

QUEEN St

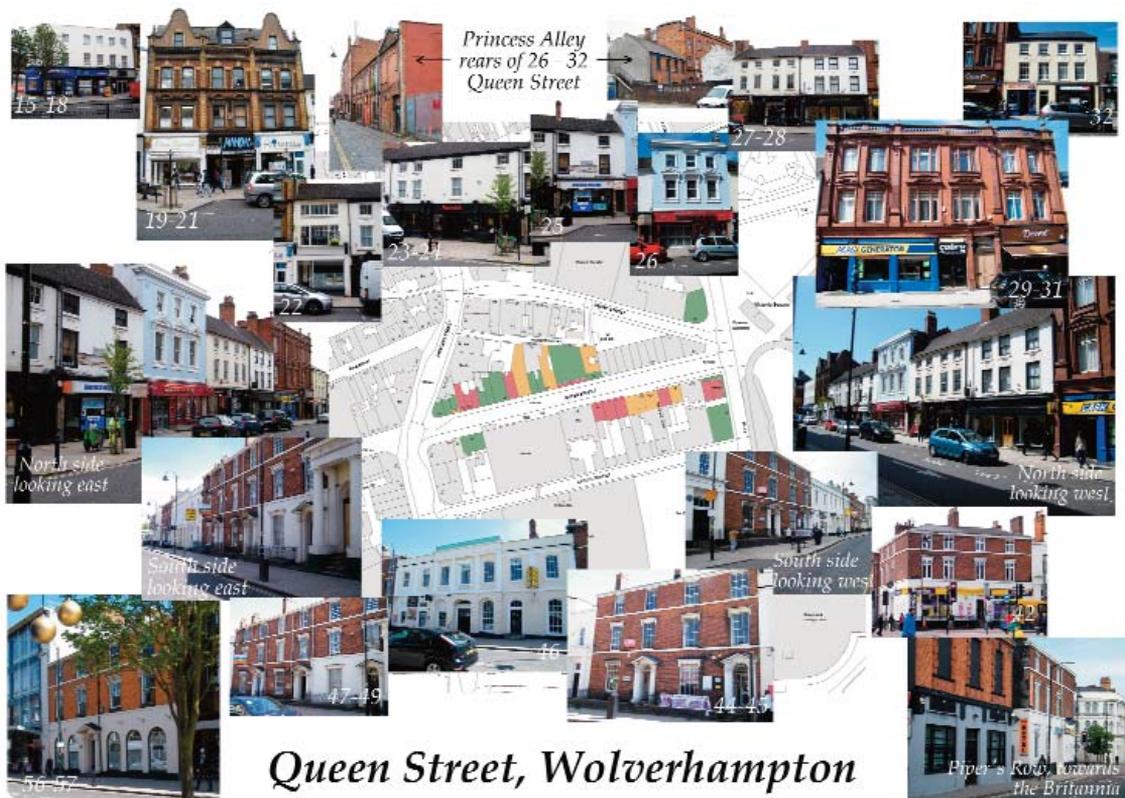
TOWNSCAPE HERITAGE SCHEME NEWSLETTER

EDITION NO. 1

Introduction

The City of Wolverhampton Council has secured funding from the Heritage Lottery Fund to support The Queen Street Gateway Townscape Heritage Scheme. The project will make available to owners and tenants of properties in Queen Street grants to assist with essential repairs and desirable enhancements. £815,000 of grant aid will be been made available over a 5 year period to facilitate the repair and enhancement of historic buildings along the street, focusing particularly on the reinstatement of historic shopfronts. By improving an important pedestrian route from the bus and rail stations to the City centre's main retail area, the Townscape Heritage Scheme will also help to support the wider regeneration of the area as part of the Council's Interchange Scheme.

The Townscape Heritage Scheme will also include a community engagement programme that will provide opportunities for participation in a number of training events, talks and tours. It is anticipated that the programme will promote close working relationships with local partners, including voluntary groups, schools, colleges and the University of Wolverhampton. It is expected that many of the outputs from the community engagement programme will be presented in a digital format through a dedicated "app", which initially will focus on delivering a City Trail for both children and adults.



Queen Street, Wolverhampton

Queen Street - A Brief History

Queen Street first came into being in the 1750s, during a time of growth and prosperity for Wolverhampton. The map to the right shows an extract from Taylor's Map of Wolverhampton of 1750. It shows that at this time much of the area now occupied by Queen Street, Castle Street and Tower Street was undeveloped croft & meadow land.



The development of Queen Street took place in 2 phases. The first was between 1754 and 1788 on the north side of the street, between the present Princess Street and Piper's Row – ie the side with the smaller properties. There were originally 29 properties and of these the footprints of 28 still survive. During this period people both worked and lived in the street and the small metal trades that the area was known for were well represented; for example brass & iron founding, buckle making, tinsmithing, rule making. Being a new street, people were keen to live and trade there and slowly it became home to the full range of trades from pubs to plumbing and tailoring to watch-chain making.

The second phase of development, now on the south side of the street began in 1812 and was on a much grander scale than that of the north side. Here there were large houses and prestigious organisations such as:

- the Congregational Chapel on the corner with current Market Street. The Chapel no longer exists except in the name of the present building, Chapel Court Job Centre. A member of a prominent Wolverhampton family and devotee of the congregationalist movement, John Mander, purchased the site for the chapel, but being a business man he kept the vaults underneath for his own use and let them to a wine and brandy merchant!
- number 46, now Johnny Spice, originated as the township's first public dispensary for treating the poor. It later housed the town's first large-

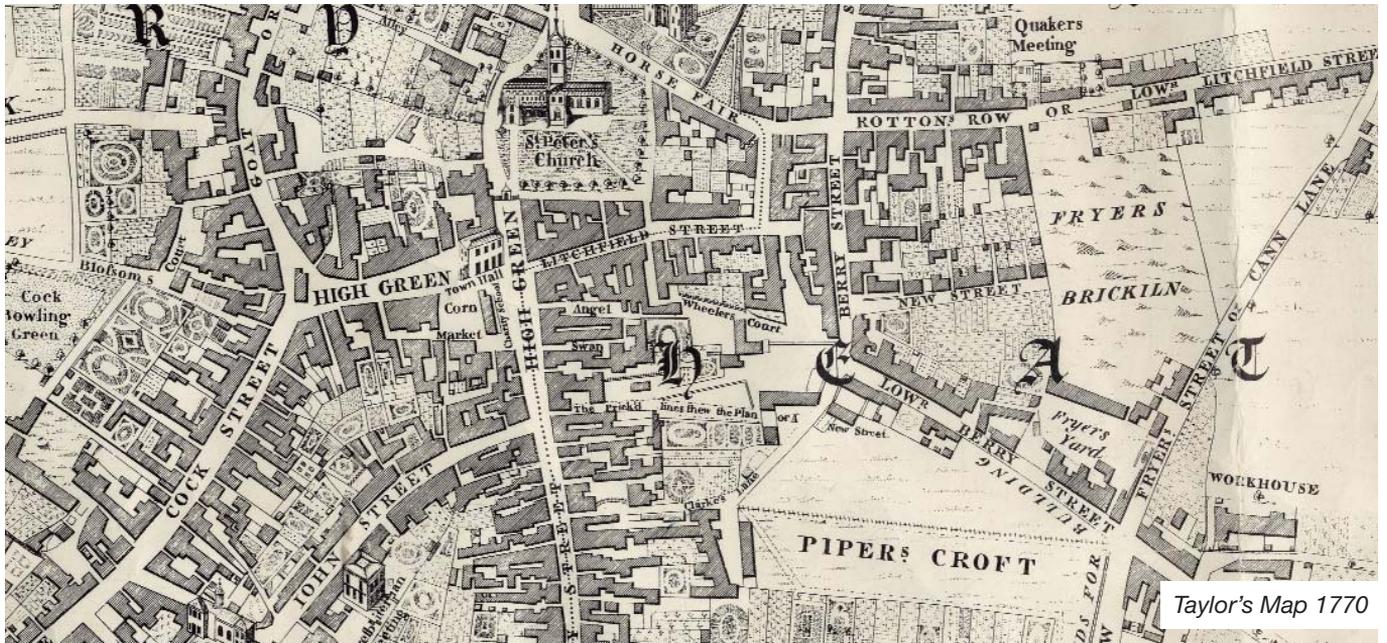
scale Post Office, and then became a school for orphans.

- the Post Office later moved up the street to number 55, but was demolished in the interwar years for the Express and Star building. The original pillar box stamped with Queen Victoria's crest is preserved outside on the pavement;
- number 50, originated as the town's subscription library, then with the addition of a second storey it became the town's Assembly Rooms, which later became the County Court. The building, last used as a nightclub is presently vacant and for sale;
- number 43, originated as the Town's Athenaeum and Mechanics Institute, and now houses the Army Careers Service;

At the same time as the south side was being developed, what is now the lower end of Queen Street between Princess Street and Dudley Street was being developed, but it required an Act of Parliament to do it. Old buildings already existed and compulsory purchases had to be made, and compensation paid, before the development could proceed.

As the small metal trades declined, the north side of the street became a treasure trove of emporiums where you could buy any item- bespoke clothing, hosiery, hats, boots & shoes, books & stationery, surgical instruments, clocks & watches, leather goods, various household provisions, musical goods. You could also access many services- accountancy, legal advice, surveying, fire insurance, cabinet making, engraving & gilding, hairdressing. (the latter initially only for men).





Taylor's Map 1770

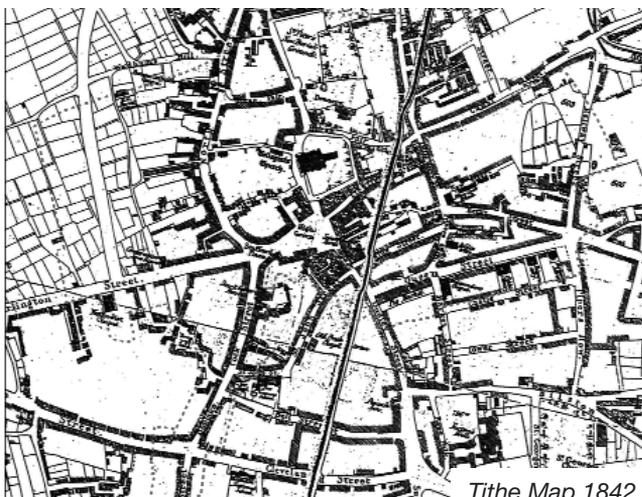
More recently, and within living memory some might recall other interesting aspects of the street-

- number 20 had a basement designated as an air-raid shelter during WW2 which could hold 60 people;
- number 27, was occupied by Snapes the famous Black County tea and coffee merchants, until recently the last representative of this distinctive part of the street's history.
- numbers 30 and 31a had basements similarly designated and could hold 260 people;
- number 36 was once Perry's Tea Rooms, aka The London Tea Rooms, and in 1934 the Express and Star reported that one of the

lodgers & frequenters of the tea rooms, when he was in Wolverhampton on business, was T E Lawrence, better known as Lawrence of Arabia. He was happy there because nobody recognised him and he could chat about football with fellow customers.

The street hosted a 19th century tramway, horse drawn initially, with journeys to Tettenhall, Willenhall, Bilston and Moxley. In 1910 the Corporation contracted with Tarmac for a new carriageway in Queen Street (and Berry Street) and 20 years later the street and pavement were widened to accommodate developing trade and movement around the town, the extra width being created by the purchase of the south side forecourts which were a good 4 to 5 feet deep at the time.

Now, into the 21st century, Queen Street has entered another cycle of development.



Tithe Map 1842



OS Map 1884

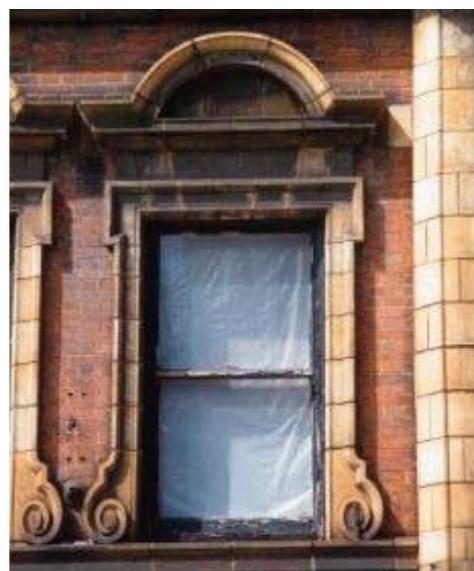
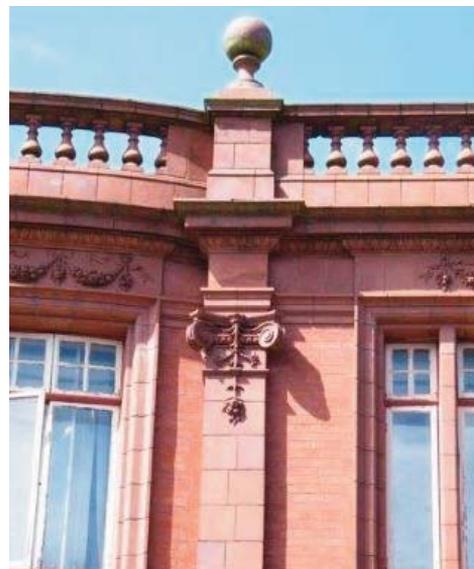
Grants for Repairs & Reinstatements

Under the Townscape Heritage Scheme grants will be available for the repair of buildings of historic and architectural interest and also where features of interest have been removed for their reinstatement.

Grants for 70% of the eligible costs can be made for works designed to put into sound repair the structure and external envelope of buildings that make a positive contribution to the character or appearance of the conservation area. Repairs must be comprehensive in scope, and use appropriate techniques or methods of construction and high quality natural or traditional materials, normally on a like-for-like basis. Substitute or artificial materials are ineligible, and their use is generally unacceptable on grant aided projects.

Repairs may include:

- Consolidation or reinforcement of the existing structure, using the most conservative approach that is practicable, although limited reconstruction as existing might be eligible.
- Appropriate repairs to roof structure, beams and other structural timbers, based on a careful and comprehensive survey of the existing structure.
- Dry rot eradication and timber preservation treatments, using non-destructive techniques and non-toxic applications.
- Re-roofing in natural material traditional to the area, such as natural slate and clay tile, to match the historic covering, re-using sound existing materials where possible.
- Repair or renewal of existing lead work, the provision of weatherings, and the re-forming of gutters to adequate falls.
- The repair or replacement of rainwater goods to match the historic material and sections. Generally, this will be in cast iron, but occasionally in lead, timber or stone, where appropriate.
- The repair, or where structurally necessary the rebuilding of external stonework and brickwork, to an appropriate specification, using matching natural materials and lime mortars. Repointing will usually be limited to that which is structurally necessary, or where damaging cement based mortar can readily be removed
- Repairs to, or areas of renewal of external render and stucco, to an approved finish in lime-based material.



- The repair of external joinery such as windows, doors and shopfronts that complement the historic interest of the building.
- The external cleaning of stonework and brickwork is only eligible where the dirt, paint or resin coatings are shown to be damaging the building.

Grants for 85% of the eligible costs can be made for works that reinstate lost exterior elements that contribute to the character and architectural integrity of a building. This could include chimney stacks and pots, architectural masonry, and joinery such as windows and shopfronts reproduced to historic designs. Reinstatement grants will only be offered where the building fabric as a whole is in sound repair, or will be made so with a concurrent repair grant. Details to be reinstated must be based on sound archival or physical evidence taken from the building itself or similarly detailed neighbours, and any reinstatements must not involve the removal of original or later features of interest. It does not include "conjectural restoration" work, that is work for which there is no firm historical evidence, either surviving on the building or recorded in photographs or drawings, nor does it include works involving the reversal of alterations that are themselves of quality or interest.

Reinstatement of architectural detail may include:

- The reinstatement to the historic pattern and detail of windows, external doors and other external joinery.
- The reinstatement of applied details and features such as cornices, string courses, window architraves, columns, pilasters, etc. These should accurately reproduce the historic form, profile and composition of the original.
- Reinstatement of chimneys, including lining or rebuilding if structurally essential, provided that the chimney is reinstated accurately to the historic height and profile. Replacement of the historic style of chimney pots.
- The reinstatement of traditional shopfronts. Care should be taken not to damage or destroy any original features that may remain under later additions, in particular fascia boards, corncicing, stall risers, and any original window framing or glazing
- The reinstatement of traditional awnings or sun blinds can also be grant aided, but only where evidence of such features is provided by historic photos or within existing shopfronts.



Reproduced by permission of Wolverhampton City Archives

Heritage Appreciation Opportunities

The Townscape Heritage Scheme will facilitate a series of exciting training and learning opportunities in the heritage field open without charge to people of all ages and abilities. The training will take place at our sites including City Archives, Bantock House Museum and Wolverhampton Art Gallery.

All the training opportunities will give participants an opportunity to get 'hands-on' with local history and acquire transferable skills.

Dates for the training will appear in our next newsletter ?. (Not sure about this bit John but I don't want to commit to dates TODAY)

The first 'History Day' will take place at Wolverhampton Art Gallery on June 21st 10.30 – 2.00. More information on the programme for the day will be available soon.

- There will be opportunities to develop your skills knowledge and interest in :

- Guided tours and walks on the fascinating history of Queen Street
- History Day events
- Archives Research
- Heritage Conservation
- Photographing Heritage
- Oral History interviews and recording
- Curating a local history exhibition at Wolverhampton City Archives
- Writing exhibition labels and short articles for publication
- Developing a digital "app" for smartphones

*For Further Information contact the Community Engagement Officer, **Stuart Williams** on **01902 552038** or at stuart.williams@wolverhampton.gov.uk*

Practical Conservation Skills Training

The Townscape Heritage Scheme will provide a number of day workshops exploring a variety of conservation skills. These days will be provided free of charge and are open to all, but it is hoped that they will be of particular interest to local building professionals and contractors, however numbers will be limited to 20 delegates for each day. The events will run from May 2016 to the summer of 2017 and are to be hosted by Wolverhampton College.



The skills to be explored are:-

Lime Day to be held in the first fortnight of May 2016-This includes exploring the various types of lime, their properties, preparation, and application as plasters and renders, including the choice of aggregates, reinforcement, post-application tending and working with lime in adverse conditions; the preparation of substrates; the setting out of lath; the modification of mortars to deal with damp and salty conditions, and to improve thermal performance. There will be opportunities to view lime slaking and for hands-on practice in the mixing and application of render and plaster mixes.

Repairing Historic Brickwork Day(s) to be held in the first fortnight of July 2016. This includes an exploration of traditional brickwork; lime mortars types and applications; agents of decay; surveying, and assessing defects; appropriate repair techniques including:-cutting out, reversing bricks, re-pointing, raking and cutting out; the removal cement mortars, and brick cleaning. There will be

opportunities for hands-on experience of mixing, gauging and batching lime mortars, and demonstrations of various techniques and materials.

Subject to finding a suitable venue it is hoped to arrange a second day on-site where delegates will have the opportunity to gain hands-on experience on traditional walling of raking out and repointing, and other repair techniques.

Historic Roofing Day (1) to be held during September 2016. This includes a review of roofing materials and their history; application and failure; surveying and assessing condition; setting out and relaying roof coverings; cutting tile and slate; detailing to eaves, verges, valleys, hips; random and graduated slating; upgrading thermal performance. There will be opportunities for hands-on experience of setting out, cutting and fastening material



Historic Roofing Day (2) is scheduled for September 2016. This includes an overview of the historic use of lead; types of lead sheet; repairing and renewing lead and other historic sheet metal materials; selection of appropriate sheet types and weights; appropriate materials and specifications; detailing and preparation of substrates; hot works precautions. There will be opportunities for hands-on experience of lead dressing and bossing, and demonstrations of lead soldering and welding, and laying of a lead valley.

Conservation and Repair of Terracotta Day is scheduled for October 2016. This includes the

history of terracotta; manufacturing techniques; installation techniques; decay, defects and failures; conservation, repair and replacement;- appropriate specification; maintenance; cleaning.



Carpentry Repair Day is scheduled for October 2016. This includes causes of decay and failure; principles of repair; sash and casement window defects and repair techniques; repairs to structural timbers; repair to roof timbers-cutting out and splicing of defective material; formation of valley, box gutters; selection of replacement timbers; timber treatments; traditional shopfronts including their components, design and repair.



Specialist Historic Plaster Day and Renders is scheduled for late spring 2017. This includes an historic overview of decorative plasterwork; practical demonstrations of run/ fibrous plaster/ papier-mâché techniques; taking profiles making templates; moulds; preparation of lime and gypsum for decorative work; setting out of lath work.



Specialist Historic Brickwork Day is scheduled for late spring 2017. This includes an historic overview of decorative brickwork; gauged, rubbed and special bricks; recording and setting out; cutting for arches and decorative brick; mortar specification and joint finishes, including demonstrations, and opportunities for hand-on experience.

Historic Stone Masonry Day is scheduled for the summer of 2017. This includes an overview of stone types, application in buildings, styles,

dressing and finishes; causes of decay, construction defects; principles of repair including, specification; raking out and repointing, mortar types their preparation, placing and finishes, indenting, plastic repair, grouting, shelter coats; stone cleaning. Opportunities for hands-on experience of stone dressing, mortar preparation and pointing.

Historic Ironwork Day is scheduled for early summer 2017. This includes an overview of the manufacture of wrought iron, cast iron and steel; uses of iron in building; failure and decay processes; conservation and repair of wrought iron and cast iron; specification for repair; cleaning, finishing and maintenance; demonstration of forging techniques; tour of working foundry showing casting and repair processes.

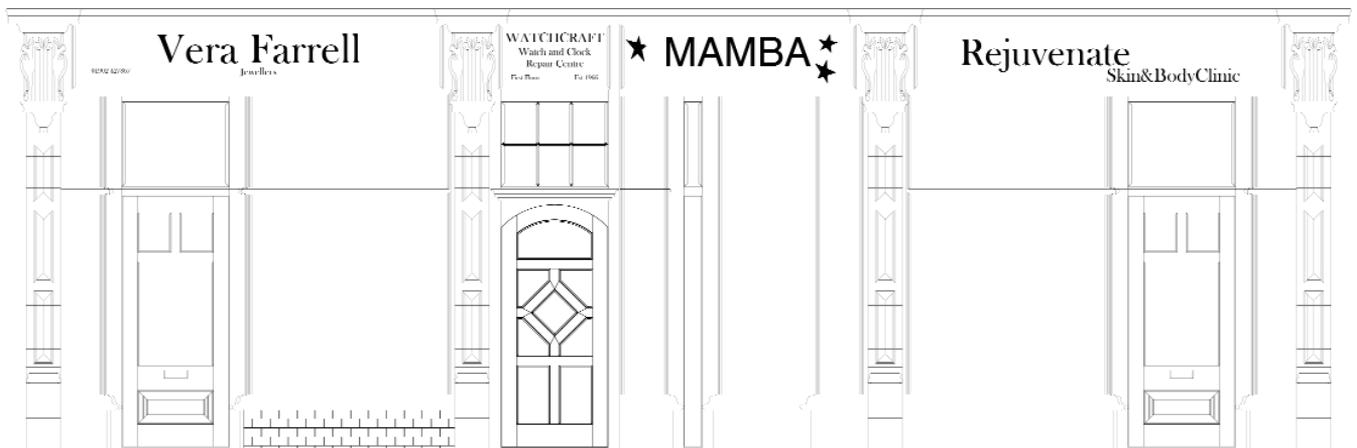
For further information contact:-

The Queen Street TH Officer,

John Healey, on **01902 554007** or email **john.healey@wolverhampton.gov.uk**



Shopfront Improvements



Proposed shopfronts at 19 to 21 Queen Street

During Victorian times the northern side of Queen Street came to be dominated by retail activity, which was accompanied by the installation of high quality shopfronts in earlier domestic frontages, and the construction of purpose designed retail development. This created a distinguished retail frontage that survived substantially intact until the mid-twentieth century, after which it suffered from the attrition caused by individual shopfront



Proposed shopfront at 26 Queen Street

replacement, and at the eastern end of the street the wholesale clearance of the historic buildings along the northern side of the street.



Shopfronts play a significant role in creating the character and image of an area. Well designed shopfronts are an effective means of improving the shopping environment, presenting a favourable image of individual businesses, and influencing overall perceptions of an area. Poorly designed and maintained shopfronts, accompanied by inappropriate advertising, and excessive security measures combine to have a negative impact on the perceptions of an area which can result in a loss of vitality and poor economic performance.

By funding shopfront improvements it is hoped that the Townscape Heritage Scheme will recreate an attractive and distinctive retail environment that will assist in improving the economic prosperity of this part of the city.

The Heritage Lottery Fund has approved funds for the replacement of modern shopfronts along the northern side of Queen Street. It is a requirement of the Heritage Lottery Fund that replacement shopfronts should, in their design, detailing and materials accurately reproduce those that



previously existed within each of the individual frontages. In recognition of the costs of achieving this objective grant rates for shopfront replacement have been set at 85% of eligible costs.

The Friends of the Archives, a member of the TH Partnership, are undertaking a research project to reveal the detailed history of Queen Street, which will also assist in developing the shopfront enhancement scheme. This has already revealed photographs and drawings that will inform the design of individual replacement shopfronts, with initial concept drawings being developed by the Council.

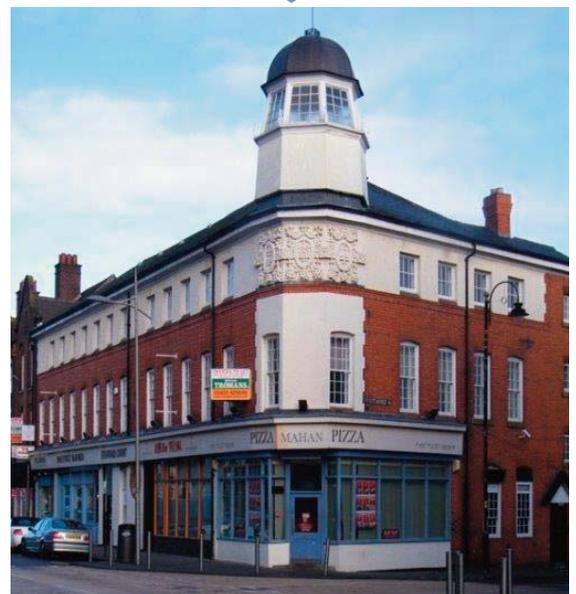
*For further information contact:-
The Queen Street TH Officer,
John Healey, on **01902 554007** or email
john.healey@wolverhampton.gov.uk*

Transformational Change

The Council has an enviable track record in the delivery of conservation grant schemes:- for example in the city centre, schemes such as that on Stafford Street brought back into full use the former local Co-operative Headquarters and the former School Board Office, and also on Worcester Street the fine parade of Edwardian shops now feature reinstated shopfronts to the original design with the upper floors converted to flats in collaboration with a housing association.

The Bilston Townscape Heritage Initiative brought about transformational change in the presentation of the town's historic core, and has been recognised by English Heritage as the country's most improved conservation area.

The rejuvenation of the former Wood's Palace Cinema (later Odeon), now a dining venue, and the restoration to their original historic appearance of many buildings that had suffered from hugely unsympathetic 20th century alterations provide testament to this programme.



More Before and After Shots in Bilston



For further information on the **Queen Street Townscape Heritage Scheme**, please contact:- The Queen Street TH Officer, **John Healey**, on **01902 554007** or email john.healey@wolverhampton.gov.uk