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**CONSERVATION AREA  
CHARACTER APPRAISAL**

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**HOSPITAL STREET,  
TAMWORTH**

On behalf of

**TAMWORTH BOROUGH  
COUNCIL**

CgMs Ref: ND/GB/SW/7983

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<b>CONTENTS</b>	<b>PAGE</b>
1.0 INTRODUCTION AND PLANNING POLICY CONTEXT	1
2.0 OVERVIEW OF THE CONSERVATION AREA	2
 HOSPITAL STREET CONSERVATION AREA	
3.0 Introduction and General Character Summary	4
4.0 Summary History of the Area	5
5.0 Appraisal	
5.1 Hospital Street, Barbara Street and Upper Gungate	8
5.2 Cherry Street and Cross Street	22
5.3 Moorgate	27
6.0 Proposed Boundary Amendments, Recommendations for Listing and Article 4 Directions	32
7.0 Monitoring and Revision	34

## **Appendices**

Appendix 1: Extracts from historic Ordnance Survey maps

Appendix 2: Plan 1 – Existing Designations

Plan 2 – Proposals and Recommendations

## **1.0 Introduction and Planning Policy Context**

- 1.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on every local planning authority to determine which parts of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Such areas can then be designated as conservation areas.
- 1.2 The Act also states that local planning authorities should, from time to time, review their existing conservation areas and formulate and publish proposals for the preservation and enhancement of these conservation areas.
- 1.3 Essentially, the added planning controls that conservation area designation brings include controls over demolition, strengthened controls over minor development and the protection of trees. Within the Tamworth Local Plan (2001-2011, adopted July 2006), policies ENV22 and ENV23 concern conservation areas.
- 1.4 The appraisal defines the special interest of the Hospital Street Conservation Area and includes proposals for enhancement of its character and appearance. The more clearly the special interest that justifies designation is defined and recorded, the sounder will be the basis for development plan policies, development control decisions and proposals for the preservation and enhancement of the character of an area. A detailed survey of the area was carried out by staff of CgMs Ltd in January 2007.
- 1.5 It is intended that this guidance will be useful for residents, developers and the general public in understanding the significance of the area and will help to ensure its special interest and character can be preserved and enhanced for future generations. This document follows English Heritage's 2006 guidance on the production of conservation area appraisals and is intended to:
- Assist in defining what is of 'special' architectural or historic importance
  
  - Give recommendations on features and characteristics that should be protected

- Identify possible areas for future enhancement within the designated area
- Provide guidance on the form, style and location of future change and development within the designated area.

## **2.0 Overview of the Conservation Area**

- 2.1 The set of plans in Appendix 2 aim to identify the elements which contribute to the character and appearance of the conservation area, and also illustrate recommendations for alterations to the conservation area boundary and for additional designations.
- 2.2 Plan 1 shows the existing conservation area boundary, statutorily listed buildings (buildings identified by English Heritage as being of special architectural or historic interest), Scheduled Ancient Monuments and other buildings or structures of local note. Plan 2 shows proposed amendments to the conservation area boundary, buildings recommended for inclusion on the local list, significant views, important trees, important open spaces, walls or railings of note and 'enhancement' sites.
- 2.3 The local list consists of buildings that play a part in establishing the character of the area but fall short of meeting the current criteria for listing. However, as government guidance contained in *PPG 15- Planning and the Historic Environment* (1994) makes clear, there is a presumption against the demolition of such buildings, particularly where they make a 'positive' contribution to the character and appearance of the conservation area.
- 2.4 'Important' trees are also identified. These are usually highly visible from public places and/or they contribute to the setting of a listed building, the street scene or a building of local note. Important open spaces are also marked on Plan 2, as these are a vital element in the character of an area. Character is defined not just by buildings, walls and trees, but also by the spaces between them. These contribute to the setting of buildings. Open spaces allow views around the area and they are often an important element in telling the story of the historical development of a community.

2.5 Important unlisted walls and other forms of boundary enclosure, such as railings or hedges, are recognised. These are usually built of local materials and help to define spaces and frame views. Significant views into, out of and around the proposed conservation area are also identified for it should be appreciated that a conservation area's character does not necessarily end with a line drawn on a map. Often the character is closely associated with attractive views and vistas out to other areas, sometimes via gaps between buildings, along streets or across open spaces. Views within an area such as that to a church, school or other landmark building can also be particularly valuable.

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## HOSPITAL STREET CONSERVATION AREA

### 3.0 Introduction and General Character Summary

- 3.1 This relatively small conservation area was designated in 1990 and subsequently reviewed in November 1998, when it was considered that the original boundaries were still relevant and appropriate. The focus of the designated area is Hospital Street and surrounding roads, including Cherry Street, Cross Street and Barbara Street. It is located on the northern edge of the town centre (adjoining the northwest tip of the Town Centre Conservation Area), in an area known as The Leys, its eastern boundary running along the west side of Upper Gungate. The northern boundary is formed by the railway embankment, while the southern boundary follows the line of the rear plots of properties fronting the south side of Barbara Street and Hospital Street and skirts around the rear of the former Hospital site, reflecting its early 20<sup>th</sup>-century boundary. The western boundary runs along the edge of land belonging to the Moorgate Primary School.
- 3.2 In the late 19<sup>th</sup> century this area was largely covered with orchards, which began to be redeveloped in the early 20<sup>th</sup> century, but it was not until around 1930 that these were entirely lost. The street pattern that exists today was imposed upon the landscape in the early 20<sup>th</sup> century. The 1884 Ordnance Survey (O.S) map clearly shows earlier landscape features such as the bank known locally as Offa's Dyke and the ancient route of Walfurlong, now Orchard Street. Today, Moorgate Primary School occupies the central part of the conservation area, including the attractive original late 19<sup>th</sup>-/early 20<sup>th</sup>-century schoolhouse and later 1920s-30s additions. Around the periphery of the school and its playing field are streets of late Victorian and Edwardian terraced housing and the former Cottage Hospital on Hospital Street, now converted to flats. The general character is of a small and quiet Victorian residential enclave separated by the school from the slightly later Edwardian suburb to the west, and very much focused on the school at its heart – several planned views are terminated by school buildings.
- 3.3 The playing field to the rear of the school buildings, formerly orchards and the site of Field House, is a major landscape feature within the conservation area. The continued

educational use of the area has ensured that it has remained largely unaffected by the intrusion of modern development.

- 3.4 The railway line is an effective physical barrier and cuts off any connection with the later 20<sup>th</sup>-century housing developments north of the conservation area. The widening of Upper Gungate (the principal vehicular route into Tamworth from the north), and the associated reconfiguration of the eastern end of Hospital Street, along with the creation of large traffic junctions with the ring road and with Hospital Street necessitated the demolition of most of the Victorian terraced properties that formerly fronted Upper Gungate, which have since been replaced by 1970s and later developments; this caused the loss of historic character along this street and within the eastern edge of the conservation area boundary.

#### **4.0 Summary History of the Area**

- 4.1 Tamworth was fortified in 913 AD by Aethelfleda, Lady of the Mercians, who created the Saxon 'burh'. The fortified banks followed the line of earlier earthworks and were called locally Offa's Dyke, although they did not directly relate to the more famous earthworks found in the Welsh Marches. In this area, the present-day school campus and housing was built over Hilly Field, so named because of the presence of a grassy bank here, dating from the time of Aethelfleda. The earthworks were lost as part of the Victorian expansion of the town, but archaeological excavations in advance of the construction of the MacGregor Tithe sheltered housing development adjoining the former Cottage Hospital on Hospital Street revealed the buried remains of the earth rampart and ditch, with earlier defences beneath; special foundations were designed for one of the new buildings in order to preserve these remains.
- 4.2 The Leys area remained undeveloped until the late 19<sup>th</sup> and early 20<sup>th</sup> centuries when the expansion of Tamworth led to rapid development of the land surrounding the town. The cartographic evidence shows that the present street layout is a result of this development. The land until that time consisted primarily of fields and large (presumably cherry) orchards running west to Staffordshire Moor. Extracts from historic Ordnance Survey (O.S.) maps are included in Appendix 1 of this document.

- 4.3 The 1884-5 O.S. maps show the beginnings of the development of the area, with the erection of Cottage Hospital at the eastern end of Hospital Street (in 1880) within the angle created where the street formerly dog-legged, the opposite angle containing Kirkcowan Terrace, now demolished. The hospital had a small landscaped garden bordered by trees, south of which were the long rear gardens of properties fronting Aldergate. The large Field House (demolished in the late 1920s/early 1930s) stood in the centre of a large orchard, Hilly Field, now occupied by the school playing field, and Leys House is shown close to a footpath, which today has been retained in the line of Ludgate and the walled footpath that cuts through from Barbara Street to Orchard Street. The earthworks of Offa's Dyke are shown south of Hospital Street.
- 4.4 By 1902, the built-up area of the town had spread northwest of Aldergate up to Hospital Street, with new streets of terraced housing laid out, centred on Orchard Street. Hospital Street and parallel east-west streets stopped abruptly in the west where there was a large area of undeveloped land. Hospital Street itself had been developed on both sides with terraced housing and a new large school building on the north side; the school site had been carved out of the large orchard surrounding Field House, which still stood. The Cottage Hospital had been extended along the Hospital Street frontage over the garden in 1889 with the Hutton Wing, and the grounds had expanded to include the area previously shown as Bath Place, which had been demolished, and parts of the former rear plots of the properties fronting Aldergate. North of the hospital Cherry Street and Cross Street had been established.
- 4.5 By 1923, new streets of terraced housing had been laid out west of Hospital Street (the western end of which was now named Barbara Street). These new roads included Ludgate and the streets running off it. The large area of undeveloped land west of Hospital Street/Barbara Street had been given over to allotment gardens. By 1937, however, this land had succumbed to the pressure for residential development and the terraced east-west streets had been continued west over it with semi-detached houses set back from the street frontages. By this time also Field House had been demolished to make way for the expansion of Moorgate School; the orchard was now the school sports ground and various large new school buildings, including a laundry, had been erected across the area. The hospital had been extended again, with the construction of a large Nurses' Home and the extension of the original hospital building to the west, east and south; the western extension was in fact added in 1924 as a memorial to the 1914-18 war.

4.6 The 1958 O.S. map shows several schools in the centre of the conservation area; Moorgate County Primary School, St. John's Church of England Primary School and Tamworth County Secondary Boys' School. The hospital was now the Tamworth General Hospital. The area has remained fundamentally residential since the late 19<sup>th</sup> century, with the most recent significant developments being the construction of the ring road and associated major traffic junctions, which included the straightening of the east end of Hospital Street. The other major change is the conversion and extension of the old hospital buildings as part of the MacGregor Tithe sheltered housing development, constructed in 1999 on the hospital site.

## 5.0 Appraisal

### 5.1 HOSPITAL STREET, BARBARA STREET AND UPPER GUNGATE

#### General Character, Spaces, Views and Uses

- 5.1.1 The streets remain much as they were when originally laid out. There are some notable exceptions to this in terms of buildings but in general the character of the streets has not altered since the early 20<sup>th</sup> century and is characterised by late Victorian red brick terraced housing interspersed with larger Victorian buildings. The conservation area has a pleasant 'village' atmosphere with buildings of a residential scale centred upon the school.
- 5.1.2 The extension and conversion of the hospital has changed the views into the conservation area from Upper Gungate, the main view now being of the substantial late 20<sup>th</sup>-century MacGregor Tithe development adjoining the late 19<sup>th</sup>-century hospital building. From this vantage point, the development is a relatively successful addition to the streetscape, broadly using the footprint of an earlier extension to the hospital so that a large building has been retained on the corner. However, the major traffic junction between Hospital Street and Upper Gungate is large, wide and uncompromising, and the view across it into the conservation area from the end of Albert Road is cluttered by utilitarian steel barriers, signage and other highway furniture. The large and sprawling flat-roofed 1970s health centre which squats on the corner of Hospital Street does not enhance the view, and it is proposed that the eastern boundary of the conservation area be amended by excluding this building from it, along with the remainder of the Upper Gungate frontage.
- 5.1.3 Hospital Street itself is relatively wide, and this is emphasised by the nature of its buildings which, at the eastern end of the street on its north side, comprise large detached villas in large gardens and semi-detached houses set back from the street. The curving nature of the street ensures that the views west along it are inviting, drawing the visitor on towards the school and into the more intimate feel of Barbara Street.

- 5.1.4 The school is an important element of the streetscape, the view into its grounds opening up beyond Nos. 36-37, which stand hard on the pavement, breaking up the frontage and providing visual interest. Its roofs are clearly visible from many vantage points within and outside the conservation area. Views through into the large grass playing field behind the school are important for the sense of space and greenery they convey, and there are glimpses into it from Barbara Street, Hospital Street and Cross Street. This large open space is important in this otherwise densely developed area and links back to the time when it was predominantly covered by orchards.
- 5.1.5 As Hospital Street runs west it continues directly into Barbara Street where the visual character is more enclosed and intimate and of a domestic scale, its two-storey brick-built terraces nestled alongside the landmark school building with its office and headmaster's house placed by the entrances. Glimpses into the conservation area are afforded in views north along the narrow alleyway linking Barbara Street to Orchard Street; this is flanked by high brick walls, emphasising the sense of enclosure and discrete nature of the conservation area. The combination of modest terraces, shop and school lend the area the character of a small industrial village with a pleasant and quiet residential atmosphere.
- 5.1.6 Upper Gungate is of altogether different character, completely dominated by vehicles, the street having been widened to accommodate two major traffic intersections with Offa Drive (the ring road) and at the junction with Albert Road and Lower Gungate. Street widening has meant demolition on both sides of Upper Gungate and only an isolated group of Victorian buildings remains on the west side, these much altered. On the east side there is no longer a built-up street frontage; instead the land is occupied by a modern garage and petrol station.

### **Architectural Quality of Buildings and Building Materials/Contribution of Key Unlisted Buildings**

- 5.1.7 There are no statutorily listed buildings in the conservation area, but there are several buildings included on the local list. Architecturally it is the 1880 hospital which originally would have been the most significant property in this location and, despite the loss of its rear range to the MacGregor Tithe development and (also because of) its unbalanced and rather quirky composition, it remains one of the area's key

buildings and it is recommended that it be added to the local list. Its original form was subsumed into later additions of 1889 and 1924 and what remains of the 1880 block (which originally faced west) is relatively plain, of red brick with blue brick sill band, flat brick arches and glazing bar sashes; its importance in the streetscape would have been reinforced by the long façade of the 1889 Hutton wing extension to the east along Hospital Street. This has stone lintels and sill band and heavy round-arched stone architrave to the entrance, and is enlivened by the separately-roofed tower-like bay to the corner.

5.1.8 The brown brick neoclassical addition to the west, of 1924, is of utterly different character, with its four whitewashed stone Tuscan pilasters flanking stone-dressed sashes and oculi above. The originally open arches of the arcaded bay to the right have been sympathetically enclosed and the building has been converted as part of the comprehensive redevelopment of the hospital site for housing. It provides an interesting end to views east along Barbara Street. The survival in the streetscape of this long elevation, its architectural detailing and its incorporation into the new housing scheme is to be commended and maintains a high degree of historic integrity along the street frontage. The new development itself makes visual references to the materials used in the late 19<sup>th</sup>-century hospital buildings, and is for the most part concealed behind the street frontage.

5.1.9 Apart from the former hospital, it is the locally listed late 19<sup>th</sup>-century Moorgate Primary School that dominates the skyline and helps to establish the residential character of the area. This large building, with its symmetrical façade incorporating two projecting gabled wings and steeply pitched red-tile roof with domed lead dovecote, is of red brick with some stone dressings and has tall cambered-arched windows in its gabled bays. It sits well on its site, set back from the street frontage behind a lawn and railings on a dwarf wall. Views too are afforded of its east side from Hospital Street, where it is seen as an interesting jumble of red brick gables, chimneys and steep roofs.

5.1.10 The school is flanked by the school office and headmaster's house, both contemporary with the school, and which stand closer to the street frontage. The headmaster's house is an appealing and rather tall two-storey building with gabled wing to the street and original multi-paned casement windows. The office is single-storey with a

hexagonal bay; both buildings have red-tile roofs like the school, are characterful and of good quality. These add interest and architectural completeness to the school group and reinforce the importance of the school within the area and streetscene. Both buildings should be considered for inclusion on the local list.

- 5.1.11 The former vicarage (Cherry Orchard House) on the corner of Hospital Street and Cherry Street is already on the local list. This two-storey double-gabled house has seen various additions and alterations through its conversion to use by the NHS, which have not enhanced its appearance, but nevertheless it occupies a prominent corner position and still contributes to the character of the conservation area. Its original garden walls appear to have been rebuilt although original gate piers remain and the wall remains important as a visual indicator of the character of this former vicarage and garden. Adjoining it is a later 20<sup>th</sup>-century vicarage.
- 5.1.12 Leys House, also on the local list, a mid 19<sup>th</sup>-century residence and one of the earliest buildings surviving in the area, is located at the western end of Barbara Street and is a two-storey square-plan detached villa with stone sill band and splayed lintels, with some surviving sashes – the house is covered with climbing plants and appears in relatively poor external condition.
- 5.1.13 The remaining buildings on the two streets are mainly terraced houses with a few semi-detached (but terrace-style) houses. On both sides of Barbara Street these are distinguished, and unified visually, by the use of a bracketed, clay tiled 'lean-to' roof over the porch and canted bay window, continuous along each separate 'block' of (normally) four houses. The heavy brick chimneys on the ridgeline are also a distinctive characteristic of the street.
- 5.1.14 On Hospital Street, No. 29 is of some visual importance – it is a tall two-storey plus attic house, with a timber-framed gable to the front. It adjoins the terrace of Nos. 23-28 and helps to make the transition in height between the terrace and the MacGregor Tithe development less abrupt.
- 5.1.15 Opposite it are Nos. 36-37, a pair of two-storey plus attic semi-detached late Victorian houses which stand hard on the narrow pavement and emphasise the effect of the opening-out of the streetscape into the school grounds beyond. At the eastern end of

Hospital Street are Nos. 31-34, two pairs of late Victorian houses with steeply pitched red tile roofs, gabled bays with plain bargeboards to the street and stone-dressed canted bay windows. No. 30 adjoining is of the same date but has been heavily altered and is in use as a pharmacy.

- 5.1.16 The surviving Victorian buildings on Upper Gungate are Nos. 27-37. These stand hard on the street frontage and, despite alterations, still manage to convey some small sense of what this street must have been like prior to the road widening and the demolition of most of its Victorian properties. No. 27 is of square plan, brick-built with stone quoins to the southwest corner. It has seen alteration to its fenestration, as has the adjoining Nos. 29-29A, a three-storey building, with ground floor completely reconfigured and rendered. Nos. 33-37, a row of two-storey shops, has also been altered, but relatively more successfully. North of these is a late 20<sup>th</sup>-century housing development, of no particular architectural merit.

### **Negative Features**

- 5.1.17 The chief negative feature of the area is its generally uninviting approach from the junction with Upper Gungate. The western side of the latter is included in the conservation area but its character has been altered to such an extent that it no longer enhances or preserves its character and appearance. The setting of the few surviving (but altered) late Victorian properties on the street frontage (Nos. 27-37) has been altered beyond recognition, with late 20<sup>th</sup>-century housing to the north (Oldbury Court), the 1970s health centre to the south, and a large modern garage and petrol station opposite, not to mention their position between two major traffic intersections on the main routes into Tamworth. The former residential and presumably small-scale commercial character of the street has been lost and it now bears little relation to the quiet residential area behind it. It is thus recommended that this area be excluded from the conservation area.
- 5.1.18 In more general terms, the impact of overhead wiring can be clearly seen in most of the residential streets within the conservation area. Poor-quality street lighting is also present throughout.

### **General Condition and Capacity for Change**

- 5.1.19 Generally the streetscene is attractive and well maintained with properties retaining their boundary walls and overall architectural appearance along Hospital and Barbara Streets. There is, however, an opportunity to strengthen the quality of the conservation area by redefining the boundary along the eastern side to exclude the junction with Upper Gungate and those modern buildings that do little to enhance the character of the conservation area.
- 5.1.20 The school playing field is clearly an important resource, both visually and as a useable community space, and should be retained.



**Looking west to Hospital Street, the cluttered major traffic intersection dominating the views**



**The gentle curve in Hospital Street drawing the visitor on into Barbara Street, No.29 is visually important in the street scene due to its height**



**The former Cottage Hospital: the original 1880 range is to the left with the prominent 1924 neo-classical range to the right**



**The 1889 Hutton Wing of the former Cottage Hospital. The whole hospital is recommended for local listing**



**The MacGregor Tithe development, a relatively successful addition to the streetscape, which adjoins the former hospital**



**The attractive Moorgate primary school buildings on Hospital Street**



**The school office and headmaster's house flanking the primary school are both recommended for local listing**



**The playing fields are an important open space behind the school**



The narrow alleyway linking Barbara Street to Orchard Street



Upper Gungate has a different character with wide roads dominated by vehicles



**The locally listed Cherry Orchard House has been altered but still makes a contribution to the conservation area**



**The locally listed Leys House, in poor condition externally**



**View west along Barbara Street; the continuous 'lean-to' roofs over the ground floor, the prominent chimneys, and the canted bay windows create a visually unified streetscape**



**Nos. 30-34 at the eastern end of Hospital Street**



**Surviving (but altered) Victorian buildings on Upper Gungate**

## 5.2 CHERRY STREET AND CROSS STREET

### **General Character, Spaces, Views and Uses**

- 5.2.1 Cherry Street runs due north off Hospital Street, linking into Cross Street at its northern end. The two streets form a discrete residential area with an enclosed and intimate feel.
- 5.2.2 The view north from Hospital Street along Cherry Street is framed by Cherry Orchard House and No. 34, beyond which the smaller two-storey terraces with their prominent chimney stacks are very slightly staggered to follow the gradual slope of the street to the north. The view south along Cherry Street is, however, the most visually rewarding, terminated rather quirkily by the very different styles of the 1880 and 1924 wings of the former Cottage Hospital, the neo-classical element to the west giving the view a rather grand and formal aspect.
- 5.2.3 The western end of Cross Street ends somewhat abruptly as it falls away onto the school playing fields. There are attractive views across the playing field towards the long multi-gabled rear elevation and tall windows of the Moorgate School building. The playing field is an important open space in the centre of the conservation area. The view to the east along Cross Street is also terminated rather abruptly but not unattractively by a high, red brick wall, the wide curve of which gives the impression that the street continues beyond it.

### **Architectural Quality of Buildings and Building Materials/Contribution of Key Unlisted Buildings**

- 5.2.4 There are no listed buildings or locally listed buildings on the street, except for the aforementioned former vicarage on the corner of Cherry Street and Hospital Street, which is on the local list. No additional buildings are recommended for inclusion on the local list.
- 5.2.5 Cherry Street, although lined with two-storey brick-built terraces, is characterised by its mix of architectural styles. The attractive bay-fronted properties along the eastern

side are of a piece and give this side of the street a more uniform appearance while, on the west side, similar properties to those on Barbara Street (with bracketed 'lean-to' roofs over canted bay window and entrance) rub shoulders with the more unusual and attractive design of Nos. 1-4 – these have a low eaves line through which the second-storey windows break, under half-hipped 'dormer' roofs.

- 5.2.6 Only the north side of Cross Street is built up, the south side being occupied by the long and rather blank side elevations of the houses on the corners with Cherry Street (Nos. 13 and 14) and the brick walls bounding their rear gardens. The houses are of no one dominant design and, while they could be described as 'terraced', they are effectively a row of small groups of two, three or four houses, of varying design, presumably erected by different speculative builders, giving the street a non-uniform appearance and adding visual interest. The characteristic element is that most of the houses have a gable of some kind to the street, whether a full, wide gable end to the front, a single narrow gabled bay to one side with decorative bargeboards, or a full half-hipped gable to the street.

### **Negative Features**

- 5.2.7 There is little of significance that could be described as negative here, but the loss of original boundary walling in parts of both streets is regrettable and street surfacing is generally patchy and unattractive.
- 5.2.8 The lack of a solid end to the western end of Cross Street also means that the sense of enclosure to the street is not maintained, although this does open up views across the playing fields. It is recognised that part of the playing field was in use as a builder's compound at the time the area was visited, and that access was provided into it from Cross Street. It is assumed that an appropriate boundary will be reinstated here after this use has ceased.

### **General Condition and Capacity for Change**

- 5.2.9 Both streets are well-maintained, although general improvements could be made in terms of reinstating boundary walls and placing overhead wiring underground.

5.2.10 As recommended above in paragraph 5.1.19, it is proposed that the conservation area boundary is amended to follow the line of the rear of the properties fronting the east side of Cherry Street. This would reinforce the Victorian residential character of the conservation area.



**The view south down Cherry Street is terminated rather grandly by the former hospital**



**The more unusual design of Nos. 1-4 Cherry Street**



**View west along Cross Street to the open playing fields**

### 5.3 MOORGATE

#### **General Character, Spaces, Views and Uses**

- 5.3.1 The east side of the north-south section of Moorgate is included within the conservation area. This is fronted by a large late 1920s building belonging to Moorgate Primary School, which faces west along the east-west section of Moorgate, while a further school building contemporary with it faces south along the north-south section of the street.
- 5.3.2 Moorgate was clearly laid out (between 1902 and 1923) to service the school campus and both school buildings are designed so that the centre of their long facades faces down each section of the street. In fact, the conservation area as a whole is drawn together by its long, designed views towards the school buildings (and the former hospital), including the view northwards along Orchard Street to the original school. This 'designed' feel and the close-knit atmosphere resulting from it is in part what distinguishes the conservation area from the adjoining residential areas to the south and west.
- 5.3.3 The historic character of the east-west section of Moorgate has been diluted by the demolition of a third late 1920s school building formerly fronting its south side, and its replacement with unappealing and rather box-like early 21st-century housing; the early 20<sup>th</sup>-century houses opposite have also seen significant alterations to fenestration and the school building itself has had replacement windows and railings.
- 5.3.4 Views along the north-south section of the street fare little better, the street now dominated by the large-scale three-storey flats development of Oakland Court, which dwarfs the single-storey school building opposite, and the view south terminated by the modern housing referred to above. In the distance one of the tower-blocks on Lichfield Street can be seen.
- 5.3.5 The effect of the designed views has therefore been compromised, although the overall idea remains intact. Occasional views are afforded from Moorgate across the playing field towards Cherry Street in the east.

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### **Architectural Quality of Buildings and Building Materials/Contribution of Key Unlisted Buildings**

- 5.3.6 While the two school buildings have suffered various alterations, particularly the northern one of the two, they still retain some attractive features. The southern building, constructed of red brick, has a very long single-storey façade with a wide central gabled bay facing directly along Moorgate. The gable is stone-coped and stone-dressed and has attractive tall windows, loosely imitative of a Venetian-style arrangement, sadly now re-fenestrated with uPVC. The building has a prominent tiled pitched roof.
- 5.3.7 The northern building is of less architectural merit and has unfortunately been rendered making it appear out of place with the rest of the conservation area. The roof has been re-tiled with pantiles and all the building's windows have been replaced with uPVC, giving it a rather bland appearance, alleviated only by the rather charming domed lead dovecote on the roof, which provides a visual link to the original 19<sup>th</sup>-century school building.
- 5.3.8 The school buildings are primarily included within the conservation area because of their important role in holding together the 'grain' of the immediate neighbourhood.

### **Negative Features**

- 5.3.9 The main negative aspect of this section of the conservation area is the dilution of the historic character and appearance of the school buildings through insensitive alterations that have reduced their visual interest. Apart from this, there is a lack of architectural coherence created by the failure of the modern buildings to engage with the Victorian character of the locality. Most of Moorgate is not included in the conservation area but clearly parts of it have a direct impact upon it.

### **General Condition and Capacity for Change**

5.3.10 Small improvements could be carried out to the general environs, such as improvements to street lighting and street surfacing, and the restoration of original detailing of the school buildings would have a beneficial impact upon the appearance of the street and thus the conservation area.



**Planned view east along Moorgate towards the school building; the historic character of the view has been diluted by the demolition of a further school building and its replacement with modern housing developments (on the right)**



**The impact of modern housing developments on Moorgate (looking south)**



**Primary school building (much altered) at the northern end of Moorgate**

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## **6.0 Proposed Boundary Amendments, Recommendations for Listing and Article 4 Directions**

6.1 It is proposed that the conservation area boundary is amended along the eastern side to exclude the Health Centre and other properties along Upper Gungate. This is proposed primarily because the historic character of the street has been heavily degraded by the widening of Upper Gungate, the major traffic intersections, and the redevelopment of its frontages with buildings that neither enhance nor preserve the character and appearance of the conservation area. The surviving Victorian buildings have also been compromised by alterations. It is proposed to redraw the boundary along the continuous property boundary that runs along the rear plots of the properties fronting the east side of Cherry Street.

6.2 Buildings recommended for inclusion on the local list:

- The former Cottage Hospital
- The school office and headmaster's house to Moorgate Primary School on Barbara Street/Hospital Street

6.4 Under Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, a general planning permission is granted for a range of minor developments. These 'permitted development' rights are more restricted in conservation areas for certain types of development, including the addition of dormer windows, some types of cladding, the erection of satellite dishes fronting a highway, and the reduction in size of permitted extensions.

6.5 Articles 4(1) and 4(2) of the Order enable local planning authorities to make certain directions withdrawing permitted development rights. Article 4(1) directions apply to any type of land or building but need to be approved by the First Secretary of State. Article 4(2) directions may be used to withdraw permitted development rights for a prescribed range of development which materially affects aspects of the external appearance of dwelling houses in conservation areas. The removal or alteration of a particular type of architectural feature important to the character and appearance of

the conservation area, such as distinctive windows, gates and boundary walls, can be specified in the direction.

- 6.6 Local authorities should notify local people and take account of public views before deciding whether to confirm an Article 4(2) direction.
- 6.7 Article 4 directions applying to features like doors, windows, porches and roof coverings work best in areas of strongly-defined (and well-preserved) architectural character.
- 6.8 In the Hospital Street Conservation Area, it may be considered appropriate to serve an Article 4(2) direction on the terraced houses on Barbara Street, specifically to preserve the lean-to roofs overhanging the front entrances and canted bay windows, and the fenestration itself. All these features are an essential characteristic of the street.

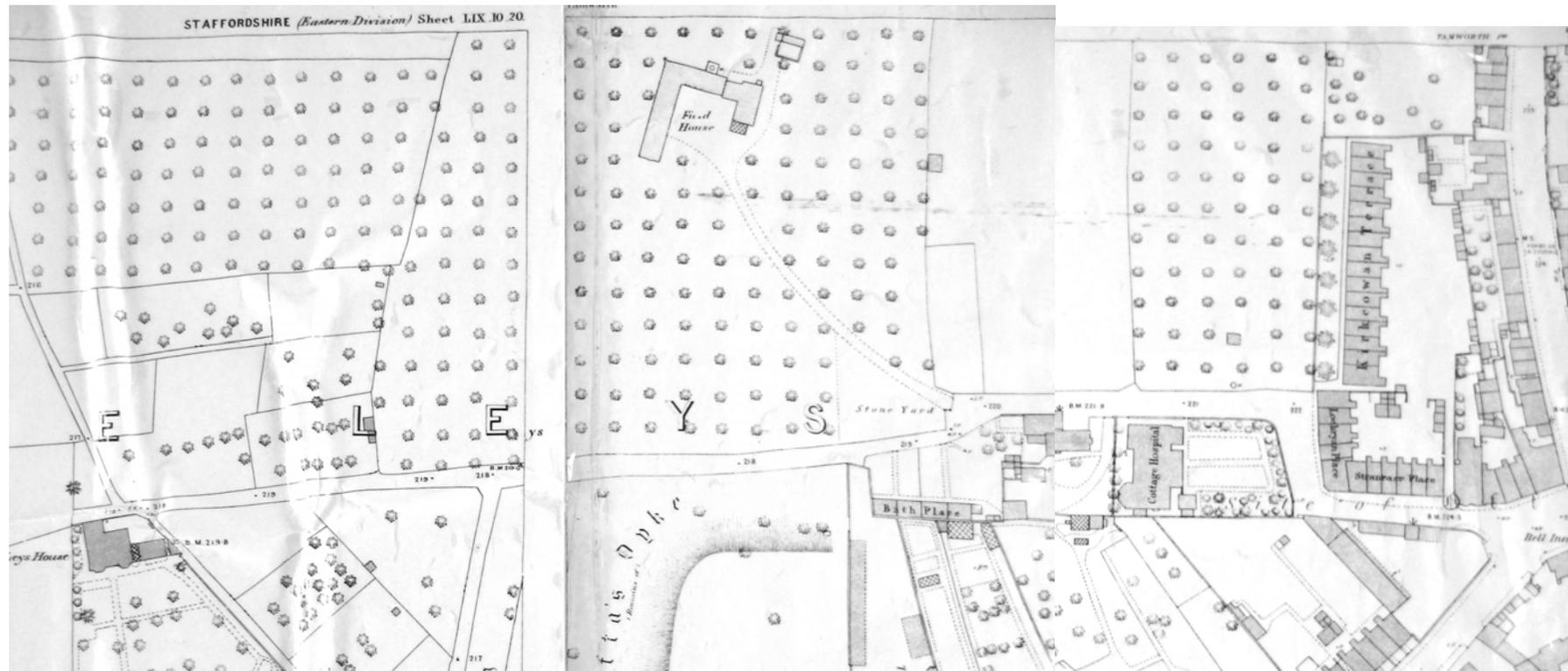
## 7.0 Monitoring and Revision

- 7.1 As recommended by English Heritage in its 2006 publication, *Guidance on the Management of Conservation Areas*, it is essential to monitor the conservation area and to review the published character appraisal on a regular basis.
- 7.2 Changes to the conservation area may occur through the implementation of schemes approved by the Council, such as new development or changes to the public realm, or through both permitted and unauthorised alterations. General deterioration or changes to the condition of the area's physical fabric may also occur over time.
- 7.3 A dated photographic record of the conservation area has been created during the production of this character appraisal. The main aim of this is to provide a baseline for measuring change in the appearance of the conservation area and for monitoring the physical condition of its buildings. The record can also be used as an aid to any enforcement action should unauthorised alterations be carried out. In order to take enforcement action on unlisted buildings the unauthorised alteration must be shown to have been carried out within the last four years, so for these purposes it is important to ensure that the photographic record is updated on a regular five-year cycle.
- 7.4 In the case of listed buildings too, where there is no time limit on when enforcement action can be taken (provided of course that the unauthorised works were undertaken after listing took place), regular updating of the photographic record is equally important, not just as a record of change but as possible evidence in enforcement or prosecution cases.
- 7.5 If appropriate, local community awareness of the conservation area may be maintained by engaging their assistance in the updating of the photographic record. This might be achieved through the use of volunteers from local historical or amenity societies or even groups of schoolchildren or students working on a street-by-street basis. Information could be stored on electronic 'pro formas' which show dated 'then and now' photographs to illustrate where change has occurred. These could be added to every five years with each phase of review.

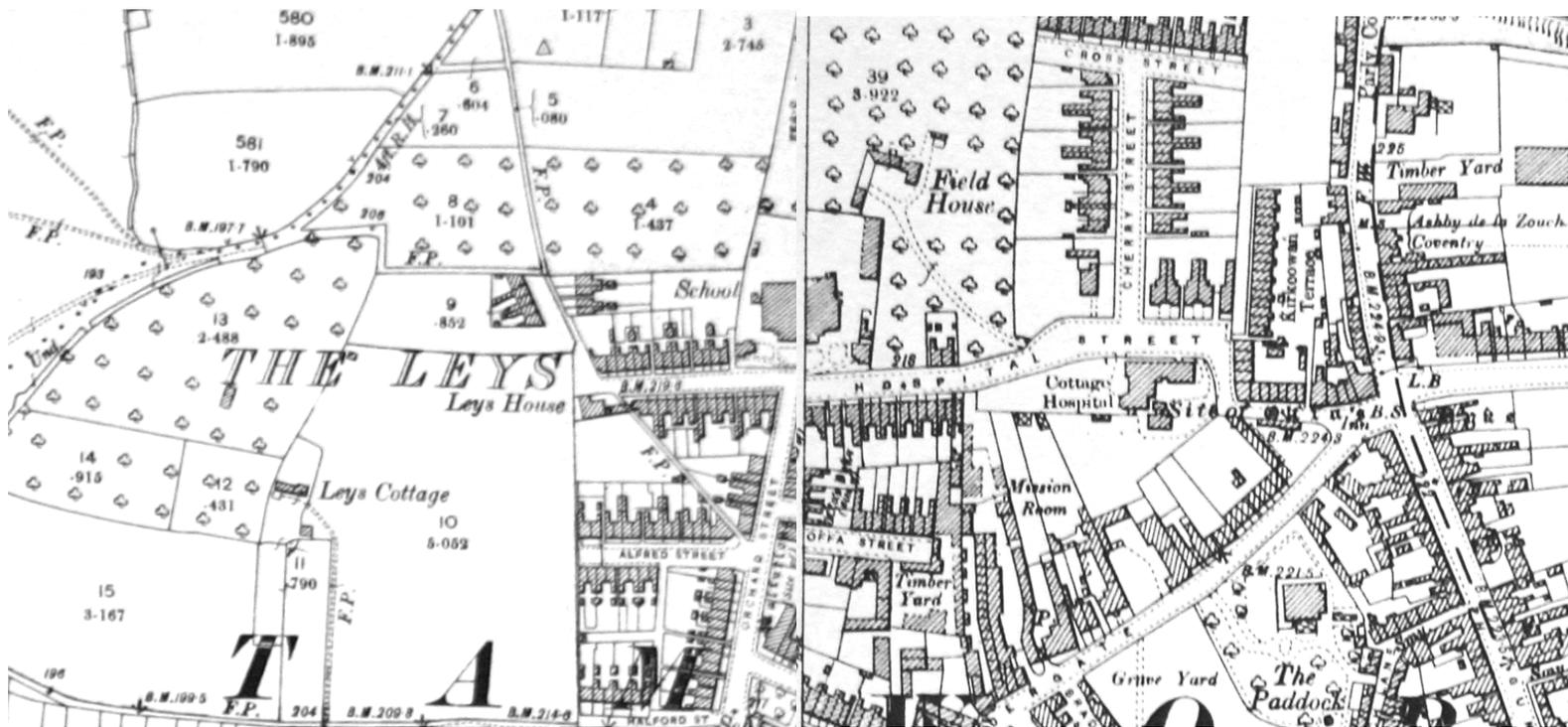
- 7.6 English Heritage (2006) recommends that a 'virtuous circle' of monitoring, review and action should be established in order to maintain a sustainable equilibrium. Ideally, a five-year cycle of review should be established. With the aid of an updated photographic record, a street-by-street review of the conservation area in five years' time (2012) to establish what has changed (and why) since this character appraisal was produced will enable it to be updated.
- 7.7 Importantly, such a review will also allow an assessment of the effectiveness of the Council's current conservation area policy and a measurement of how successful the Council has been at implementing the recommendations for enhancement made in the character appraisal. The reasons for success or non-success can then be appraised and policies modified or specific actions proposed as appropriate. The rate and nature of change identified may also indicate whether it would be desirable to produce 'Design Guides' providing guidance on topics such as extensions and alterations to historic buildings, development proposals and shop front design.
- 7.8 The review may also lead to further alterations to the conservation area boundary, either to bring new areas into the conservation area or remove areas from it that no longer contribute to or reinforce its character and appearance.
- 7.9 The review may either result in a thorough overhaul and updating of the existing character appraisal and production of a new version, or could take the form of an addendum to the existing document, which focuses specifically on changes that have occurred over the last five years, what effect these changes have had on the character and appearance of the conservation area, and updated recommendations for enhancement.

**Appendix 1:**

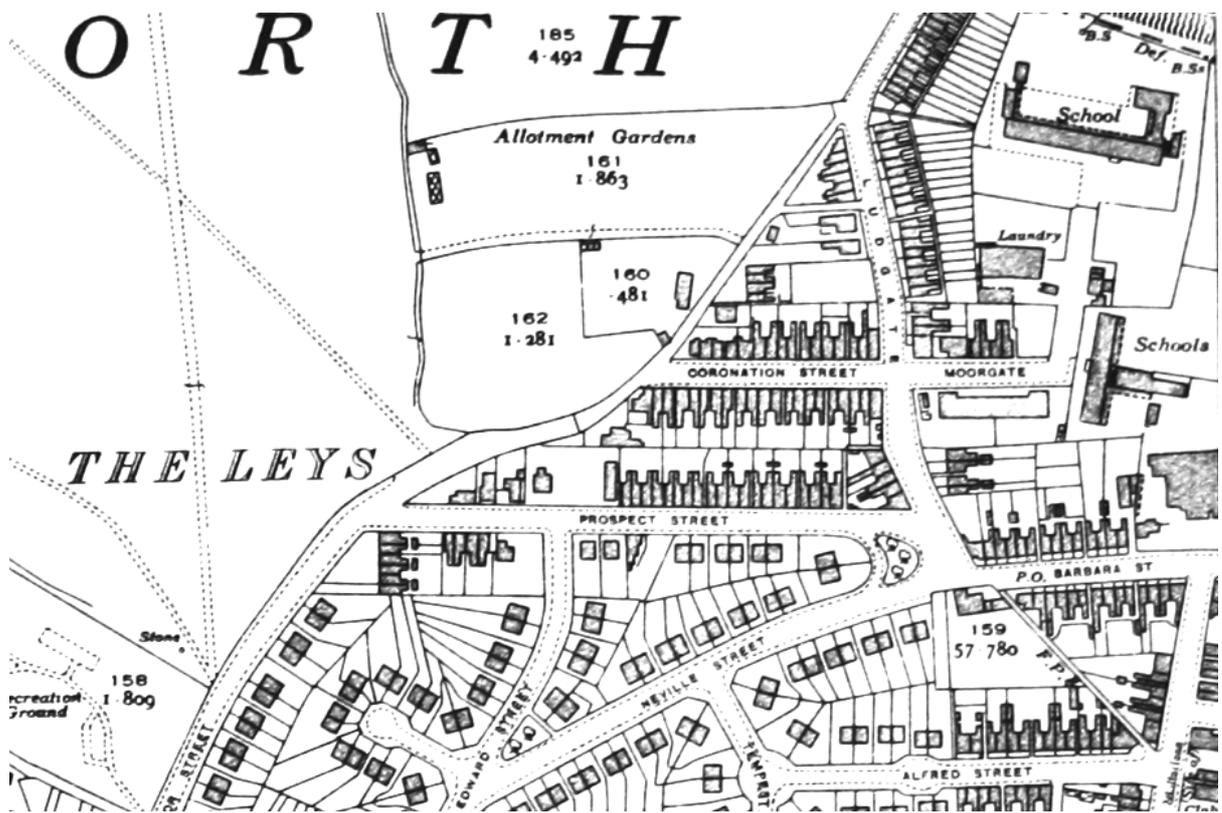
**Extracts from historic Ordnance Survey maps**



1884 Ordnance Survey map extract



1902 Ordnance Survey map extract



1937 Ordnance Survey map extract



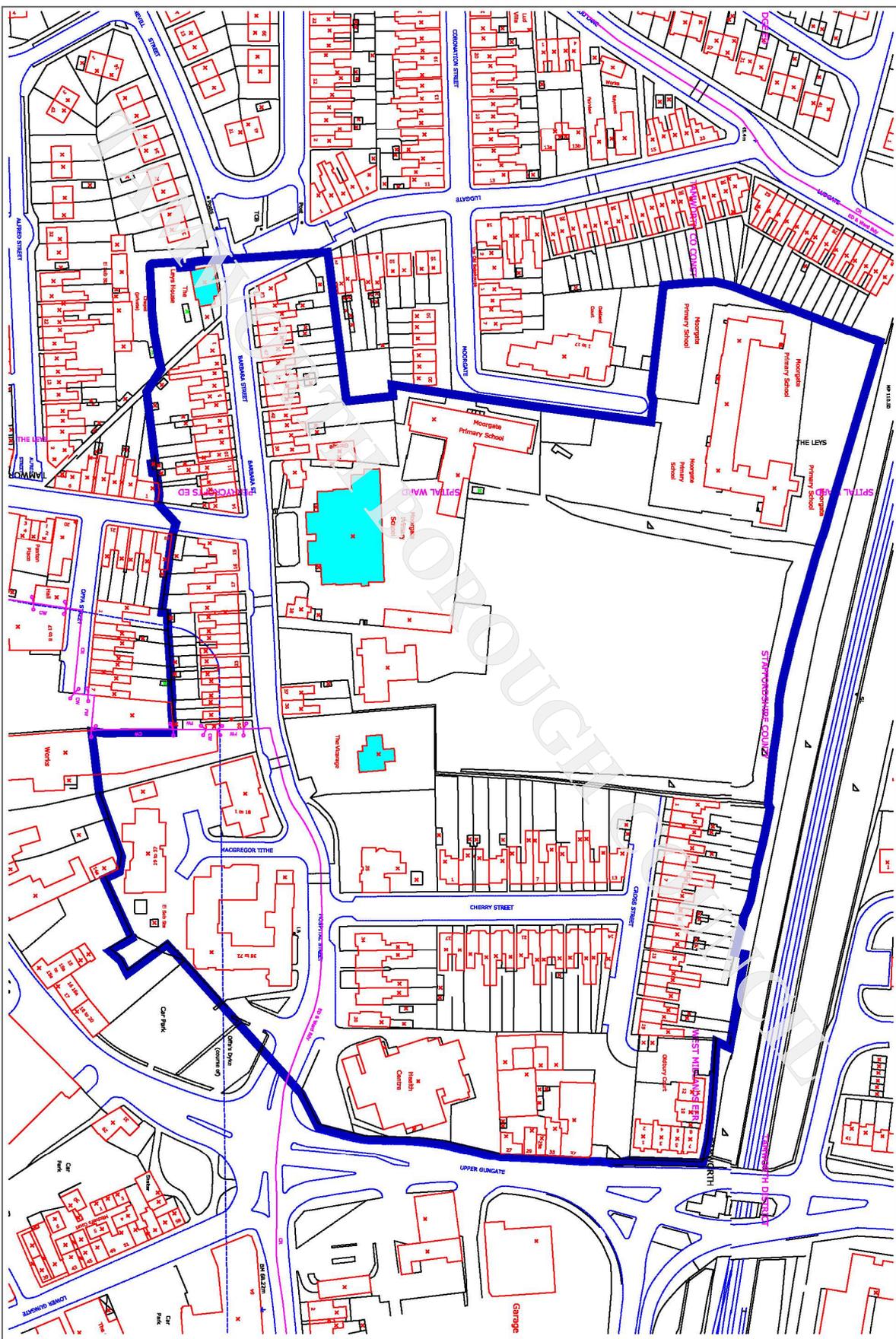
1938 Ordnance Survey map extract

**Appendix 2:**

**Plan 1 – Existing Designations**

**Plan 2 – Proposals and Recommendations**

Plan 1 Hospital Street Conservation Area; Existing Designations



Conservation area boundary

Locally Listed buildings

Plan 2 Hospital Street Conservation Area; Proposals and Recommendations

