

PARK

Conservation Area Appraisal & Management Proposals

July 2008

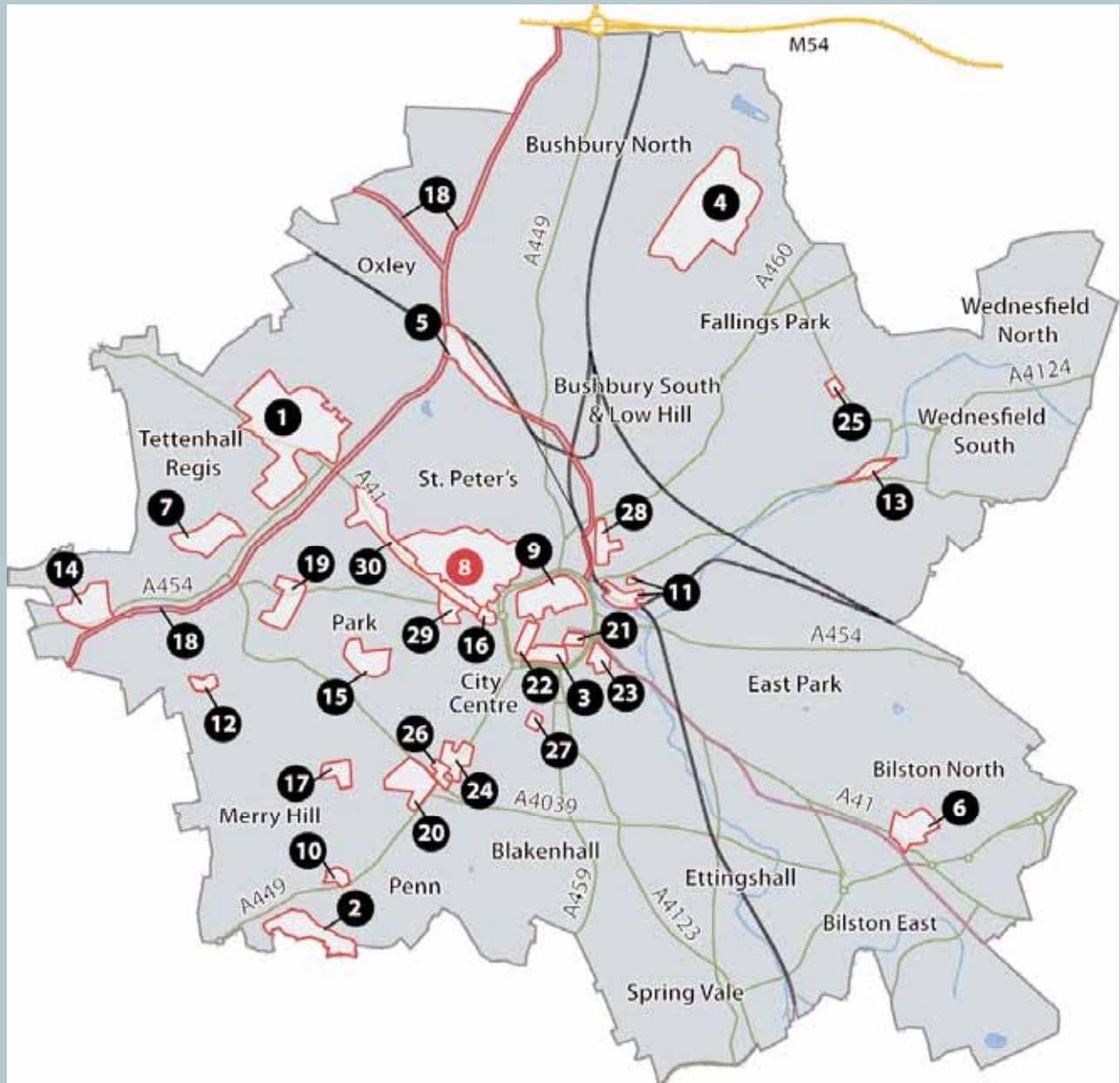
Wolverhampton
City Council



Conservation Area Character Appraisal

This document is the appraisal for the Park Conservation Area which the Council approved on 21st July 2008.

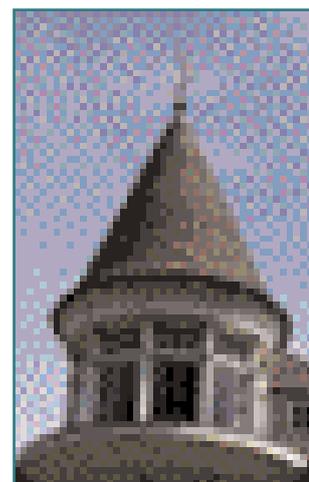
To find out more about appraisals for other conservation areas in the City see the Council's website at: www.wolverhampton.gov.uk/conservationareas



- | | | |
|-----------------------------|-------------------------------------|--------------------------------|
| 1 Tettenhall Greens | 14 Wightwick Bank | 27 Fellows Street (Blakenhall) |
| 2 Vicarage Road, Penn | 15 Bantock House | 28 Springfield Brewery |
| 3 St John's Square | 16 Chapel Ash | 29 The Oaks (Merridale Road) |
| 4 Bushbury Hill | 17 St Philips (Penn Fields) | 30 Tettenhall Road |
| 5 Wolverhampton Locks | 18 Staff and Worces and Shrop Canal | |
| 6 Bilston Town Centre | 19 Ash Hill | □ Conservation Area Boundary |
| 7 Tettenhall Wood | 20 Penn Fields | — Motorway |
| 8 Park | 21 Old Hall Street | — Major Roads |
| 9 Wolverhampton City Centre | 22 Worcester Street | — Railway |
| 10 The Woodlands | 23 Cleveland Road | — Metro Line |
| 11 Union Mill | 24 Penn Road (Graiseley) | — Council Boundary |
| 12 Castlecroft Gardens | 25 Cedar Way | — Waterways |
| 13 Wednesfield | 26 Copthorne Road | |

Contents

1. Introduction	2
2. Location and setting	3
3. History	4
Development of street pattern	4
History of West Park	6
Post 1880	7
4. Character and appearance of the conservation area	9
Summary of special interest	9
Present character: activities and uses	10
Architectural and historic character	11
Building types, prevalent building form and plot sizes	14
Building materials	14
Listed buildings	15
Locally listed buildings	15
Buildings of Townscape Merit	16
Focal points, vistas and views	16
Open spaces, green areas and trees	17
Public realm	18
Historic associations	19
Local identity	19
Introduction to character areas	21
Areas 1 & 2 (map)	22
Area 1: West Park	24
Area 2: Park Road East and Park Road West with Lansdowne Road, Park Avenue and Bath Road	26
Area 3 (map)	29
Area 3: New Hampton Road East and Waterloo Road	30
Areas 4 & 5 (map)	32
Area 4: Albert Road	33
Area 5: Park Dale and Lower Vauxhall	35
Area 6: Modern residential blocks between Lower Vauxhall and Connaught Road	38
5. Issues	40
Positives	40
Negatives	40
Threats	40
6. Management Proposals	41
Conservation Area review 2008	41
Use of Article 4(2) Directions	42
Opportunities for enhancement	43
Other proposals	44
Monitoring and review	44
7. Implications of conservation area designation	46
Bibliography and maps	50
Sources of further information	50
Sustainability Statement	51



Above: Turret at
34 Park Dale East



Above: Houses in Park Road East

1. Introduction

The Park Conservation Area was designated by Wolverhampton Borough Council on 6th November 1975. It was extended on 12th October 1995 and 2nd June 2003. The boundaries were amended on 1st December 2004.

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

Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.

Section 72 specifies that, in making a decision on an application for development in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

This appraisal satisfies the requirements of the legislation and provides a firm basis on which applications for development within the Park Conservation Area can be assessed.



Above: New Hampton Road East c1905 just before the construction of the Drill Hall. Note the chimneys of Waterloo Terrace on the left and the tower of St Peter's Church in the distance.

2. Location and setting

The Park Conservation Area lies approximately 1km north-west of the centre of Wolverhampton, to the north of the A41 Tettenhall Road and south of New Hampton Road East. The focus of the conservation area is West Park, an oval-shaped public park encircled by a road (Park Road East and Park Road West). The Park's circuit road distributes, like spokes from the hub of a wheel, a number of side roads which link the circuit road to busier roads to the west, south and east namely Tettenhall Road, Bath Road and New Hampton Road East respectively.

The land is level but, beyond the conservation area to the south-east, the ground rises to the promontory on which stands St Peter's Church and the medieval core of Wolverhampton.

The conservation area lies mainly within Park Ward but those properties on the north-east side of New Hampton Road East lie within St Peter's Ward.

3. History

Development of street pattern

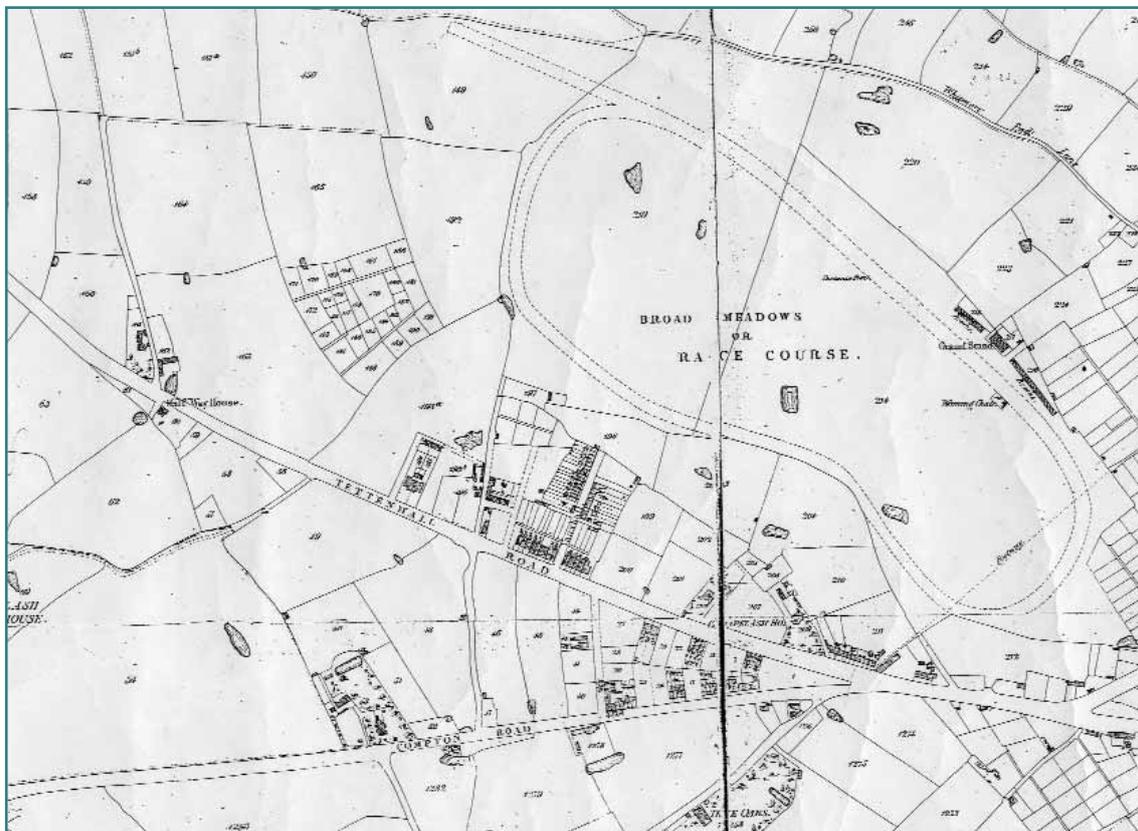
The western expansion of Wolverhampton was initiated in 1823 by the construction of Darlington Street. This was cut through from the town centre to join an already existing historic westward route out of the town, today's Tettenhall Road.

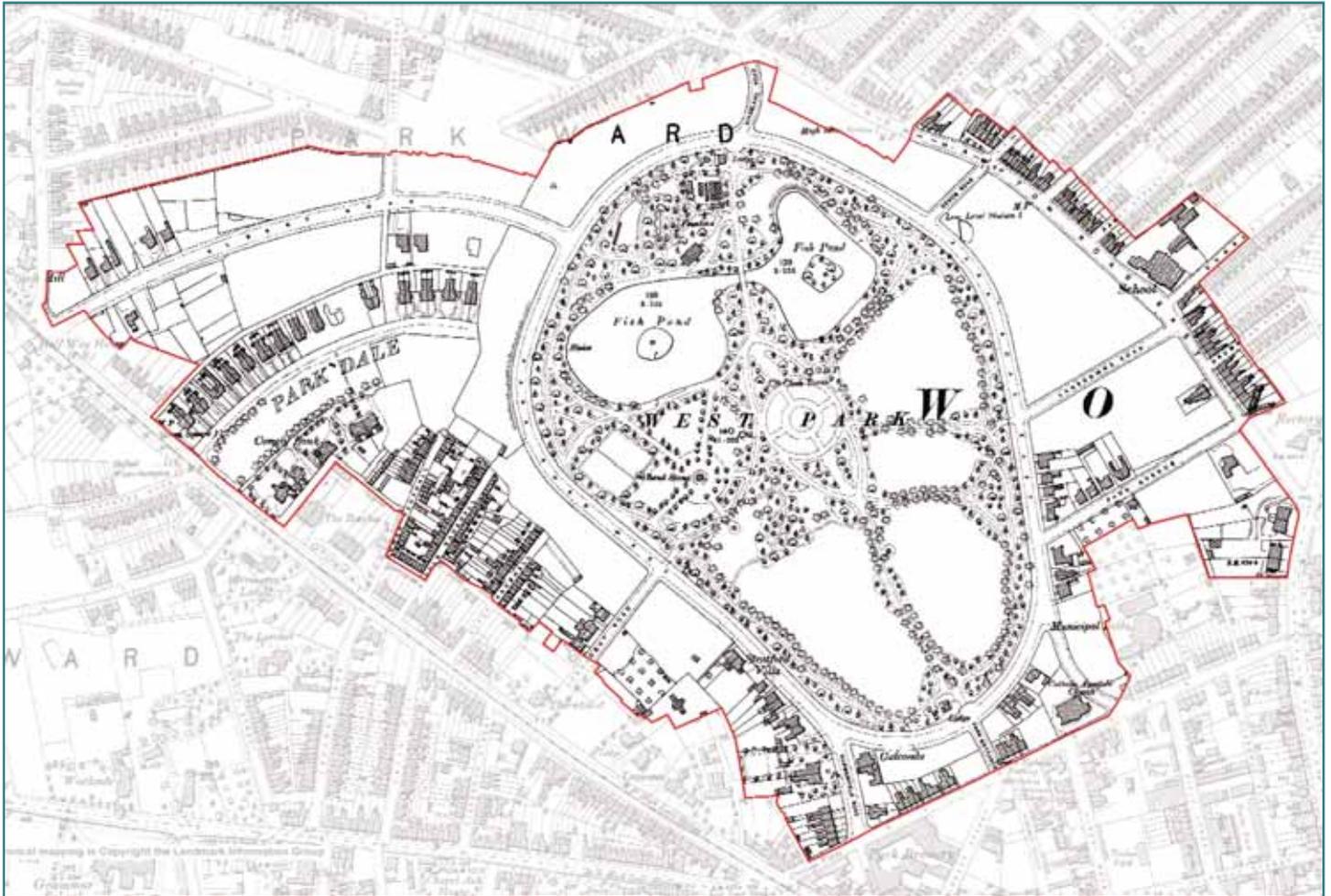
Darlington Street gave rise to the development of Chapel Ash and Tettenhall Road from the 1830s onwards.

Waterloo Road (once known as Wellington Road) forms part of the eastern boundary of the conservation area. It was laid out c1830 following the construction of Darlington Street. It was developed with detached and terraced houses from about 1850 onwards.

On the 1842 Tithe Map the area encompassed by today's conservation area was open ground in the centre of which was Broad Meadows or Race Course, which forty years later was to form the basis of West Park. The course of today's Bath Road was then identified as a dotted Footway across the southern end of the race course. Also shown on the 1842 Tithe Map is a lane called Whitmore End Lane, the precursor of New Hampton Road where development began in the 1840s. New Hampton Road was formally adopted by the town's Corporation in 1863.

Below: Extract from 1842 Tithe Map





Above: Extract from 1902 Ordnance Survey Map

All rights reserved Wolverhampton City Council
OS Licence Number 100019537. Copyright 2007

Summerfield Road is one of the earliest roads in the conservation area. Its route appears on the 'Plan of the Township of Wolverhampton' (c1850) and it is clearly marked on Steen & Blckett's Map of Wolverhampton (1871) as Summerfield Road. Nos. 1-4 (consecutive) Summerfield Road, a grade II listed building, dates from c1850.

An 'Outline Plan of the Borough of Wolverhampton' (1877) is a sketchy map indicating roads and streets and their names. Albert Road, Devon Road, Lansdowne Road, Park Crescent, Summerfield Road and Connaught Road are all illustrated emanating from a circular route around the Park (not formally opened until

1881) whilst Kingsland Road and Southgate are indicated but not named. Park Dale and Park Avenue are absent.

With the exception of Park Avenue and the area now occupied by the multi-storey flats, the street pattern remains as it was shown in the first edition O.S. map of 1884. Park Avenue was created within the next 20 years. It was formally adopted in 1897 and appears on the 1902 O.S. map. The modern flats between Park dale and West Park Hospital are located on the site of 19th century terraced houses alongside Upper, Middle and Lower Vauxhall, of which only nos. 3-23 (odd) Lower Vauxhall remain.

History of West Park

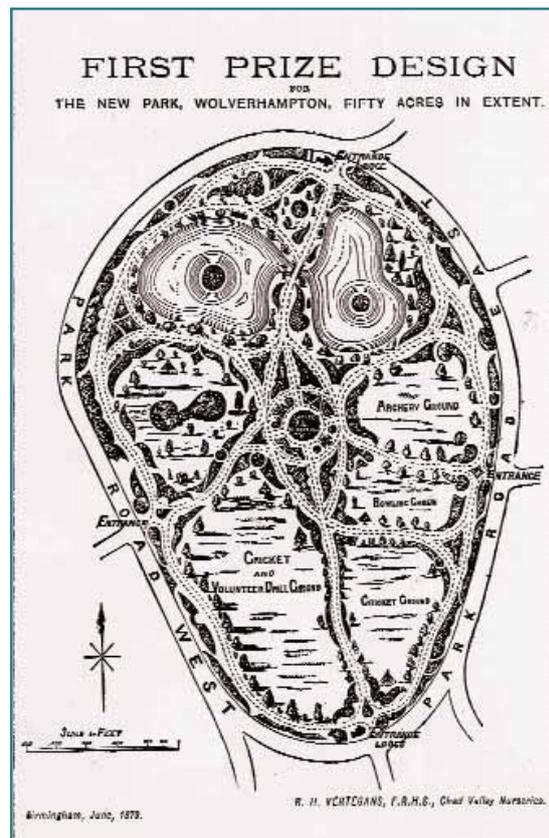
Wolverhampton, by 1850, was a thriving industrial community. Unfortunately, the economic prosperity of the town's industries was not immediately reflected in a rise in living standards for the mass of the population which, by 1870, had grown to 68, 000.

The desperate need for public open spaces to provide opportunities for healthy recreation was recognised by the early years of the 19th century but the people of Wolverhampton had to wait until the summer of 1881 for the opening of what became known as West Park.

The council had first set its sights on the town's race course as the ideal location for a park as early as the 1860s. Though a great attraction since its opening in 1825, the racecourse was on bleak and open land subject to frequent flooding. It was not until 1879 that terms were agreed with the Duke of Cleveland, who owned the land, when he finally agreed to a 63 year lease of the site with an option for the council to buy the land at the end of the term.

From the outset the council was determined that the first park in the town should be of the highest quality. A special sub committee toured the country looking at the best examples, and advice was sought from the leading experts in the field.

The eventual design of the park was the subject of a national competition, won by Richard Hartland Vertigans, a landscape designer and nurseryman with premises in Malvern and Edgbaston. His task was not an easy one. To begin with the site was described at the time as a "treeless swamp" so a lake would be essential to help drain the land. The council also specified that the park should be surrounded by stout railings, and two lodges for park keepers were to be provided.



Above: Winning design for the new park

In keeping with the latest trends, Vertigans made provision for archery, cricket, bowling and volunteer drill in his design, as well as the planting of trees and shrubs.

A total of £13,000 was allotted for the general laying out of the land. The last Wolverhampton Races were held on the on the site in 1878. West Park was formally opened on 6 June 1881.



Above:

The Conservatory c1900 and the same view today.

Many gifts were made to the park in the early years, including ducks and swans for the lake, several glacial boulders, a four faced clock, which still overlooks the flower beds at the centre of the park, and at least two drinking fountains. However, the most generous gift was that of Charles Pelham Villiers, MP for Wolverhampton, who was unable to attend the grand opening of the park but, instead, gave a beautiful cast iron bandstand.

The park's crowning glory, the conservatory, was built in 1896, with the proceeds of the town's Floral Fete, held every year in the park. It was designed by Thomas Mawson and his architect partner Dan Gibson, who were advising the council on their second park at the time.

Post 1880

It is clear that the creation of West Park acted to generate new development. Soon after the completion of the park, housing began to be built along Tettenhall Road and in Park Dale. Until this point, little development (except for a few houses in Summerfield Road and New Hampton Road) had taken place in the West Park area.

The laying out of the park had made the area fashionable and consequently the vast majority of the late 19th - early 20th century housing in this area was built for the wealthier classes. West Park became a major focal point of the social life of Victorian Wolverhampton. Of the many events staged in the park, certainly the most ambitious and spectacular was the Art and Industrial Exhibition of 1902. Its main hall was 400 feet long and capped with towers that rose to 120 feet in height.



Above:

The Women's Hospital in c1910 and the same view today

In the 20th century, the area has continued mainly in residential use but some of the large family villas, perhaps too big for modern family life, have been refurbished for multiple occupation or converted to other uses such as a nursing home, hotel or medical centre. The area's churches are still in use, although not by their original denominations. A Women's Hospital that was located on Park Road West c1902 has expanded and been replaced, in part, by a modern Rehabilitation Centre. The former Drill Hall has been converted to residential apartments; the former Higher Grade School of 1894 has become part of the campus of Wolverhampton College. Two schools have been built on the edge of an open space between Park Road West and New Hampton Road. There has been surprisingly

little demolition of historic buildings, though a large house in Park Dale has been lost, and the area has maintained an historic character and appearance.

The West Park Conservatory was restored in 1996 with the assistance of grant aid from English Heritage. West Park's Victorian tearoom has also been recently restored - revealing the traditional interior which contains period fixtures and fittings, and also retains the original tiles and mosaic flooring. Its transformation and return to public use is part of a Heritage Lottery Fund grant-aided scheme to revitalise the whole of West Park. The Bandstand and Bridge, both grade II Listed structures, have also benefited from extensive restoration.

4. Character and appearance of the conservation area

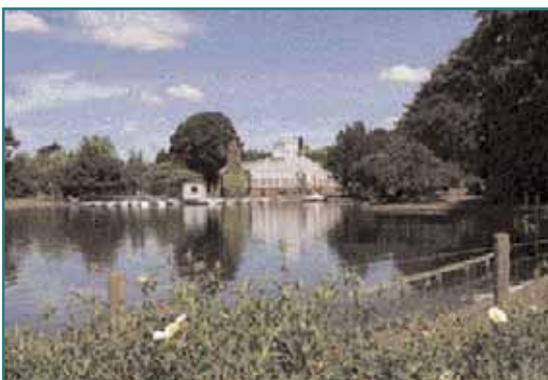
Summary of special interest

The West Park and surrounding area is, in essence, a Victorian creation and has been designated as a conservation area because of the character it retains of the period. The Park itself is an excellent example of the municipal efforts made in the latter half of the 19th century to provide facilities for the people of Wolverhampton, recently given a new lease of life with a £2.8 million Heritage Lottery Fund grant.

The creation of West Park provided a catalyst to further development of the area and surrounding development is characterised by a mix of good quality late Victorian and Edwardian building together with a large number of modest interwar semi-detached houses. Of particular note is Park Dale West, a sweeping curve of three-storey Victorian semi-detached villas.

The conservation area is notable for the following:

- West Park, a municipal park of 1881 designed by R.H. Vertegans with serpentine paths, formal bedding, lakes, bandstand, shelters and a conservatory of 1896;
- West Park's railings beside a wide verge and carriageway which encircle the park and enable the rural ambience of the park to flow into the surrounding suburbia;
- West Park's mature collection of trees and shrubs (recently restored);



Above: Stucco Villas, Waterloo Terrace, New Hampton Road East

- Street layout around West Park in which a series of roads join the park's circuit road at a gated pedestrian entrance (two main entrances, six lesser entrances);
- Albert Road, an unusually wide tree-lined carriageway and wide pavement with a pronounced curve as it approaches West Park;
- Architectural and historic interest of buildings from three phases of development, i.e. approx. 1830-1850, 1870-1910 and 1920-1940;
- Mid 19th century stucco villas in Summerfield Road and New Hampton Road East and two pairs of mid 19th century red brick villas (Nos 49/51 and 53/55 Waterloo Road);

Left: West Park - view across the lake to the conservatory

- Park Dale, a sweeping curve of three-storey Victorian semi-detached villas (Park Dale West) and a locally listed Edwardian house (Park Dale East) overlooking a communally managed central green open space bordered by mature trees;
- Late 19th/early 20th century development to the south of West Park containing some good examples of Arts and Crafts domestic architecture;
- Small scale 19th century terraced houses in New Hampton Road East, Bath Road and Lower Vauxhall;
- Typical interwar semi-detached houses to the north and west of West Park;
- Large 1930s dwellings in Park Avenue and Lansdowne Road;
- Variety of construction and building materials reflecting the different phases of development but notable for the prevalence of red brick;
- Green open space, bordered by trees, to east of West Park (school playing fields);
- Street trees and greenery of private front gardens;
- Key non-residential buildings: Former Higher Grade School (now Newhampton Centre), The King's Church, West Park Church, former Drill Hall, West Park Hospital;
- Local details that collectively and individually help to give the conservation area its distinctive identity, e.g. two Edward VII letter boxes, three 'Lucy boxes', historic iron railings and brick boundary walls, street name signs.

Present character: activities and uses

Development in the conservation area is mainly residential, reflecting the origins of the area as a late 19th century residential suburb. Residential uses include not only a large number of family houses but also residential nursing homes for the elderly (e.g. Eversleigh, nos. 55-62 Albert Road), modern purpose-built flats (Bromford Dale in Albert Road), historic buildings adapted for residential use (e.g. the former Drill Hall) or hoteluse (e.g. no. 79 Albert Road) and large 19th century properties now in multiple occupation.

In addition to residential uses there are key institutional uses such as West Park Infants and Nursery Schools, Wolverhampton College Newhampton Centre and West Park Hospital. Uncharacteristically, there is a small garden centre in Albert Road.

In the south-east of the conservation area, closest to the city centre, there is a very small number of non-residential uses e.g. a second hand bookshop in Bath Road, a local shop in New Hampton Road East, a web design business in Summerfield Road, a dentist in Park Crescent, a surgery and consulting rooms in Summerfield Road. Chapel Ash, a short walk away from the southern end of the conservation area, contains a variety of shops and businesses. The brewery located adjacent to the conservation area in Bath Road generates heavy traffic flows and smells from the brewing process which pervade the area at times.



Above: West Park School playing fields and street trees in Park Road East



Above: The Drill Hall shortly after it was built and today recently converted into flats

The conservation area also contains four active places of worship: West Park Church, The King’s Church, a modern Friends’ Meeting House in a backland site off Summerfield Road and a Sikh Temple occupying two former 19th century houses in New Hampton Road East.

The conservation area has a relatively quiet suburban atmosphere in which there is no industrial activity. However, the sound of traffic on the ring-road and the hum of the active and busy city centre are never far away.

Apart from New Hampton Road East, which leads to and from the high-density suburb of Whitmore Reans, traffic through the area is moderate, gaining access to local houses and to West Park. At certain times of day there is minor congestion around West Park Hospital and the schools. City centre workers take advantage of free parking around part of the park perimeter adding to levels of activity at certain times of the day.

Architectural and historic character

The different styles of buildings in the conservation area show changing tastes in architecture as reflected in three main building phases over the 100 years between 1840 and 1940. The earliest developments in the conservation area were built in New Hampton Road and Summerfield Road in c1840 when West Park was still the site of the race-course. The next main building phase was initiated by the construction of West Park in the late 1870s and continued in a piecemeal fashion well into the 20th century leaving behind a wide variety of Victorian and Edwardian architecture. A third building phase of mainly semi-detached houses took place between the two World Wars i.e. in the 1920s and 1930s.



Left: Parking around the park perimeter



1) c1840-1850



Above: Grade II Listed Nos. 7 & 8 Summerfield Road

Nos 7 and 8 Summerfield Road is a pair of stucco houses with symmetrical single storey front bays and low-pitch hipped slate roof dating from the earliest building phase, well before the construction of West Park. The pair date from c1840 and have a Regency-style influence. Nos. 1-4 Summerfield Road is a terrace of four stucco houses c1850, a good example of a mid 19th century terrace built as part of Wolverhampton's suburban development. Both properties are grade II listed.

On the other side of the conservation area (across what in 1850 was the race course) stands nos. 217-234 New Hampton Road East (Waterloo Terrace, c1855), a large scale three-storey with basement early Victorian stucco terrace, with carriage drive, entrance gates and piers, and a stone boundary wall to the road. Its grand scale was not to be repeated.

Significantly, these early Victorian houses stand close to Tettenhall Road and New Hampton Road which were then the only major western routes into the town.

2) c1880-1914

The second phase of development is exemplified, in the 1880-1890 period, by the large houses in Park Dale West and, at a lower end of the social scale, by terraced properties in New Hampton Road East.

Park Dale contains a row of three-storey semi-detached houses c1880. Other late 19th century developments are to be found in Bath Road and the west end of Albert Road.

As the 19th century drew to a close, the influence of the Arts and Craft Movement can be seen. The Arts and Craft Movement put an emphasis on building materials and rejected both classical formality and ostentatious Victorian Gothic. Housing around the south and east of West Park reflects well the status of the area in the mid and late 19th century. It is here that a number of middle class villas of solid proportions in a vaguely Arts and Crafts style are located. Some of these (e.g nos. 42 and 45 Park Road East and no. 26 Park Avenue) are locally listed. Each displays an asymmetric façade embellished with unusual architectural features such as a timber balustraded balcony, a corner turret and a terracotta plaque (dated 1899), respectively.



Above: 42 Park Road East



Above: *Montford House, 34 Park Dale East*

Montford House (c.1895) in Park Dale East is a locally listed building in the style of the Aesthetic Movement having the appearance of a scaled down noble country house. Its most dominant feature is a three storey drum tower with conical, tiled roof, almost fully glazed.

The King's Church (1892-3), Wolverhampton 'Higher Grade School' (1894, 1926) (now Wolverhampton College Newhampton Centre), West Park Church (c1910) and West Park Hospital (1910 with later additions) date from this period. The Higher Grade School and The King's Church are locally listed buildings. Both have notable decorative brickwork whereas West Park Church and Hospital have a much plainer, more utilitarian appearance. The Higher Grade School is a finely detailed red brick and terracotta building by architect T. H. Fleeming. The Kings Church was purpose built in 1892-3 as a Catholic Apostolic church, it has an aisled nave, apsidal chancel with shallow ambulatory and a small spire at the junction of nave and chancel.

3) Interwar development

The 1914 O.S. map shows that, although much of the open space immediately to the south of the park had been developed with large detached and semi-detached dwellings, there were still areas immediately to the west and north of the park (and the east end of Albert Road) that were vacant. In the late 1920s and 1930s these spaces were filled with modest two-storey middle-class, mostly detached, houses. There is an assortment of house plans but most make use of popular design features of the period including two-storey rounded bays, low sweeping eaves, twin gables, mock half-timbering, leaded lights, first floor roughcast render and recessed front doors within a brick round-arched opening. Some of the 1930s dwellings in Park Avenue are noticeably bigger than those around the park.



Above: *Inter-war houses in Park Road West*

Such houses are typical of the 1930s expansion of many English towns. Whilst they cannot be said to contribute greatly to the architectural interest of the conservation area, their low density and front gardens (where not replaced by hard-standing) adds to the spacious atmosphere of the conservation area. In addition, their small scale and unobtrusive appearance mean that they have not overwhelmed the earlier, more architecturally lively Victorian character and appearance; accordingly they are considered to be Buildings of Townscape Merit (see below).

Building condition is generally good but some of the smaller family houses are in need of routine maintenance. Nos 55 and 57 Albert Road are boarded up and at risk of serious decay. Nos. 340, 341, and 342 New Hampton Road East are also boarded up and neglected.

Building types, prevalent building form and plot sizes

The most prevalent building type is the house, either detached, semi-detached or terraced. In such a large area, developed piecemeal over a 100 year period, there is a mix of house types, sizes and designs, as noted above. Two storeys, or two storeys with a large attic lit by a dormer, is the norm but some late 19th century houses rise to three storeys.

Generally speaking, houses stand in large plots: most detached and semi-detached houses from the Victorian period were large, fairly prestigious houses with spacious grounds, set well back from the road with long gardens to the rear. Houses from the 1930s are smaller and less prestigious but, because of the influence of the garden city movement and the availability of land, these also sit in long plots with gardens, front and rear, and gaps between buildings. In contrast, the narrow-

frontage terraced houses in Newhampton Road have short rear gardens and stand close to the pavement.

Building materials

Stucco, a form of render, prevails in the few mid 19th century buildings such as nos. 1-4 Summerfield Road and nos. 217-234 New Hampton Road East. Red brick is the most common building material of the late 19th century buildings with stucco dressings for windows and doors. Terracotta is used to good decorative effect on the former Higher Grade School in New Hampton Road and, for instance, no. 26 Park Avenue.



Above: Detail 26 Park Avenue

Welsh slate or plain clay tile is the prevalent roofing material. There is a wide variety of window openings and glazing pattern. Vertical sliding sashes are common, large late 19th century brick villas often have a multi-paned upper sash above a single-paned lower sash. Windows would have been almost exclusively timber but many have been replaced with uPVC or aluminium.

Listed buildings

- Nos 1-4 Summerfield Road;



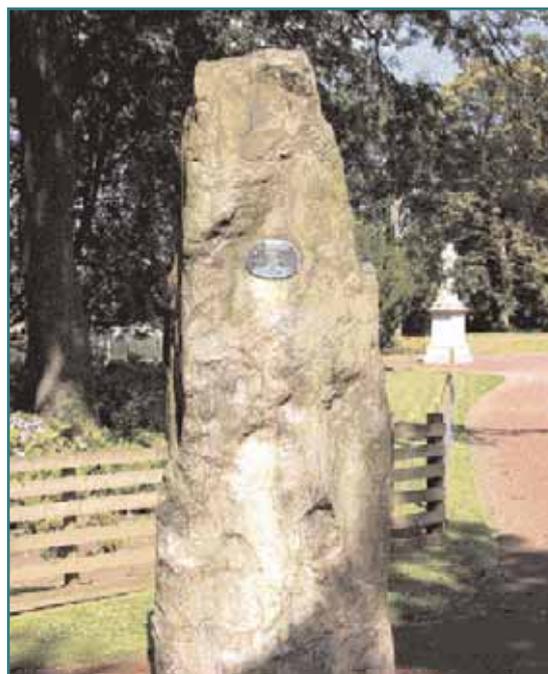
Above: 1 - 4 Summerfield Road (c1850)

- Nos 7 and 8 Summerfield Road;
- In West Park: Villiers Statue (1878 by W. Theed the Younger); Clock Tower (1883, cast iron on ashlar plinth); Bandstand (1882 and later by McDowell Stevens & Co, Glasgow); Bridge over lake (1880, cast iron with ashlar abutments and piers); Conservatory (1896 by Dan Gibson); Pavilion north of lake (c1881); Walls, railings, gates and piers (1880 by Bayliss, Jones and Bayliss).

Locally listed buildings

- 26 Park Avenue;
- 42 Park Road East;
- 45 Park Road East;
- The King's Church, Bath Road;
- Montford House, Park Dale East;
- 218-234 New Hampton Road East;
- The former Higher Grade School, New Hampton Road (Wolverhampton College Newhampton Centre);

- In West Park: The Chalet, South Lodge, North Lodge, South Shelter, the Erratic Boulder.
- West Park Church, Park Rd West;
- Nos 1-20 and 23-32 Park Dale West;
- No. 68 Albert Road;
- No. 15 Park Avenue;
- Former Drill Hall, Park Road East;
- Edward VII letter box and Lucy box (group) at junction of Newhampton Road East and Dunkley Street;
- Lucy box (electricity distribution cabinet) at the junction of Park Avenue and Park Road East.
- Lucy box (electricity distribution cabinet) at the junction of Paget Street and New Hampton Road East.



Above: Erratic boulder in West Park

Buildings of Townscape Merit

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

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

All of the buildings of townscape merit, locally listed buildings and statutory listed buildings are shown on the map of the conservation area that can be found in the wallet at the back of this document.

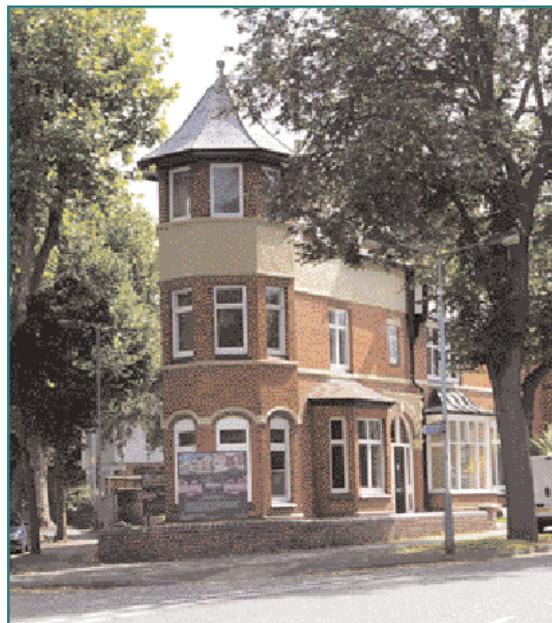


Above: 68 Albert Road

Focal points, vistas and views

West Park was designed so that direct approach roads to the park align with its eight gates. (The only exception is Park Avenue which was not built until after the park was completed). The visitor is therefore almost always greeted by a view of ornate park gates between robust stone piers against a green backdrop of park trees and greenery.

The topography of the conservation area is very flat and, unfortunately, probably the most prominent landmarks in the townscape are the three blocks of multi-storey flats to the west of the park. There are occasional distant views of some of the spires of Wolverhampton's churches but tall modern buildings can be seen as well. In general, except for the park entrances, there are no formal vistas outside the park. Turrets enhance the roofscape of Park Dale and a three storey turret at no. 35 Park Road East makes good use of its corner location and is an interesting stop to southward views along Park Road East.



Above: 35 Park Road East (7 - 9 Park Crescent)

Within the park, the 1880s planting was originally designed so that, once fully matured, there would be ever-changing views of the park's features, some of which, because of the screening effect of trees and other shrubs, would not reveal themselves until almost upon them. The recent restoration work has involved replacement of over mature shrub beds and it will be some time before their replacements will create the same screening effects. Tall specimen trees currently dominate most views. They tower over the tall and elaborate conservatory and above lesser features such as the bandstand and lodges.

The use of widely spaced railings to enclose the park enables views into the park from the circuit road. The 'transparency' of the railings helps the rural ambience of the park to flow into the surrounding suburbia.

Open spaces, green areas and trees

The principal open space in the conservation is obviously West Park, a fifty acre public recreational area. Three other open spaces are significant and add to the spacious feel of the conservation area: playing fields beside West Park School, open space in Park Dale, and the wide tree-lined and grass-versed road that encircles West Park.

The playing fields are a roughly rectangular area of open space between Park Road East and New Hampton Road East. Trees border the east and west sides of the grounds. The space enables long views of part of the terraced frontage of New Hampton Road, in particular the warm red brick and terracotta frontage of Wolverhampton College Newhampton Centre. In reverse, views of the trees and greenery of the park across the playing fields softens the otherwise harsh urban feel of New Hampton Road.

The private open space in Park Dale is essential to the setting of the impressive houses on either side. Bordered by mature trees, it is a valuable open space that provides a haven for bird life and is a secluded oasis of calm beside the busy main road.

Park Road East and West are notable for their great width and the grass verges on either side of the carriageway. Construction of the park in the late 1870s included the laying out of a surrounding 60 foot carriageway, 28 feet of which was to be used for horse drawn vehicles, 17 feet as a horse ride and 15 feet for pedestrians. Although in places replaced with a hard surface for parking on the park side, the grass verge on both sides of the circuit road provides a good setting for the park and its gated entrances and railings. However, this character has been much compromised by recent traffic calming measures required to reduce the number of traffic accidents in the area. There is also a serious problem with parking on the remaining grass verges.

Trees are a particularly special feature of the conservation area. These include not only individual trees and tree groups within West Park but also mature tree growth on Park Road East and West which provides continuity of atmosphere, complements the dense planting of the park itself and does so much, particularly in summer, to create an air of peaceful and shaded seclusion.



Above: Shaded perimeter path in West Park

Street trees in Park Road East and West, Albert Road and Park Avenue give the conservation area a leafy atmosphere which softens the urban landscape and provides an interesting foreground or backdrop to some of the area's key historic buildings. The curving line of trees pleasantly shading the grass and drive is a vital element contributing towards the atmosphere of peace and seclusion in Park Dale.

Trees alongside the playing fields of West Park School make a significant contribution to the conservation area's well-treed appearance and, in summer, add to the feeling of enclosure along this length of Park Road East. Garden trees also play their part, notably the eight tall pines in the front garden of nos. 22 and 24 Albert Road.



Above: Pine trees at 22 Albert Road

Significant trees or tree groups are marked on the Townscape Appraisal map. Lack of a specific reference does not imply that a tree or group is not of value.

Public realm

Outside West Park, the public realm is modern. Pavements are mostly black tarmac or concrete slabs with concrete kerb stones. Lighting columns are modern concrete or steel. There is little evidence of an earlier floorscape.



Below and left: Civic Society blue plaque commemorates 10 Park Road West was the home of George Armstrong



Historic associations

A blue plaque erected by the Wolverhampton Civic Society records the residence of George Armstrong (1822-1901) at 10 Park Road West from c1881-1901. He was in charge of the Great Western Railway's Stafford Road Works from 1864 to 1897 and designed the many locomotives that were built there during his reign. The musicians Dr. Ernest Darby (1873-1937) and Dr. Florence Parkes Darby (1880-1976) lived at 7 Summerfield Road from 1932-1976.



Above: Tiled street name and railings in Albert Road

Local identity

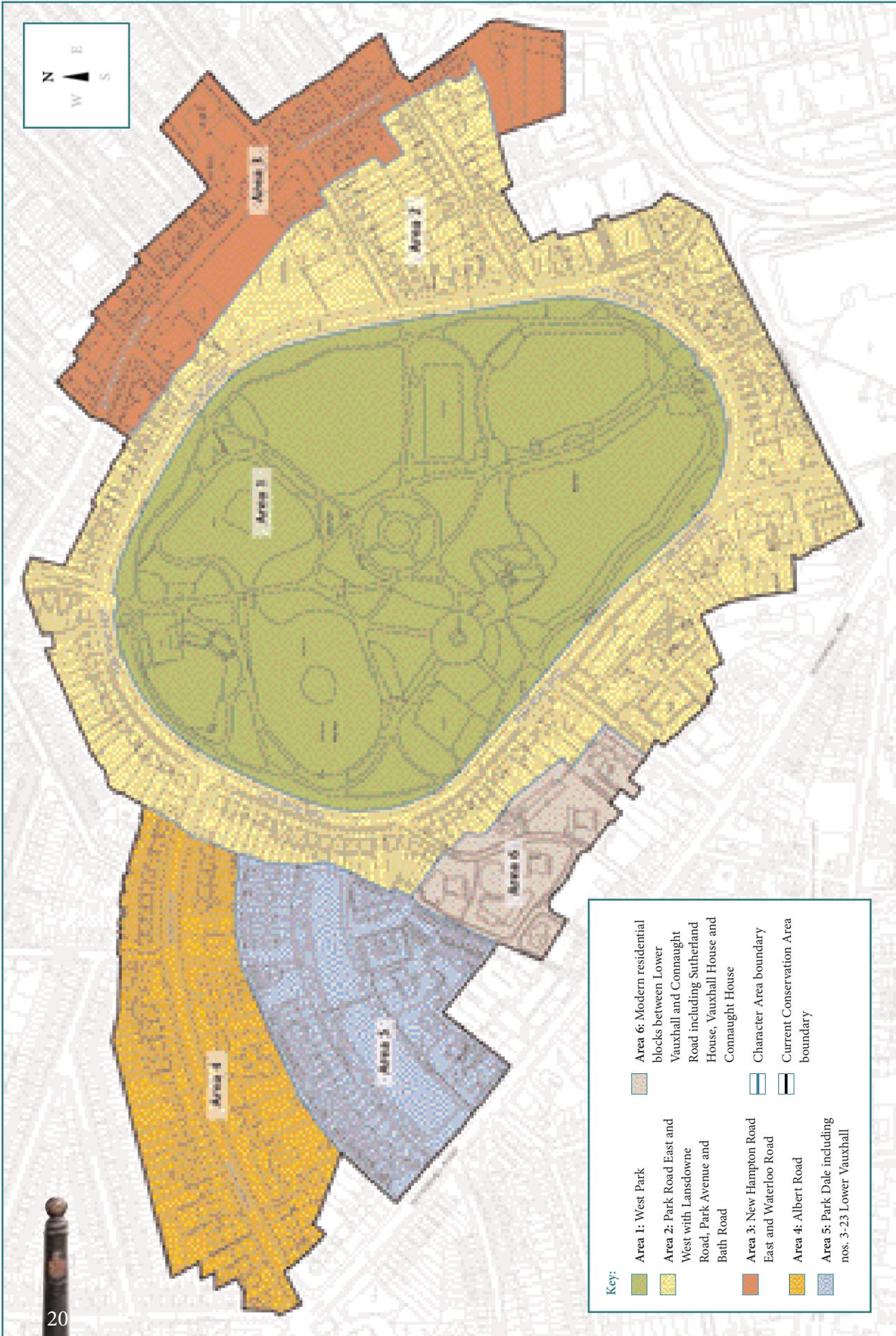
The distinctive local identity of the Park Conservation Area is enhanced by a number of features and historic elements that cumulatively help to give the conservation area a sense of place. These include:

- Railings around the circumference of West Park;
- Two ER VII red pillar boxes (King Edward VII reigned from 1901-1910);
- Street name signs e.g. Albert Road, Southgate, Park Avenue, Paget Street;
- Historic railings in front of no. 79 Albert Road and Newhampton Centre;
- Modern design of railings at the former Drill Hall, Park Road East and to the Newhampton Centre, Dunkley Street;



Above: Modern Railings at Park Road West serve as a reminder that West Park was created on the site of the old racecourse

- Lengths of historic brick wall in Connaught Road (West Park Hospital) and Tettenhall Road (Park Dale);
- Brick pavers around tree pits;



Park Conservation Area Character Areas

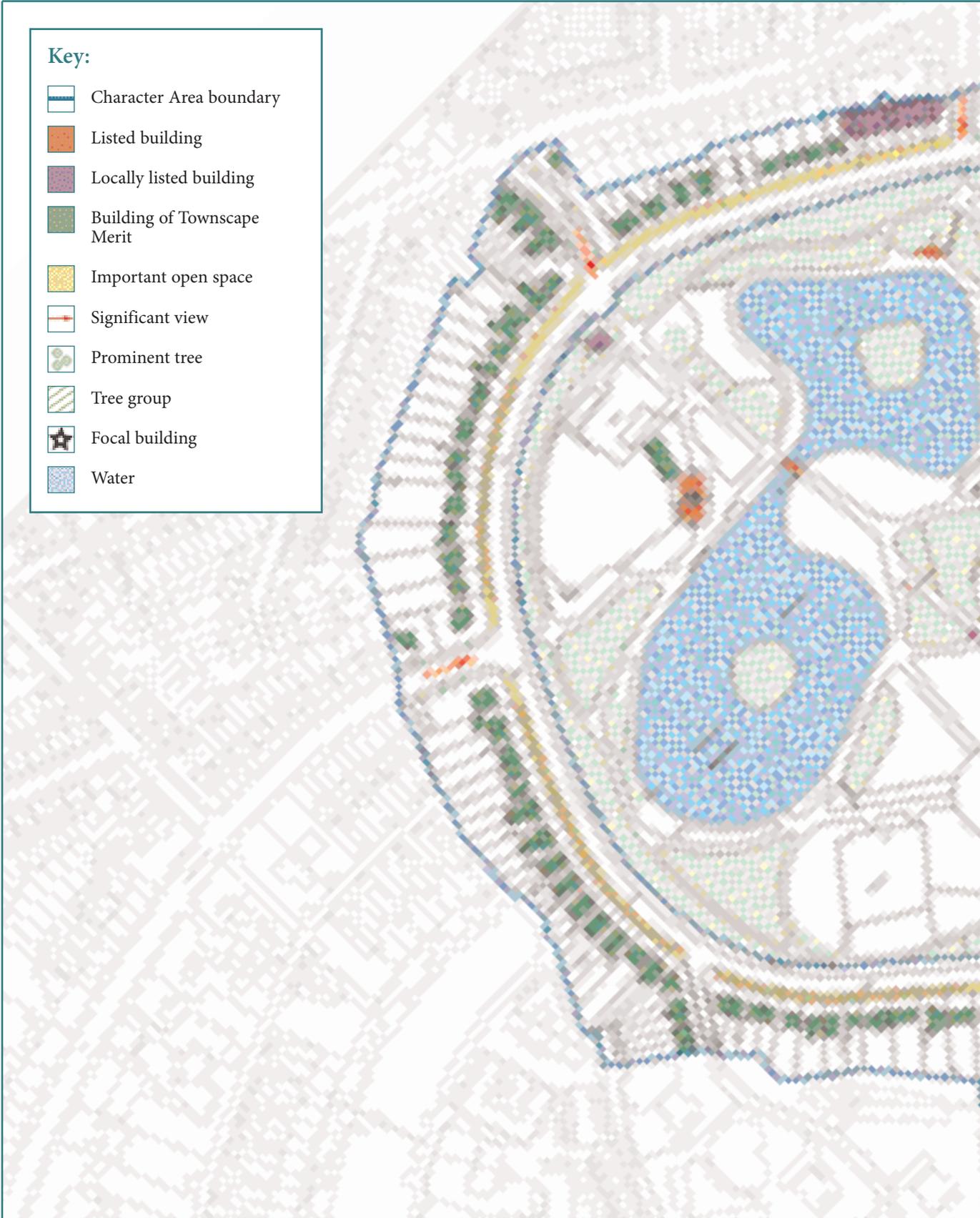
All rights reserved Wolverhampton City Council
OS Licence Number 100019537. Copyright 2007

Introduction to Character Areas

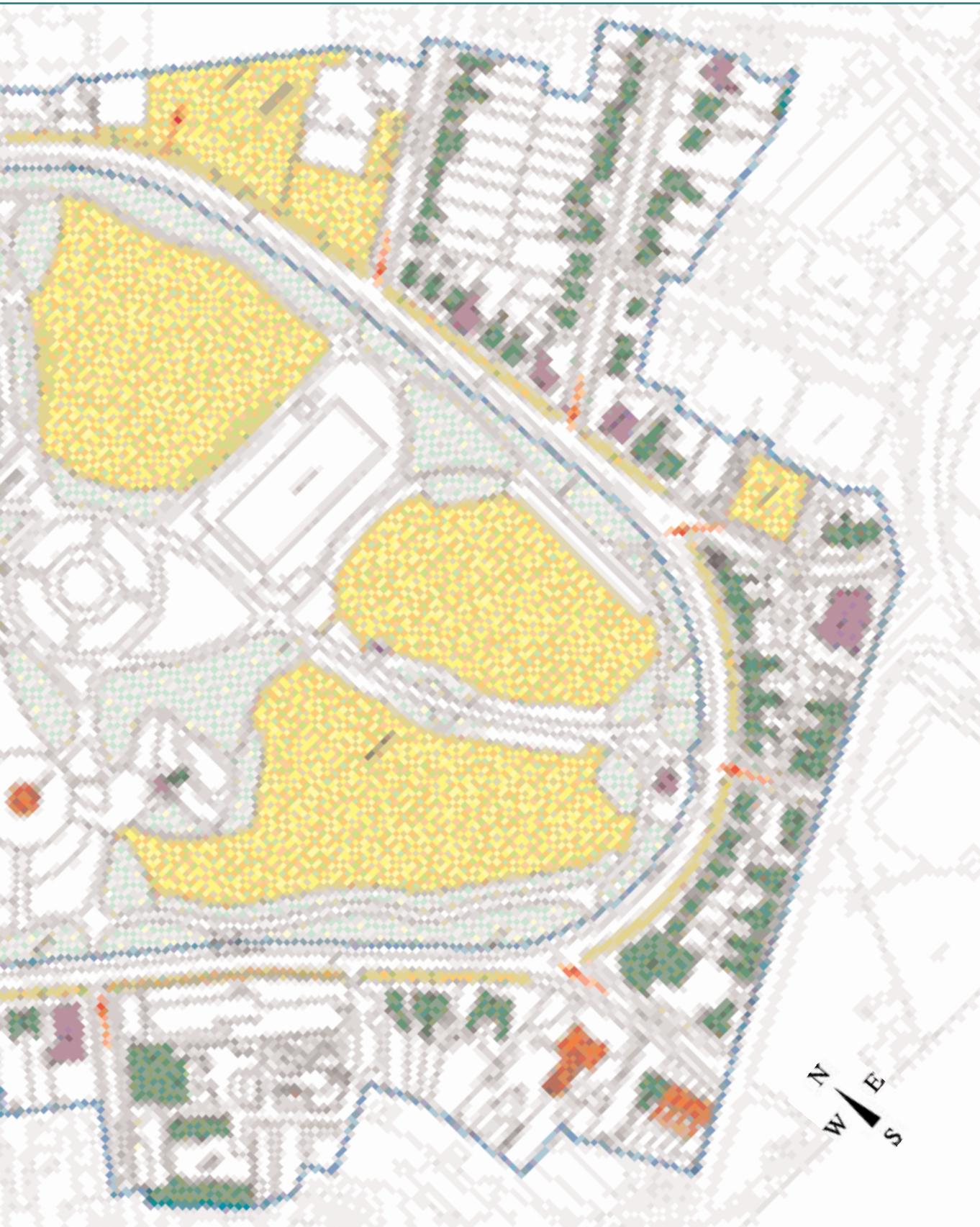
The townscape of the Park Conservation Area varies according to its period of development and relationship to West Park. The conservation area can be roughly divided into six separate character areas each with its own characteristics defined by date or historic form and layout, and current and past uses and activities.

- **Area 1:** West Park;
- **Area 2:** Park Road East and West with Lansdowne Road, Park Avenue and Bath Road;
- **Area 3:** New Hampton Road East and Waterloo Road;
- **Area 4:** Albert Road;
- **Area 5:** Park Dale including nos. 3-23 Lower Vauxhall;
- **Area 6:** Modern residential blocks between Lower Vauxhall and Connaught Road including Sutherland House, Vauxhall House and Connaught House.

A Townscape Appraisal Map showing the whole of the conservation area can be found in the wallet at the back of this document.



Park Conservation Area
Character Areas 1 & 2





Above: Centre beds and clock tower c1910 and the same view today

Area 1: West Park

Principal features

- Easy access from encircling circuit road;
- Two main entrances, six lesser entrances;
- Boating lake and a collection of wildfowl;
- Large Victorian conservatory containing plants from all over the world;
- Mature collection of trees and shrubs (recently restored);
- Carpet bed and floral displays;
- Victorian bandstand (donated by Charles Pelham Villiers M.P.);
- Statue of C.P.Villiers M.P. (1878);
- Cast-iron clock tower (1883) on ashlar plinth;
- Bridge over Lake with ashlar abutments and piers;
- Pavilion north of lake;
- Network of footpaths;
- Popular children's play area;
- Recently re-opened tea rooms;
- Open grassed areas;
- Completely enclosed by iron railings.

General character and townscape

West Park, in the centre of Wolverhampton, is the City's main park. It is registered grade II in English Heritage's Register of Parks and Gardens of Special Historic Interest where it is described as "a municipal park of 1881...with serpentine paths, formal bedding, lakes, bandstand, shelters and a conservatory of 1896". A full description of the park is given in the above-mentioned English Heritage Register. The Park's history is described in the 'History' section of this document.

The park is entirely surrounded by a low wall with substantial spear-like railings (listed grade II). There are two main entrances, at the north and south ends of the Park, with two-storey brick lodges of c1880 and double iron gates. There are in addition six lesser entrances, some with double gates and some with single.

As well as being a popular recreational area, open daily, West Park provides a venue for a wide range of outdoor events. These include the annual City Show, Bonfire Night and musical events centred on the bandstand. The Park has recently undergone a £2.8 million restoration project funded through the Heritage Lottery.



Above: Southgate Lodge

Local features

- Children's play area with an enclosed area for under 6s;
- Tennis courts and a putting green;

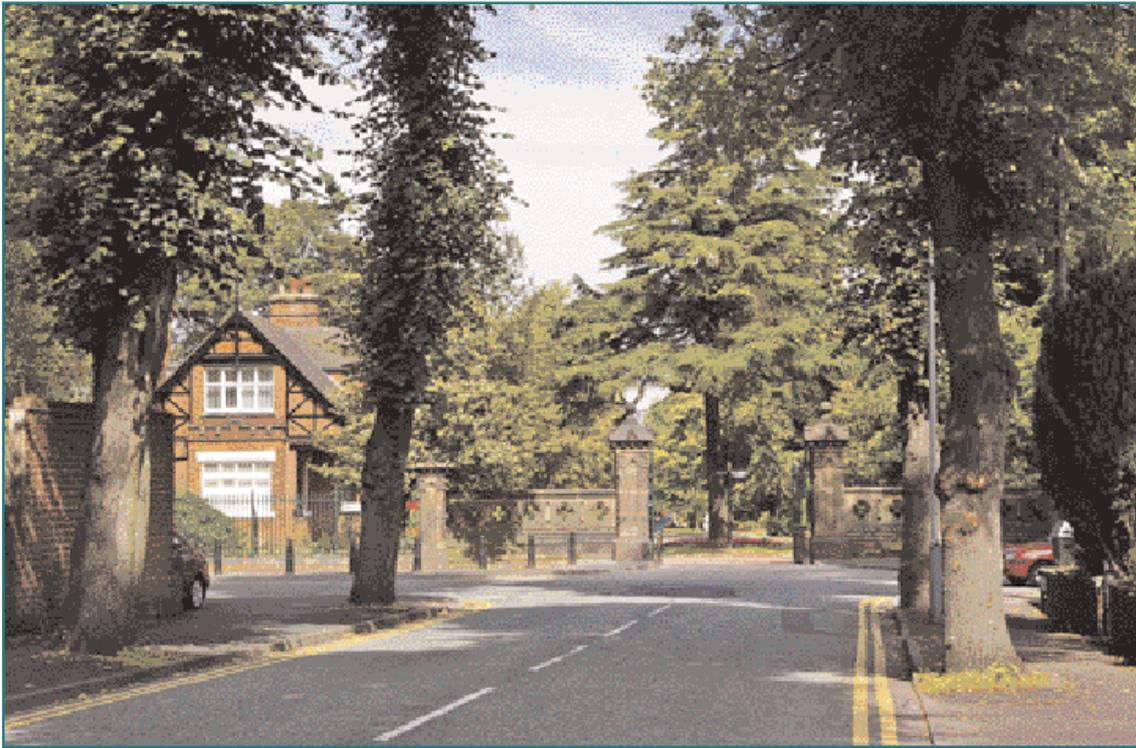


Above: Chalet tearoom in West Park

- Chalet (built as a tearoom and recently returned to this use);
- South Lodge and North Lodge;
- South Shelter;
- The 'Erratic Boulder', a monolithic block of Felsite found in Oak Street in 1881.

Negative features:

- Visual impact of tall tower blocks to the west;
- Toilet blocks and depot area are necessary but out of character with the otherwise late Victorian character and appearance of the Park;
- The Pavilion by the Devon Road gate is a place of street drinking and anti-social behaviour.



Above: View from Southgate towards the park gates and south lodge.

Area 2: Park Road East and Park Road West with Lansdowne Road, Park Avenue and Bath Road

Principal features

- Mix of architectural styles;
- Mid 19th century stucco villas in Summerfield Road;
- Late 19th/early 20th century development to south;
- Predominance of interwar houses to north and west;
- Large 1930s dwellings in Park Avenue and Lansdowne Road;
- Open space to east of park (school playing fields);
- Approach roads align with park gates;
- Street trees enhance the townscape;
- Views into West Park;
- West Park railings provide visual continuity and cohesion;
- Turret of no. 35 Park Road East (7 - 9 Park Crescent) is a focal point;
- Brewery (outside the conservation area) looming over Bath Road.

General character and townscape

This area contains all the development immediately surrounding West Park together with Lansdowne Road and Park Avenue which have dwellings from the Edwardian and interwar periods that possess a similar architectural character to the dwellings directly facing the park. A short length of Bath Road (north side) is also included.

The area is primarily residential although commercial and professional uses can be found in the southern part of the area. With the notable exception of King's Church, West Park Church and West Park Hospital, the area is characterised by two-storey interwar dwellings and larger scale two/three storey Victorian/Edwardian houses many of which are now in multiple occupation or commercial use.

The character and appearance of this character area is enhanced by views of trees and greenery in West Park. The wide grass-verged road that encircles the Park is fronted by buildings set back from the pavement and the area has an uncrowded feel. To the east, the school playing fields make a positive contribution to the setting of the Park by adding to the area's spacious character, breaking the otherwise continuous ring of development around the Park and assisting the transition from the semi-rural nature of the Park to the urban feel of New Hampton Road.

Unlike the other roads in this area which were laid out as part of the development of the environs of the Park in the 1870s and 1880s, Park Avenue was not formally adopted until 1897 and contains exclusively 20th century development. Detached houses set in from boundaries are the norm, continuing the theme of the character area's low density development.

Bath Road contains several late 19th century properties many of which retain original architectural features and building materials. However, the overbearing presence of modern brewery buildings and the proximity of the ring road spoil the character of the Bath Road and it has a distinctively urban feel in contrast to the quiet suburban residential atmosphere that characterises Park Road West and Park Road East.



Above: *Bath Road*

Local features

- King's Church, West Park Church and West Park Hospital;
- King Edward VII pillar box outside no 26 Park Avenue;
- Wide pavements with grass verges on either side of the Park's circuit road;
- Bowling green in Park Crescent.

Negative features

- Adverse visual impact of tower blocks in Upper Vauxhall;
- Loss of architectural detail;
- Insensitive alterations to historic buildings;
- Loss of front gardens to parking;
- Loss of original boundary walls;
- Inappropriate fences and walls;
- Loss of grass verge to parking;
- Absence of grass verge (east side) outside no. 38-48 Park Road East and former Drill Hall;
- Southgate sign in need of repair;
- Poorly designed dormers;
- Visual clutter of road signs at Upper Vauxhall junction.



Above: Upper Vauxhall junction with tower block visible beyond



All rights reserved Wolverhampton City Council
OS Licence Number 100019537. Copyright 2007

Park Conservation Area Character Area 3





Above: View along New Hampton Road East c1920 and the same view today

Area 3: New Hampton Road East and Waterloo Road

Principal features

- Linear development on New Hampton Road East;
- Mix of mid- and late-19th century building;
- Varied building height and contrasting scale;
- Waterloo Terrace (nos 217-234 New Hampton Road);
- Former Higher Grade School (now Newhampton Centre);
- Nos 49/51 and 53/55 Waterloo Road;
- Unity of nos. 335-344 New Hampton Road, a stucco terrace;
- Playing fields on west side of New Hampton Road affording views to West Park;
- Widening of road at Dunkley Road junction;
- Pedestrian activity around Wolverhampton College building, shop and schools;
- Row of trees around the playing fields;
- Busy traffic.

General character and townscape

This character area contains mid-and late-19th century development on either side of New Hampton Road East together with open playing fields and two isolated c1850 former semi-detached dwellings facing Waterloo Road.

The line of building height in New Hampton Road East rises and falls erratically, varying from the ridgeline of plain two-storey terraced houses to the impressive high gables of the former Wolverhampton 'Higher Grade School' (1894, 1926) (now Wolverhampton College Newhampton Centre).

Residential uses predominate at the western end and there is a Sikh Temple at the eastern end. In the centre, the Newhampton Centre, a bus stop and adjacent store and off-licence create high activity at certain periods, as do the two schools on the opposite side of the road.

The grassed school playing fields between the road and West Park boundary bring the semi-rural influence of the Park right up to the west side of New Hampton Road and provide a spacious setting for the large mass of the Newhampton Centre.



Above: *The Newhampton Centre*

Isolated from the main body of the conservation area, nos 49/51 and 53/55 Waterloo Road are two pairs of good quality red brick c1850 semi-detached dwellings that, architecturally and historically, have much in common with buildings along the southern length of Waterloo Road (in the City Centre Conservation Area), having been crudely separated from them by the ring road.



Above: *Large semi-detached houses of c1850 in Waterloo Road*

Local features

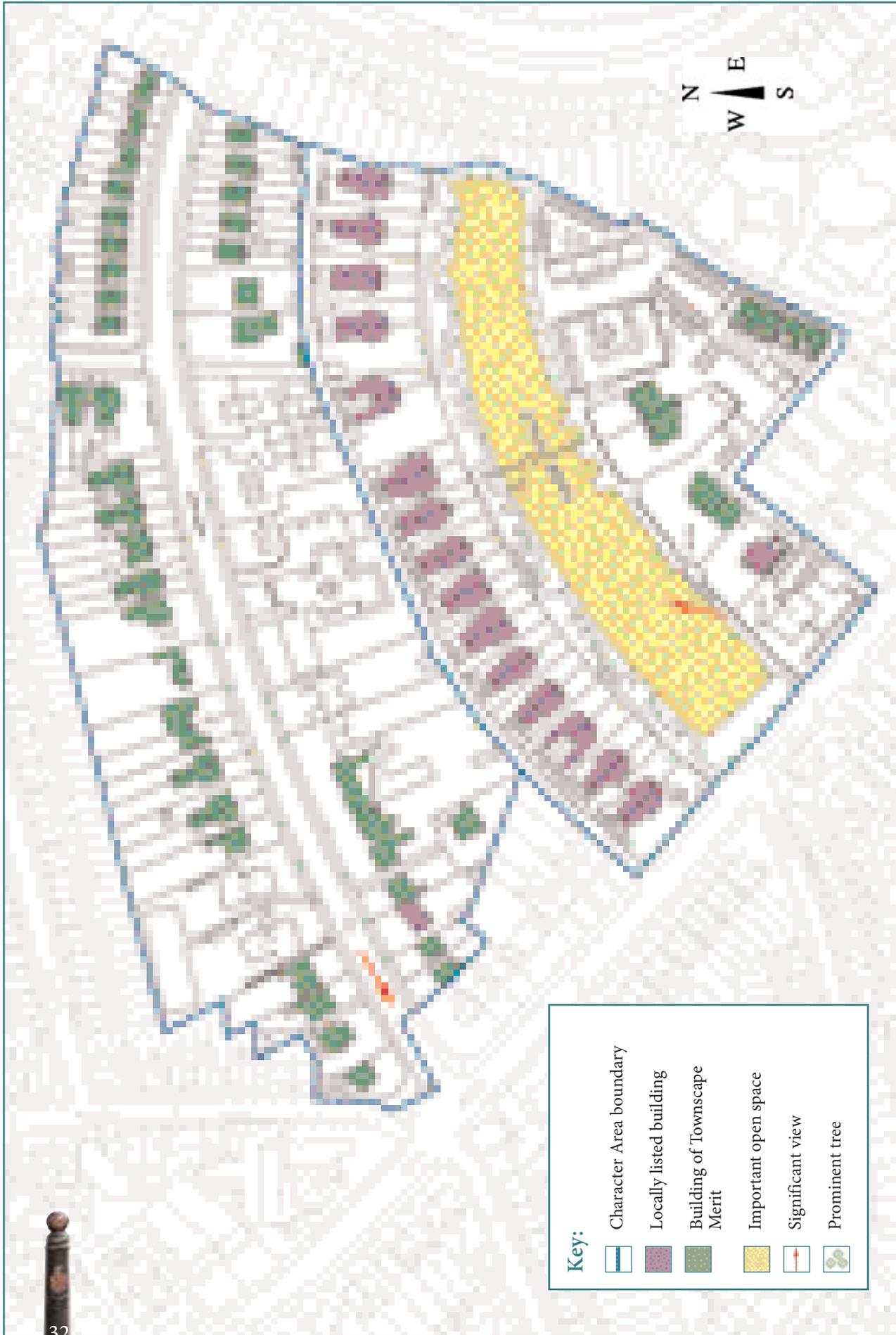
- Sikh Temple at no. 344 New Hampton Road East;
- Occasional sound of children playing in school grounds;
- Edward VII letter box and Lucy Box (group) at junction of New Hampton Road East and Dunkley Street;
- Lucy box at corner of Paget Street.

Negative features

- Loss of architectural detail;
- Insensitive alterations to historic buildings;
- Noise of traffic;
- Nos. 340, 341 and 342 New Hampton Road East are boarded up and neglected.



Above: *Boarded up properties in New Hampton Road East and Sikh Temple far right.*



**Park Conservation Area
Character Areas 4 & 5**

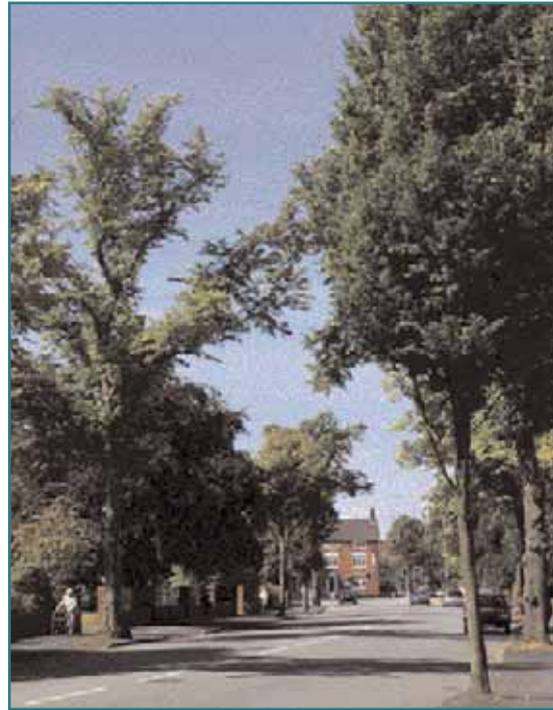
Area 4: Albert Road

Principal features

- Uncharacteristically wide carriageway and wide pavement;
- Tree-lined suburban road with a pronounced curve as it nears West Park;
- Buildings set well back from the road;
- Halfway House closes view to west, West Park gates close view to east;
- Historic development mainly on north side – modern developments on south side;
- Southward views to the back of Park Dale;
- Nos 22 and 24 form a good ‘one-off’ pair of matching stucco villas (much altered) in the shade of several pine trees;
- Rhythm of six identical pairs of interwar semi-detached houses (nos 13-35 Albert Road) on north side of bend;
- Light traffic, few on-street parked cars.



Above: 13 - 35 Albert Road



Above: View towards the Halfway House from Albert Road

General character and townscape

The Albert Road character area is a compact area containing the whole of Albert Road which was laid out in the late 1870s as part of the development of the area around West Park. Albert Road is one of the eight roads leading to one of West Park's eight gated entrances but, despite being the widest of these roads, it leads disappointingly only to one of the Park's side entrances.

Albert Road has a mixed architectural character. Good examples of late 19th/early 20th century dwellings are found on its north side but the eastern end of the road was not developed until the 1920s/30s. Further development took place on the south side in the late 20th century. The area is predominantly residential including modern flats, an hotel and a home for the elderly.

The unusual width of both road and pavement combined with the deep set-back of properties give the road a disconcerting lack of enclosure that is relieved by a number of intermittent street trees and trees in private front gardens.

Historic character ebbs and flows as one proceeds along the road. Clusters of late 19th century buildings (e.g. nos 73-79 (odd), nos 39-55 (odd) and nos 22 & 24) are interspersed with 20th century developments that break the continuity of historic character and appearance.

Historic character is most apparent on the north side between Tettenhall Road and Clifford Street where twelve buildings dating from c1890-1920 display architectural elements and building materials popular at the time i.e. two storey bay windows, gables, wide eaves, recessed front doors, applied timbers, tile-hanging and a prevalence of red brick and clay tile roofs.

Wide gaps between buildings are the norm. The Eversleigh Nursing Home has been formed by the joining of three formerly detached buildings to the detriment of these buildings.

Local features

- Pavement tree pits with blue brick surrounds;
- Variety of low walls and hedges (modern);
- Historic railings outside no. 79;
- Footpath to rear of Park Dale.

Negative features

- Loss of architectural detail;
- Insensitive alterations to historic buildings;
- Loss of original boundary walls;
- Eversleigh Nursing Home has been created by joining adjacent buildings thereby blocking the characteristic gaps between buildings;
- Loss of front gardens to parking (e.g. nos 77 and 79);
- Modern Clifford Street name sign obliterates old sign;
- Litter and unkempt appearance of footpath to Park Dale.

Area 5: Park Dale and Lower Vauxhall

Principal features

- Sweeping curve of three-storey Victorian semi-detached villas (Park Dale West);
- Architectural cohesion of nos. 1-20 and 23-32 Park Dale West;
- Blocks of historic and modern development in Park Dale East;
- Communally managed central green open space known as “The Dale”;
- Mature trees, especially horse chestnuts, in Park Dale;
- Two rows of small scale 19th century houses in Lower Vauxhall.

General character and townscape

Park Dale is a very important example of Victorian planning from the 1870s. It consists of a curve of 15 pairs of Victorian semi-detached villas in an assortment of designs on one side, separated by wide grassland from four elaborate mansions on the south side. Of the villas which do remain in Park Dale East, Montford House in the Aesthetic Movement style is the most eminent and is locally listed. Park Dale is exclusively residential. Some of the former family houses are now in multiple occupation.

Whilst Park Dale East has lost some of its original historic character through the addition of Park Dale Court and the loss of one of the original four 19th century buildings (replaced by West Lodge, a modern block of flats which is out of character with its neighbour), Park Dale West retains all its original properties in a good state of repair and with few external alterations. Buildings are slightly raised above the level of the access road, adding to their grandeur. Modern requirements for car parking have resulted in the provision of parking bays and, at no. 1, the loss of front garden space.



Above: Large villas in Park Dale West

The open grassed area between Park Dale West and East (“The Dale”) is vital to the semi-rural ambience of the driveway and to the setting of the buildings alongside. A subtle relationship exists between the open space and the bordering houses and gardens creating a natural unity; the air of distinguished grandeur possessed by the houses reflects the spaciousness of their setting.

The Dale is framed by mature trees, some over 100 years old, which screen this area from external views, creating a secluded almost rural meadow quality of landscape, which is unique in the City. The majority of the trees are individually protected by the Wolverhampton (Park Dale, Tettenhall Road) Tree Preservation Order, in addition to the protection afforded by their situation in the Park Conservation Area.



Above: Early photograph of Park Dale in use by the Albert Lawn Tennis Club and similar view today.

Architecturally, the fifteen pairs of houses exemplify the period's move away from Victorian Gothic towards an eclectic pick and mix of styles influenced by the Renaissance and traditional English housing, for example turrets, gables, two storey canted bays, first floor balconies and second storey verandahs.

For convenience sake, nos 3-23 Lower Vauxhall are included within this character area although historically and architecturally they have little in common with the prestigious villas in Park Dale West and Park Dale East. They consist of two short rows of two-storey red brick houses typical of small scale terraced houses throughout the Midlands. Nos 3-11 are notable for a decorative brick string course and a small shop, no. 3, at the south end.



Above: 2 - 23 Lower Vauxhall

Local features

- Well crafted low red brick wall on stone plinth with stone coping marking southern boundary (Tettenhall Road);
- Stone gate piers at both entrances;
- Well-tended front gardens;
- Gate piers and historic boundary walls at the entrance to individual properties;
- Lamp post.



Above: Estate agent boards at the entrance to Park Dale

Negative features

- Block paving surface of pavement and carriageway is out of character with the red brick Victorian houses;
- Modern development has spoiled the historic character of Park Dale East;
- Loss of architectural detail;
- Insensitive alterations to historic buildings;
- Adverse change in external appearance arising from houses in multiple occupation;
- Unsympathetic repair/replacement of front boundary walls;
- Satellite dishes located on the front of properties;
- Loss of front garden to parking;
- Graffiti on garages in rear of Park Dale West and Park Dale East;
- Unsightly array of estate agents' boards at entrance to Park Dale West.



Park Conservation Area Character Area 6

All rights reserved Wolverhampton City Council
OS Licence Number 100019537. Copyright 2007

Area 6: Modern residential blocks between Lower Vauxhall and Connaught Road

Principal features

- West Park Court (Connaught Road), a modern three-storey flat roofed block of flats with garages to rear;
- The Old Vine (Vauxhall Avenue), a modern public house with single storey flat roofed extension;
- Sutherland House, Vauxhall House, and Connaught House, multi-storey tower blocks of residential flats;
- Open amenity space surrounding the tower blocks.

General character and townscape

This character area is a compact enclave of modern residential blocks and a public house. The site was formerly occupied by three cul-de-sac streets of 19th century terraced houses accessed from Tettenhall Road, namely Lower Vauxhall, Middle

Vauxhall and Upper Vauxhall. Whilst the street names survive, the only remaining 19th century houses are on the west side of Lower Vauxhall, nos. 3-23. West Park Court is on the site of four late 19th century houses in Connaught Road.



Above: The Vine Inn, Lower Vauxhall was one of many buildings demolished for high rise developments in the 1960s.



Above: Upper Vauxhall today.

Negative features

- The scale, design and materials of the late 20th century residential blocks and public house have an adverse effect on the predominant historic 19th century character and appearance of both the Park Conservation Area (in which it stands) and the adjoining Tettenhall Road Conservation Area.

Positive features

- Attractive, well treed communal amenity space.

5. Issues

Positives

- Special historic character and appearance (see introductory summary);
- Architectural quality of the area's buildings;
- West Park, a high quality historic public park in daily use by the public;
- Recent improvements to West Park;
- Good public transport connections.

Negatives

- Loss of original architectural details such as doors, windows, chimney stacks and roof material;
- Many of the historic buildings in the conservation have been adversely affected by the use of inappropriate modern materials such as the replacement of original timber sash windows with uPVC;
- Alteration of the size of original window openings and loss or alteration of bay windows;
- Loss of original boundary walls;
- Fences and/or green screens that are insensitive to the special historic interest of the conservation area;
- Poor state of repair of a small number of historic buildings;
- Anti-social behaviour and street drinking in West Park;
- Poor maintenance of the conservation area's tiled street name signs.
- Occasional heavy traffic and brewery smells in Bath Road.



Above: Vacant properties in Albert Road

Threats

- Continuing loss of original architectural details (see above);
- Potential decline and loss of trees from Park Dale and the Park and, less significantly, loss of garden and roadside trees;
- Pressure for parking space leading to further loss of front gardens and remaining verges around the park;
- Pressure to demolish properties in order to increase density on large plots of land;
- Adverse change in external appearance arising from houses in multiple occupation.

6. Management proposals

Conservation Area review 2008

The Park Conservation Area was reviewed in 2008 and a new appraisal and management proposals went out to public consultation between 4th February and 14th March that year. The results of the consultation were reported back to members July in 2008 and approval was given to the management proposals.

As part of the review consideration was given to the removal of Character Area 6 from the Conservation Area. However, in view of the level of objections received the decision was made to leave the boundary of the Conservation area unchanged. Area 6, containing the Vauxhall Estate therefore remains within the designated area.

A number of buildings were also added to the Local List. Photographs of some of the recent additions are shown on this page. All of the Locally Listed buildings in the conservation area are listed on page 15 and are also shown on the Townscape Appraisal Map and character area maps in this document.



Above: 15 Park Avenue



Above: Letterbox and 'Lucy' box at Dunkley Street junction



Above: West Park Church

Use of Article 4(2) directions

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

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

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

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

Albert Road	Branscombe, Nos1-35 (odd), 37-53 (odd), 57a, 57b, 59, 65, 67, 73, 2-22 (even), 66-72 (even)
Bath Avenue	No 29
Bath Road	Nos 42 & 54
Bright Street	No 128
Kingsland Road	Nos 1-11 (odd)
Lansdowne Road	Nos 1,2, 3 & 6,7,8,9
Lower Vauxhall	Nos 3-23 (odd)
New Hampton	Nos 3, 4, 5, 7,8,9,10 , 214,
Road East	248 – 256 (consecutive) & 263, 264, 265, 267, 268, 269
Park Avenue	Nos 1, 2, 4-12 (consecutive),13a,14,14a 16, 17,18,19, 21, 23, 24 & 25
Park Dale East	No 34
Park Dale West	Nos 3, 5, 6, 11,12,14, 15,17, 23, 24, 25, 28, 30, 31
Park Road East	Nos 28, 30, 31, 39, 40
Park Road West	Nos 1, 4, 5, 6,14, 20-61 (consecutive) & 63–76 (consecutive)
Summerfield Road	No 5*
Upper Vauxhall	Nos 1-7 (odd)

* As a result of the 2008 consultation it was noted that No 6 Summerfield Road has reverted to use as a dwellinghouse and also several properties in Park Road East were given ‘building of townscape merit’ status on the appraisal maps. The Council will also consider making an Article 4(2) Direction at these properties.



Above: An Article 4(2) direction will help protect unique architectural features in the conservation area.

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

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

For further information about the Article 4(2) Direction contact the Conservation and Urban Design Section (see page 50 for contact details).

Opportunities for enhancement

The Council will also seek to:

- Encourage restoration of architectural detail / reversal of unsympathetic alterations where there is sound evidence of the originals, which is essential to the design and character of key historic buildings, especially timber windows, chimney stacks and original roof covering;
- Promote awareness of the value and importance of the conservation area amongst residents with a view to highlighting the importance of carefully considering any alteration or demolition and encouraging high standards of maintenance;
- Produce advisory guidance and ‘best practice’ notes to assist in retaining the area’s prevalent historic character and appearance e.g. written advice regarding (a) alterations to historic buildings, (b) development within conservation areas, (c) the use of materials and (d) tree management;
- Encourage reinstatement and repair of historic boundary treatments where there is documentary or physical evidence to determine original form or detailing;
- Encourage the Park Dale residents association to prepare a management strategy for the future of the trees in the Dale.



Above: 243 New Hampton Road East

- Take opportunities to undertake public realm improvements, e.g. paving and street furniture;
- Small historic items such as King Edward VII pillar boxes, 'Lucy boxes', historic boundary walls and street name signs add to the conservation area's distinct local identity but may not be statutorily protected from removal or demolition. Owners and those responsible for their upkeep should be informed of each item's importance;
- Encourage sympathetic redevelopment of the site of the single storey shop at no. 243 New Hampton Road East;
- Promote enhancement of the unkempt footway from Albert Road to the rear of Park Dale;
- Secure the repair and reuse of Nos. 55 and 57 Albert Road and Nos. 340, 341 and 342 Newhampton Road East which in a poor state of repair. The Council may use its powers to serve a formal notice under Section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requiring their repair;
- Reinstate the grass verge (east side) outside no. 38-48 Park Road East and the former Drill Hall;

- Renew the road surface in Park Dale West;
- Repair street name signs (e.g. Clifford Street, Paget Street) and re-paint Lucy boxes;
- Address the issue of anti-social behaviour in the north-east section of West Park.

Other proposals

The Council will seek statutory listing of nos. 1-20 and 23-32 Parkdale West. These fifteen properties comprise a relatively unaltered collection of late Victorian semi-detached brick villas laid out in a sweeping curve beside a wide area of open green space. Buildings and open space retain their original planned relationship. The buildings and their lay-out exemplify an unusual Victorian adaptation of a planned Georgian crescent.

Monitoring and review

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

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



Above: Victorian houses in Park Dale may be of statutory list quality.

7. Implications of conservation area designation

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

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

- Limited financial assistance may be available for the upkeep of a building in the conservation area through grant schemes with English Heritage or the Heritage Lottery Fund, (though these are usually targeted to areas of economic deprivation).

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

The requirements for planning permission in a conservation area.

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

These are:

- Planning permission is needed for extensions to family houses in conservation areas where they add more than 10 % or 50 cubic metres in volume to the property (whichever is greater). This is a slightly smaller amount than the usual requirement for planning permission which is limited to 15% or 70 cubic metres, except for terraced houses which are also limited to 10% or 50 cubic metres, wherever they are located;

- Planning permission is needed for external cladding to family houses in conservation areas, using stone, artificial stone, timber, plastic or tiles. However, cement and pebble dashing is still permitted development following a court case in 1995;
- Planning permission is needed for any alteration to the roof of a family house resulting in a material alteration to its shape, most notably the addition of dormer windows;
- Planning permission may be required for other minor works in conservation areas where an Article 4(2) Direction has been made. (See page 42 for further information on the Park Conservation Area Article 4(2) Direction.
- Planning permission is needed for the erection of any structure within the curtilage of a family house whose cubic capacity exceeds 10 cubic metres. This is especially important for sheds, garages, and other outbuildings in gardens within conservation areas.

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

Satellite dishes

The rules governing satellite dishes in conservation areas are significantly tighter than outside such areas. The number, size and location of proposed installations will be taken into account. Before buying or renting an antenna or satellite dish it is advisable to check with a planning officer at the Council whether planning permission is required. Permission from the owner or landlord of a property may also be required

Telecommunications masts.

The law governing the erection of masts and antennae is complex and whilst some companies have licences which allow some structures to be put up in conservation areas without planning permission, the legislation does allow for consultation with the local authority concerned before the work is put in hand. Further information can be found in the second edition of PPG8 Telecommunications.

Home Information Packs (HIPs)

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

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

Solar panels

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

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

Wind turbines

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

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

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

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

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

Trees

Within conservation areas, anyone intending lopping or felling a tree greater than 75 mm (or 100 mm in circumstances where the proposed surgery works are for reasons of improving the growth of other trees, including thinning operations) diameter at 1.5 metres above the ground must give the Council six weeks' written notice before starting the work. This provides the Council with an opportunity of assessing the tree to see if it makes a positive contribution to the character or appearance of the conservation area, in which case a Tree Preservation Order may be served. This protects the tree from felling or inappropriate lopping. Fruit trees within private gardens (ie. those not managed as commercial orchards) are no longer exempt, although slightly different constraints occur where the tree forms part of a managed forest or is in another agricultural use.

Advertisements

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

The Wolverhampton Unitary Development Plan (UDP) 2001-2011 is a planning document which contains policies and proposals for the physical development and use of land, including measures for the protection and improvement of the environment. The UDP is used by the Council in reaching decisions on planning applications and proposals, which should be in accordance with the development plan unless material considerations indicate otherwise. Chapter 6 of the UDP contains policies for the historic environment including conservation areas.

The adopted UDP can be viewed at the following locations:

- Online by visiting the following website: www.cartoplus.co.uk/wolverhampton_2
- Wolverhampton City Council, Regeneration and Environment (Reception 24, Second Floor), Civic Centre, St Peter's Square, Wolverhampton
- Wolverhampton Central Library and branch libraries across Wolverhampton

Copies can also be purchased from the Planning Policy and Area Plans team 01902 555636

These policies will eventually be superseded by new policies contained in the Local Development Framework work on which is in progress.

To keep up to date with the current situation see the Council's web site at:

<http://www.wolverhampton.gov.uk/environment/planning/policy/ldf/introduction.htm>



Above: 26 Park Avenue

Bibliography and maps

M. Mills and T. Williams, Images of England –
Wolverhampton, Tempus, 1996

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

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

Wolverhampton History and Heritage Society
website (www.localhistory.scit.wlv.ac.uk)

Park Conservation Area, WBC, 1977

Wolverhampton West Park 1881-1981 –
WBC 1981

English Heritage's Register of Parks and Gardens
of Special Historic Interest

William Yates' Map of the County Of Stafford 1775

Wolverhampton Tithe Map 1842

Ordnance Survey Map 1884, 1902, 1914, 1937

Conservation Areas: A Brief Guide and List of
Conservation Areas in the City of Wolverhampton
(copies available from the Conservation and Urban
design Section at the City council – see opposite)

Sources of further information

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

www.wolverhampton.gov.uk/conservation
*For information about conservation areas
in Wolverhampton*

English Heritage – West Midlands Region
The Axis
10 Holliday Street B1 1TG
Telephone: 0121 625 6820
*For further information relating to listed
buildings and conservation areas*

The Victorian Society
1 Priory Gardens
Bedford Park
London W4 1TT
Tel: 020 8994 1019
For the "Care for Victorian Houses" leaflet, etc.

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



*Far left: 10 Park Road West
Middle: Houses in Bath Road
Left: 35 Park Road East*

Sustainability Statement

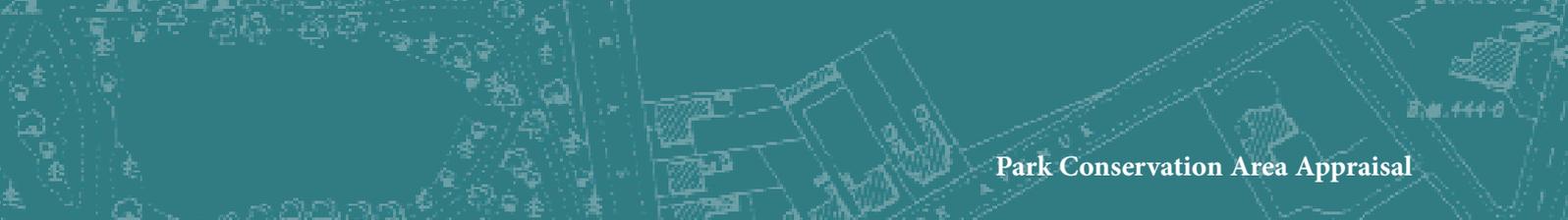
The Wolverhampton Revised Unitary Development Plan (UDP) sets out the Council's policies which are used for development control purposes. This plan will be replaced in 2008 by a new kind of policy document called a Local Development Framework (LDF) comprising a number of documents including Supplementary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

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

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

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

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



Park Conservation Area Appraisal



Conservation and Urban Design Section
Regeneration and Environment
Wolverhampton City Council
Civic Centre
St Peter's Square
Wolverhampton
WV1 1RP

conservation@wolverhampton.gov.uk