |
| The Mermaid Inn and old village hall, Bridgnorth Road | |
| Wightwick Leys, No. 6 Quail Green | |
| No. 3 Perton Brook Vale and No. 4 Wightwick Bank | |
| Elmsdale Hall and The Coach House, Wightwick Bank | |
| The Field House, Perton Road | |
| No. 5 Perton Road | |
| Wendover, Perton Road | |

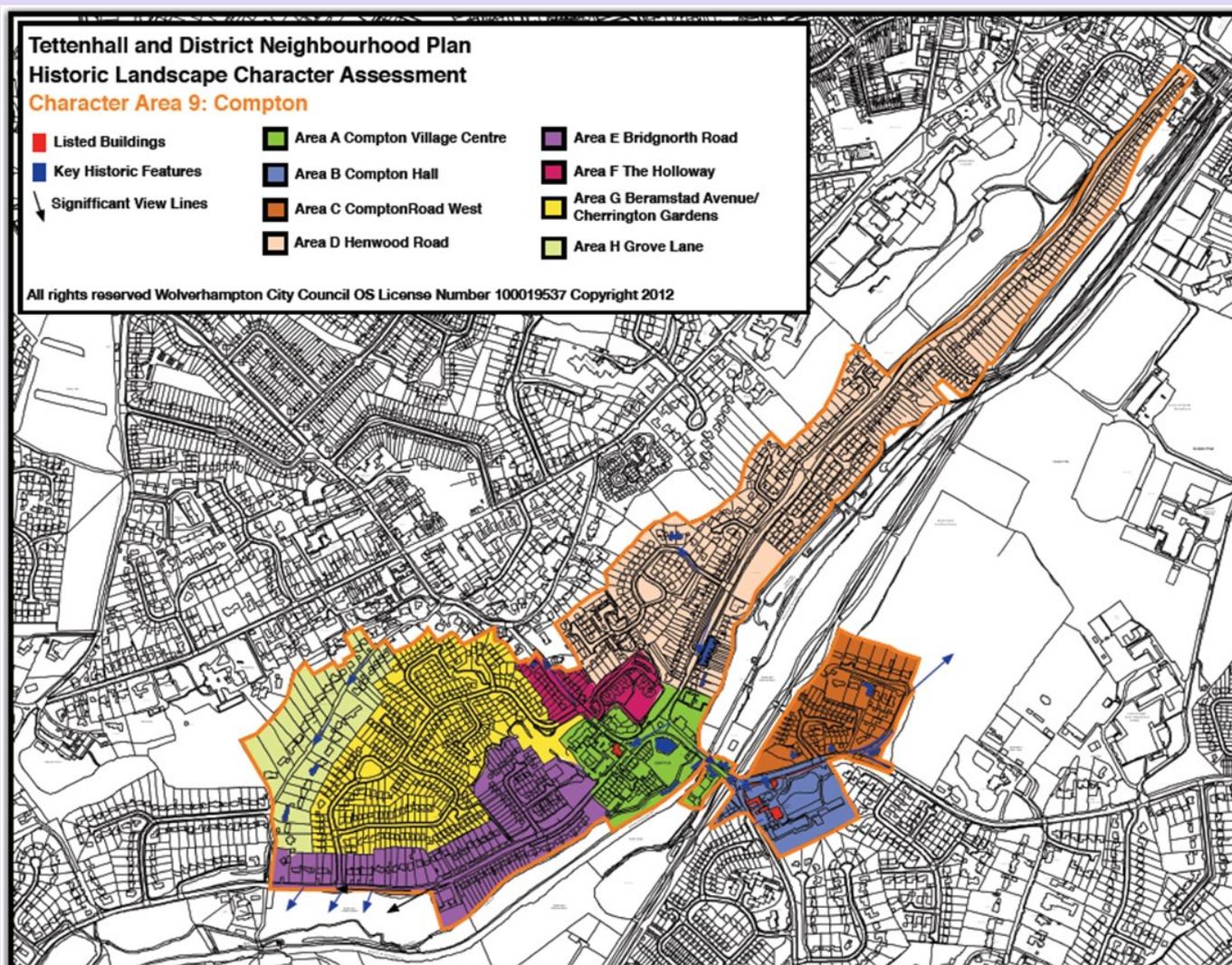


CHARACTER AREA 9: COMPTON



Tetterhall Neighbourhood Plan - Character Study Areas

CHAPTER 9: COMPTON



LOCATION AND USES

This Character area lies in the south east of the Neighbourhood Plan Area forming a long strip running from north east to south west between the Tettenhall escarpment and the green open spaces of the Smestow Valley. In the north, near the Tettenhall Road, it is very narrow consisting of Henwood Road and the housing on its south east side. It broadens considerably in the south west to include the historic settlement area of Compton both on the west side of the valley, where it runs up the lower slopes of the Tettenhall ridge, including The Holloway and Grove Lane, as well as crossing the valley at Compton Bridge to include Compton Hospice, Compton Hill Drive and Alpine Way. Bridgnorth Road and Henwood Road form a central spine to the area running from south west to north east. Compton Road West forms a continuation of Bridgnorth Road's route towards Wolverhampton City Centre to the east. The Holloway runs down the Tettenhall Ridge from the west to the centre of Compton near the junction Bridgnorth Road and Henwood Road. Other roads in this area generally run between these central routes, sometimes as distributors within small housing estates, or form cul-de-sacs running off them.

CHAPTER 9: COMPTON

The majority of this area consists of housing development constructed after the Second World War over former farmland. The area of the historic settlement of Compton includes more varied uses, including historic public houses and more recent restaurants, as well as some canal side business, including Lime Kiln Boatyard/Chandlery. The section of Bridgnorth Road running from Compton Bridge to Fox Hollow is lined with shops of various types, mostly owned by local independent businesses. Compton Hospice provides a variety of care options for patients facing life limiting illnesses.

The limits of the area to the south east are formed by the green open spaces of the Smestow Valley Local Nature Reserve, as well as the limits of the post-war estates and more historic development at Finchfield and Ash Hill. The area's limit to the south west is less well defined as the settlements of Wightwick and Compton have grown together. The line drawn respects the importance of cottages on Bridgnorth Road and Viewlands Lodge to the character of Wightwick. The wooded escarpment of Tettenhall Ridge defines the area to the north west, with the sports fields of Tettenhall College running down to the foot of the ridge providing a limit to the area in the north.

HISTORICAL DEVELOPMENT

Pre-historic and Roman

Compton lies in the gap in the sandstone ridge between Finchfield and Tettenhall shaped by glacial melt water at the end of the last Ice Age. Sands, gravels and boulder clays were laid down.

A possible barrow (a prehistoric burial mound) is recorded 'near Wightwick Mill' and is now located in a garden at No. 140 Bridgnorth Road. An alternative interpretation is that this is a windmill mound.

The Roman road from Greensforge to the south and Stretton to the north may have run through this area.

Anglo-Saxon

There was a Saxon valley settlement at Compton, probably focused at the river crossing between what is now the Holloway and Finchfield Hill. The Anglo-Saxon place name reflected the settlement's position. "cumb" meaning a narrow valley or deep hollow and "tun", meaning a farmstead or fenced place. It was probably subsidiary to the King's Tettenhall estate.

Medieval

Compton was recorded as a manor in the Domesday book of 1086 as 'Contone'. A manor was a single property and might have included a settlement around a formal manor house or dispersed settlement spread over a wide area.

It is likely that the route along the Smestow Valley would have been used as a drovers road for cattle being taken from Bridgnorth and the west to markets (for example Tamworth) further east.

CHAPTER 9: COMPTON

Early Modern

The map of Tettenhall Manor in 1613 shows the village settlement in Compton and Compton Hill Road (now Compton Road West) heading towards Wolverhampton. A lot of the land around Compton was owned by the Creswell family. Hen Woode (now Henwood Road) was a common field.

The Staffordshire and Worcestershire Canal was authorised by Act of Parliament in 1766 and built by James Brindley, reaching completion in 1772.

1775 William Yates of Staffordshire records a scatter of buildings either side of Compton Bridge, as well as the principal roads (Bridgnorth Road, Henwood Road, Compton Road and The Holloway).

Following the completion of the canal, Compton became an important transshipment centre for nearby Wolverhampton with wharves on both sides of the canal bridge. Names of local inns reflected the association with water (the "Boat" in Compton Road West and the "Swan" at the base of the Holloway).

During the 1770s, Thomas Willington, a locksmith of Compton was known to sell his wares in Ireland. Other trades in the village at the time were buckle makers and spectacle makers, selling to the large masters and traders in Wolverhampton. Otherwise the population of Compton were mainly employed in farming, living in cottages, or employed in cottage industries, living in terraced houses surrounding the village centre.

The 1807 map of Compton shows the Swan Inn, built around 1780. At the centre of the village was Compton Green. Lorn Mill was present on the Smestow Brook. Major land owners at the time were William Orme (hence the name Ormes Lane), Thomas Beckett and Stephen Woolrich.

In 1850 Compton was described as a place where a considerable quantity of red sand was extracted for the use of iron founders and for mixing with mortar. The name "Sandy Hollow" is indicative of this activity.

Compton's character changed during the mid-nineteenth century as communications developed and wealthy industrialists moved out to the countryside west of Wolverhampton. Several large villas had been built by the late nineteenth century.

Compton Hall was built for Thomas Elwell, a hardware merchant. In 1885 the hall was owned by the Hodson family who had interests in the Springfield Brewery. William Morris and Co., who named a wallpaper pattern after Compton Hall, decorated the interior.

Other houses of note were Winstone House, Beechcroft, Henwood House, Highfield, Eden Field and Compton Grange. In Compton Road West, some of the old boundary walls remain along with stone gateposts, which still bear the names of the houses (for example, Red Hill House and Winstone House).

In 1894 Compton was included in the new administrative boundary of Tettenhall Urban District Council.

The Industrial Age

CHAPTER 9: COMPTON

20th Century

In the early 1900s there were terraced houses on the Bridgnorth Road, alongside the Swan, on the canal bridge and also in Henwood Road. Only a few of those in Henwood Road remain today. Compton Mill, which dated from the seventeenth century was by now disused and the two pools (where the Compton Youth Centre currently stands) had been drained. The area currently occupied by Alpine Way was part of Compton Farm and Compton Hill (now Compton Hill Drive) was occupied by Hill House.

Trades people in Compton in the early 20th included a commercial tailor, a coal merchant, a threshing machine owner, grocers, bakers, shopkeepers, a shoeing smith and a boot maker, as well as farmers, suggesting it retained the character of a prosperous rural settlement.

In the 1920s, the Beech family ran a pleasure boat business along the canal from the cottage at Compton Lock. They owned three steamers including the “Compton Queen”, running trips to Coven, Calf Heath and Brewood.

The Oxley to Kingswinford Railway Line was built in 1925 with a halt in Compton.

The 1940 Urban District Council map shows sand pits and allotments beyond the Swan on the Bridgnorth Road. Development was proposed in Henwood Road but the area was still fields at that time. Subsequently, prefabricated council houses were built in Henwood Road in the 1940s.

After World War II Compton Hall became a nurse’s home and since 1982, it has been the Macmillan home for hospice care.

Private semi-detached houses were built in Bridgnorth Road during the mid- 20th century.

The earlier shops in Compton Village centre were demolished when the current shops were constructed in the 1960s. The Daisy Centre (Daisy Fresh and Essential) was built on the site of terraced houses. It is reputed the supermarket was named “Daisy” after a lady who lived in one of the houses. (Now Sainsburys Local)

Residential estates were developed in Alpine Way, Bramstead Avenue and Cherrington Gardens during the late 1960s and early 1970s. Further individually styled houses were constructed as “infill” following demolition of older houses and the subdivision of their grounds during the late 20th century.

The Swan Centre, containing the Spa Supermarket, was developed in the late 1990s.

GENERAL CHARACTER DESCRIPTION

The Compton Character Area is now a residential suburb covering the lower slopes of the Tettenhall Ridge, with a local commercial centre focused on the junction of Bridgnorth Road, Holloway, Henwood Road and Compton Road West, all of which form arterial routes through the area.

CHAPTER 9: COMPTON

The commercial centre has a good level of activity with numerous local independent retailers, such as the Spar Store, Daisy Fresh and Essential supermarket (which is now a Sainsbury supermarket) as well as numerous good restaurant and takeaway establishments. Compton extends eastward over Compton Bridge, climbing the hillside on this side of the valley to include further houses at Alpine Way and Compton Hill Drive as well as the residential institution at Compton Hall Hospice

Compton is an ancient settlement with a past stretching back through the medieval period to the Anglo-Saxons. However, the landscape has undergone several phases of change and redevelopment and it would now be hard to identify features of the village of such antiquity, unless it is the pattern of roads, which focus near the crossing of Smestow Brook and the canal wharves.

The oldest buildings seen today are the canal bridge and 19th century canal side cottages, as well as the large late 18th century Swan Inn at the corner of Bridgnorth Road and the Holloway. The early 20th century origins of redevelopment of the village centre are indicated by the Odd Fellows Hall Public house built as an 'improved public house' in the Inter-War years (1919 – 1938) with a timbered framed first floor over a painted brick ground floor and a long frontage that follows the inside of the long bend of Bridgnorth Road as it turns to run down to the bridge.

On the east side of the Smestow Valley, Compton Road West, has an important frontage for the Compton Hall estate, including the high estate boundary wall, gateway with piers and lodge on the road frontage. A wing of the stable and carriage block can be seen from Compton Road West.

Away from the busy arterial routes, the area is occupied by a complex network of distributor roads running through estates of cul-de-sac streets. Most of these were set out as new developments during the later 20th century with detached houses and bungalows set back from the roadside, with private off-street parking and generous front gardens that are normally open to the street creating a green and open environment. On the lower slopes the houses form large groups of unified designs, within spacious streets, often incorporating areas of green open space.

Grove Lane is a narrow lane tucked just under the escarpment with a greater mix of houses including Victorian cottages, larger early 20th century or Inter-War houses and the later 20th century houses built individually or in small groups. These stand in enclosed grounds with tree planting arching over the road and creating a strong sense of enclosure, broken occasionally by more open gardens. The lane has a green, semi-rural character.

Both Henwood Road and Bridgnorth Road have developed as ribbon development with a mixture of early, mid and later 20th century housing with a mixture of housing types varying between one and two storeys in consistent groupings. Just outside the village centre a terrace of older Victorian or Edwardian terraced houses on Henwood Road provide some indication of the intensity of development that once characterised the village centre. The parallel road opposite indicates the need to separate local traffic to housing and through traffic, which was evidently a requirement even in the early 20th century. The numerous small bungalows further north on Henwood Road are an unusual survivor of post-war prefabricated housing, many of which have been consolidated by improvements to walls and roofs. Small cul-de-sacs lie to either side, and even a short parallel road of bungalows at Henwood Close sandwiched between the Henwood Road frontage and canal, creating an enclosed peaceful space just off the busy route. The Compton Youth Centre playing field provides an area of green open space on Henwood Road with trees adding to the street scene.

CHAPTER 9: COMPTON

AREA CHARACTER DESCRIPTION

1.) COMPTON VILLAGE

Compton Village is the local commercial centre focused on the junction of Bridgnorth Road, the Holloway, Henwood Road and Compton Road West. The village centre contains a variety of shops with numerous local independent retailers. There are two supermarkets, a local public house and numerous well patronised licensed restaurants and takeaway establishments. These attract local customers; customers who travel some distance within the Wolverhampton area and beyond, as well as tourists arriving by narrow boat on the canal, who stop to use the facilities. Compton contains some older historic buildings as in the 19th century canal side cottages; the late 18th century Swan Inn and Tiger Wok restaurant (a former blacksmith). The majority of the commercial premises were developed or redeveloped in the 1960s. The spacious Swan Centre was built in the late 1990s. Attractive office premises and apartments were added in the early 20th century.

KEY POSITIVE CHARACTERISTICS

Variety of good quality shops, supermarkets, restaurants and take away establishments.

Attractive views from the historic canal bridge in both directions.

Views framed by the railway bridge over Bridgnorth/Compton Road.

Moored touring canal narrow boats add colour and vitality.

Easy access to and from the canal for tourists, walkers and cyclists.

Good access to and from the Smestow Valley Railway walk.

Historic canal side buildings and wharf.

Late 18th century Swan Inn.

Recently improved and widened pavement areas.

Good provision of off street car parking facilities at the Odd Fellows Hall, Sainsburys Local and Essential and the Swan Centre.

Attractive outside seating area and floral decoration of Odd Fellows Hall.

Well maintained floral beds on the roundabout.



CHAPTER 9: COMPTON

2.) COMPTON HALL



Compton Hall was built as a private house in the mid nineteenth century. After World War II, it became a nurses' home and since 1982, it has been the Macmillan home for hospice care. It is now a highly respected and valued institution committed to continuous care and improvement. The hall and grounds are hidden away from the traffic of Compton Road West and Finchfield Hill by high walls.

The hall and outbuildings are well maintained and in keeping with original features. The hall, lodge, stable block, gates and piers are all listed. Recent ward extensions have been designed to blend in sympathetically with the original buildings. Within the grounds there is a well patronised and popular hospice shop and a café. Unfortunately the single narrow entrance from Compton Road West can be a traffic bottle neck at times and parking outside the hospice shop can be an issue even though there are additional parking areas in the woodland area.

KEY POSITIVE CHARACTERISTICS

Winding driveways and footpaths through wooded areas.

Unobtrusive car parking facilities in the wood areas.

Extensive well stocked and carefully maintained grounds and flower beds.

Wide variety of magnificent mature trees.

Viewed from original formal lawn area it would be easy to believe that Compton Hall is still a private house.

Listing of the hall, lodge, stable block, gates and piers.

Unusual attractive area of remembrance plaques.

3.) COMPTON ROAD WEST

Compton Road West was once the site of large 19th Century houses. It now contains some small mid- 20th century residential developments on some of the former sites. From Compton Hill Drive there is access to the Smestow Valley Local Nature Reserve.

Compton Road West is a relatively wide, tree lined road, winding and rising up hill towards Wolverhampton with high stone boundary walls dating back to the time when there were large houses on both sides of the road.

CHAPTER 9: COMPTON

Some 19th Century houses which remain have now been put to institutional use (e.g. The Cedars and Compton Grange). The Compton Road West area still contains some of the oldest houses in Compton (examples being Lodge Farm, the Lodge and the former butler's house to Hill House in Compton Hill Drive). Apartments built at the end of the 20th Century have been designed in keeping with the 19th century houses that they replaced. Compton Hill Drive was built in 1960s on the site of Hill House and Compton Farm, it contains spacious plots with a hedgerow down the centre creating the impression of two separate roads. Alpine Way was built in the 1970s and is a small development of attractive alpine style houses.

KEY POSITIVE CHARACTERISTICS

Proliferation of old stone walls and gate posts with names which marked entry to large 19th Century houses which have now gone (examples being: Highfield, Southbank, Red Hill House, Winstone House and the Firs)

Wide variety of large mature trees alongside Compton Road West and in Compton Hill Drive

Although rush hours bring a stream of stationary traffic, at quiet times in Compton Road West, the old walls and mature trees dating back many years create a semi-rural atmosphere and give the impression that the road has changed little in the last one hundred years

Hedgerows (for example in the middle of Compton Hill Drive) are havens for wildlife

The Barley Field in the Smestow Local Nature Reserve adjacent to Compton Hill Drive has purposely been maintained as a traditional English meadow with a wide variety of wild flowers, providing attractive views out from houses and streets over a green rural setting.

Residents benefit from the wildlife drawn to the area by the Smestow Local Nature Reserve.

Many dog walkers take advantage of the Barley Field and Smestow Valley

Excellent views from Compton Hill Drive over the Smestow Valley, towards Tettenhall College and in the distance to Cannock Chase

Easy access to the Smestow Valley Local Nature Reserve and Railway Walk from Alpine Way



CHAPTER 9: COMPTON

4.) HENWOOD ROAD

Henwood Road is an area containing late 19th Century terraced houses with subsequent ribbon and estate residential development throughout 20th century. The East to West road is bordered by trees and Tettenhall College playing fields on northern side. Compton Youth Centre and the surrounding playing fields occupy the former site of Compton Mill. Ribbon development has taken place on the southern side with wide variations in plot and garden sizes.

There are several roads off on the northern side with cul-de-sac residential estate developments. Henwood Road contains examples of architecture from every decade from late 19th Century onwards. The oldest substantial property is "The Elms". There are neat terraced houses next to Compton Village with frontages onto the pavement. 1940s prefabricated houses have now been clad in brick to form attractive bungalows. There is a small development of 1950s municipal houses close to Compton Village centre. There are several post war semi and detached houses in larger plots with hedged gardens. Late 20th century property on southern side at the western end is separated by a slip road and railings.

Nos. 9 and 10 High Meadows are unusual houses built in the 1960s using reused timbers from timber-framed houses and with brick noggin. They resemble 17th century farm cottages and have been locally listed in recognition of their architectural interest. Some properties in High Meadows have the unusual design of lounges on first floor above garages. There are low rise flats at the western end of High Meadows. Henwood Road is a very busy commuter route in rush hour with congestion at both Compton village and the A41 junction with the Tettenhall Road. Use of the slip road at the eastern end of Henwood Road in order to jump traffic queues frustrates residents and motorists. Parking outside the terraced houses at the Compton end of the road leads to congestion.

KEY POSITIVE CHARACTERISTICS

The area contains a wide variety of residential development from every decade from late 19th century to the late 20th century.

"The Elms" dates back to a time when Henwood Road was a quiet semi-rural lane.

1940s prefabricated houses have been now clad in brick to form attractive bungalows.

Tettenhall College playing fields provide an area of greenery mid-way along Henwood Road.

West of Tettenhall College playing fields, the north and south sides of Henwood Road are separated by mature hedgerows, trees and wide grass verges providing screening from traffic noise with an absence of through traffic.

Compton Youth Centre playing field provides an area of green open space forming a break in residential development close to Compton Village.

Easy access to the Smestow Valley Local Nature Reserve is available mid-way along Henwood Road.

CHAPTER 9: COMPTON

5.) BRIDGNORTH ROAD

The Bridgnorth Road is an area containing residential ribbon development dating throughout 20th Century with wide variations in plot sizes. Marnham Drive on northern side is a small cul-de-sac of residential estate development. The petrol filling station and shop marks the end of development on the southern side. Low lying farmland behind a hedge row is reached after the petrol station. There is a cul-de-sac of attractive new bungalows opposite the Swan Centre next to Compton village. Next to these there are 1960s and 1970s two storey flats and several blocks of three storey flats on southern side with slip road access for parking in front. These are followed by post war semi-detached houses with small fenced front gardens. On the northern side there are some elevated bungalows on large plots with steep drives. Beyond these are large post-war semi-detached houses with larger secluded gardens on the northern side overlooking the farmland in Character Area 4 to the south east. Bridgnorth Road is a very busy commuter route in rush hour with traffic from the estates at Perton.

KEY POSITIVE CHARACTERISTICS

The area contains a wide variety of residential development from the mid to late 20th century .

Elevated bungalows on large plots with long steep drives are an interesting feature on the northern side of the road.

Low lying farm land behind a hedge row is reached after the petrol station currently designating an end to the ribbon development on the southern side of the road.

The Bridgnorth Road gives access to residential estates at Bramstead Avenue and Cherrington Gardens whilst maintaining a unique character that is different to that of the estates.



CHAPTER 9: COMPTON

6.) THE HOLLOWAY

The Holloway rises steeply from Compton Village towards Tettenhall Wood. It contains some mid-20th century flats in Sandy Hollow and early 21st century apartments at Swan Court. There is individual late 20th century semi-detached residential in fill on the hill. A lodge and an old wall on western side indicate the former presence of a large private house (possibly Compton Hill House). The sandstone escarpment can be seen in Sandy Hollow. The Holloway is very busy in rush hour. The Sandy Hollow garages appear to be run down and in a state of disrepair.

KEY POSITIVE CHARACTERISTICS



Historic route with some surviving rural characteristics winding down from Tettenhall Wood to the crossing of the Smestow at Compton

Sandstone escarpment which can be seen in Sandy Hollow

Railed walk way and old stone walling near junction with Grove Lane

Excellent views from the top of the Holloway down to Compton Village and across to Finchfield

G.) BRAMSTEAD AVE—CHERRINGTON GARDENS

Bramstead Avenue and Cherrington Gardens are comprised of late 1960s and 1970s residential housing estates. These developments are low density with some with relatively long front gardens. The frontages are open plan without hedges or boundary walls. Bramstead Avenue and Cherrington Gardens are winding roads with cul-de-sacs off. They contain a mixture of bungalows and houses in a variety of intermingled styles. Variations in roofing styles prevent the impression of uniformity. Colourful use has been made of brickwork and timber cladding.

KEY POSITIVE CHARACTERISTICS

Undulating site means that virtually no two houses are on the same level and gently curving roads and cul-de-sacs create a series of unfolding views and a feeling of privacy.

The mixture and variety of bungalow and house styles and materials adds interest to the area.

Excellent provision of trees and open green areas.

Well maintained front lawns with wide variety of trees and plants create colourful environment.

CHAPTER 9: COMPTON

The absence of boundary walls and overall open plan appearance creates a feeling of spaciousness.

High standards of building maintenance.

House extensions are in keeping with overall appearance of area.

All houses have drive-ways allowing off road parking.

Excellent views towards Tettenhall Wood and Grove Lane.

H.) GROVE LANE

Grove Lane is an unadopted road shown on the 1775 Yates map of Staffordshire, running along the southern edge of the open land at Tettenhall Wood. It would have provided a shallower ascent up the ridge than the alternative route at The Holloway. It has frontages of large, unique low-density housing with extremely spacious plots, which provide a semi-rural character that is enhanced by views to the woodland on the ridge to the north and views out across the Smestow Valley. There are sloping large driveways and wide frontages behind hedges and gates. The character is slowly being eroded with larger houses being sold and demolished to form smaller plots (The Manor House up for sale as three plots). However, new buildings are in keeping with the select area and overall design. To the east the lane forms part of Character Area 7 and is considerably narrower with a strong sense of enclosure provided by small cottages along the frontage and high retaining walls of brick and heavily tooled sandstone (see Character Area 7).

KEY POSITIVE CHARACTERISTICS



The Church Road end of Grove Lane contains some interesting brick retaining walls with blocked up doorways, suggesting an earlier phase of development when cottages or houses faced directly onto this narrow lane.

From the Holloway end there are good views between houses out over Compton and Finchfield.

Very rural aspect and atmosphere throughout length of lane.

Every building is unique, providing diversity and interest, with large detached houses set well back from the road (with gaps between providing glimpsed views out to the green setting of the Smestow Valley) and surrounding gardens providing a low-density character and a suitably spacious green setting to large buildings.

Smaller 19th century cottages stand on the road frontage at the eastern end of the lane (in Character Area 7) creating a narrow and enclosed entrance to the lane.

CHAPTER 9: COMPTON

Smaller 19th century cottages stand on the road frontage at the eastern end of the lane (in Character Area 7) creating a narrow and enclosed entrance to the lane.

Buildings in the character area that stand out for their architectural interest include:

- King's Barn, Grove Lane
- No. 35 Grove Lane

These are notably for expansive and steeply-pitched roofs of plain tile, with tall brick chimneys, walls of white painted roughcast or render and black painted flush casement windows and dormer windows with hipped roofs all of which provide a strong Arts and Crafts character.

The area is very private and secluded.

All houses have well stocked mature gardens with large trees at the front of plots providing a sylvan character to the lane.

Abundance of mature trees.

Un-surfaced rural footpath down to Bridgnorth Road enhances rural atmosphere.

Issues

Subdivision of plots and redevelopment at Grove Lane has reduced the unusual character of the lane as an exclusive private road of Inter-War and mid-20th century architect designed houses in spacious, well-stocked grounds. The development of a more suburban character in this area would be detrimental to its character.

The demolition of large older houses, subdivision of large gardens and removal of historic walls and old stone gate-posts, have depleted the interest of the historic environment on Compton Road West.

Traffic congestion and noise at Compton roundabout, in Compton Road West, Henwood Road, The Holloway and Bridgnorth Road in rush hour times.

The scale of the roundabout and highways dominated landscaping on Bridgnorth Road detracts from the sense of this area as an historic village centre.

The design of the large block of flats at Bewick Court fails to reflect the scale of other buildings in the area (dominating the setting of the listed Swan Inn) or the historic village centre character. It turns its back to the streets, creating a large area of bland frontage.

Railings in front of The Oddfellows Public House act as a barrier to an area that might help to provide a broader semi-public space that would give this area more of a village centre feel.

The landscaping of the Swan Centre also fails to connect with the village centre, with a large wall cutting off the forecourt from the street. Its setting (viewed from Bridgnorth Road) is dominated by the large car park with little green landscaping to soften the hard surfaces.

CHAPTER 9: COMPTON

Issues

Traffic congestion increased by on road parking outside terraced houses in Henwood Road close to Compton Village.

Street clutter of placards and advertisements on footpaths .

Loss of historic canal side character and activity with redevelopment of the Limekiln Wharf.

No formal provision of car parking facilities at the entrance to the Barley Field in Compton Hill Drive, leading to congestion and sometimes dangerous parking on the bend.

Views from houses in Compton Hill Drive over the Smestow Valley and towards Tettenhall College and Cannock Chase have been obscured by the planting of dog roses behind the garden fences, which have been untended and are now overgrown, along with the growth of self-seeded trees In the Smestow Nature Reserve.

Local residents have expressed concern about the impact on the character of the area resulting from development of new housing at Compton Park adjacent to Compton Road West has been allowed to go ahead although there were many objections from residents. Impacts have included the loss of mature parkland tree planting, intensification of the green belt and increased traffic.

DEVELOPMENT GUIDELINES

New development within the green belt should not be allowed.

There should be resistance to the removal of historic hedgerows (for example in the centre of Compton Hill Drive) and mature trees.

New development should avoid creating significant additional traffic in residential streets.

New development should make a positive contribution to the green character of the environment by providing green front garden spaces, areas of public green space and by using hedgerows as a boundary material to the front of plot.

New development, extensions to existing buildings and the planting of trees and bushes on nature reserve and public land should have regard to conserving the quality of views from existing residential areas.

Developments affecting areas of large houses in large plots, notably at Grove Lane and Compton Road West, should avoid the subdivision of plots for redevelopment of numerous, smaller properties. Sensitive extension and subdivision of existing houses will be considered a more appropriate form of development but should retain the green setting to the road and the spacious gaps between buildings. Buildings should seek to reflect the quality of design and workmanship seen in the arts and crafts buildings highlighted on Grove Lane and the individualism of the architect designed housing in this area.

CHAPTER 9: COMPTON

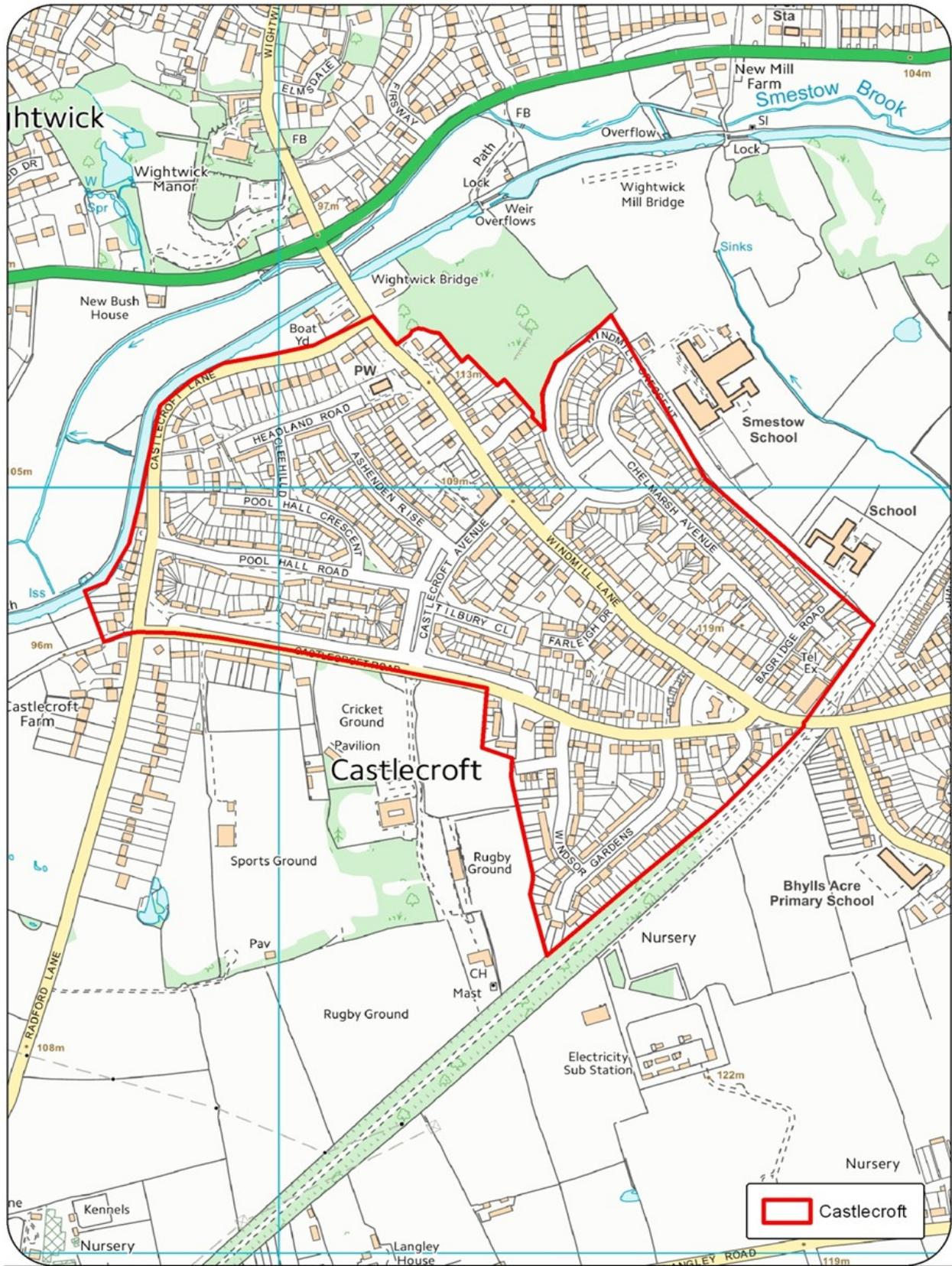
New development should seek to reinforce the character of the village centre as a public commercial area that is a focus for community activity. This should be supported by highways planning and might include widening of pavements or enhancement of traffic islands. The shops at Nos. 37 – 45 Bridgnorth Road provide a notable opportunity for a redevelopment that could create a better quality of public space at the village centre. Enhancement should also include, opening up the frontage of the Swan Centre to Bridgnorth Road.

HERITAGE ASSETS

| Heritage Asset | Designation (if any) |
|---|--|
| Compton Hall & adjoining former stable block, Entrance gates & gatepiers to Compton Hall and Jenyns Lodge and attached wall to SW of Compton Hall | Listed Building |
| The Old Swan Inn, Bridgnorth Road, | Listed Building |
| 8 High Meadows, Compton | Local Listed Building |
| 10 High Meadows, Compton | Local Listed Building |
| No. 35 Grove Lane | |
| King's Barn, Grove Lane | Propose for local list |
| | Positive building in conservation area |
| No. 5A Bridgnorth Road | Positive building in conservation area |
| No. 5B Bridgnorth Road | |
| Kingswinford Railway Bridge, Bridgnorth Road | |
| The Odd Fellows public House, Bridgnorth Road | |
| Nos. 26 and 30 Henwood Road | Propose for local list |
| | Positive building in conservation area |
| Nos. 2 -6 (evens) Bridgnorth Road | Positive building in conservation area |
| Nos. 1 and 3 (odds) Bridgnorth Road | Positive building in conservation area |
| No. 1 Compton Road West | |
| No. 5 Compton Road West | |
| Nos. 1 and 2 Compton Hill Drive, including boundary/retaining walls | |
| Retaining/boundary walls at Nos. 3 and 5 Compton Hill Drive | |
| No. 21 Compton Hill Drive | Propose for local listing (or minor extension of Tettenhall Wood Conservation Area) |
| The Lodge, The Holloway | |
| Nos. 38 – 58 Henwood Road | |
| The Elms, No. 156 Henwood Road | Propose for local listing |



CHARACTER AREA 10: CASTLECROFT

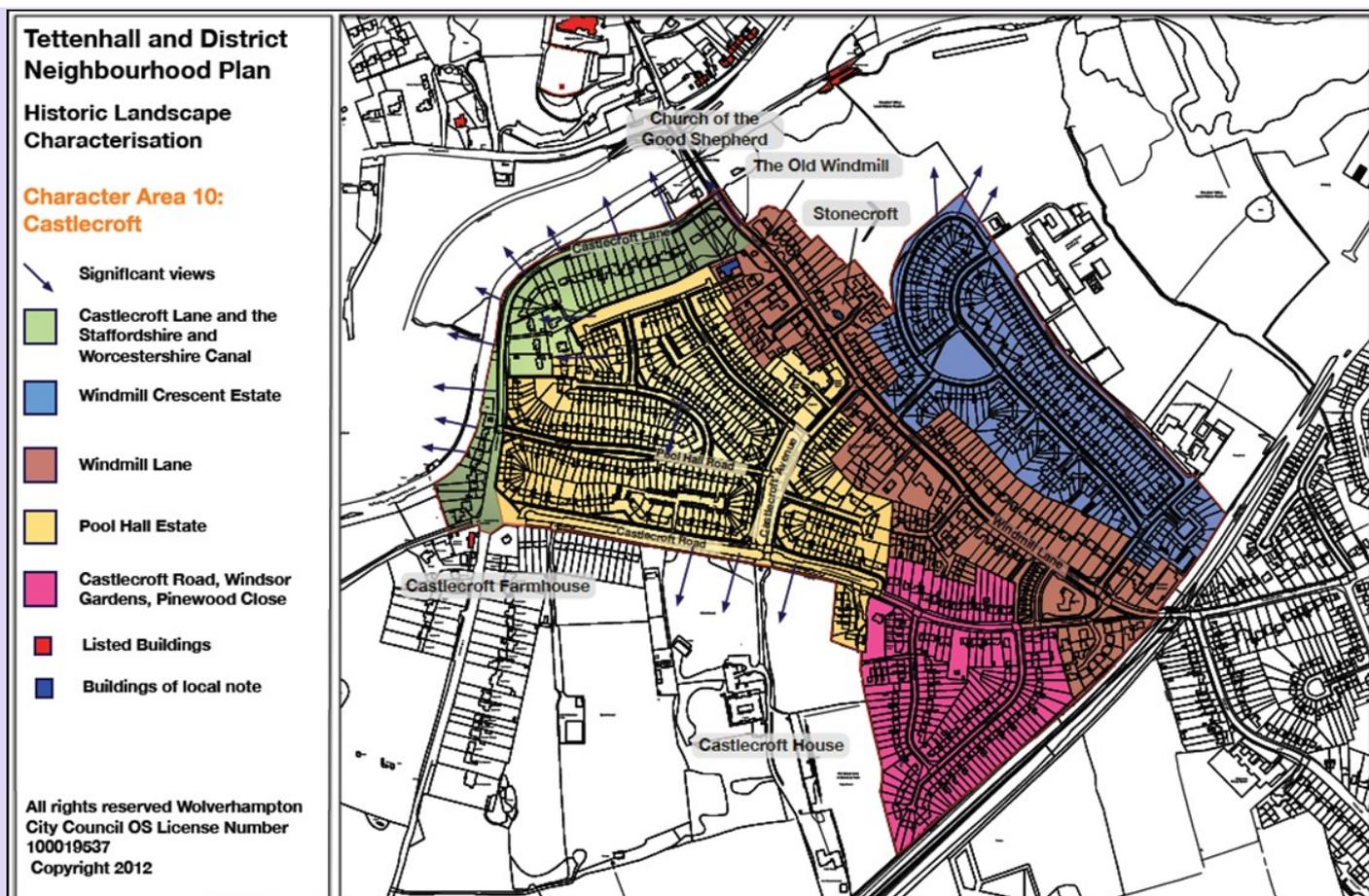


Tettenhall Neighbourhood Plan - Character Study Areas



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Ordnance Survey 100019537 (2013)

CHAPTER 10: CASTLECROFT



LOCATION AND USES

This is a large residential area lying at the southern limit of the Neighbourhood Plan Area. Neighbouring character areas include Finchfield to the east and the Smestow Valley to the north; wrapping around Castlecroft to the east and west and including the Staffordshire and Worcestershire Canal (a Conservation Area) and the former Oxley and Kingswinford Railway (now a nature reserve including a railway walk).

Smestow School and Castlecroft Primary School are both located in the Smestow Valley Character Area due to the green and open character of their property, although their use is associated with the housing estates at Castlecroft and they are accessed through this area. The green open space of the former parkland of Castlecroft House, to the south is now used for sports fields including a Cricket Club and a Rugby Union youth training centre. The mansion of Castlecroft House is hidden among trees. The main road running through this area is Windmill Lane which links to the A454 which provides important transport links to the surrounding areas and to the roads leading to Wolverhampton City centre. The area is also well served by public transport to Wolverhampton City Centre.

Castlecroft is primarily an area of housing with a range of architectural styles reflecting its incremental development. A shopping parade is located on Windmill Lane, including a butcher, chemist, newsagents, hardware store and hairdressers. The area also contains a public house (The Firs). Other uses in the area include Castlecroft Medical Centre, the Church of the Good Shepherd, Windmill House Children's Resource Centre, and Ceeders Social Club. Castlecroft Rugby Club and Old Wulfrunians Sports and Social Club are both located just to the south of the area.

CHAPTER 10: CASTLECROFT

HISTORICAL DEVELOPMENT

Pre-historic and Roman

The Smestow Valley was carved through the sandstone ridge by glacial melt water during the Ice Age. The valley drops to 350 feet south of the Smestow Brook and rises sharply to 400 feet at Finchfield, giving Castlecroft its characteristic spread up the side of the valley. The sandstone edges are most obvious along Castlecroft Lane and Wightwick Bank, and in the old quarry workings between Compton and Windmill Lane (in Character Area 4).

Anglo-Saxon and Medieval

The area appears to have lain across the boundaries of the medieval manors of Wightwick and Penn. Penn is an ancient name derived from the Welsh word 'pen' referring to a prominent hilltop or outcrop. Various origins of the name Wightwick, which is Anglo-Saxon in origin, have been suggested. Most recently David Horovitz has interpreted it as comprising the elements Wihta (a personal name) and wic (a farmstead or small settlement). It shares the Smestow Brook with Castlecroft and Compton, Smestow is also interpreted as a Welsh name meaning "waters which toil and work their way downstream".

The light sandy soils of the hillside are likely to have been suitable for arable cultivation. The outlines of enclosed medieval strip fields are recognisable in the area of Windsor Gardens on the 1887 Ordnance Survey Map. The pattern is less clearly shown north of Castlecroft Road, suggesting the medieval field pattern in Wightwick did not survive as late as in Penn.

The origin of the Castlecroft name is unknown. The later housing estate was, apparently, named after Castlecroft House, which lies just to the south. 'Croft' refers to a piece of enclosed land, a small piece of arable or a garden. The Victoria History of Staffordshire suggests Castlecroft probably got its name from a farm here, Castlecroft Farm.

One possibility is suggested by the records of an earthwork referred to as Tilbury Camp recorded by J. P. Jones in 1894 opposite Wightwick Mill (near Pool Hall), which was thought to have been associated with a castle. Excavation in 1955 revealed that the mound was probably medieval. The story of this having been a castle or fort may have given rise to the name house or farm.

The Bridgnorth Road was, and is, an important west-east route, mentioned in early 1300 as a route to Stafford. It was turnpiked in 1748 and not disturnpiked until 1880. Both Castlecroft Road and Windmill Lane provide possible alternative routes.

CHAPTER 10: CASTLECROFT

Post Medieval and Early Modern

1762: Isaac Taylor's map of Wightwick Manor records much of the land as arable and records the windmill on Windmill Lane. The latter is recorded as having been constructed in 1720. Land in the valley bottom was used for pasture.

The area is marked on William Yates' map of 1775 as 'Castle Croft'. The routes of Castlecroft Road, Windmill Lane and Castlecroft Lane are clearly shown indicating these were already well established.

In 1775 Yates' map showed two windmills, one on either side of Windmill Bank but all trace of the second has now disappeared (would have been where Windmill Crescent is now). The surviving mill worked until the 1880s.

The Industrial Age

The Staffordshire and Worcestershire Canal was opened in 1770. The canal was well used for trade into the 1940s. At the junction of Castlecroft Road (now Castlecroft Lane), and Bridgnorth Road, at Wightwick Bridge, Wightwick Bridge wharf was used for importing coal and limestone, burnt in kilns to make lime for spreading on the fields. It was also used for taking away moulding sands on their journey to the foundries of the Black Country. Sand pits are shown on maps close by, together with the lime kilns.

Castlecroft House was a large property (located across the City's present boundary in South Staffordshire) with grounds that extended as far as Windmill Lane. It was built by Joseph Tarratt in the late 18th century and was later the seat of the Twentyman family. A lodge is shown at the entrance to a drive from Windmill Lane on the 1887 Ordnance Survey map and a second on Castlecroft Road at the entrance to the main drive. The remains of the line of trees that would have lined the driveway or track from Windmill Lane to Castlecroft Road now run along the centre of Castlecroft Avenue. By 1988 it was a hotel. It was demolished in 2004/05, and rebuilt as apartments, resuming the original name. Records of February 1872 show an application for 'Mr Twentyman's drains at Castlecroft'. The field adjacent to Castlecroft House is still known as the 'Twentyman field'.

Maps from the mid 1800s show Castlecroft as largely rural, with Pool Hall Farm, Castlecroft Farm, Castlecroft House, The Firs, a house located where the present Firs pub is, and a Fern House on Windmill Lane. Apart from a small collection of buildings where the wharf was there were no other dwellings.

A map of 1890, records The Ferns on Windmill Bank (now Lane). Limekilns and Sandpits are marked at the Bridgnorth Road junction.

As Wolverhampton became increasingly industrialised, the rural aspect of the south-west became appreciated, "Here Hampton's sons in vacant hours repair. Taste rural joys and breathe the purer air" (Rev. William Ferneyhough, 1789). *Mr. Twentyman was clearly one of those.*

CHAPTER 10: CASTLECROFT

20th Century

Around 1914 the Wolverhampton and Kingswinford railway was constructed, creating the modern boundary between Castlecroft and Finchfield with a deep cutting. The traditional railway bridge still forms the border between the two localities. The track has now been redeveloped as the Railway Walk, a nature reserve closely associated with the Smestow Valley reserve, accessed by walkers and cyclists, home to badgers, orchids, a wide variety of bird and animal wildlife.

Records show applications for development of houses from the 1920s. These can be seen along Castlecroft Road and Windmill Lane.

Castlecroft Lane was still known as Castlecroft Road in the 1930s when 3 houses were built on the canal side of the lane. These were Willow Hollow, The Mount, and Canaldene. Over the years 4 more houses were built in the grounds of Willow Hollow and development took place on the opposite side of the Lane in the nature of private dwellings, elevated against the sandstone ridge,.

The Ceeders Club on Castlecroft Lane, was built as a wooden building for Civil Defence during the Second World War, from which exercises were organised for those involved in wartime operations. It was rebuilt as a brick structure by Perks in the late 1960s and is now a social club, sharing its car park alongside the canal with the Ernest Thomas II charity canal boat company, and a Wolverhampton City Council recycling centre.

Development of the large Council estates either side of Windmill Lane began in 1952 following compulsory purchase of the land by Tettenhall Urban District Council in 1948. Over 1000 dwellings were built by the mid-1960s, eventually being served by a bus service, schools, modern row of shops and places of worship.

Castlecroft Primary School was opened in 1953 and Tettenhall Castlecroft 2nd Comprehensive, named Smestow School, in September 1962.

The Anglican Church of the Good Shepherd (designed by Richard Twentyman in 1955) is situated near the windmill at the top of Windmill Bank. The Catholic Church at the junction of Castlecroft Avenue and Windmill Lane was demolished in 2009 to make way for the new Medical Centre.

The Firs, a house at the junction of Castlecroft Road and Windmill Lane, was the home of the Yeoman family. It was demolished for construction of The Firs pub in 1953.

Sports Fields on the south side of Castlecroft Road were established after the sale of Castlecroft House, when the house became a hotel.

Castlecroft Farm was sold for housing in the 1970s. The farmhouse (which is located just outside the City's boundary at the junction of Castlecroft Road and Radford Lane), now refurbished, is a private home. The stables and barn were retained and converted for residential use.

A nut and bolt engineering company (the only industry in the area in the later 20th century) was, located at the junction of Castlecroft Road and Windsor Gardens, until it was demolished in the 1970s to make way for the houses in Pinewood Close.

CHAPTER 10: CASTLECROFT

20th Century

Stoneacre House, on the corner of Windmill Lane and Stoneacre close, was a smallholding, (with livestock such as pigs), eventually bought by Cliff Everall of the Don Everall coach firm fame. The house is still there.

GENERAL CHARACTER DESCRIPTION

In a hundred years Castlecroft has developed from a quiet agricultural community in a rural setting, to a dormitory suburb of Wolverhampton. The variations in architectural style and other landscape features across the area create distinct patterns of development, which allow understanding of how the area grew and evolved along the historic routes of Windmill Lane, Castlecroft Lane and Castlecroft Road.

Residential buildings include inter-war semi-detached properties of two storeys in red brick, but often rendered and painted in various pastel shades, with gabled returns to the front and hipped roofs, mostly located along Windmill Lane and the southern part of Castlecroft Lane. A large proportion of properties are the 1950s municipal houses, which include detached, semi-detached and terraced houses and maisonettes. These provide a distinctive character due to the consistent use of a single palette of materials over a large area, including the repeated use of simple architectural detailing throughout (plain façade, pitched roof, and chimney). Cul-de-sac developments off Windmill Lane and Castlecroft Road include houses built in the 1970 and '1980s. The properties are evenly creating a steady rhythm. Many stand back from the road with front gardens often including driveways providing off-street parking. Most properties retain some front garden, providing greenery in the street scene, whilst low front boundary walls, hedges and trees provide enclosure to the public realm of the street.

The area contains buildings which reflect its rural and agricultural past including Castlecroft Farm, built in the 18th century in redbrick and white render, along with the Old Windmill located at the top of Windmill Lane also of early 18th century origin (both are listed Grade II. In addition, Stoneacre is a building of architectural interest, an Arts and Crafts building of two storeys with half-timbered black and white gabled elevations with carved gargoyles and plain tiled roof with ornamental 'spiral twist' chimneys., now in the process of extension and renovation which necessitates the removal of the chimneys.

The area is generally quiet, with a leafy and open suburban quality. The Staffordshire and Worcestershire canal provides a linear break through the area creating a sense of openness and affording views out across the valley to Wightwick Manor. A combination of front gardens, leafy open spaces between developments and green verges along the majority of roads creates a sense of openness within the area. Mature trees, especially the avenue of trees along Castlecroft Avenue that represent the former drive to Castlecroft House from Windmill Lane make an important contribution to the historic character of the area.

CHAPTER 10: CASTLECROFT

AREA CHARACTER DESCRIPTION

1.) CASTLECROFT LANE AND THE STAFFORDSHIRE & WORCESTERSHIRE CANAL

The area includes a mixture of properties, which date between the 1930s and 1960s along the historic Castlecroft Lane. The streetscape is spacious and the character of the lane is enhanced by the lane's long gentle curve, broad grass verges, trees and hedges and views across the Smestow Valley. The properties on the east side of the lane are a mixture of 1930s and 1960s semi and detached houses in varying architectural styles, elevated from the road, with large plot sizes incorporating large front gardens, steep drives and magnificent views over the Staffordshire and Worcester canal to the Grade I listed National Trust property Wightwick Manor.

Further houses of this age are found setback from the roadside along the bend of the road. To the west, municipal housing built in the 1950s in redbrick with plain façades and pitched roofs, where later additions in the form of porches, bay windows and personalised driveways are evident. Opposite these properties sits the Ceeders Club originally built in the 1940s, with a new building constructed in the 1960s, which is now in a poor state of repair. The adjacent car park provides a long canal side area with attractive views over the waterway and moored narrow boats to the green open landscape of the Smestow Valley.

At the northern end of Castlecroft Lane there are open views across the triangular field to the north to the modern boatyard, which provides an interesting area of canal side activity and to moored narrow boats in the setting of the green and open valley. With all properties in the area, a green and leafy quality is derived from wide landscaped verges, gardens with low level planting of trees and hedges which, together, create a pleasant suburban character across the area.

KEY POSITIVE CHARACTERISTICS

Relationship to the Staffordshire and Worcestershire canal; the bridges, narrow boats and views, define the area.

Castlecroft Lane consists of large grass verges which are generally well maintained and in spring, are riots of colour, from narcissus and crocus

Ancient oaks, one outside the Ceeders Club, define the area after the bend and are precious.



CHAPTER 10: CASTLECROFT

2.) ESTATE TO THE EAST OF WINDMILL LANE: WINDMILL CRECENT; BAGRIDGE ROAD; CHELMARSH AVE; SPUR TREE AVE

This area of municipal-style housing, built in the 1950s, includes a mix of two storey semi-detached and terraced housing and three storey maisonettes. The area has a distinctive character due to the consistency of materials used, the green landscaping to accompany the buildings and the repeated use of simple architectural detailing throughout, which creates an area of very consistent appearance and unified character. Buildings consist of red brick with plain façades, pitched roofs and maisonettes with white-faced balconies, which are generally well maintained.

The streetscape is fairly consistent throughout the area, properties are set back from the road, with the majority having front gardens that are open to the street with only a minimum of properties enclosed by ornamental gates. Grass verges set between the roads and pavements create a buffer between vehicles and pedestrians and provide a more open character. A green and leafy quality is derived by views between spaces of buildings, which provide a green backdrop. Views of the Smestow Valley Nature Reserve from Windmill Crescent, add to the green character. Houses along Chelmarsh Avenue, Spur Tree Avenue and Windmill Crescent face towards a large central grassed area surrounded with mature trees, whilst properties at Bagridge Close face a smaller green.

KEY POSITIVE CHARACTERISTICS



Unified character and a strong sense of place as a result of consistency of materials and architectural detailing.

Open streetscape due to the width of the road, generous verges (in places) and front gardens.

Green open space at the centre of Chelmarsh Avenue, Spur Tree Avenue and Windmill Crescent.

Views across the valley to the West and South West afford enjoyment of changing light and patterns in the sky.

The hilly topography of the area means that rooftop shapes are an attractive feature.

Properties in Windmill Crescent look to the North West edge of the nature reserve, which extends down the valley at the side of Windmill Bank allowing views of the heavily wooded area. The long view is heavily wooded

At the junction of Windmill Crescent and Chelmarsh Avenue, a long view can be glimpsed, which extends across Smestow Valley to Tettenhall Ridge.

CHAPTER 10: CASTLECROFT

3.) WINDMILL LANE; THE FIRS PUB; WINDMILL PARADE SHOPS

Ribbon development of varying architectural styles runs along the historic route of Windmill Lane with cul-de-sacs leading off the road to north and south. In the north there are a doctor's surgery (Castlecroft Medical Practice), Windmill Lane Children's Centre, the Church of the Good Shepherd, The Firs public house and a parade of shops of three storey build with residential flats above.

The road itself is steep and runs through a cutting or holloway from Bridgnorth Road to the top of Windmill Bank, supported on the north side by a stone wall. The brick tower of the Old Windmill stands at the top of Windmill Bank. East of Windmill Bank are houses built in the 1930s in redbrick and rendered in pastel colours with hipped roof and gabled returns to the front. There are a small number of cul-de-sacs which include Hazelmere Drive, a new development consisting of one storey builds and pitched roofs with a small proportion of properties which have been white rendered.

At the entrance to the cul-de-sac at Stonacre Close is the Arts and Crafts style house 'Stoneacre' (see above). Within the cul-de-sac bungalows with asymmetric pitched roofs of sheet material with porches and garages create an architecturally unique space in the neighbourhood plan area. Farleigh Drive consists of 1970s two-storey semi-detached houses of redbrick with pitched roofs and brown tile hangings. The area generally is a pleasant space, the set back of buildings along the historic route of Windmill Lane and the creation of green and leafy front gardens contributes to a pleasant suburban character.

KEY POSITIVE CHARACTERISTICS

The wide space around the Firs Pub is attractively laid out with benches, well-maintained lawns and flowers in baskets.

The 1720 Grade II listed tower mill at the top of Wightwick Bank is made of old red brick and has been adapted for private residential use.

The elevated position of most of the area gives views out of the space across the retained woodland of Castlecroft House and the Rugby Club grounds.

Extended views to the Clee Hills in Shropshire can be glimpsed between buildings.

Large, mature trees can be seen from any aspect in the area.

Grass verges and wide green areas are a characteristic of this area.

Stoneacre, Arts and Crafts styled house stands out as a building of local architectural interest.

Unique houses at Stoneacre Close.



CHAPTER 10: CASTLECROFT

4.) POOL HALL ESTATE

Until the turn of the 20th Century this area was predominantly farmland with Castlecroft Farm and Castlecroft House at the heart of the area. It includes the older roads of Castlecroft Road and Castlecroft Lane. Mature trees, as well as several areas of green open spaces, contribute to the estate's pleasantly green character and general ambiance of the area. The trees include the surviving section of the avenue running along the line of the former drive to Castlecroft House from Windmill Lane (at Castlecroft Avenue). Development of this area for municipal housing, starting in the 1950s, created residential properties of consistent materials and design. The Pool Hall estate is made up of two-storey, semi-detached, terraced housing and three storey maisonettes in red brick with plain façades, pitched roofs and maisonettes with white faced balconies. There is a contrast within the estate between the periphery and the central area. Headland Road and Castlecroft Road have abundant greenery whilst central areas create more of a hard landscaped urban ambience.

KEY POSITIVE CHARACTERISTICS

The estate is built on undulating ground offering interesting views of trees over the rooftops.

Views across to the west from Clee Hill Drive and Headland Rd to the Clee Hills. The long distance views enhance the area.

The elevated position on the valley side means that views across the Staffordshire and Worcestershire canal are often glimpsed.

Castlecroft Farmhouse built most likely by Joseph Tarratt in the 18th Century.

5.) CASTLECROFT ROAD; WINDSOR GARDENS; PINWOOD CLOSE

This area is mainly residential with the some recreation provided by the Castlecroft Rugby Club, which is outside the City's boundary but contributes to the area's character. The area has a consistent two storey scale, rising to three storey only at Castlecroft Road for a short terrace of maisonettes.

The lower end of Castlecroft Road is an area of municipal housing made up of semi-detached and terraced houses and maisonettes (rising to three storeys). The top end of Castlecroft Road is occupied by (mainly) pre-war semi-detached houses with hipped roofs, canted bay windows and brown tile hangings, with some 1990s infill. Leading off Castlecroft Road is Windsor Gardens, made up of more semi-detached houses built in the 1950s, set back from the curved frontage of the road with front gardens. They have plain façades and pitched roofs.

Pinwood Close, off Windsor Gardens, is a small cul-de-sac of houses built in the 1970s with pitched roofs and brown tile hangings. Lamorna Close is a more recent housing development with buildings more closely spaced, with hipped roofs with gabled returns to the front. Some feature dormer windows. The cul-de-sac is notable for having no available space for on-street parking. A predominant feature of this area is the green and leafy character derived from hedges, mature trees and wide grass verges which line the historic route of Castlecroft Road., with a line of line of trees in the hedge retained when the estate was built.

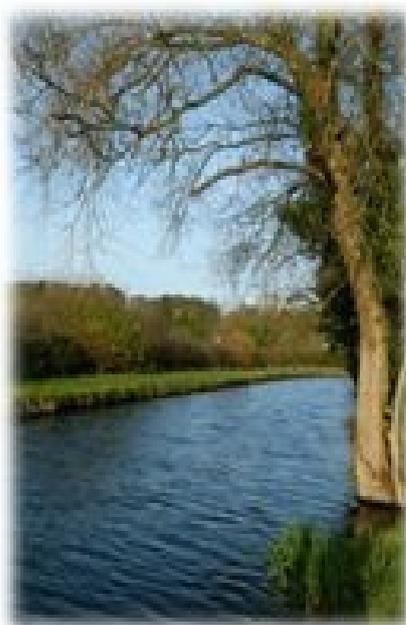
CHAPTER 10: CASTLECROFT

KEY POSITIVE CHARACTERISTICS

Trees and greenery dominate the views all along Castlecroft Road.

Views across to Castlecroft House at the top end of the road, demonstrate the existence of an avenue of mature trees, which belonged to the estate and formed an element of its designed landscape., now part of Castlecroft Avenue.

From the top of the road there is a long view to the west as far as the Cleve Hills in Shropshire.



The abundance of trees, some deciduous, give a changing aspect through seasons.

Hedgerows and trees lend a pattern of shade, all year round, and provide a feeling of establishment to the landscape of the housing developments.

The sloping green at the junction of Castlecroft Road, Castlecroft Lane and Radford Lane lends an open view adding to the feeling of spaciousness and should be protected.

Wide verges, hedgerows and line of Limes along service road, the Castlecroft Lane end of Castlecroft Road.

Triangular green between The Firs and Railway Walk Bridge.

Wide green verge at Headland Road with views to the Cleve.

Circular wooded green encircled by Windmill Crescent and Chelmarsh Avenue.

Issues

Unsympathetic personalisation of properties can be seen from a selection of properties in the area detracting from the architectural unity of the estate. For example, use of faux limestone cladding.

Loss of front gardens and front boundaries for off-street car parking can be seen throughout the area, resulting in a loss of its green character

A variety of forms of enclosure to individual properties are represented including hedges, planting and low level walls., brick walls and railings.

Speeding traffic along the commuter routes of Castlecroft Lane Castlecroft Road and Windmill Lane.

CHAPTER 10: CASTLECROFT

DEVELOPMENT GUIDELINES

New development in the form of replacement buildings and extensions to properties will need to be of a scale and form that respects the character of the surrounding area, including roof profiles. In addition, they should aim to match the existing materials and detailing of surrounding buildings.

In the case of new infill development, this should aim to use matching or complementary materials and forms and both style and arrangement of openings.

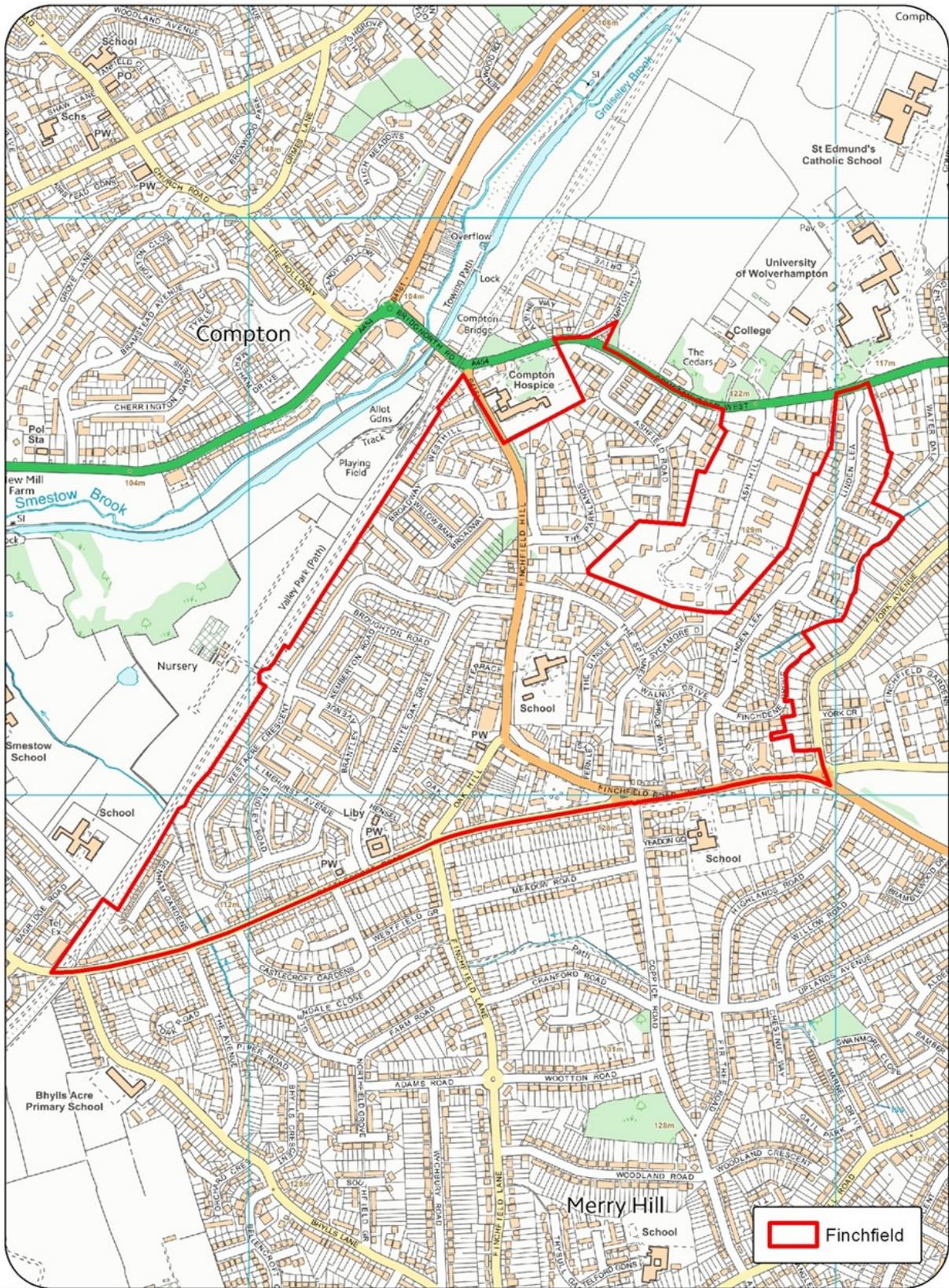
New development will need to protect the green landscaping (including front garden spaces) and mature trees, which make an important positive contribution to the character of this area. New development should aim to create similar green front garden spaces providing greenery and openness in the street scene to continue this element of the area's character.

HERITAGE ASSETS

| Heritage asset | Designations (if any) |
|--|-----------------------|
| The Old Windmill, Windmill Lane, Wightwick | Listed Building |
| Tree line at Castlecroft Avenue | |
| Church of the Good Shepherd, Windmill Lane | |
| Stoneacre, Windmill Lane | |



CHARACTER AREA 11: FINCHFIELD

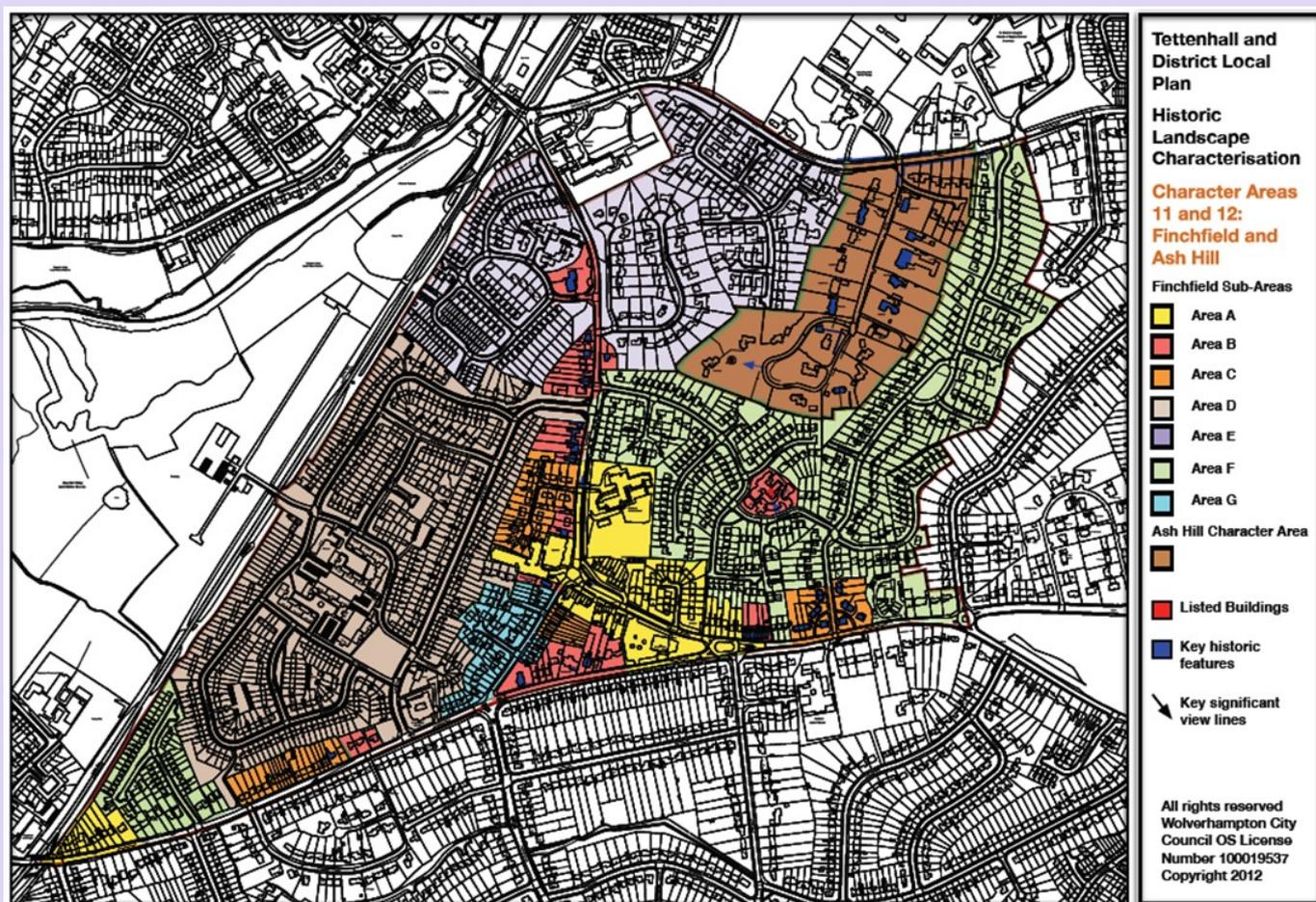


Tettenhall Neighbourhood Plan - Character Study Areas



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CHAPTER 11: FINCHFIELD



LOCATION AND USES

Finchfield is a suburban area of Wolverhampton, which sits within the southern area of the Tettenhall and District Neighbourhood Plan Area. The neighbouring character areas to Finchfield include Castlecroft, Compton, Ash Hill and the Smestow Valley, which includes the Staffordshire and Worcestershire Canal Conservation Area and the former Wolverhampton and Kingswinford railway passing along the border between Castlecroft and Finchfield. The main road running through this area is the B4161 and Castlecroft Road which link to the A454 which are important transport links to the surrounding areas and to the roads leading to Wolverhampton City centre. The area is also well served by public transport to Wolverhampton City centre.

Finchfield is primarily a residential area including the historic core along Finchfield Hill and the western section of Castlecroft Road, municipal housing estates to the West of Finchfield Hill, a string of houses along Castlecroft Road, Oak Hill and a small crescent at Linden Lea built during the inter-war period or shortly after. To the east of the area there are a number of cul-de-sac developments directly off the spinal roads of The Spinney and Linden Lea. Shopping parades are found at Finchfield Road West, which includes Lidl and associated car parking, along with a smaller shopping parade along Castlecroft Road. Other uses include two public houses; The Chestnut Tree at Finchfield Road West and Westacres located at Finchfield Hill, two churches (St Columbas at the junction of Castlecroft Road and White Oak Drive and St Thomas's historic church - now vacant - at Oak Hill), a primary school and junior school located along Finchfield Hill and Finchfield Road West, Finchfield library with attached children's playground at White Oak Drive and a residential home along Castlecroft Road.

CHAPTER 11: FINCHFIELD

HISTORICAL DEVELOPMENT

Pre-historic and Roman

Smestow Valley was carved by glacial melt water during the Ice Age. The valleys' sandstone ridge which stretches south west and west from Tettenhall to Perton at 500 feet drops to 350 feet south of the Smestow Brook and rises sharply to 400 feet at Finchfield,

A possible Roman road leading from Pennocrucium (near Gailey) to the fort at Greensforge, would have followed the line by Brewood Park Farm and Lower Pendeford Farm and over Smestow Brook around the location of the old Tettenhall road bridge. The line slightly overlaps the boundary for Finchfield.

Anglo-Saxon

Archaeology find in the area (Studley Road) of a 'porcupine' Sceatta (8th Century).

Finchfield derives from field 'open land', probably used by the Anglo-Saxons from the earliest period for uncultivated areas used for common pasture, and incorporated into settlement names when arable encroachments forming part of new settlements were made as found in 'Finchfield'.

Medieval

Finchfield is mentioned in a number of earlier sources, including the Feld or open land of the finches, this may be the Feld mentioned in a charter of 985 AD. Staffordshire Catholic History, Fynchenefeld (1323), Finchfeilds (1648), Wolverhampton Parish Register and Finchfields (1662) Birmingham City Archives.

A moated site, which may have been of medieval origin, was recorded on the 1887 Ordnance Survey map just to the south of this area at Finchfield Lane and may suggest the location of a small settlement or farmstead.

CHAPTER 11: FINCHFIELD

Early Modern

The area is marked on the William Yates' map of 1775 as 'Finch Field', a reference to a farmhouse that once stood just to the south. The routes of the three roads: Finchfield Lane, Bhylls Lane and Castlecroft Road are clearly shown indicating that these were already well established by the late 18th Century.

In the 18th Century, as Wolverhampton became increasingly industrialised, moving to rural areas became the norm for those who could afford to. The favoured area was Tettenhall but some set up residence in Finchfield.

The Industrial Age

In the early 19th century Finchfield contained a number of farmworkers' cottages, a few farmhouses and one or two gentlemen's residences.

The Penn Tithe Map of 1842 and the later 1880s Ordnance Survey map show this area of Wolverhampton as a largely rural area with isolated farmhouses (Compton Farm, Finchfield Farm, Horsehills Farm).

One of the gentlemen's residences (St Catherine's 1855) was used as a finishing school for young ladies

Prior to the building of St Thomas's it appears the local population attended a small chapel which is now known as the Coach House at (within the property of St Catherine's).

St Thomas' Church was built as a mission church for Finchfield in 1875, providing facilities for a small worshipping population.

The 1888 map records Fern and Horsehill Terraces and an inn (in the same location as the present day Chestnut Tree pub).

It also shows the extensive grounds of Compton Hall covering a large area to the east of Finchfield Hill. The 1902 map shows these as woodland gardens.

The Victorians and Edwardians were responsible for the settlement at Oak Hill / Finchfield Hill and for larger gentleman residences; Westacre, Finchfield House, Fern Place, Ashleigh and Uplands.

CHAPTER 11: FINCHFIELD

20th Century

The Spinney was built in 1907 as a moderately large house to an Arts and Crafts design by William Johnson Harrison Weller for a Mr. Hall-Jones, set within a large piece of the grounds of Compton Hall.

Around 1914 the Wolverhampton and Kingswinford railway was constructed, passing along the border between Castlecroft and Finchfield to the east, through a deep cutting.

Opening in 1925, the railway was largely unsuccessful and closed to passengers in 1932, although freight was still carried until 1965.

The track has been redeveloped forming the South Staffordshire Railway Walk, closely associated with the Smestow Valley Local Nature Reserve, accessed by walkers and cyclists, home to badgers, orchids, a wide variety of bird and animal wildlife.

Between 1910-and late 1920s the gardens and grounds of gentlemen's residences were being sold off and used for housing (Westacre, advertisement for the land 1907),

Plots of land were sold off from Finchfield House, Ashleigh, Uplands and Finchfield Farm in the 1920s. Uplands Farm was left to fall into disrepair. By 1935 the land had shrunk to 14 acres.

Land from Coppice Road to Finchfield Lane would wait until after the Second World War for development.

1930's development in the area coincides with the provision of services such as bus routes and, notably, the trolley bus service. With a service serving Finchfield via Bradmore and Merry Hill (ceased in 1963).

The grounds of The Spinney were developed for attractive residential areas after the Second World War. The adjacent woodland gardens of Compton Hall were used as the site of Finchfield County Primary School (known today as Westacres Infant School) in 1954.

By the late 1940's Tettenhall Urban District Council had acquired land by compulsory purchase in Finchfield and Castlecroft and by the mid-1960s had built a thousand council houses.

With a growing population this coincided with the need for further services hence the development of Finchfield shops.

In 1951 the Chestnut Tree Public House was built on the site of three houses recorded as Kensington Villas earlier in the 20th century. This replaced the New Inn, which had previously stood right at the road junction (further to the east).

Additional development took place in 2001 around The Spinney (Grade II Listed) to convert the property and build additional property to sell as a number of flats.

CHAPTER 11: FINCHFIELD

GENERAL CHARACTER DESCRIPTION

Finchfield has a long and varied history, which is reflected in the area's residential properties. None of the farmhouses that stood among the area's open fields in the 1700s survive today. Some of the larger Victorian and Edwardian gentlemen's residences can still be found including Westacres, The Spinney and St Catherine's. Smaller Victorian and Edwardian properties can also be found along the historic routes of Finchfield Hill, Castlecroft Road and Finchfield Road West, forming and running out from the triangle of roads (with Oak Hill) that are the core of the historic Finchfield settlement. These properties vary in styles and scale but are generally faced in smooth-faced redbrick and/or painted roughcast or render. Their architectural detailing includes raised brick 'diapers', plain bargeboards and canted bay windows, with a mixture of cornered and hipped gabled roofs.

Residential development during the 20th Century has resulted in clusters of areas in Finchfield with a high degree of architectural uniformity using a single repeated building design. Many of the properties built during the 1950s are two-storey terraced and semi-detached houses set along curvilinear roads with a distinctive character due to the consistent use of materials and simple architectural detailing throughout (plain façade, pitched roof, and chimney). The developments of the 1960s and 1970s consist of detached and semi-detached houses of one and two storey built around cul-de-sacs running off curvilinear roads. The architectural styles are, again, fairly consistent across with many properties built in red/brown brick, with pitched tiled roofs, gable ends to the road and brown tile hangings. The shopping parades at Finchfield and at Castlecroft provide important local amenities, which are relatively busy commercial hubs.

There are, of course, residential developments from other eras, including the 1930s, 1990s and 2000s with architectural styles that reflect their different developers. Notable developments of these clusters include the 1930s properties around Linden Lea and Finchfield Road West set at various angles to the road. Owners of these properties have avoided unsympathetic alterations (although some have replaced windows with units that reduce the uniformity of the group and affect their historic integrity) retaining architectural features such as their uniform white painted roughcast, diaper decoration to gables and plain tile roofs with a mixture of both hipped and cornered gable-ended profiles. A key feature across the Finchfield area is its green and leafy character, derived from landscaped verges, tree lined streets, small open spaces and front gardens. Together, these create a pleasant suburban character across the area. Most properties are set back from the road, providing medium to large front gardens, which are normally open to the pavement, whilst others have low level planting and hedges as a boundary.



CHAPTER 11: FINCHFIELD

AREA CHARACTER DESCRIPTION

1.) FINCHFIELD HUB

The character of the area varies between a small but busy shopping area and residential areas. It contains numerous historic buildings of considerable charm and interest, notably St Thomas's Church (stone faced, tiled roof, pitched roof with a small bell cope), which contributes to the sense of a small village centre at the junction of Finchfield Road West and Finchfield Hill. However, it is predominately a commercial area with a range of shops including a florist, Co-op, Nationwide, barbers, hairdressers, a café, and takeaways as well as the recently completed Lidl supermarket.

The area also contains a public house and primary school (The Chestnut Tree and Westacres Infants School which are later 20th century buildings). The area developed in the 1960's with buildings providing shops at ground level and upper floor for residential use. Buildings on the north side of this area are of two storeys, in red/brown brick, with shop fronts of differing colours but retaining some 1960s detailing and flat roofs, whilst those on the opposite side of the road are in a series of semi-detached and terraced properties, with pitched roofs of concrete roof tiles. The area does have a green and leafy quality derived from landscaped verges, and tree lined streets. The grassed verge between the Finchfield Road West and the access road to the northern shopping parade has the appearance of a small village green, studded with a row of lime trees.

KEY POSITIVE CHARACTERISTICS

Mix of shops, retains a generally busy commercial hub.

Streetscape benefits from the presence of historic buildings that contribute to the character of the area.

Although much of the street furniture provides little interest in the area, some is of importance. Notably Lucy boxes, cast iron boxes which can be found at the side of the roads which are an element of the early 20th century street furniture reflecting the time when services including electricity and telephones were introduced to the area.

Mature trees and green landscaped areas create a green and open environment.



CHAPTER 11: FINCHFIELD

2.) VICTORIAN AND EDWARDIAN DEVELOPMENT AT FINCHFIELD HILL; OAK HILL; CASTLECROFT ROAD; FINCHFIELD ROAD WEST; THE SPINNEY

Pockets of older buildings survive throughout this area and contribute significantly to its character by providing architectural and visual interest. These include Victorian and Edwardian residential properties, which vary in style and scale. The historic areas lie along the oldest routes, including Finchfield Hill, Oak Hill and Castlecroft Road. This includes the locally listed building of St Thomas's Church, and the gentlemen's residences of which the Westacres and St Catherine's are surviving examples, as well as smaller villas, probably built by speculative developers such as Fern Place and Fern Cottage (Unfortunately Fern Place is no more). These are two storey houses faced in smooth faced red brick and/or painted roughcast or render with detailing include 'diapers', plain bargeboards, canted bay windows, mix of cornered and hipped gabled roofs and many have avoided unsympathetic alterations. Many of the smaller 19th or early 20th century houses and cottages share these characteristics. The boundaries of the properties vary but include low boundary walls, trees and hedges. The area also contains a row of Victorian terraces called Horsehill, built directly onto the pavement. The area has a number of mature trees which line the pavements and the area is fairly spacious and open creating a pleasant streetscape.

KEY POSITIVE CHARACTERISTICS

Building styles and scales may vary in the area but the Victorian and Edwardian buildings contribute significantly to its historic character and aesthetic quality.

Many dwellings have avoided unsympathetic alterations.

Nos. 26 and 28 Finchfield Hill stand out as a pair of particularly attractive Arts and Crafts semi-detached houses with long forward projecting side wings enclosing a sheltered central front garden, stone window surrounds and mullions to ground floor bay windows under a jettied first floor, steel framed casement windows and steeply pitched tiled door hoods.

The Westacres is also distinctive, originally built as a private house reusing the land of a house recorded as Elm House on the 1887 Ordnance Survey map. It is shown on the Ordnance Survey Map of 1902 with a small stable yard to the north, near the road frontage. The present building is an attractive, large Jacobean Revival style Gentleman's house in red brick with stone dressings with a large porch to the front and a very large off-centre window to the first floor, suggesting grand first floor rooms, (now a hotel).

Fern Place is notable as the earliest house on the northern section of Finchfield Hill, standing at the crest of the slope, whilst Fern Cottage (No. 10), lower down the hill, is also shown on the 1887 map and retains attractive Gothic arched openings.

St Catherine's and its associated coach house make an important contribution to the area's historic quality as a large early 19th century house standing at the prominent street corner with a green setting.

The streetscape is fairly consistent throughout the area, with grass verges and street trees set between the two sides of Finchfield Hill and roads and pavements creating a buffer between vehicles and pedestrians and providing a more open character.

Later infill residential developments along Finchfield Hill are sympathetic to the neighbouring builds.

CHAPTER 11: FINCHFIELD

AREA CHARACTER DESCRIPTION

3.) 1920'S AND 1930'S RESIDENTIAL DEVELOPMENT

The southern part of the area consists of three areas of 1930's residential development with architectural details reflecting different developer styles. Arts and Crafts style cottages around Linden Lea and Finchfield Road West differ from the other 1930s development in the area and stand out due to their alignment to a narrow crescent-shaped access lane running across the corners of the junction of Linden Lea and Finchfield Road West. As a group they have avoided unsympathetic alterations and remain relatively unchanged from their original construction clad in white painted roughcast and low pitched plain tile roofs with complex profiles including a mixture of hipped and cornered gables and detailing including dormer windows, chimneys, some with canted bay windows and raised diapers.

The properties located at Oak Hill and Castlecroft Road consist of two-storey semi-detached houses with a mix of pitched, hipped and half-hipped roofs, clad with a mixture of white / yellow painted roughcast or render and often with canted bay windows to the ground floor main room. A row of sixteen large semi-detached houses designed by the prominent local architect Major Hutchinson Smith facing onto Castlecroft Road (Nos. 141 – 155) lie on the boundary of the Neighbourhood Plan Area but provide important character to the street scene and an attractive vista to the area with cottage style gardens and mature trees which line this side of the road. They form part of the Castlecroft Gardens Conservation Area. The Terrace, off Finchfield Hill is another area which may have developed as early 20th century social municipal housing, built as a group of semi-detached two-storey redbrick houses with hipped slate roofs, set back from the road. The spacious front and side gardens are generally enclosed by low boundaries providing some privacy whilst maintaining the openness of the street scene. No. 25 The Terrace has the appearance of an older whitewashed double fronted 1 ½ storey cottage with pantiled roof, but is in fact contemporary with the Inter-War development.

KEY POSITIVE CHARACTERISTICS

Architectural interest of the crescent of properties at Linden Lea / Finchfield Road West.

The properties at Linden Lea / Finchfield Road West have generally avoided unsympathetic alterations, although replacement of original windows with uPVC units has denuded their integrity.

The Hutchinson Smith semi-detached houses along Castlecroft Road as a group enhance the contribution of the streetscape of this area.

Along Castlecroft Road a green and leafy quality is derived from the mature trees and cottage styled gardens.

Channelled views within Castlecroft Road and Oak Hill.

Large areas of green verge between the road and pavement/front gardens on the south side of Castlecroft Road/Finchfield Road West.

Uniformity of building design and materials with green landscaping and spacious plots and well defined garden spaces at The Terrace.

CHAPTER 11: FINCHFIELD

4.) MUNICIPAL HOUSING: WESTACRE CRECENT; WHITE OAK DRIVE AND CONNECTING ROADS

This area of municipal style housing includes two storey terraced and semi-detached housing along curvilinear roads and has a distinctive character due to the consistency of materials used along with the repeated use of simple architectural detailing throughout (plain façade, pitched roof, and chimney). The area also contains three and two storey maisonettes, which include decorative brickwork on chimneystacks along with a cluster of three storey flats at Brantley Avenue. The area has an open streetscape as a result of properties being set back from the road, with the majority having front gardens that are open to the street and low growing planting. In some areas grass verges, including widely spaced street trees, run between the roads and pavements and create a buffer between vehicles and pedestrians. A few properties have a form of front boundary, including fences, low brick walls and hedges.

KEY POSITIVE CHARACTERISTICS

Few formal boundaries, leading to a sense of openness. Across the area there is open streetscape due to the width of the road, generous verges (in places) and unenclosed front gardens e.g. White Oak Drive.

Many of the houses along Westacre Crescent back onto the green, tree-filled space of the Smestow Valley Local Nature Reserve. Views of trees which line the Smestow Valley and create a green backdrop to the area, are seen above the roofscape and in glimpses between buildings.

Uniformity of architectural detailing within groups and survival of simple decorative detailing.



5.) 1950'S AND 1960'S RESIDENTIAL DEVELOPMENT: FINCHFIELD HILL; THE BROADWAY; PARKLANDS; ASHFIELD ROAD & ENVIRONS

The area consists of detached and semi-detached bungalows and two-storey houses built along Finchfield Hill or in enclaves of curvilinear roads and cull-de-sacs set off the main route and accessed via The Broadway, to the west, or Parklands, to the east. All properties in the area have buildings set back with front gardens open to the pavement, many providing parking in garages and driveways. These all occupy regular medium sized plots, which create a steady rhythm of built form along the gently curved roads.

CHAPTER 11: FINCHFIELD

The style of architecture is fairly consistent within the Broadway development (with the exception of a group of three storey blocks of flats fronting onto the Broadway and surrounding a communal car parking area and well cared for communal green space) and Ashfield with many properties built in red/brown brick, pitched tiled roofs with cornered gables facing the road and brown tile hanging. They include groups of both bungalows or two-storey houses and including detached houses and terraces of four properties. There is a greater variation in styles and scales of properties along the Parklands and Finchfield Hill, where there is a mix of residential frontages and styles. Some of the tree planting at Parklands represents remnants of the woodland gardens of Compton Hall.

KEY POSITIVE CHARACTERISTICS

Evidence of earlier development in the form of part of the sandstone boundary wall for Westacre within the Broadlands.

The medium sized plot sizes found in the area, allow for the set back of buildings from the road and creation of green and leafy front gardens which contribute to the pleasant suburban character.

The properties on The Broadway are set on higher ground and views can be glimpsed of Westacre Crescent along with greenery and landscape features. Glimpsed views across the Smestow Valley to the woodland on Tettenhall ridge from Broadway.

Consistency of use of a limited palette of materials creating a sense of unity.

Views to greenery over rooftops and in glimpses between buildings including mature trees lines in the landscape to the rear of the buildings line.



6.) PRIVATE HOUSING ESTATE AND RIBBON DEVELOPMENT: LINDEN LEA; FINCHDENE GROVE; WALNUT DRIVE; SYCAMORE DRIVE; THE SPINNEY; THE PINES; BIRCH GLADE; THE DINGLE; SPRUCE WAY; DENHAM GARDENS

This is mainly a residential area of mixed bungalows and two-storey houses, which date from the 1970s. The Spinney and Linden Lea provides spine routes through this area, with numerous individual cul-de-sacs leading off. Properties follow a mix of architectural styles but are normally built in small groups of uniform design.

CHAPTER 11: FINCHFIELD

The area includes one and two-storey detached or semi-detached properties built of red/brown brick, often with panels of brown tile hangings, with pitched concrete tile roofs with cornered gables on a mix of orientations including set gable end to the road or long-side to the road.

At the centre of the area the 'original' decorative half-timbered house at the Spinney (built in 1907 in a mixture of Old English and Arts and Crafts style and listed Grade II) provides pleasing views and a point of historic and architectural interest. The area is generally a pleasant, tranquil space, off the main road routes. The set back of buildings along a series of winding roads and the creation of green and leafy front gardens contributes to a pleasant suburban character. The curving road lines create a series of gently revealed long views through the area, which are dependent on greenery in the street scene to soften the harder surfaces of highways and buildings.

KEY POSITIVE CHARACTERISTICS

At the northern end of Linden Lea, towards Compton Road West, several former brick garden boundary walls of properties at Ash Hill can be seen.

The set back of buildings in their plots, with gardens (often large) open to the road, creates a low density area with a light, spacious and open character.

Variety between houses in small groups, provides a more varied streetscape.

Views to The Spinney

Quiet residential streets with little or no through traffic.



7.) 1990'S AND 2000'S RESIDENTIAL DEVELOPMENTS: OAK HILL;

OAK LEYS

Development that has taken place in the past twenty years can be seen at Mirbeck Close and The Spinney in addition to some infill development at Oak Hill and Linden Lea, all of which vary in architectural styles. The original Spinney is Grade II listed and dates from 1907, built in red brick with decorative half timbering beneath a complex tiled roof, including tall ridge and end parapet wall stacks with plain stone cappings. In the early 2000s additional flats were constructed surrounding the listed house. The new build is sympathetic to the original Spinney, taking the form of two storey, pitched roofed houses with dormer windows, built in red brick with decorative half-timbering. The area is enclosed by a low brick wall with railings and onsite parking is available on shared surfaces.

A development at Mirbeck Close is dense with detached two-storey houses set very close together in small plots along a narrow curving road with shared surfaces, which is in contrast to other properties found in Finchfield.

CHAPTER 11: FINCHFIELD

The buildings are in red brick, with pitched half-hipped roofs and with gabled returns breaking forward to one side of the frontage, as well as integral garages and ground floor canted bay windows either under a simple roof or under a larger pent roof running across the frontage and sheltering the front door area. The infill developments at Oak Hill and Linden Lea are two-storey detached houses, set close to the road, with pitched roofs, including dormers. In contrast to neighbouring properties, they are built in a dark red/brown brick with dark concrete tiled roofs and decorative half-timbering. Apart from The Spinney, which includes a small grassed area with planting and mature trees, green landscaping has not been a strong feature of the most recent developments.

KEY POSITIVE CHARACTERISTICS

The Spinney is a focal point of the area, due to its scale and size it stands out from other properties located in the area as a building of great architectural accomplishment and making a great contribution to the area's aesthetic value.

The sympathetic development of the surrounding area of The Spinney, including careful use of scale, materials and design to provide a group of varied buildings that are subservient to and enhance the main historic structure.

The greenery and landscaping of The Spinney is well maintained with a mixture of mature, low level trees and planting.

The Spinney at night is illuminated by low-level lighting from the bollards along the residents' parking.



CHAPTER 11: FINCHFIELD

Issues

Very high level of traffic on Finchfield Hill resulting in difficulty for pedestrians using the space and loss of amenity for local residents. The thunder of traffic destroys the peaceful image created by the small Victorian and Edwardian cottages and houses that line the route.

Lack of off street parking results in vehicles parking on the street, pavements and roadside verges. This can give an overcrowded and cluttered appearance particularly around Finchfield Hill during peak school hours, around the shopping parade and Westacre Crescent. The damage to grass verges on the south side of Castlecroft Road was noted as being particularly unfortunate.

Around the Finchfield hub, utilitarian street furniture provides little interest and creates a harsh environment, particularly with the amount of signage and the fencing opposite the school. Pedestrian railings on the side of Finchfield Hill have a particularly unattractive urban character.

Loss of front gardens and front boundaries for off-street car parking can be seen throughout the area.

Materials of some of the newer developments, notably those in Linden Lea and Oak Hill, do not use materials consistent within the area. Those that are used are dark in colour, detracting from the light, open character of the area.

Unsympathetic personalisation of properties can be seen from a selection of properties in the area. For example, use of faux limestone cladding on one house within a terrace of six redbrick properties.

The scale, size and materials used for the development of Lidl means the building is out of proportion to the local area. The building presents a bland, windowless frontage to the main street frontage to the commercial hub area on Finchfield Road West, with the elevation unrelieved by the roof slope, which is mono-pitched, sloping away from the frontage and hidden from view from the street. The attempt to animate this frontage with panels of timber weatherboarding and sheet clad tower over the main entrance is unsuccessful and raises the building to a scale that is unsympathetic to the adjacent streetscape.

The pavement and road surfacing outside the shops are in a poor state of repair at both Finchfield Road West and at Castlecroft. In addition, a property at Castlecroft shops is vacant and suffering from lack of appropriate maintenance.

The lack of occupancy of St Thomas's Church, Fern Place (on Finchfield Hill directly adjacent to Lidl) and the fire damaged Victorian property on Castlecroft Road is likely to lead to their gradual deterioration due to the lack of necessary maintenance. This is likely to lead to loss of historic fabric, which will threaten the long term survival of these heritage assets, resulting in a serious loss from the area's historic character. Fern Place has now gone to Lidl to be demolished as part of further development of the stall.

CHAPTER 11: FINCHFIELD

DEVELOPMENT GUIDELINES

New development in the form of replacement buildings and extensions to properties will need to be of a scale and form in keeping with the surrounding area, including roof profiles. In addition, they should aim to match the existing materials and detailing of surrounding buildings.

New development should include adequate provision for on-plot parking to prevent and, where possible, reduce the impact of on-street parking on the area's character and appearance, particularly at Oak Hill and Castlecroft Road

In the case of new infill development, this should aim to use matching or complementary materials and forms and both style and arrangement of openings.

To protect the green landscaping (including front garden spaces) and mature trees, which make an important positive contribution to the character of this area. New development should aim to create similar green front garden spaces, providing greenery and openness in the street scene.

Preserve and enhance streetscape by retaining historic buildings, as these buildings contribute to the local character and distinctiveness of the area. Opportunity for enhancement at the fire damaged property along Castlecroft Road and Fern Place.

Further opportunities for enhancement include footpath surfaces by the commercial properties at Finchfield or provision of more formal parking areas to reduce street clutter.

St Thomas' Church could be reused to provide a variety of functions, be it community, commercial or residential.



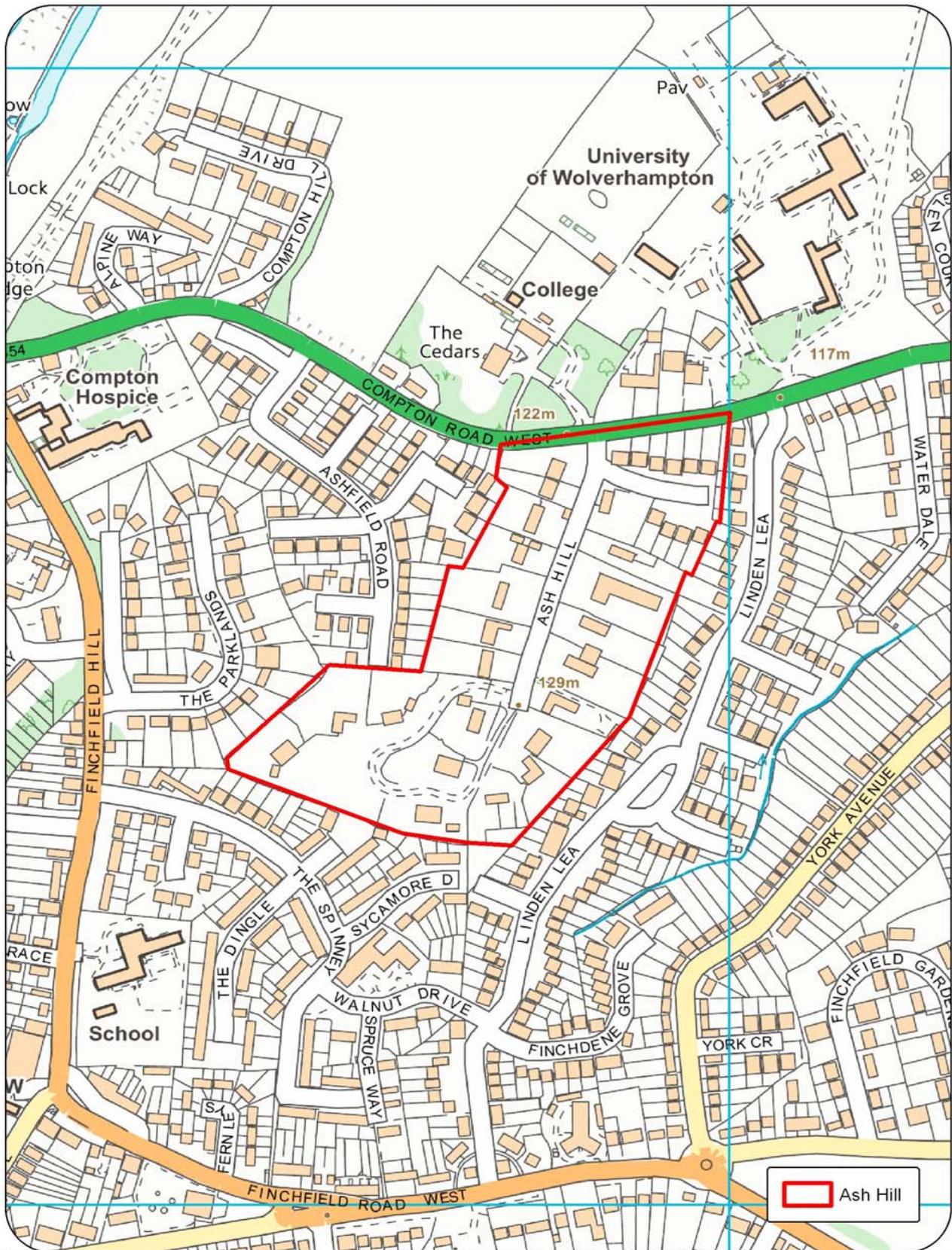
CHAPTER 11: FINCHFIELD

HERITAGE ASSETS

| Heritage assets | Designation (if any) |
|---|--|
| The Spinney, Walnut Drive, Finchfield | Listed Building |
| St. Thomas' Church, Oak Hill | Locally Listed Building |
| No. 42 Finchfield Hill 'Fern Place' (No longer available to be listed) | Locally listed building |
| The Westacre, Finchfield Hill | Propose for local listing |
| Nos. 1 – 10 Linden Lea with Nos, 69 – 75 (odds only) Finchfield Road West | Propose for local area of architectural interest |
| Nos. 45 – 69 (odds only Finchfield Road West) | |
| St. Catherine's, Oak Hill with associated coach house/chapel | Propose for local list? |
| Nos. 18 and 18 Castlecroft Road | |
| No. 20 Castlecroft Road | |
| No. 48 Castlecroft Road | Propose for local list |
| No. 10 Finchfield Hill (Fern Cottage) | Propose for local list |
| No. 12 Finchfield Hill | |
| Nos. 20 and 22 Finchfield Hill | |
| No. 21 Finchfield Hill | |
| No. 24 Finchfield Hill | |
| Nos. 26 and 28 Finchfield Hill | Propose for local list |
| No. 30 Finchfield Hill | |
| Nos. 32 and 34 Finchfield Hill | |
| Former garden walls and gate piers of Winstone House at Nos. 95 – 101 Linden Lea and No. 72 Compton Road West | |



CHARACTER AREA 12 ASH HILL

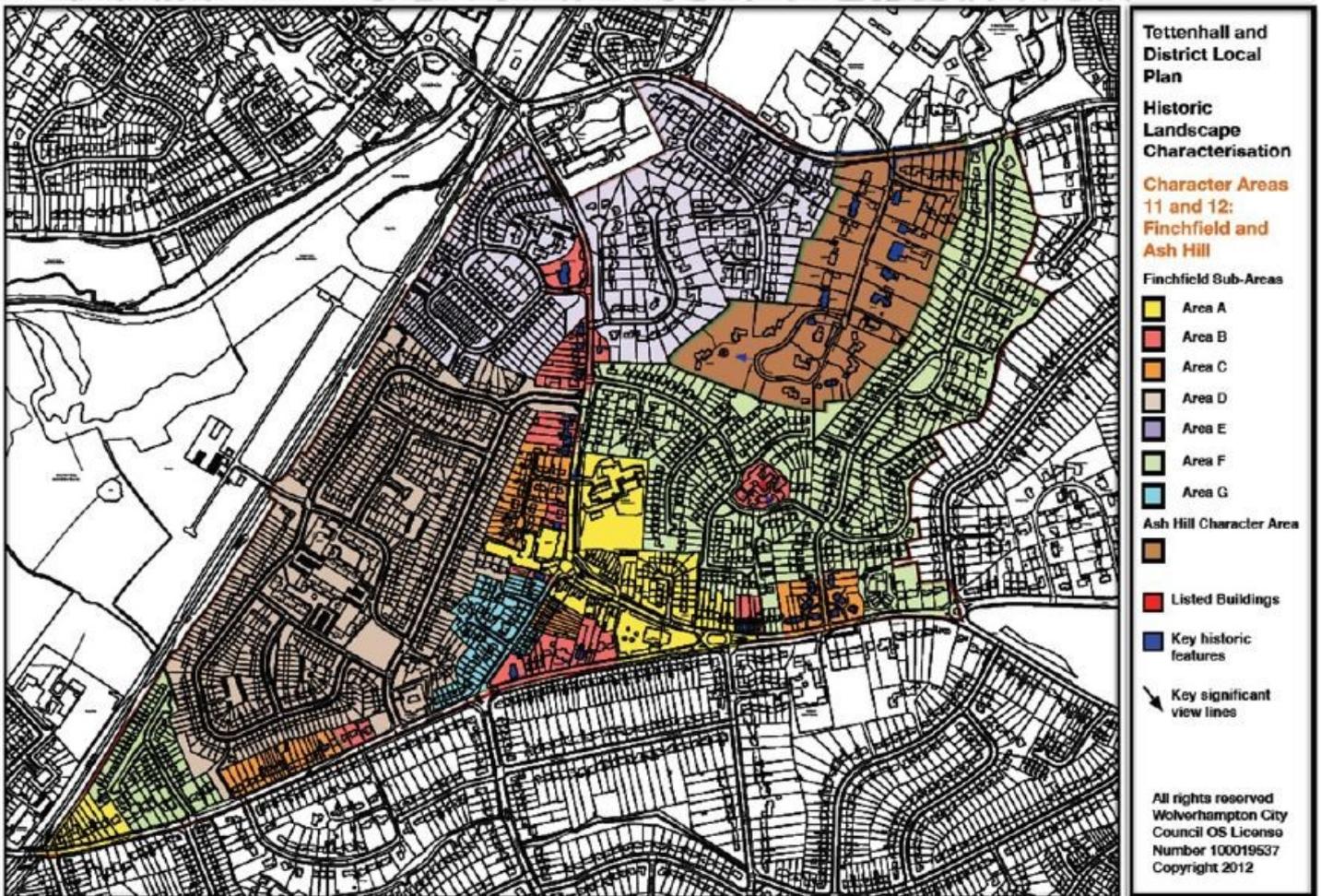


Tettenhall Neighbourhood Plan - Character Study Areas



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CHAPTER 12: ASH HILL



LOCATION AND USES

This small character area located in the south east of the Our place Our Plan study area is surrounded to the east, south and west by the later 20th century housing estates in the adjacent Finchfield Character Area (No. 11). Compton Road provides a northern boundary to the study area. The character area forms the southern part of Wolverhampton City Council's Ash Hill Conservation Area, with the northern portion, containing the house and Grounds of The Cedars lying outside the study area north of the road. This is a prestigious residential area served by a single access road and with a mixture of large and very large private houses. One of these is now used as a care home, whilst the others remain in residential use.

CHAPTER 12: ASH HILL

HISTORICAL DEVELOPMENT

Medieval and Post-Medieval

Forms part of the open fields of the settlement of Compton, which was recorded in the Domesday Survey and has an Anglo-Saxon name suggesting an outlying settlement of an estate located in a steep sided valley.

The Industrial age

1837 Timmins' Map of Tettenhall shows an area of open fields at Ash Hill. One building (not surviving) stood on the north side of Compton Road, close to the present site of The Cedars'.

1838 By 1887 Ash Hill road was constructed leading to a pair of semi-detached houses in extensive grounds (now Ash Hill House). The outline of a part-walled garden is suggested in the northern part of the grounds, with outbuildings.

Houses on Compton Road included High Elms to the west of the entrance to Ash Hill and Red Hill Lodge to the east.

20th Century

1902-03 six large detached houses built in a line of large, long and narrow plots along the east side of Ash Hill, set well back from the road frontage. There is a suggestion of carriage drives in the front gardens with land at the rear divided into several sections suggesting different uses such as 'pleasure gardens', kitchen gardens and orchards. The eastern limit of these plots is formed by the parish boundary.

By 1919 The Homestead was built on the west side of Ash Hill, including a substantial house and outbuildings.

Ash Hill Cottages built to the east of Ash Hill House in the 1920s as servants quarters. A clock tower was erected in the gardens of Ash Hill House in 1926 as a memorial to Annie Hilda Green, the wife of the owner Davis Green who was an industrialist.

Further substantial houses were built in large plots on the west side of Ash Hill during the 20th century.

1960s Ash Hill house demolished and substantially rebuilt.

In 1997 permission was granted for a development of seven large detached houses within the grounds of Ash Hill House, which were subsequently built creating a long cul-de-sac named The Burrow.

CHAPTER 12: ASH HILL

GENERAL CHARACTER DESCRIPTION

Ash Hill forms a private residential enclave accessed from the busy historic route of Compton Road and set around the spinal route of Ash Hill (road). As a collection of large late 19th and early 20th century houses with surviving garden and landscape features built to designs of interest the area has been identified as meriting designation as a conservation area by Wolverhampton City Council. The enclave is surrounded by mature trees that help to shut it off from surrounding areas, screening many views to the surroundings and providing a natural barrier to noise, creating a tranquil atmosphere. The ground rises towards the centre of the area, with a gradual fall to Compton Road and a steeper fall to the south and west.

The main road provides access to a short cul-de-sac in the north, with closely spaced large houses built in the 1970s on either side backing onto Compton Road to the north. These were constructed through subdivision of the plots of The Old House and Red Hill Lodge (which was demolished) in the 1970s and are nice but would not be considered as important to the conservation area's special historic or architectural interest. To the south, Ash Hill provides access to the long cul-de-sac of The Burrow, which wraps around the rebuilt Ash Hill House. In addition to the two Arts and Crafts Ash Hill Cottages The Burrow now has frontages for large red brick houses constructed in a whimsical Victorian Gothic revival style in the 1990s, widely spaced in irregularly shaped plots with front gardens open to the road and large areas of communal green space including many tall trees, creating a woodland character. This area preserves remnants of the landscaped gardens of Ash Hill House, including the clock Tower erected by Davis Green and some of the aforementioned tree planting.

The large, older house plots on either side of Ash Hill have relatively broad frontages to the road, normally with the houses set well back within a long plot providing a large front garden or forecourt area. The Old House is distinguished due to its close placement to the roadside and gains prominence in views into the area. The central route is long and straight with tall trees in private gardens to either side, which channel views along it.

Although these are partly foreshortened by changes in ground level and overarching trees in front gardens. The large houses include several examples of considerable architectural accomplishment in styles used at the end of the 19th century and the first years of the 20th and are distinguished by their representation of the variety of contemporary styles rather than as a group with a shared character.



CHAPTER 12: ASH HILL

They are generally of two storeys with attics and tend to be aligned with a long frontage addressing the road. Materials used include red brick with stone dressings, as well as both smooth and roughcast render painted white. Detailing includes examples of Arts and Crafts, Flemish Renaissance and Jacobean Revival, and Neo-Georgian. Whilst the houses stand well back from the road, ancillary buildings, including garages may stand at the front of the plot and can be admired from the public realm, including some architectural detailing that complements the main house. They have been carefully maintained including the retention of many of their historic architectural details. The houses are often visible from the road but trees in the foreground provide some partial screening, whilst they are entirely concealed by foliage in views along the road.

Tall mature trees, hedgerow boundaries to front gardens (sometimes reinforced with estate railings) and the green garden spaces either side of the narrow lane, create a semi-rural suburban character. The trees are tall and cast a good deal of shade over the road. It is likely that this makes the area mysterious and very dark in the evenings and at night, as well as providing a rich wildlife habitat. This is supported by the absence of eye-catching street furniture. A paved footpath is provided on the east side of the road only.

KEY POSITIVE CHARACTERISTICS



The absence of through traffic and the position of houses well back from the road frontage contribute to its tranquil character. The sound of the clock tower's chimes is a distinctive feature of the enclave.

Collection of late Victorian and Edwardian large houses of high architectural quality preserved with a high standard of integrity and reflecting the status of the area as an exclusive residential development for wealthy industrialists.

Mature gardens surrounding older houses and front gardens containing mature trees in particular contribute to a green semi-rural suburban character and form part of the area's designed aesthetic.

Hedgerow boundaries to front gardens with some use of estate railings contribute to a rural character.

Low traffic levels create a tranquil environment.

The clock tower at The Burrow is a particularly distinctive feature as well as providing special historic and architectural interest.

Open fronted gardens in areas of new development help create joined-up green spaces that contribute to the green, open character of the area and preserve some of the area's former character as landscaped gardens.



CHAPTER 12: ASH HILL

Issues

Loss of a number of large historic houses in the 1970s reduced the stock of these buildings and their contribution to the area's character.

Infill development of large houses has had varying success in sustaining the high standard of architectural design represented by the older properties.

DEVELOPMENT GUIDELINES

The architectural interest of the late Victorian and Edwardian Houses and their ancillary buildings is an important feature of the area. Development's requiring demolition of one of these buildings will not normally be considered suitable. The demolition of more recent additions that may have obscured the original architectural scheme may be appropriate.

Extensions to roofs should retain the original roof profile (e.g. hipped or cornered gables where relevant). Additions of dormer windows will need to be of a size, design, materials and placement that maintains the prominence of the historic roof slope and their relative complexity of design.

Subdivision of plots would have to be carefully managed to avoid loss of the green front garden spaces that contribute to the green and open character of the lane.

New infill development is unlikely to be appropriate where it will lead to further loss of green open landscape. However, some extension and subdivision of larger buildings in spacious grounds for residential use might be acceptable.

Development resulting in any significant increase in motor traffic would be considered to harm the tranquillity of the area, which is part of the character that is desirable to preserve or enhance.

New development should make a positive contribution to the green character of the environment by providing green front garden spaces, areas of public green space and by using hedgerows as a boundary material to the front of plots and by preserving the pattern of large broadleaf trees at the front of plots.



CHAPTER 12: ASH HILL

HERITAGE ASSETS

| Heritage Assets | Designation (if any) |
|--|------------------------|
| Ash Hill | Conservation Area |
| Clock Tower Ash Hill House | Listed Building |
| The Homestead, Ash Hill | Propose for local list |
| The Old House, Ash Hill | Propose for local list |
| Engelberg, Ash Hill | Propose for local list |
| Ash Grove, Ash Hill | Propose for local list |
| Fairwood, Ash hill | Propose for local list |
| Ash Dene, Ash Hill | Propose for local list |
| No.s. 5 and 7 The Burrow (Ash Hill Cottages) | Propose for local list |
| Garden Walls and outbuilding at No. 2 The Burrow | Propose for local list |



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On behalf of the Steering Group for Our Place Our Plan, the Neighbourhood Plan for Tettenhall and the surrounding District.

Cyril Randles (Chair)

*Tettenhall and District
Community Council*

Local Neighbourhood Partnership
Making good things happen
in your neighbourhood



OurPlaceOurPlan

Wolverhampton
City Council



*Tettenhall & District Community
Council
Character Study
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*The Neighbourhood Plan's Character Study
Covers the area of: Aldersley, Castlecroft, Claregate,
Compton, Finchfield, Palmers Cross, Stockwell End,
Tettenhall, Tettenhall Wood, Wergs & Wightwick,*