



Donald Insall Associates  
Chartered Architects and Historic Building Consultants

Stourport

Conservation Area No.2 Appraisal and Management Recommendations

for Wyre Forest District Council



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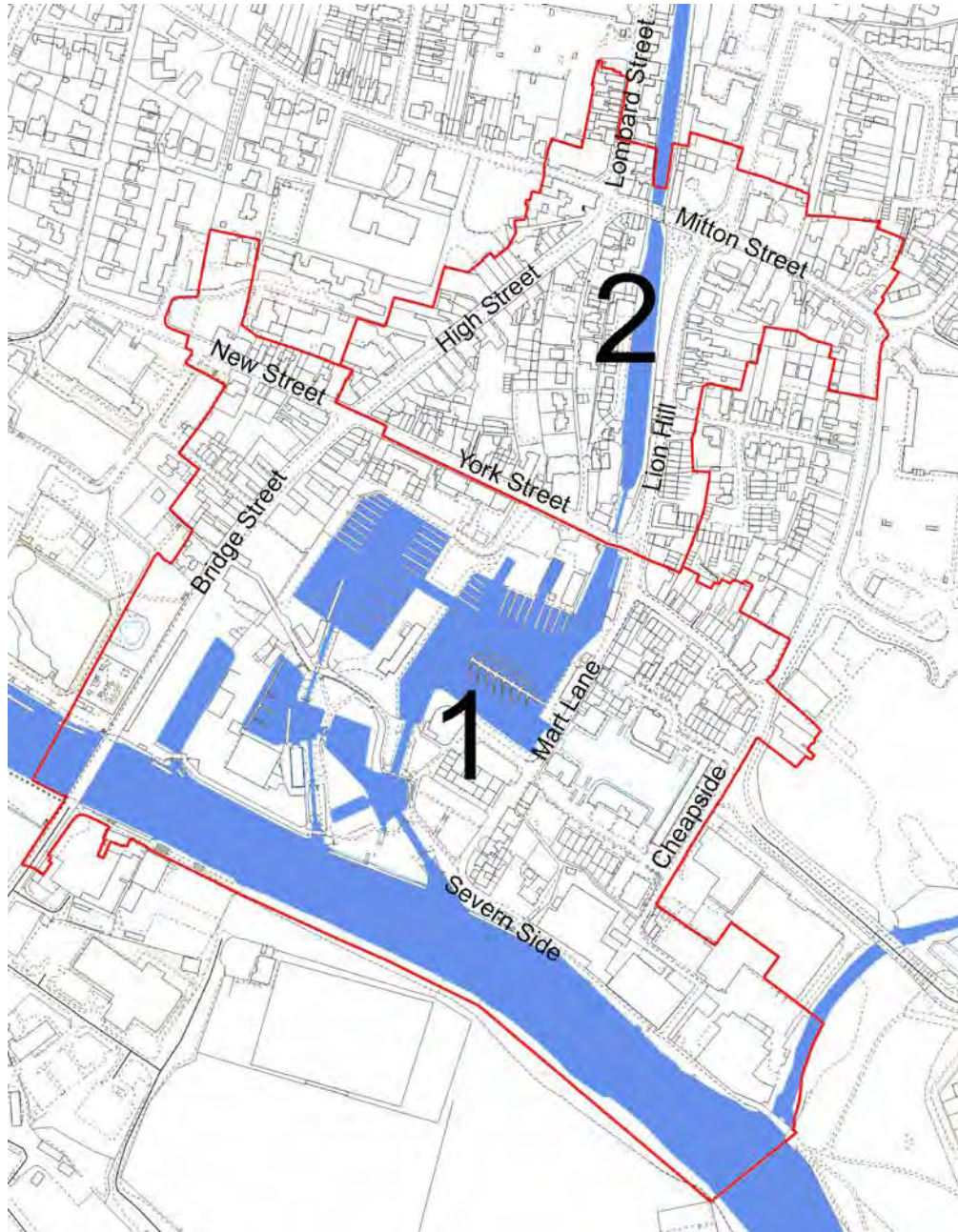
## Executive Summary

The two conservation areas which together cover the Georgian town of Stourport, known as Conservation Areas 1 and 2, were designated in 1971 and reviewed in 1991. In accordance with the Planning (Listed Building and Conservation Areas) Act 1990 it is appropriate and necessary to take stock of the significance of these areas and to propose action; to preserve or enhance their special architectural and historic interest. That is the aim of this document.

Stourport is a town with a fascinating history. It is rightly perceived as an important historic place, which contributes much to our understanding of the way in which canals changed 18<sup>th</sup> century society; the town is greater than the sum of its parts and is of national importance. Conservation Area no.1 comprises the canal basins and associated buildings in the southern half of the town. Conservation Area No.2 comprises the canal and the town to the north of the basins.

This document analyses the history, character and appearance of the area, and articulates what makes them special. It goes on to identify threats and opportunities to their significance, and proposes a number of actions which could prevent further erosion of that significance, and reverse harmful changes that have already occurred. The report makes suggestions for the future management of the conservation area, including the conservation and alteration of existing buildings, the potential for new development, improvements to the public realm and the protection of views and settings.

The next step is to find out what people think of this analysis and the proposals to protect and extend the conservation area and to get agreement on the best ways of protecting what makes it special.



1.1 Conservation areas Nos. 1 and 2

# 1. Introduction

## 1.1 Purpose and Scope of the Report

Donald Insall Associates were appointed by Wyre Forest District Council, to undertake a review of the two Stourport Conservation Areas. The aim of the project is to study and assess the existing conservation areas to understand and articulate what makes them special, consider whether their existing boundaries are appropriate, and to produce a robust appraisal document which will guide the future management, maintenance and development of the area.

The aim of the report is to establish:

- What is the historic and architectural interest of the area?
- How is this interest experienced through the character and appearance of the area?
- What elements need to be protected and preserved?
- Where are the opportunities for enhancement or improvement?
- What are the issues which threaten the area's special interest?

This report deals with conservation area no. 2 only. **[Plate 1.1].**

## 1.2 Defining Conservation Areas

Conservation areas are 'areas of special architectural or historic interest' and are 'designated heritage assets'. Any proposals for change or development must be assessed in terms of the effect they might have on the significance of the area, or the part of the area affected by the proposals.

This report uses the terms 'special interest' and 'significance' which essentially have the same meaning with respect to the attributes of the conservation area and listed buildings.

## 1.3 Summary of Related Legislation, Policy and Guidance

The provisions for conservation area designation and management are set out in the following legislation, government planning policy and guidance.

### 1.3.1 Legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires:

- Local planning authorities to determine areas where it is desirable to preserve and enhance, and designate them as conservation areas (section 69 [1])
- Local planning authorities to review their past activities in this area, including existing conservation areas, and to add more conservation areas (section 69 [2])

- Local planning authorities to formulate and publish proposals for the preservation and enhancement of conservation areas and consult the public in the area in question, taking account of views expressed (section 71 [1 and 2])
- In the exercise by local planning authorities of planning functions within the conservation area 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area' (section 72 [1])

The Town and Country Planning Act 1990 refers to the:

- Offence of failing to obtain planning permission for demolition of unlisted, etc, buildings in conservation areas in England (section 196D)

### 1.3.2 Government Policy and Guidance

The National Planning Policy Framework sets out the approach to be taken with respect to conservation areas. It states:

- When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest. (Paragraph 197)
- When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any

potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. (Paragraph 205)

- Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. (Paragraph 206)
- Local planning authorities to look for opportunities for new development within conservation areas ... to enhance or better reveal their significance. (Paragraph 212)
- Not all elements of a Conservation Area ... will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area ... should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the Conservation Area ... as a whole. (Paragraph 213).

The National Planning Policy Guidance offers the following advice with respect to conservation areas:

How can the possibility of harm to conservation areas be assessed?

Paragraph 207 of the National Planning Policy Framework is the starting point. An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building. If the building is important or integral to the character or

appearance of the conservation area then its proposed demolition is more likely to amount to substantial harm to the conservation area, engaging the tests in paragraph 201 of the National Planning Policy Framework. Loss of a building within a conservation area may alternatively amount to less than substantial harm under paragraph 196 [now 202]. However, the justification for a building's proposed demolition will still need to be proportionate to its relative significance and its contribution to the significance of the conservation area as a whole. The same principles apply in respect of other elements which make a positive contribution to the significance of the conservation area, such as open spaces.

Do local planning authorities need to review conservation areas?

Local planning authorities must review their conservation areas from time to time (section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990). A conservation area appraisal can be used to help local planning authorities develop a management plan and plan-making bodies to develop appropriate policies for local and neighbourhood plans. A good appraisal will consider what features make a positive or negative contribution to the significance of the conservation area, thereby identifying opportunities for beneficial change or the need for planning protection.

Is an application for planning permission required to carry out works to an unlisted building in a conservation area?

Planning permission is required for the demolition of certain unlisted buildings in conservation areas (known as 'relevant demolition'). Generally, the requirement for planning permission for other works to unlisted buildings in a conservation area is the same as it is for any building outside a conservation area, although some permitted development rights are more restricted in conservation areas. Demolishing an unlisted building in a conservation area, without first obtaining planning permission where it is needed, is an offence under section 196D of the Town and Country Planning Act 1990.

### 1.3.3 Local Plan Policies

The Wyre Forest District Local Plan policies with respect to heritage assets are set out in Appendix IV.

#### **1.4 Method Statement**

##### **a. Review of existing information**

A large body of research was already in existence with respect to the historic and architectural interest of the conservation area, including previous designation information and appraisals provided by Wyre Forest District Council. The book published by English Heritage entitled 'Stourport-on-Severn: Pioneering Town of the Canal Age' (2007) is a very useful summary of the history of the town and has been used to inform this appraisal.

##### **b. Information Gathering: Site survey and research**

Site visits have been made by Donald Insall Associates to undertake recording and analysis. Buildings and sites were viewed from the public realm and were not inspected internally.

##### **c. Community Engagement**

A key aim of conservation area appraisal is to understand and articulate what the local community value about the area. This document is a starting point for discussion. It is important to understand what the relevant community stakeholders think and what their views are on the value of townscape features, issues and opportunities.

##### **d. Assessment of Special Interest of the Conservation Area**

The assessment of special interest has been undertaken in accordance with the legislative and national planning policy requirements, and based on Historic England's guidance, in particular, Historic England's Advice Note 1 (Second Edition) – Conservation Area Designation, Appraisal

and Management which provides guidance on conservation area appraisal, designation and management.



## 2. Stourport in Context

### 2.1 Location

Stourport is located five kilometres to the south of Kidderminster in the West Midlands, on the north bank of the River Severn just to the west of the River Stour which runs south from Kidderminster. The town was built around the canal development in the late 18<sup>th</sup> century. The southern part of the town, which lies within conservation area no.1 comprises the canal and basins north of the River Severn, and the warehouses and houses around them. The northern part of the Georgian town is included in conservation area no.2. (See Plate 1.1).

### 2.2 Topography

The southern part of the town lies within the flood plain of the River Severn. The land slopes up to the north, so that the upper basins are approximately nine metres above the River Severn. The land continues to slope gently up to the north. The High Street/New Street/ York Street junction is approximately 12.5 metres above the river. The land continues to rise northwards so that the north end of High Street is about 15 metres above the river. The land also slopes down from the east side of the town to the River Stour which lies 300 metres or so to the east of the Upper Old Basin.

### 2.3 Immediate Setting

To the south of the conservation area are the canal basins and associated buildings, the fairground and the riverside. The basins are visible from Lion Hill and York Street. To the southwest of the conservation area

are Bridge Street, which is continuation of High Street, leading down to the River Severn, and New Street which is a continuation of York Street to the west. These streets are Georgian in origin and many of the buildings are similar to those in conservation area no.2.

To the east of the conservation area lies the River Stour which runs north to south to join the River Severn. On the west bank of the Stour is the Tesco Superstore, which lies at the eastern end of the section of Mitton Street within conservation area no.2. South of the superstore is an area of new housing, on the former World of Carpets site.

North of the conservation area Lombard Street continues with a mainly post war buildings, including a terrace of single storey shops on the east side and a Co-op supermarket on the west side. To the east of this the canal continues northwards. On the east side of the canal are modern housing developments along Vale Road and the suburban Mitton Gardens, which comprises 19<sup>th</sup> and 20<sup>th</sup> century houses.

To the west of the conservation area is the Lickhill Road area which is a mixture of suburban houses and, on the south side, a largely open area comprising semi-industrial uses, surface car parks and the grounds of the Stourport Bowling Green Club. There is more housing to the south of this area, on Sion Gardens, north of New Street and west of High Street.

### 3. Historic Interest

#### 3.1 Brief History of Stourport-on-Severn

Stourport is one of four canal towns which owe their existence to a canal, the other three being Runcorn, Ellesmere Port and Goole; however, Stourport was the pioneer of the canal town and, in 1800, was the largest and most developed. Whereas the other three towns continued to develop into the late 19<sup>th</sup> century, as a result of access to estuaries providing international trade, Stourport's lack of later investment has resulted in it retaining its canal town identity.<sup>1</sup>

##### 3.1.1 The Area before the Canal

The canal town of Stourport grew up around the small village of Lower Mitton, located to the south of Kidderminster, at the confluence of the Rivers Severn and Stour. Before the arrival of the canal, the village had only a scattering of houses along the main roads from Worcester, and to Kidderminster and Bewdley, with no cohesive settlement centre. The village had a bridge over the River Stour, where the road from Worcester entered the village, and the road to Bewdley crossed the River Severn over an established bridging point. **[Plate 3.1]**

Local wooden sailing vessels, known as Severn trows, sailed past the village carrying iron, coal, goods and produce on the River Severn, one of the most important transport routes in the 18<sup>th</sup> century. Little remains of the houses of the village, apart from a 17<sup>th</sup> century timber-framed house, but there was once a forge and mill utilizing the power of the River Stour.

1 English Heritage, *Stourport-on-Severn: Pioneer Town of the Canal Age* (Swindon, 2007)



3.1 Lower Mitton before the canal (Staffordshire Record Office D3186-8-1-21)

A track from the village led to Price's Wharf on the bank of the River Severn, to a ferry which once carried people across the river; here there was once an old ferry house, as well as the Angel Inn which survives today (likely formerly the Stourmouth Inn).<sup>2</sup>

2 Ibid.

### 3.1.2 The Arrival of the Canal

The quiet village of Lower Mitton was to change with the construction of the Staffordshire and Worcestershire Canal, with large basins created next to the River Severn, and the establishment of the new town of Stourport. The canal was one of the earliest to be built in the second half of the 18<sup>th</sup> century, the period of inland navigation construction, and was created with the intention to provide the Black Country industries with access to sources of supply as well as markets for their products. Transport costs were significantly reduced when sending goods by water rather than by road.

Construction of the canal began in 1766 by the Staffordshire and Worcestershire Canal Company, under the leading canal engineer of the day, James Brindley – it involved constructing 43 locks over the 46-mile chosen route between the Trent and Mersey Canal at Great Haywood, and the River Severn at Stourmouth. The southern half of the canal opened for business in April 1771, with wharfs and warehouses having been completed, and this new terminus on the River Severn was referred to as Stourport. The terminus enabled the trans-shipment of goods between the Severn trows that navigated the river, and the narrowboats that navigated the canal, by providing the necessary basins and wharfs to offload or take-on cargo.

In 1768, the canal company purchased the land for the terminus near the confluence of the River Severn and the River Stour, upstream from the old ferry crossing and away from the village of Lower Mitton. The first purchase was two fields, a total of seven acres, for a

basin. The canal company also purchased land near the River Severn for making bricks, and in order to erect a water-powered engine to supply the basin.

The Upper Old Basin, the central largest basin, is two acres in size and was the first canal basin to be constructed. It is considered to be one of the greatest achievements of the Canal Age, and, at the time, provided the up-to-date facilities necessary for a transport interchange. The Upper Old Basin was connected to the Old Lower Basin at the south west, which gave access to the River Severn. The design for the basin reflected the anticipated traffic, with the principal bulk cargoes being Staffordshire coal, timber from the Wyre Forest, and iron from the Forest of Dean. Manufactured goods being trans-shipped included Black Country iron goods, Staffordshire glass, and Lancashire textiles, with locally-grown agricultural produce travelling to industrial towns of the Black Country.

The generous size of the wharfs around the Upper Old Basin offered storage for goods which could be stacked in the open air, like coal. For more valuable goods, warehousing was provided in the form of the Long Room, a two-storey warehouse alongside the water on the east side of the basin, which had waterside loading hoists. The Long Room was one of the earliest canal warehouses in England; it was demolished in the 1950s. **[Plate 3.2]**

On the south side of the basin were two warehouses set back from the water, a long single-storey shed (which later became two storeys, but has since been demolished) and the Iron Warehouse. The Iron

Warehouse, with a distinctive rounded corner, was built by 1771 and is likely to be the earliest surviving canal warehouse in the country. The British Waterways' offices are now attached to the Iron Warehouse – this building is 19<sup>th</sup> century in date but incorporates an earlier lock-keeper's house.

The Tontine, and its adjacent stable range, were constructed to the south of the Iron Warehouse, by the canal company, and were in use by 1773. The building was designed with a hotel, or inn, at the centre – originally The Areley Inn, later The Stourport Inn – and four houses at the end wings. The hotel provided accommodation for the river and canal travellers, as well as for wealthy visitors and merchants; it was also the meeting place for the canal company shareholders and committee. The Tontine provided much-needed housing before the development of the town.

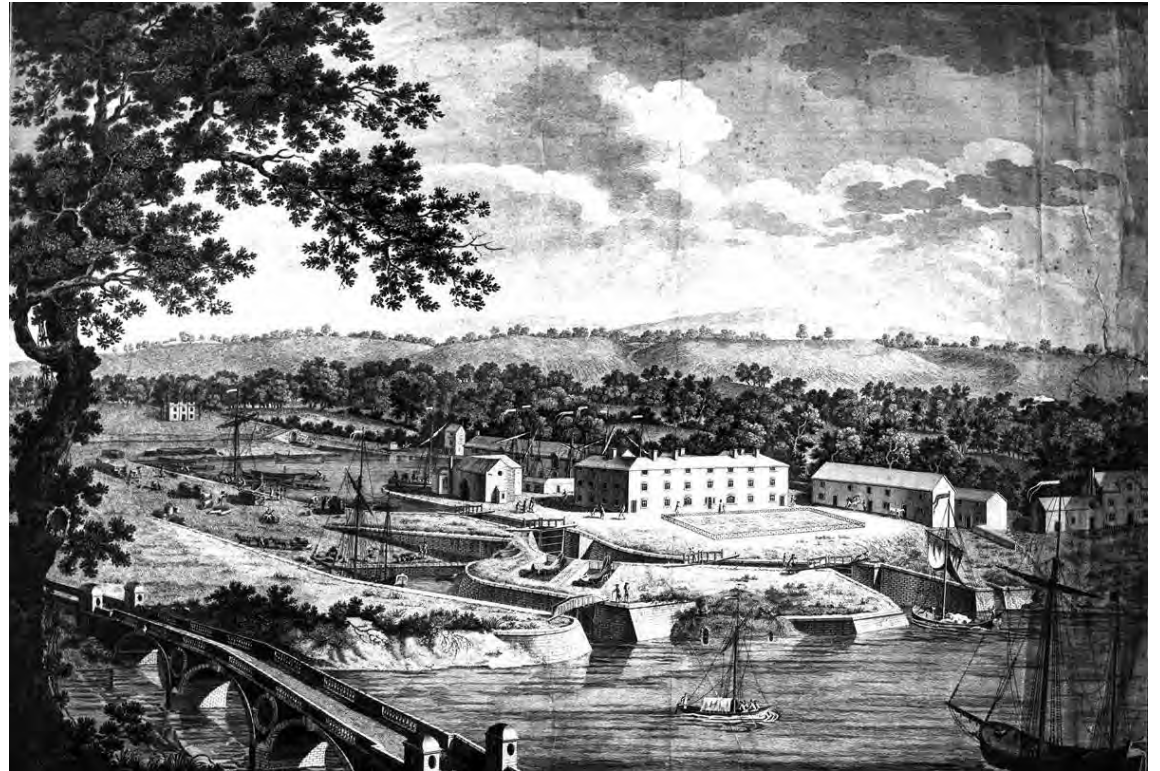
A new bridge over the River Severn was constructed by the canal company and opened in 1775. The new bridge - along with the Upper Old Basin, associated warehouses, and the Tontine - can be seen in Sherriff's 1776 view of the canal basin. The image shows trows on the River Severn in the foreground, and both trows and barges in the basin to the rear, as well as goods on the wharfs.<sup>3</sup> **[Plate 3.3]**

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3      *ibid.*



**3.2** Long Room Warehouse (L), built c.1772, now demolished (1948) (Historic England Archive)



**3.3** Sherriff's view of the canal basin, 1776 (Stourport Town Online)

### 3.1.3 The Development of the Canal

Following an increase in the volume of traffic travelling through Stourport, the terminus infrastructure soon proved inadequate. A New Lower Basin was constructed in 1776, and a larger New Basin, to the west of the Upper Old Basin, was constructed and operating by 1782. The New Basin was linked to the Upper Old Basin, as well as to the River Severn via the New Lower Basin and a set of locks. The new basins are shown on Sherriff's map of Stourport from 1802. Docks for boat building and repair, known as graving docks, as well as dry docks with small warehouses, were cut into the Upper Old Basin on the northern side - one of these warehouses survived until 1996. **[Plate 3.4]**

The docks area was further extended in the early-19<sup>th</sup> century, when the canal company constructed the Inner, or Lichfield, Basin. The basin was built with two dry docks at the north, and was connected to the Upper Old Basin by a channel, bridged by Mart Lane. In 1812, a lower basin, known as the Cheapside Basin, was constructed to the south of the Lichfield Basin, and was connected to it by a lock. Smith's 1810 plan of the basins indicates that the Cheapside Basin was part of the original scheme; however, it was infilled in 1865 and developed as a gas works. **[Plate 3.5]**

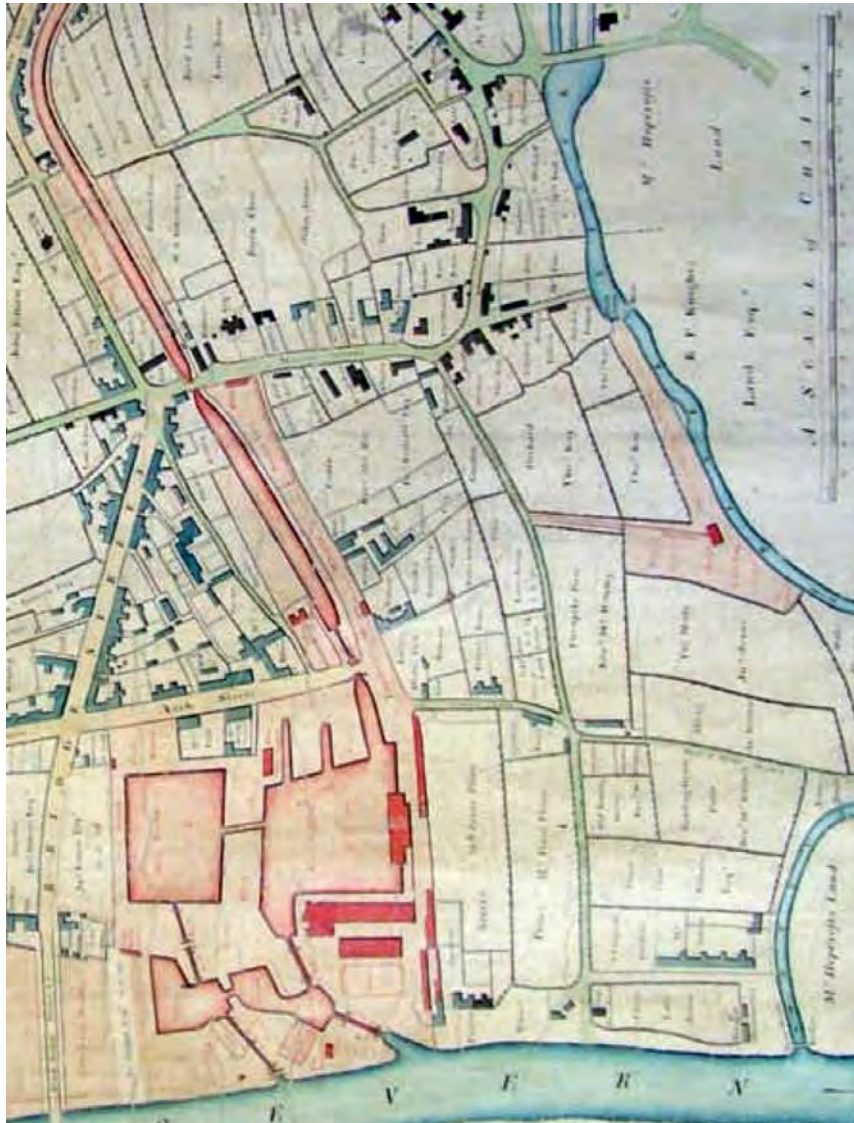
Other development in the early-19<sup>th</sup> century included the construction of three warehouses around the Upper Old Basin. One of these was the Clock Warehouse, located on the wharf between the Upper Old Basin and the New Basin, as well as two warehouses on the eastern side of the Upper Old

Basin. In 1802, the canal company also acquired narrow strips of land at each side of the canal, north of the Upper Old Basin. The eastern side was used as a timber wharf and yard (and also had a shop and weighing machine), whereas the western side later became a maintenance yard – the two sides were linked by a wooden footbridge.

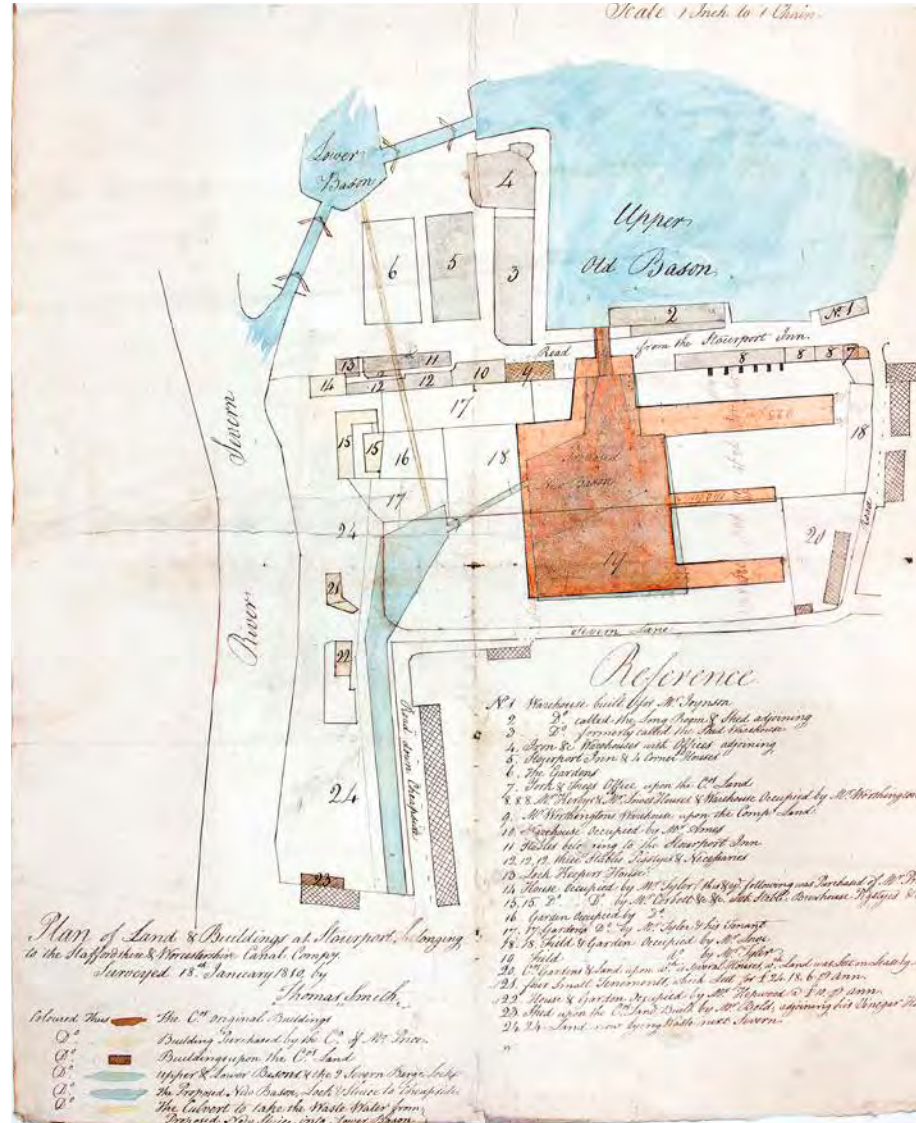
A short row of buildings was constructed by the canal company on the east side of Mart Lane in the late-18<sup>th</sup> century. In the early-19<sup>th</sup> century, these buildings provided accommodation for principal canal carriers, and a lower warehouse, attached to the south end of the terrace, was also used by a principal canal carrier. In 1804, a pumping engine was installed to the south west of the New Basin, as well as the Engine Basin, to the south of this, in 1805. The pumping engine was necessary to supply an adequate amount of water for the new basin additions, and took water from the Severn just below Stourport Bridge.<sup>4</sup>

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4 Ibid.



3.4 Sheriff's map of Stourport, 1802 (The Waterways Archive Gloucester)



3.5 Smith's plan of the basins, 1810 (Staffordshire Record Office D3186-8-1-30-116; DP022157)

### 3.1.4 The Decline of the Canal

Despite four decades of expansion for the Staffordshire and Worcestershire Canal Company, dividends peaked in 1815, and, after 1816, there was little investment in Stourport's canal facilities. Competition for the canal came with the opening of the Worcester and Birmingham Canal in 1816, which provided Birmingham with a shorter route to the south west. Following this, the developing national railway system resulted in the canal facilities at Stourport becoming outdated, with the canal mostly only continuing as a carrier of coal until the middle of the 20<sup>th</sup> century.

### 3.1.5 Early Development of the Town

Despite the canal company not funding the establishment of a new town, urban development at Stourport was prompted through the construction of important facilities, such as the new bridge over the River Severn. The canal company did, however, partly-fund schools and a new market hall, as well as a police force for the town. The business generated by the canal basins meant that local services were required, and this provided investment opportunities in the form of building development.

The town developed around the nucleus of the canal basins and the Tontine Hotel, with the parish's existing roads contributing to a new street pattern. A new road, Bridge Street, was created, which formed the spine of the new town, crossing the River Severn at the south via the new bridge – the upper part of Bridge Street later became known as High Street. The new bridge was destroyed by a flood in 1794, and was replaced by

an iron bridge in 1806. York Street and New Street were then developed as a second axis, running north-west and south-east through the town. The existing roads of the parish, depicted in green, are delineated from the newly formed streets on Sherriff's 1802 map of Stourport (see Plate 3.4). **[Plates 3.6-3.7]**

Properties were built on the High Street by 1777, and houses on New Street were likely being built by 1784; expenditure on building materials for constructing properties on Bridge Street built was recorded in 1803. The town was built steadily over the decades following the opening of the canal, around the four main streets, and buildings were constructed of good quality materials in a simple and restrained Georgian style. Brick was the local building material used throughout the town, with bricks produced in the town at small brickyards; originally, locally-made tiles were also used as roofing materials, with Welsh slate later used during the 19<sup>th</sup> century.

The three-storey terrace was the common building form adopted in the town, and this contributes to the overall uniformity of the town, along with the use of brick as building material. The three-storey terrace, however, was not adopted for the south side of York Street, nor the south-east side of Bridge Street. The town's terraces are comprised of many individual units, and were not built in a single phase by one developer - ragged or straight brickwork joints delineate between these phases.<sup>5</sup>

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5 Ibid.



**3.6** Stourport's bridge of 1775, destroyed in the flood of 1794 (Thomas Harral, *Picturesque Views of the Severn*, 1824) (History West Midlands)



**3.7** Stourport's iron bridge, built in 1806 (1812) (H68XAR (002)) (Alamy)



### 3.1.6 Facilities for the Town

Soon Stourport acquired important facilities that were key to establishing it as a significant town. The Church of England chapel at Lower Mitton was rebuilt as a larger church in 1790 (demolished in the 1880s). By the 1780s, there were two nonconformist chapels in Stourport, one of which is the Wesleyan Methodist Chapel in Parkes Passage, which also had an adjacent school house and manse.

A Market Hall was built in 1833, located at the corner of Bridge Street and New Street, and, in 1840, a Town Hall was added as an upper storey. This building partially collapsed in 1973 and was subsequently demolished. By 1815, Stourport had a wide range of shops, and, by 1828, there were numerous bakers, butchers and grocers, as well as milliners, dressmakers and shoe makers. High Street was the main shopping street, but in 1838 the majority of the buildings on the street were recorded as houses. **[Plate 3.8]**

Although little remains of other industrial activities at Stourport, both iron founding and carpet making were located at the town from an early date, with an iron foundry recorded from 1789. From the early-19<sup>th</sup> century, canal related industries had been established, including boat building and the manufacturing of sailcloth. Vinegar making and tanning were also industries established at this time<sup>6</sup>, with the Vinegar Works, located between the banks of the Stour and the Severn, established in 1798.<sup>7</sup>

6 Ibid.

7 A. Bradford and M. R. Kettle (Ed), *Stourport-On-Severn: A history of the town and the area* (Redditch, 2021), p.43



**3.8** Old Town Hall, built in the 1830s, collapsed 1973 (Worcestershire County Archives and Kidderminster Shuttle)

Before the construction of the canal, there had only been a handful of hostelries at Lower Mitton, including the Stourmouth Inn, later known as the Angel; however, as a result of the increase of traders and purchasers visiting the town following the opening of the canal, greater accommodation and refreshment facilities were required. By the late 1820s, there were 14 establishments recorded across Stourport and Lower Mitton. The Tontine was the largest, but this was closely matched by the Swan Inn, located at the top of the High Street. The Crown Inn and the Bridge Inn, both on Bridge Street, were located at the southern entry point to the town.<sup>8</sup>

8 English Heritage, *Stourport-on-Severn*

### 3.1.7 The Town after 1840

Stourport's growth slowed dramatically following the decline in fortunes of the Staffordshire and Worcestershire Canal Company from 1820, with the population of the town falling in the mid-19<sup>th</sup> century; as a result, the town little expanded in the 50 years following 1840. Large villas – Moor Hall and The Heath – built by wealthy canal carriers occupied the majority of the land at the west of the town, and this land was not available for development. The Baldwin family's iron foundry built housing for workers in the town centre in the mid-late 19<sup>th</sup> century. A new suburb, Newtown, was also built to the north of the town after 1862, following the arrival of the railway. A new bridge over the River Severn was constructed c.1870, replacing the iron bridge of 1806. **[Plate 3.9]**

Stourport's established industries of iron founding, carpet production, tanning and engineering works were able to sustain the town, with these businesses forming the core of the local economy in the 20<sup>th</sup> century. These industries once dominated certain areas of the town, but now only the Vinegar Works substantially remains. The Vinegar Works expanded in 1882, with the brewery rebuilt to three times its former size – the larger works can be seen on the OS map of 1882-83. **[Plate 3.10]**

In 1844, Lower Mitton was formed into a separate ecclesiastical parish, as a result of Stourport's status as a town. The Church of St Michael, built in 1790, was demolished and construction began on a new church, designed by Sir George Gilbert Scott, from 1887; however, the building was not completed to his original designs. The building had no roof by the 1970s, and, in

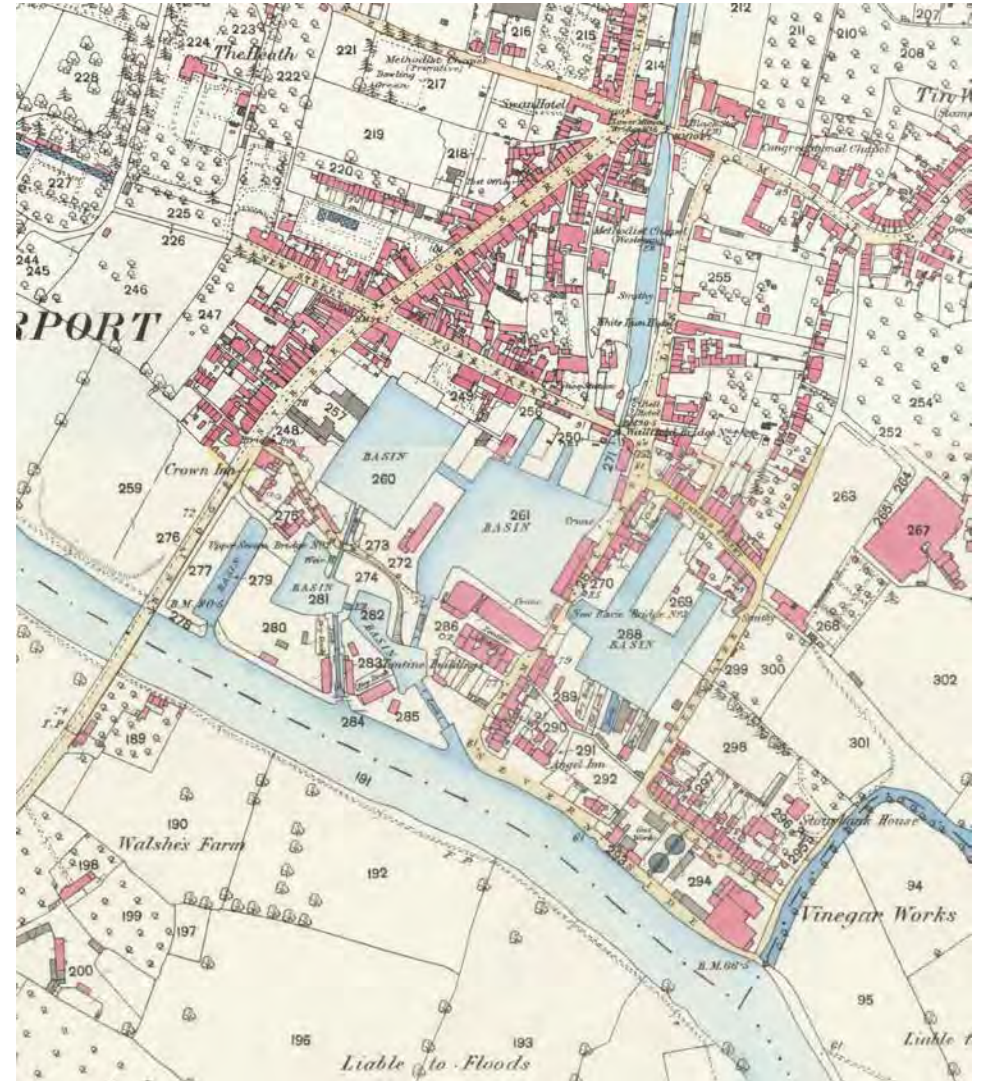
1980, a new smaller church was built within the ruined walls. Nonconformists dominated the town centre, continuing to build in the latter half of the 19<sup>th</sup> century – a Primitive Methodist Chapel was built in Lickhill Lane in 1855, a Congregational Chapel in Mitton Street circa 1870, and a Baptist Chapel on Minster Road in 1883.<sup>9</sup>

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9 Ibid.



3.9 Stourport tithe map, 1845



3.10 OS map surveyed 1882-3, published 1884 (25 inch)

### 3.1.8 Stourport as a Tourist Destination

Stourport had been considered a resort and tourist destination as early as 1775, with tourists from Worcester and afar travelling to the town on river boats to view the technologically advanced canal and basins. The assembly rooms at the Tontine and Swan Inn provided social entertainment early on, and the town remained an attractive resort destination. Investment was made in the provision of visitor facilities in the late-19<sup>th</sup> century, with Stourport Urban District Council creating a riverbank promenade in the 1890s. Electric trams were in operation by 1898, bringing day trippers to the town. Shipley's Fairground, a permanent fairground, was established between the river and canal basins on former canal company land, and a recreational park laid out by the river in the 20<sup>th</sup> century.<sup>10</sup> [Plate 3.11]



3.11 OS map revised 1891-1901, published 1902-3 (25 inch)

### 3.1.9 20<sup>th</sup> Century Development

Stourport saw renewed growth in the 20<sup>th</sup> century. The town expanded to the west, with inter-war and post-Second World War housing built on land formerly occupied by the large villas of Moor Hall and The Heath, with both these demolished. Council housing was also built on land over the River Severn bridge, on land formerly occupied by Walshes Farm. In 1926, a power station opened by the river, and, in 1929, a new factory was built on Bewdley Road by the Steatite Company, who manufactured porcelain products. In 1963, a new Civic Centre was built for the Urban District Council offices.<sup>11</sup> The inner, or Lichfield, Basin was infilled c.1960.<sup>12</sup> [Plates 3.12-13]

The traditional manufacturing industries of Stourport – iron foundry, tannery, carpet making, engineering and vinegar production – all closed in the last decades of the 20<sup>th</sup> century, and, in 1970, the railway ceased to operate. New housing has been developed on Brownfield sites and, as a result, much of the town's industrial heritage has gone. Leisure use of the canals in more recent times, however, has revitalised the town, and, despite some losses to the canals basins and buildings, Stourport's unique canal heritage continues to draw visitors to the town.<sup>13</sup>

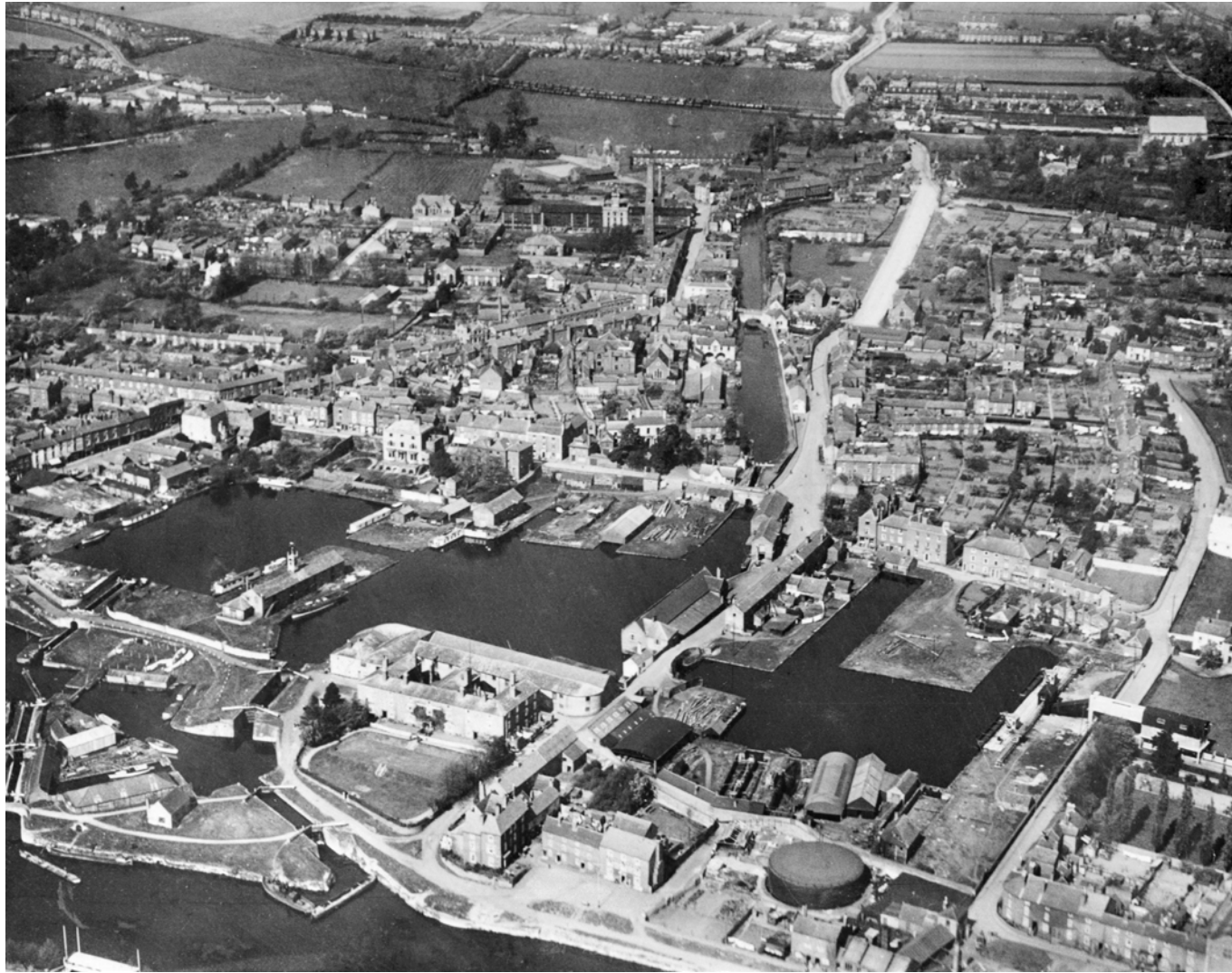


3.12 OS map revised 1925, published 1927 (25 inch)

11 Ibid.

12 Brooks and Pevsner, *Worcestershire*, p.615

13 English Heritage, *Stourport-on-Severn*



**3.13** View of basins and town centre, 1926 (EPW015079) © Historic England Archive (Aerofilms Collection)

### 3.2 Stourport-on-Severn No.2 Conservation Area

Stourport-on-Severn's No.2 Conservation Area covers the northern part of the historic core that developed as a direct result of the Staffordshire and Worcestershire Canal. This area holds great historic value due to the relationship between the town and the canal, which is a key host element of the conservation area. It comprises the two main streets on the west side of the conservation area, both laid out in the late 18<sup>th</sup> century with terraced housing, namely High Street and York Street. It also includes the more suburban development to the east, in Mitton Street and Lion Hill. Most of the buildings here are later than in the western part.

#### 3.2.1 Development of the Historic Streets and their Buildings

##### 3.2.1.1 High Street

High Street was developed in the late 18<sup>th</sup> century, with the first leases dating from 1777. This is only six years after the canal basins were first operational, and three years after the opening of the Tontine Hotel.<sup>14</sup> The map of 1802 (see plate 3.4) shows the east side of the street being developed with terraced houses, except for a gap in the middle. The west side is patchier, with most of the development at the north and south ends. Many of these buildings, especially on the east side, survive today, in apparently good condition. The Swan Inn, prominently positioned at the top of the High Street, appears on the 1802 map – like the Tontine, it has an assembly room, which is located at the rear, and it rivalled the Tontine in the level of accommodation it offered.<sup>15</sup> **[Plates 3.14 and 3.15].**

By the middle of the 19<sup>th</sup> century there was some infilling of gaps in the high street, mainly in the middle section, on the east and west sides. The north end of the west side was redeveloped in the latter half of the 19<sup>th</sup> century with the existing building which is taller than its Georgian neighbours. Towards the end of the 19<sup>th</sup> century a large bank building was built on the site of the modern Post Office.

The inter-war period saw the construction of the HSBC (formerly Midland) Bank in 1937, designed by Whinney and Austen Hall. The former bank building to the north at 42 High Street, which was first a Martins Bank and later a branch of Barclays, was converted in the late 1930s from a butchers<sup>16</sup>, to designs by E.C. Aldridge.<sup>17</sup> The new Post Office replaced the old one, which was in the middle of the west side, on the site of the Victorian bank, in 1964. There are other post-war infills of limited interest on both sides of the street.

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14 English Heritage, *Stourport-on-Severn*

15 Ibid.

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16 A. Carter, *Stourport-on-Severn* (Stroud, 2000), p.57

17 Brooks and Pevsner, *Worcestershire*, p.617



3.14 View northwards along High Street (1910) (R94CGE) (Alamy)



3.15 42 High Street (pre-1938) (Images of England - Stourport Civic Society)



### 3.2.1.2 Lombard Street

The west side of Lombard Street was built by 1802, with the terrace of houses which survives today. The east side of the street, including the corner building facing High Street, was developed slightly later, in the early 19<sup>th</sup> century. The building to the north, Baldwin House is a late-20<sup>th</sup> century development. The terraced houses on the corner with Lickhill Road were demolished in the post war period and replaced with the large shop at no.1 Lombard Street. At the rear of no.1 is the former Haven Cinema which was built circa 1912, an early example, to designs by Pritchard and Pritchard.

### 3.2.1.3 Mitton Street and Severn Road

Mitton Street, originally called Drury Lane, has a very different character to High Street.<sup>18</sup> Before the development of the canal it comprised large, detached buildings, probably farms and agricultural buildings, some predating the development of the canal system. These remained after the canal was built, supplemented by new detached buildings. This character survives to an extent on the north side of the eastern end of the street. The south side is a mixture of semi-detached buildings of various ages, including the Holly Bush public house, which is late Georgian. The terrace at the north end of Severn Road is late 18<sup>th</sup> century.

The Congregational Chapel, with attached school to the north, was built in 1869-70. To the southeast of the chapel the Fire Station was located on the south side of the street by 1891.

At the west end of Mitton Street, the Black Star public house probably dates originally from the late 18<sup>th</sup> century, but the current buildings are late 19<sup>th</sup> century. The pub now incorporates the canal side building to the north which is dated 1884.

The creation of Lion Hill and Vale Road in the first quarter of the 20<sup>th</sup> century had the effect of separating the east and west parts of Mitton Street. The War Memorial Garden and Villeneuve-le-Roi Gardens are post-war developments.

### 3.2.1.4 Lion Hill

Lion Hill was created in the first half of the 19<sup>th</sup> century and has previously been known as both Tontine Road and Church Street.<sup>19</sup> The 1802 map show the eastern bank of the canal being used as wharves and a timber yard (just south of Mitton Street, now the site of Villeneuve-le-Roi Gardens). At this stage there were few buildings adjacent to the canal. No warehouses are shown. However, on the east side of the wharves was the White Lion and the Bell public houses. By the mid-19<sup>th</sup> century the road had been laid out and there were more houses on the east side, south of the White Lion and canal related buildings on the west side. More terraced houses were built on the east side towards

the north end circa 1890. Also at the north end the Drill Hall, south of Mitton Street, west of the Fire Station, was built at the beginning of the 20<sup>th</sup> century.

The post war period saw the building of new houses at the south end of the street, set back from the road. In recent years the new housing development at the north end of the street was added, opposite Villeneuve-le-Roi Gardens, on the southern part of the former Drill Hall site. The northern part of the site now houses the Hereford and Worcester Army Cadet Force Buildings. There is also new housing at the southern end north and east of the Bell public house.

### 3.2.1.5 Canalside

When the canal was first built there were no buildings adjacent, as shown in the 1802 map. The warehouses on the east side (west side of Lion Hill) and the Canal Maintenance Yard Workshop on the west side were built by 1850 as shown on the Tithe map of 1849. At the south end of the canal the lock keepers cottage and toll house were built in the 1850's. **[Plate 3.16].**

In 1883 a small smithy is shown on the west side of the canal side, and this had been replaced by a much larger warehouse (?) building by 1925. This has been replaced by the house development at Parkes Quay in the 1990's.

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18 Bradford and Kettle (Ed), *Stourport-On-Severn*, p.92

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19 *Ibid.*, p.86



**3.16** View north along the canal to Lower Mitton Bridge (Early 20c) (DP022135) (Historic England Archive)

### 3.2.1.6 York Street

York Street provided access to a circuit of roads around the canal basins to the south, and valuable properties were built there with access and proximity to the wharfs. The south side of York Street was never fully residentially developed, as the majority of the land was canal company owned, and used as open wharfs.<sup>20</sup> The north side was developed as terraced housing by the end of the 18<sup>th</sup> century. These were continuous terraces, except for a gap towards the west end, and passageways to land at the rear. The gap was infilled by 1850.

The largest terraced house on the north side is no.16 (Mercian House). This is a noteworthy Georgian house, (which became the Police Station in the early 20<sup>th</sup> century) although not as grand as York house on the opposite side of the street. The Neo-Georgian house to the east ('The Old Inspector's House') was built in the early 20<sup>th</sup> century.

No. 17 Oakleigh House was built for the harbour-master circa 1771. It was altered in the first half of the 19<sup>th</sup> century. Its large rear garden now has two modern houses at the north end, on Parkes Passage.

### 3.2.1.7 Land east of High Street including Parkes Passage

When the town was first developed there were a few detached buildings within this area, and terraced houses on the west side of Parkes Passage, some survive as Severn Mews. There were several

passageways to the back land from High Street and York Street, and remnants of these survive. Some of the brick boundary walls in this area may date from the first phase of development.

Originally there was no development between Parkes Passage and the canal, except for nos. 9 and 10 at the south end, which were originally built for the collection of tolls for the canal company and housed the lock keeper.

By the mid-19<sup>th</sup> century there were only a few small buildings, including a smithy. Most of the early buildings were on the west side of Parkes Passage.

The Wesley Methodist Church dates from the 1770's with later alterations in 1788 and 1812<sup>21</sup>, and with the addition of the manse at the rear in the mid-19<sup>th</sup> century. The chapel had buildings in front of it (to the north) by the mid-19<sup>th</sup> century but these were demolished in the 1880's to create the public space which survives. The Old School Room was built to the southeast of the chapel by 1880 and the semi-detached houses to the north were built slightly later in the 1880s.

Over the years several small free standing buildings and extensions to existing buildings on High Street and York Street appeared in this back land area, and some were subsequently demolished.

In the early-20<sup>th</sup> century terraced houses on the east side of Severn Mews were demolished and in the post-war period there has been the addition of bungalows and, to the south of these, in the former rear garden of 17 York Street, two detached houses, nos. 1 and 2 Oakleigh Gardens, on the west side.

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20 Ibid.

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21 Brooks and Pevsner, *Worcestershire*, p.615

### 3.3 Bibliography

A. Bradford and M. R. Kettle (Ed), *Stourport-On-Severn: A history of the town and the area* (Redditch, 2021)

A. Brooks and N. Pevsner, *The Buildings of England: Worcestershire* (London, 2007)

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[Wyreforestdc.gov.uk](http://Wyreforestdc.gov.uk)

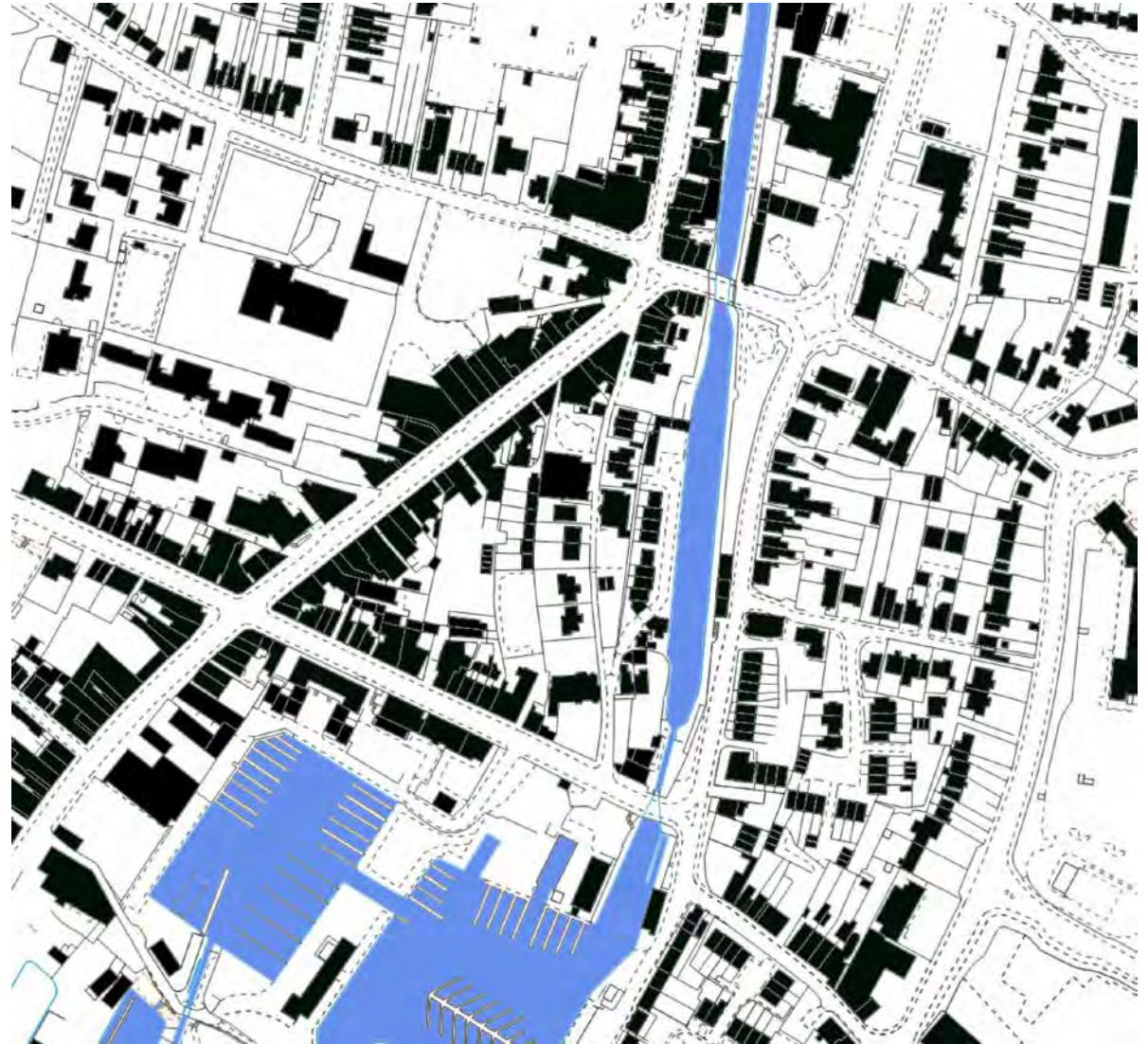
## 4. Spatial Analysis of the Conservation Area

### 4.1 Spatial Analysis

The morphology of the area is illustrated in the figure-ground plan, showing buildings and spaces, in **plate**

**4.1** The principal spatial characteristics are:

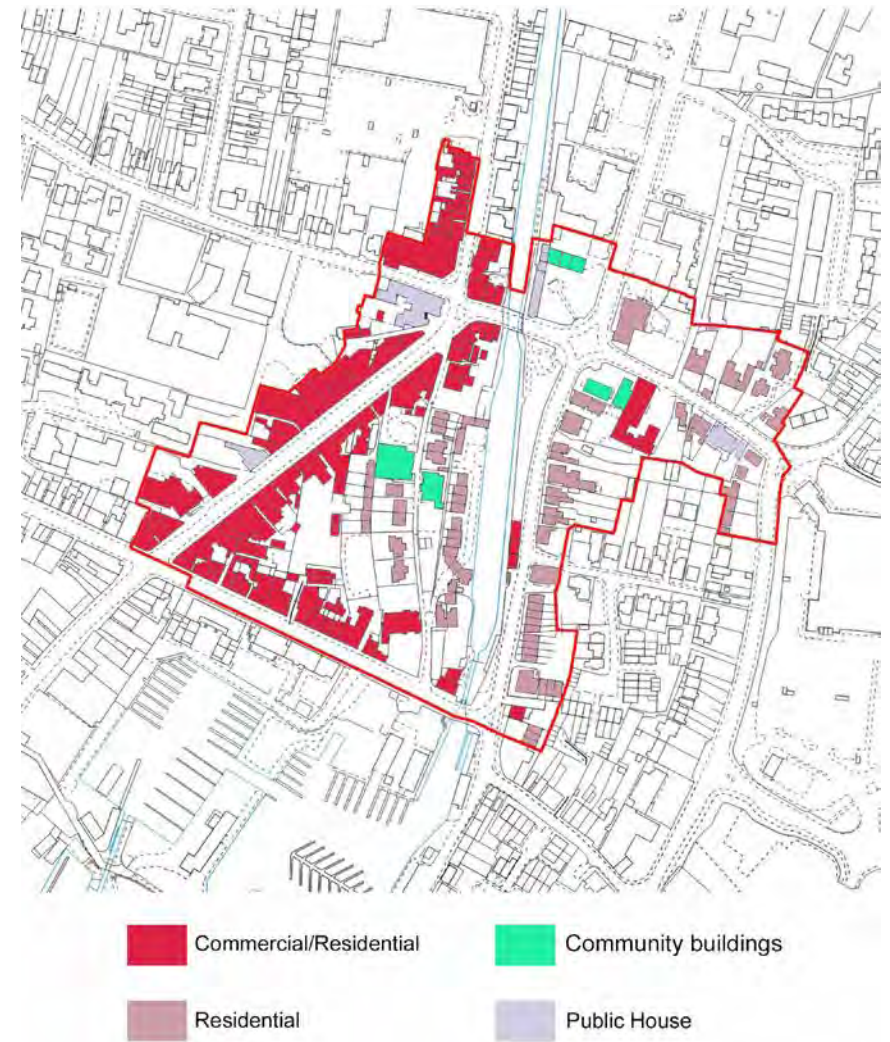
- The Georgian terraces on High Street, Lombard Street and York Street
- The open spaces of the back land east of High Street and north of York Street
- The small public space in front of the Wesley Methodist Church
- The development along Parkes Passage and Parkes Quay
- The canal
- The detached and terraced houses in Mitton Street and Lion Hill



4.1 Figure-ground map of the conservation area

## 4.2 Land Uses

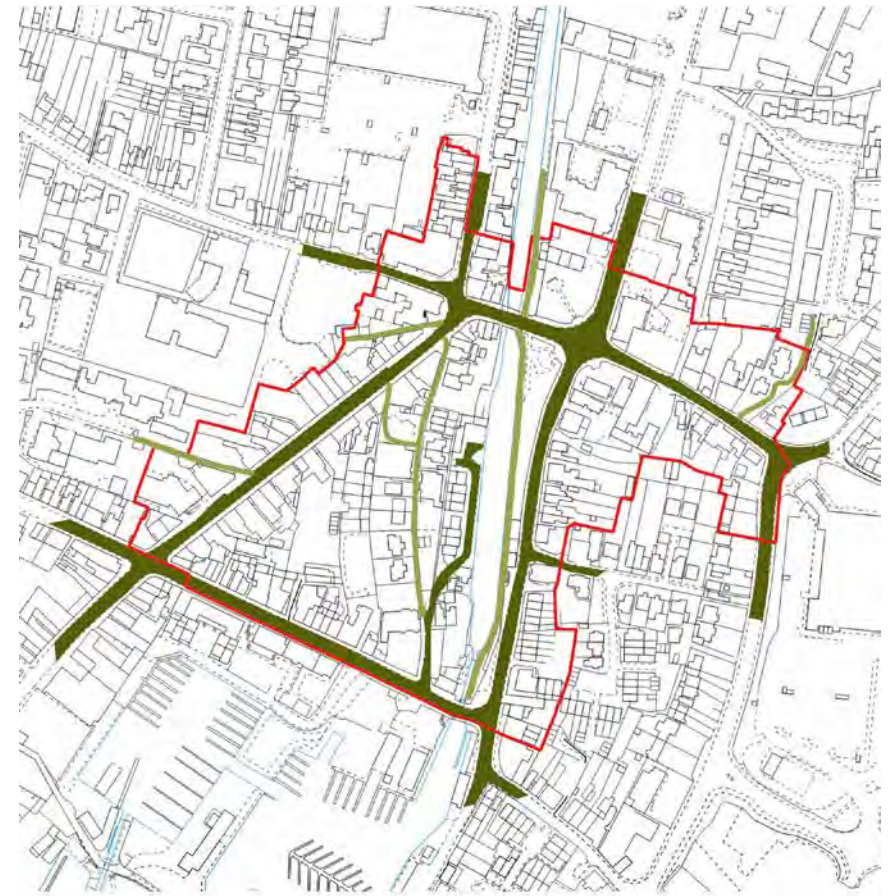
The conservation area comprises a mix of uses including residential, retail, office, entertainment and car parking. **[Plate 4.2]**. The streets on the east side of the conservation area, Lion Hill and Mitton Street are primarily residential, with two public houses. The east side of the conservation area is more commercial. High Street, Lombard Street and York Street are streets dominated by businesses, including shops, cafes, banks and offices. The area in the centre of the conservation area, bordered by High Street, York Street and the canal is primarily residential. Many of the buildings here are post war houses. There are also two small surface car parks in this area, accessed from York Street. The two main public buildings are located in Parkes Passage, the Wesley Methodist Church and the Old School Room.



4.2 Land Uses

### 4.3 Movement patterns

The main streets are busy traffic routes; High Street, York Street, Mitton Street and Lion Hill. These are heavily trafficked two lane, one way streets, described by Pevsner as a 'ferocious one-way traffic system'.<sup>22</sup> The main pedestrian movement is also along these streets, but there are other pedestrian only routes, Parkes Passage and along the east side of the canal. **[Plate 4.3].**



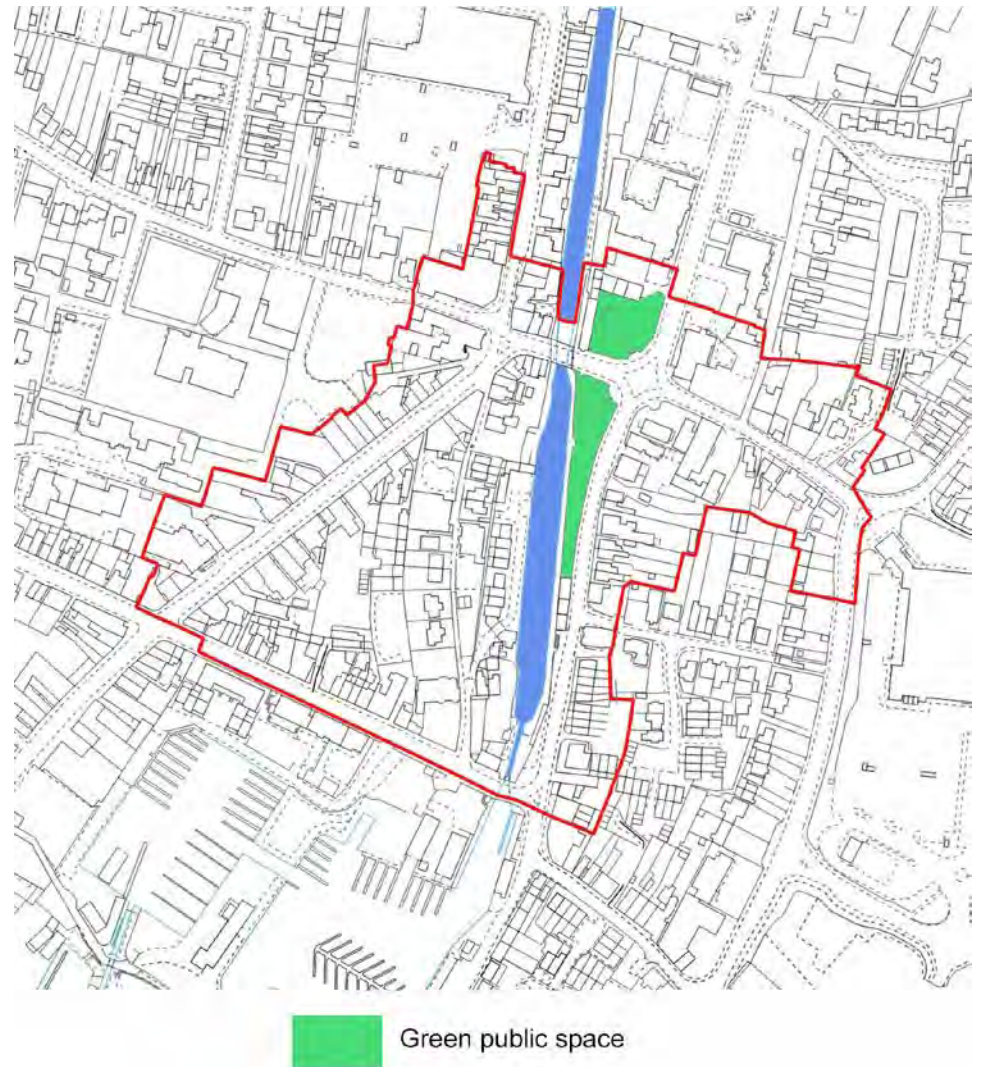
4.3 Movement patterns

22 Pevsner op cit (p. 618)

#### 4.4 Important Green and Natural Spaces

The green spaces are adjacent to the canal. They comprise the War Memorial Garden on the north side of Mitton Street and Villeneuve-le-Roi Gardens on the west side of Lion Hill. Together with the canal, these form a north-south strip of man-made, semi-natural spaces. This acts to divide the conservation area into the residential east and the more commercial west. These are shown in **Plate 4.4**.

There are relatively few trees in the conservation area, and these are located at the north end of the canal and in the two gardens referred to above. There are mature trees on the east side of the junction of Lion Hill and Mitton Street.



4.4 Green space and water



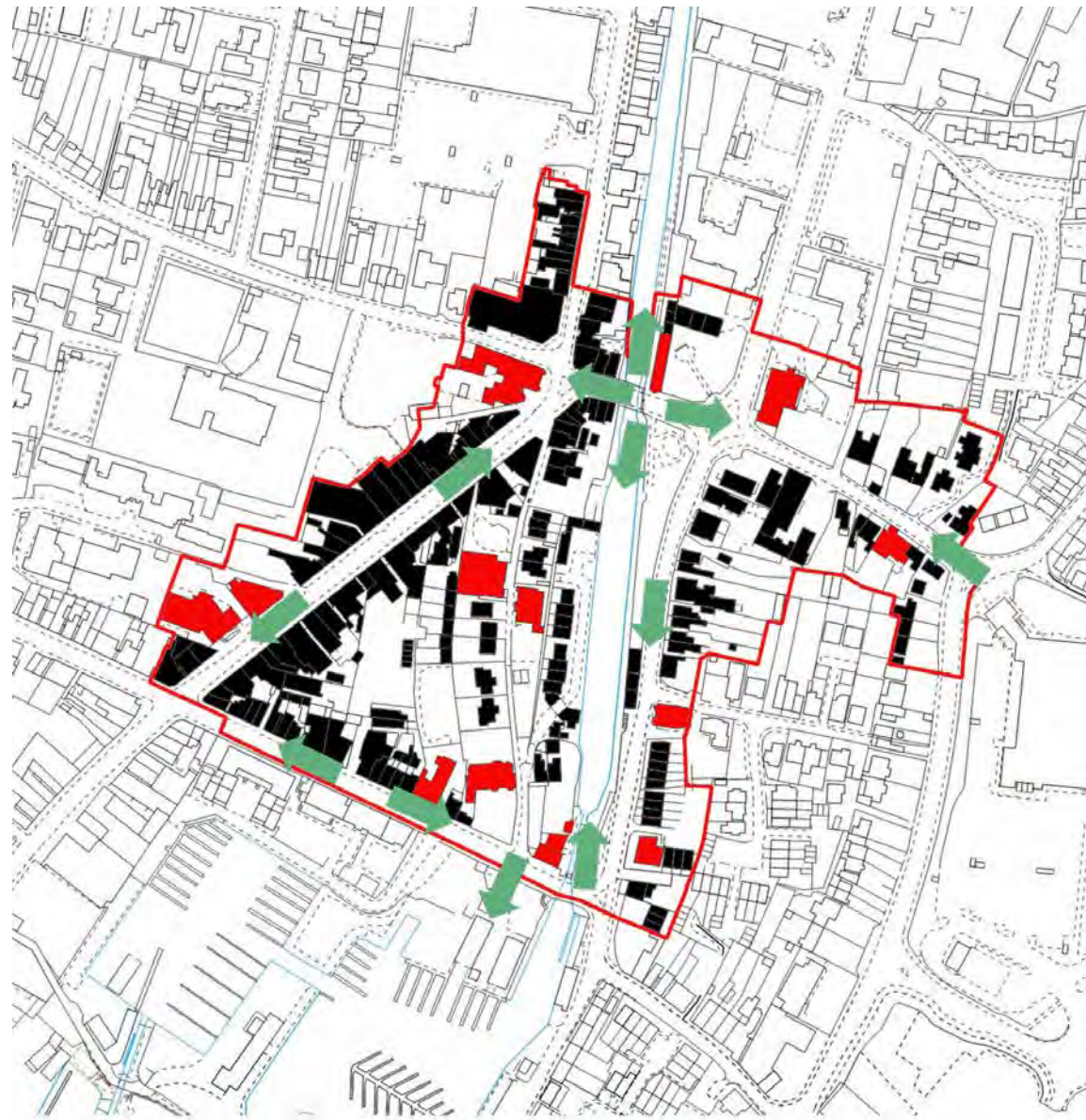
#### 4.5 Views and Landmarks

Attractive and interesting views form a significant component of the area's special interest. These are illustrated in Plate 4.5. This is not an exhaustive selection of views but is indicative of those which are important.

- High Street looking south along Bridge Street towards the countryside **[Plate 4.5.1]**.
- High Street looking north **[Plate 4.5.2]**.
- York Street looking south over the basins **[Plate 4.5.3]**.
- York Street looking north along the canal **[Plate 4.5.4]**.
- York Street looking west to Bridge Street and New Street
- York Street looking east to Lion Hill **[Plate 4.5.5]**.
- Mitton Street looking west towards High Street **[Plate 4.5.6]**.
- Mitton Street looking east towards the former Congregational Chapel on Mitton Street/Vale Road
- Views of the war memorial garden and Villeneuve-le-Roi Gardens from Mitton Street, Lion Hill and Vale Road **[Plate 4.5.7]**.
- The Black Star public house, Mitton Street (West) **[Plate 4.5.10]**.
- The Bell public house, Lion Hill **[Plate 4.5.11]**.
- The Swan Inn public house, High Street **[Plate 4.5.12]**.
- Lower Mitton bridge
- Canal
- HSBC Bank, High Street **[Plate 4.5.13]**.
- The Oakleigh House, 17 York Street **[Plate 4.5.14]**.
- The Lock Shop, 18 York Street **[Plate 4.5.15]**.
- The Toll Office, Adjacent to York Street
- The Wesley Methodist Church, Parkes Passage **[Plate 4.5.16]**.
- The Old School Room in Parkes Passage **[Plate 4.5.17]**.

Key landmarks in these views include:

- Former Congregational Chapel, Mitton Street/Vale Road **[Plate 4.5.8]**.
- The Holly Bush public house, Mitton Street (East) **[Plate 4.5.9]**.



View



Landmark

4.5 Views and Landmarks



4.5.1 High Street. Looking south at west side



4.5.2 High Street. Looking north at the east side.



4.5.3 View from York Street over the basins to the south



4.5.4 View northwards from the Lower Mitton Bridge over the canal



**4.5.5** View from York Street towards the canal and Lion Hill



**4.5.6** View westwards along Mitton street from the junction with Lion Hill and Vale Road



**4.5.7** Villeneuve-le-Roi Gardens from Mitton Street



4.5.8 The former Congregational Church, Mitton Street



4.5.9 The Holly Bush, Mitton Street



4.5.10 Black Star Public House



4.5.11 *The Bell, Lion Hill*



4.5.12 *The Swan, High Street (left). Lombard Street (centre)*



4.5.13 *HSBC Bank on High Street. (Post Office on the left)*



4.5.14 *Oakleigh House, 17 York Street*



**4.5.15** *The Lock Shop, York Street*



**4.5.17** *The Old School Room, Parkes Passage*



**4.5.16** *The Wesley Methodist Church, Parkes Passage*

## 4.6 Dates of Buildings

Many of the buildings in the conservation area date from the early phases of the development of the town, especially in High Street, Lombard Street and York Street. There are also Georgian buildings in Lion Hill. There is a remarkable survival of late 18<sup>th</sup> century and early 19<sup>th</sup> century buildings, many of the which are listed. The survival of so many original Georgian buildings is part of what makes Stourport such an important historic town.

### 18<sup>th</sup> century/early 19<sup>th</sup> century

Late Georgian buildings survive in most streets but are concentrated in High Street, York Street and Lombard Street.

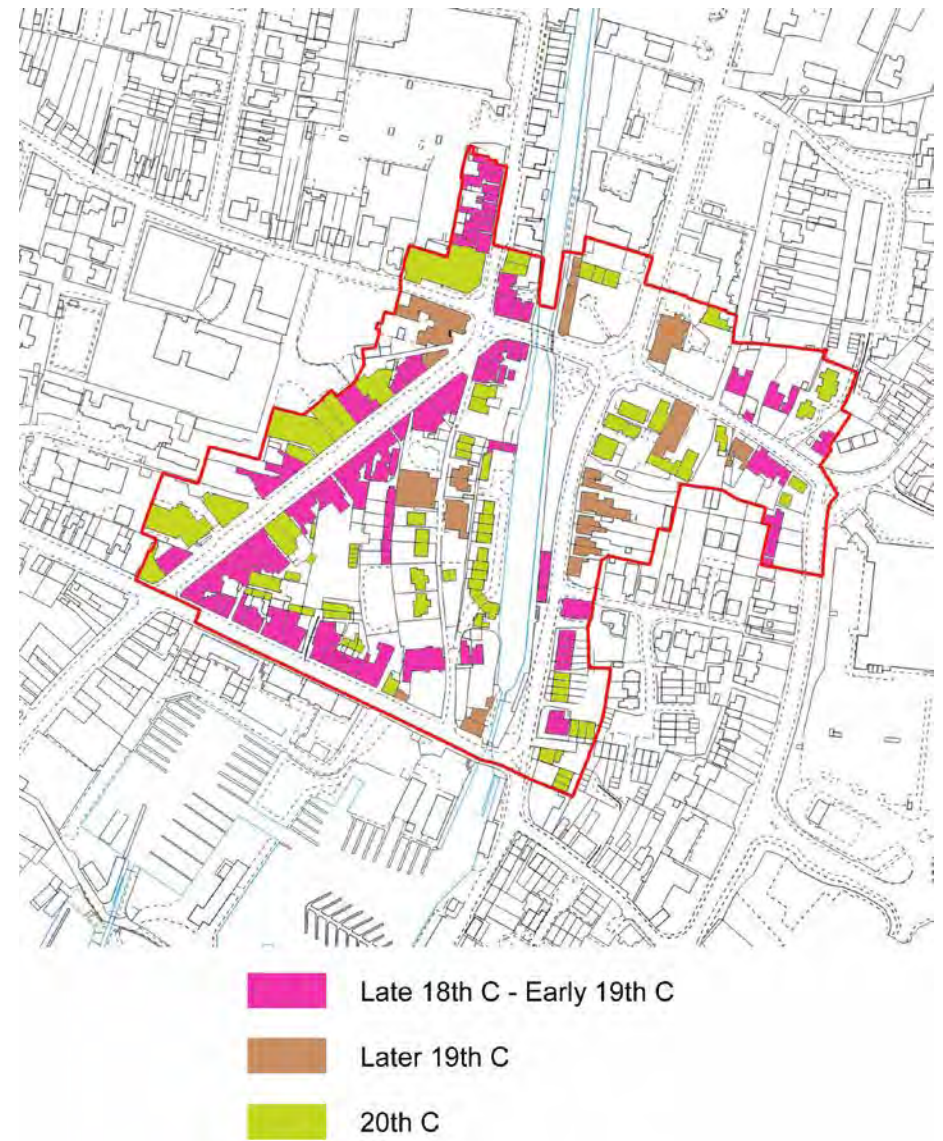
### 19<sup>th</sup> century

These are mainly located in Lion Hill, Parkes Passage and at the north end of the west side of the High Street.

### 20<sup>th</sup> century

There are a few 20<sup>th</sup> century buildings. The HSBC bank on High Street is a notable inter-war building. Post-war buildings include the Post Office, various other infill developments on the High Street, 1 Lombard Street, Parkes Passage and Parkes Quay.

The dates of the buildings are summarised in Plate 4.6.



4.6 Dates of Buildings

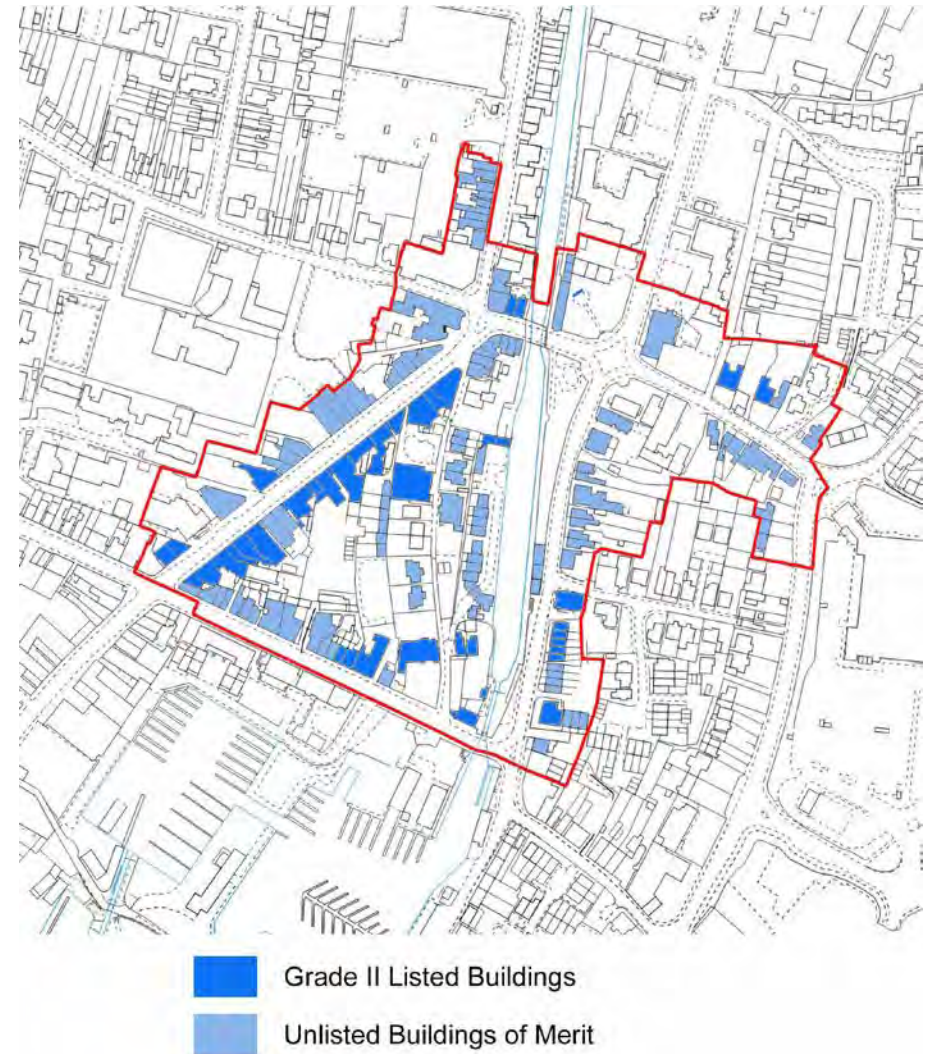


#### 4.7 Heritage Assets - Listed Buildings and Unlisted Buildings of Merit

There are a large number of listed buildings and unlisted buildings of merit in the conservation area [Plate 4.7]. Unlisted building of merit are non-designated heritage assets which make a positive contribution to the character and appearance of the conservation area. The majority of these buildings are Georgian, from the 1770s to the 1820s. There is a strong presumption that these buildings, whether listed or unlisted, are retained, in order to preserve and enhance the character and appearance of the conservation area.

It should be noted that if a building is not highlighted as an unlisted building of merit that does not necessarily mean that it is of no merit in conservation area terms. There remains potential for further buildings of merit to be identified and the significance of any building should be reviewed in the future if necessary.

See Appendix III for a table of listed buildings in the conservation area, with links to the Historic England website for the list descriptions.



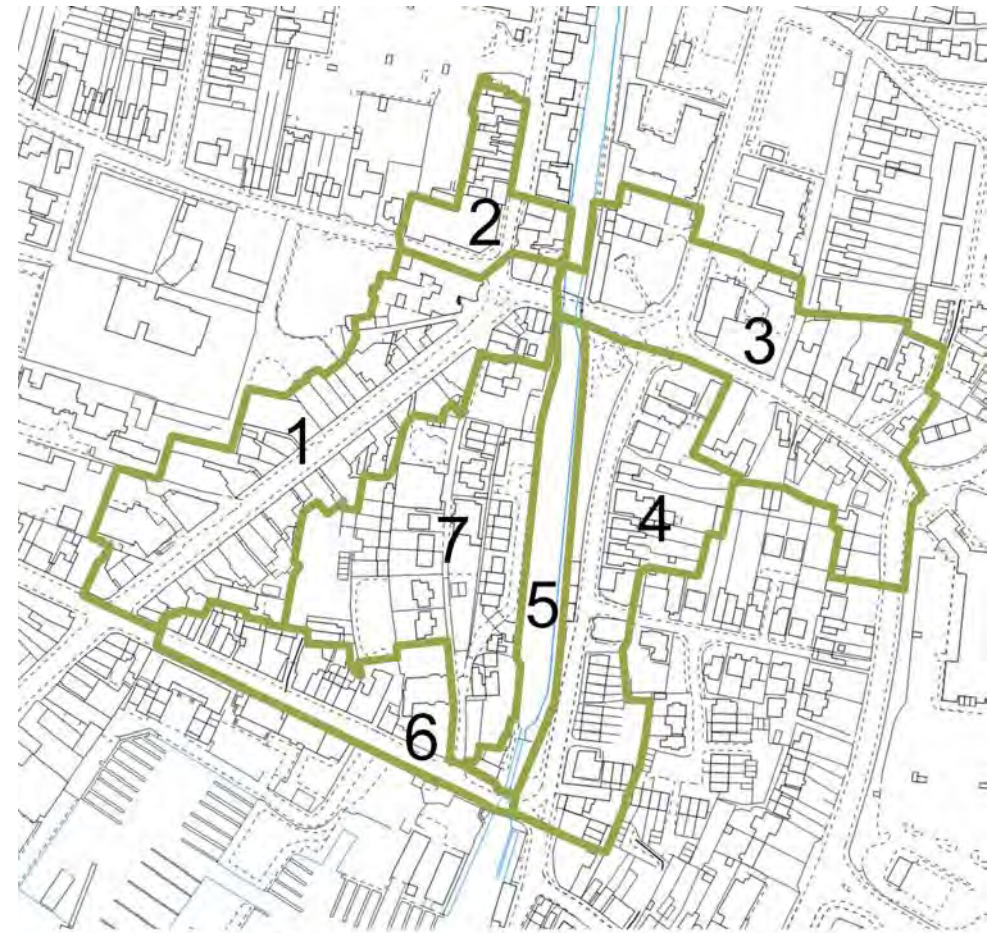
4.7 Listed Buildings and Unlisted Buildings of Merit

## 5. Character and Appearance

This section describes the character and appearance of the area as it appears today. The conservation area can be divided into a number of sub-areas. **[Plate 5.1]**. The following areas are based on location and historical development.

1. High Street
2. Lombard Street
3. Mitton Street and Severn Road
4. Lion Hill
5. Canalside
6. York Street
7. Land east of High Street including Parkes Passage

The buildings in the areas are described in more detail in Appendix I.



### Sub Areas

- |                   |                   |
|-------------------|-------------------|
| 1. High Street    | 5. Canal-side     |
| 2. Lombard Street | 6. York Street    |
| 3. Mitton Street  | 7. Parkes Passage |
| 4. Lion Hill      |                   |

5.1 The CA divided into Sub Areas

## 5.1 Character Area 1: High Street

The High Street is a key element of the conservation area. It is a straight street lined with a large number of Grade II listed Georgian buildings. There are also Victorian and 20<sup>th</sup> century buildings of variable quality and significance. The key features are:

1. The uniformity of the Georgian facades
2. Historic shopfronts
3. The Neo-Georgian bank (HSBC)
4. Post-war infills of neutral significance
5. Alleyways on the east side leading to the land at the rear, west of Parkes Passage
6. Views south along Bridge Street and to the surrounding countryside
7. Modern brick paving
8. The absence of street lighting columns

The Georgian buildings lie mainly on the east side of the street and are listed Grade II. There are only two listed buildings on the west side, at the south end. These buildings are three storeys high with brick facades. They have sash windows either three or four panes wide. Many appear to be original late 18<sup>th</sup> / early 19<sup>th</sup> century windows. The window openings have rendered voussoirs arches, with keystones, at first floor and brick lintels at second floor. There are brick dentil course or modillion cornices at eaves level. Roofs are generally shallow pitched but angles vary. At ground floor are shopfronts or various dates and styles, and a number of entrances to passageways which lead to the yards at the back of the buildings. The majority of the most significant shopfronts are on the east side of the street. **[Plate 5.2].**



**5.2** High Street. Looking south from the northern end

On the west side of the street are a number of late 20<sup>th</sup> century buildings which are not of particular merit but they have been designed to relate architecturally to the do relate to the scale and materials of the street as a whole. Many of these buildings contribute positively to the character and appearance of the conservation area to varying degrees, but most are not listed. The buildings which make least contribution include the post office, which is set back from the historic building line, 43 High Street, a two storey modernist building,

48 High Street, a two storey mid 20<sup>th</sup> century building with horizontally proportioned windows. The HSBC bank to the north of the post office is a notable neo-Georgian building, and a local landmark.

The pedestrian environment in the High Street has been improved in recent years with the use of brick paving and the siting of street lights at high level on building facades allowing the removal of street lighting columns.

## 5.2 Character Area 2: Lombard Street

Only the southern end of Lombard Street is included in the conservation area and it is the Georgian terrace on the west side which is of most significance. Key elements include:

1. The Georgian buildings on the west and east sides
2. Postwar building at the southern end
3. Alleys on the west side

The buildings on the west side of the street were always slightly less grand than those on High Street. They are three storeys high, of varying width, with timber sashes, four panes wide, with segmental brick arch at first floor and lintels at second floor. Some of the brick facades have been painted. There are shopfronts at ground floor level, which are mostly modern and not of interest. There are some remnants of older shopfronts. There are also entrances to passageways at ground floor, leading to the rear yards. The terrace is marred by the addition of satellite dishes and modern windows, especially at the northern end, and modern shopfronts and signs. **[Plate 5.3]**.

At the southern end of the street is a post war building of two storeys, no.1 Lombard Street. It is set back from the historic building line and there is a projecting canopy at first floor level. The window openings are of Georgian proportions. Its scale and materials relates to the character of the street but the other aspects of its design do not. It arguably performs a minor landmark role but makes a neutral contribution to the conservation area.



5.3 Lombard Street. Looking north at the west side

### 5.3 Character Area 3: Mitton Street and Severn Road

Mitton Street is an east-west street from High Street to Severn Road. The buildings which appear to be part of the west end of Mitton Street, west of the canal, have High Street addresses. Key features include:

1. The canal and Lower Mitton Bridge
2. Black Star public house
3. The War Memorial Garden
4. The Villeneuve-le-Roi Gardens
5. The former Congregational Chapel (Vale Road)
6. Georgian houses at the eastern end
7. Stone and brick boundary walls (eastern end)
8. The Holly Bush public house
9. The Georgian terrace at the north end of Severn Road

At the west end is the bridge over the canal, which allows views north and south along the canal. The bridge itself is of utilitarian design and not of architectural importance. On the northeast side is the Black Star public house which is a local landmark building. The southern end is a single storey 19<sup>th</sup> century building, and the northern part is a tall two storey canal related building.

The junction with Lion Hill (to the south) and Vale Road (to the north) is a large open space, with the war memorial garden on the northwest side and the Villeneuve-le-Roi Gardens on the southwest side. The road junction with its large tarmac traffic island dominates the space and harms its character. The former Congregational Chapel on Vale Road is an

important local landmark but at the time of writing it is empty and its condition appears to be deteriorating (see 'Buildings at risk' below).

The eastern part of the street is residential in character. On the north side the houses are set back behind green gardens with stone and brick walls along the road. The buildings are partially hidden by the planting in the front gardens. At the south end is an early 19<sup>th</sup> century house which stands on an elevated site without tall plants and is highly visible. **[Plate 5.4]**.

On the south side of the street there are tall mature trees at the junction with Lion Hill. To the east of this is a single storey Victorian building and a surface carpark which detracts from the character of the street. East of these is a group of 19<sup>th</sup> century buildings, the most important of which is the Holly Bush public house. To the south, on the west side of Severn Road is a terrace of late Georgian houses, set back on an elevated site. This terrace has been much altered and the facades are rendered and modern windows and porches have been installed.

Mitton Street is a busy traffic street, comprising two lanes, both west bound, and with relatively narrow pavements. It is not a pleasant pedestrian environment and it detracts from the character of the area to a high degree.



5.4 Mitton Street. Looking east from the Lion Hill junction

#### 5.4 Character Area 4: Lion Hill

Lion Hill runs north-south from Mitton Street to York Street, parallel to the canal. Most of the buildings are on the east side. Key elements include:

1. Modern blocks on the northeast side – Villeneuve Mews
2. The Villeneuve-le-Roi Gardens on the west side
3. Mid 19<sup>th</sup> century houses on the east side
4. 19<sup>th</sup> century canal warehouses on the west side
5. Early 19<sup>th</sup> century terraced houses on the east side
6. The former White Lion public house
7. The Bell public house

At the north end of the street, on the east side are two single storey meeting halls, of no architectural interest, and a modern two and three storey block, Villeneuve Mews, built in a traditional design. Although modern the latter is well designed and contributes positively to the conservation area. Opposite this is the green open space, Villeneuve-le-Roi Gardens. To the south of the modern development are 19<sup>th</sup> century two storey terraced houses, with small front gardens. The houses have been altered to varying degrees. Some have inappropriate modern windows and doors. **[Plate 5.5]**.

At the south end is the former White Lion public house, listed Grade II, and now converted into flats. South of this is a terrace of three storey one bay, late Georgian houses, nos. 10 to 14, also listed Grade II. These are set back from the road with small front

gardens. Bell Row Court is a modern development with a three storey block (nos. 1-4) to the south of the listed buildings, and a similar block on the east side of the Bell public house (nos. 5-7). These are designed in a neo-Georgian in style, with sash windows under segmental brick arches.

The Bell public house is listed Grade II. To the south of the pub, in the southeast corner of the conservation area, is a small 19<sup>th</sup> century (?) building set back from the street by a small paved area, and two post war semi-detached houses, set back from the street, which have been altered with the addition of new windows and doors.

On the west side of the street, adjacent to the canal are former warehouse buildings from the 19<sup>th</sup> century. These are single storey on the street side, and two storey on the canal side. South of these is a flight of steps down to the canal, and a low brick wall which allows views from Lion Hill towards the canal, although at the south end is a shrubbery which obscures views.



5.5 Lion Hill. Looking south at the east side



## 5.5 Character Area 5: Canalside

The canal runs north-south, on the west side of Lion Hill. It is a highly important historic feature of the conservation area. Key elements include;

1. Lock keepers cottage
2. Toll office
3. The Wallfield Bridge
4. The lock
5. Parkes Quay development (west)
6. 19<sup>th</sup> century warehouse (east)
7. Brick wall to Lion Hill
8. Brick paving at lock and along the east side

On the west side at the south end are two Grade II listed buildings, the Lock keepers cottage (dated 1854) and the smaller Toll office (dated 1853). They are of similar appearance, with painted facades and slated, gabled roofs. There are two lock gates immediately to the east of these buildings. There is a walkway on the east side of the canal, which has a brick surface, with a grass strip on its east side. There are the former warehouse buildings half way along the canal side, and then to the north of these a tall historic brick wall, which is on the west side of the Villeneuve-le-Roi Gardens on Mitton Street/Lion Hill. **[Plate 5.6].**

Parkes Quay is a modern development of houses on the west side of the canal, with buildings of two and three storeys, with vehicular access between the houses and the canal. There are moorings on the canal side. To the north of these is the Grade II listed Former Canal Maintenance Yard Workshop. It is now in residential use, but retains much of its historic

appearance. North of this are the buildings at the rear of the High Street, with several mature trees, and shrubbery on the canal side. **[Plate 5.7].**



**5.6** The lock north of the Wallfield Bridge at the east end of York Street



**5.7** View of the west side of the Canal from Mitton Street

## 5.6 Character Area 6: York Street (North side)

The north side of York Street lies within conservation area no.2; the south side lies within conservation area no.1. The north side is dominated by Georgian three storey terraced houses, many with shops at ground floor level. Key elements include:

1. The Georgian terraced houses
2. The large three bay Georgian house at no.16
3. Oakleigh House, no.17, including its garden walls and mature tree adjacent to York Street
4. Passageways leading to the land at the rear
5. Traditional shopfronts
6. Square pavements on the pavement, with brick edging along the kerb and the drainage channels

The Georgian terraced buildings are all of interest, as they are part of the early development of the town. No. 16 and 17 are of greatest significance. However, some feature modern windows and satellite dishes which detract from their character and significance. There are a variety of traditional shopfronts in the street, some of which contain historic elements. There are also modern shopfronts in a traditional style, although the detailed design of some is not of the highest quality. The passageways which lead to the rear of the terrace are historic, and important, but not particularly attractive. **[Plates 5.8 and 5.9].**



5.8 York Street. Looking east



5.9 Access to the rear area north of York Street

## **5.7 Character Area 7: Land east of High Street including Parkes Passage**

This is the middle of the area defined by the buildings on High Street and York Street and Parkes Passage, which runs approximately parallel to the west side of the canal. Key features include:

1. Parkes Passage
2. The Wesley Methodist Church
3. Public space around the church
4. The Old School Room
5. The terrace at Severn Mews
6. Nos. 9 and 10 Parkes Passage
7. Brick boundary walls, mainly at the southern end of Parkes Passage

The northern end of Parkes Passage is relatively narrow, between nos. 9 and 11 High Street. Nos. 1 and 2 Parkes Passage are set back on the east side, and there are views giving glimpses of the east end of the Wesley Methodist Church, the Old School Room and houses adjacent (see below). The middle section features post war bungalows of no interest, and two modern houses designed in a traditional manner. The southern end of the pedestrian part of Parkes Passage is narrow and enclosed dominated by the listed garden wall of 17 York Street. **[Plate 5.10 and 5.11].**



5.10 The entrance to Parkes passage from the north end of the High Street



5.11 Parkes Passage. Looking north. The Old School Room is on the right

## 5.8 Aspects of the Conservation Area

### 5.8.1 Georgian buildings

The Georgian buildings include the warehouses and houses which were all built within a relatively short period, approximately 1770 to 1820. The houses share some common architectural features which include the following:

- Generally three storeys
- Range of widths – two to four bays
- Shallow plans. Many terraced houses are only one room deep
- Continuous terraces, generally without front areas or front gardens
- Facades have passageway entrances leading to the rear (for example, High Street and Lombard Street (west))
- At the rear are a variety of out-buildings and extensions of various ages
- Brick facades – generally in Flemish bond, with flush, narrow lime mortar pointing
- Bricks – warm red-orange to red-brown
- Regularly spaced fenestration; vertically proportioned, or square, openings
- White painted timber sash windows; some flush with the facades, others recessed
- Georgian sashes usually have six or eight panes. Top (second) floor sashes may have three or four panes. (Georgian sashes do not feature horns)
- Window headers of various brick or render (stucco) designs – flat or segmental brick arches; rendered voussoirs
- Projecting stone window cills
- Classical framed door cases in a variety of designs, including pediments, entablatures, with rectangular or semi-circular fanlights
- Shallow pitched roofs (30 – 40 degrees) either covered with slates or plain tiles. Ridges are parallel to the street facades
- Roofs are not inhabited. There are few dormer windows
- Brick dentil courses (or modillion cornices) at eaves level
- Brick chimney stacks (often on the party walls at ridge level)
- Rain water goods – traditionally cast iron

Some of these important characteristics of the Georgian house facades are illustrated in **plates 5.12 to 5.21**.



5.12 Typical late 18<sup>th</sup> century building on the west side of the High Street



5.14 Late Georgian terrace in Lion Hill



5.13 16 York Street. The largest Georgian terraced house in the CA





**5.15** Doric style framework to front entrance of 16 York Street



**5.16** Pedimented entrances in Lion Hill



**5.17** Sash windows with exposed sash boxes and voussoir arches with key stones



5.18 Sash windows in openings with segmental brick arches



5.19 Blind windows (centre) with painted sashes. Painted brick dentil course at eaves level



5.20 No party wall division at roof level. Note change in eaves level



5.21 Toothed brickwork anticipating building of next house on High Street. Passageway to the Wesley Methodist Church (right)

### 5.8.2 Public buildings

There are two important public buildings in the conservation area, which do not occupy prominent, highly visible locations because they are located in Parkes Passage. They are the Wesley Methodist Church and the Old School Room. [Plate 5.22 and 5.23].



5.22 The Wesley Methodist Church - north facade and garden



5.23 The Old School Room seen from the north

### 5.8.3 Shopfronts

There are a number of shopfronts which are of interest and need to be protected, and enhanced where appropriate. These include the following:

- 1 High Street – Victorian
- 2 and 2a High Street – Neo-Georgian (20<sup>th</sup> century) \*
- 3 High Street – Victorian
- 11 High Street – Neo-Georgian (20<sup>th</sup> century)
- 13? Tom and Rays – Victorian \*
- 17 High Street Classical – date unknown
- 18 High Street – Victorian
- 19 and 19a – Georgian (?)
- 20 and 21 – Classical (Georgian?) framework. Edwardian shopfronts \*
- 22 and 23 and 24/25 High Street – remains of Victorian shopfronts – console brackets to fascia
- 28 High Street – Victorian rendered arched framework (WH Smith)
- 29 High Street – Victorian \*
- 33 High Street – 20<sup>th</sup> century in 19<sup>th</sup> century style
- 35 High Street – Victorian \*
- 36 High Street – Victorian \*
- 40 High Street – Georgian \*
- 42 High Street – Neo-Georgian \*
- 5 Lombard Street – Neo-Georgian
- 15 Lombard Street – Victorian
- 4 York Street – Victorian style

- 6 York Street – Victorian
- 7 York Street – Victorian style
- 14 and 15 York Street – Victorian style
- The Old Inspectors House, York Street – neo Georgian shop window

\* These shopfronts are of particular significance

**Plates 5.24 to 5.26** show examples of shopfronts in High Street. More photographs of the shopfronts are shown in Appendix III.

There are a variety of shop signs in the conservation area, using a range of materials and designs and of varying quality. However, none appear to be of historic interest.

#### 5.8.4 Front Gardens and Boundary Walls

The houses in the eastern part of the conservation area generally have front gardens. The buildings in York Street and High Street do not have any front areas. In Lion Hill the houses have small front gardens of various designs, with low brick walls, some with railings on top. These boundaries are all modern, except perhaps for the wall at nos. 6 and 6B Lion Hill. **[Plate 5.27]**.

In Mitton Street there are brick garden walls, and some historic sandstone walls, on the north side. Where there are railings these appear to be modern. The houses are quite well set back on the north side, but less so on the south side. **[Plate 5.28]**. On Severn Road the terrace is set back behind large front gardens, with modern brick boundary walls.

The houses in Parkes Passage also have front gardens with low garden walls **[Plate 5.29]**. The garden walls to the Grade II listed buildings in Parkes Passage, namely 17 York Street and 9 and 10 Parkes Passage, are specifically included in the listings. There are also historic brick walls at the rear of the buildings on High Street and York Street, and also south of Severn Mews and at the rear of 1 and 2 Oakleigh Gardens. The latter are the original garden walls at the rear of no. 17 York Street. The historic boundary walls are of significance in the conservation area. **[Plates 5.30 and 5.31]**.

#### 5.8.5 Trees

There are relatively few mature trees in the conservation area. Notable examples, important to the character and appearance of the conservation area, include, in no particular order:

1. The mature trees in the garden of 17 York Street adjacent to Parkes Passage (one in the front garden; one in the rear) (See plate 5.26)
2. Trees in the courtyard in front of the Wesley Methodist Church
3. Trees in Villeneuve-le-Roi Gardens and the War Memorial Garden
4. Trees on the south side of Mitton Street at the junction with Lion hill
5. Trees on the west side of the canal, south of Lower Mitton Bridge **[Plate 5.32]**.



5.24 Georgian shopfront on the west side of the High Street



5.25 Neo-Georgian shopfront on west side of High Street



5.26 Victorian shopfront on east side of High Street



**5.27** Victorian houses with low garden walls (Lion Hill)



**5.28** Sandstone walls and gardens in Mitton Street



**5.29** Small front gardens in Parkes Passage



**5.30** Historic walls to the west of Parkes Passage and south of Severn Mews



**5.31** Listed wall to 17 York Street in Parkes Passage



**5.32** Trees along the canal south of Lower Mitton Bridge

### 5.8.6 Surfaces

Most of the surfaces in the conservation area, highway and footpaths, are of tarmac and make a neutral contribution to the conservation area. There are modern brick pavements in High Street and along the canal which make a positive contribution to the character of the conservation area. **[Plate 5.33]**. There is a brick and sett design at the northern entrance to Parkes Passage (see plate 5.10). On the north side of York Street square pavements are used, with brick edge along the kerb side, with setts at the passageway entrance to the rear area (see Plate 5.9).

### 5.8.7 Lighting

In the High Street the street lighting columns have been removed and the lighting has been attached to building facades at high level, below the eaves level. This has reduced street level clutter and benefited the street environment. These lights give an even illumination of the pavement level and also illuminate the building facades. This is beneficial as the lights also illuminate the shopfront, reducing the need for individually illuminated signage. After closing time the shops are generally lit by subtle, low level internal lights, if at all.

The modern street lighting in Mitton Street and Lion Hill is at regular intervals giving an even spread of light. There are old cast iron Stourbridge-made lampposts of interest on the west side of Lion Hill, at Villeneuve-le-Roi Gardens.

While most buildings are not externally illuminated, other than by street lights, a few buildings have their own lights. These include the Swan public house at the north end of the High Street. This enhances the building's visibility and landmark status after dark. The Bell public house on Lion Hill also has external lights at high level on the facade, again making it a landmark feature at night.

The canal tow path west of Lion Hill is generally unlit, except for light spillage from Lion Hill and from adjacent buildings.

### 5.8.8 Street furniture

In historic there are traditional bollards along the kerb edge to prevent parking on the pavement. At the north end of the post office is a traditionally designed shelter with bench seating **[Plate 5.34]**. There is a column mounted CCTV camera on the traffic island at the north end of the High Street.

### 5.8.9 Traffic signs and lights

There are traffic signs at the main junctions: at the west end of York Street, the north end of High Street, the Mitton Street/Lion Hill/Vale Road junction (where there is the biggest concentration), the east end of Mitton Street, the south end of Lion Hill. There are pedestrian crossings with traffic control lights at these locations (except for the south end of Lion Hill) which have large and obtrusive control boxes located close by. These cause some harm to the streetscape.

### 5.8.10 Sounds and Smells

In some cases sounds and smells within a conservation area can be part of its character, for example, the smells associated with certain industries such as brewing. However, there are no particularly distinctive sounds or smells within this conservation area, other than possibly the subtle smell of water in the canal and the fumes and noise of vehicular traffic. These do not contribute positively to its significance.





5.33 Brick paving and bollards in High Street



5.34 Public shelter (right) outside the Post Office

## 6. Key Characteristics of the Conservation Area

The special interest of the area, which it is desirable to preserve or enhance, can be summarised as follows.

### 6.1 Characteristics of the conservation area

These include:

- The historic development of the area can still be appreciated readily and contributes to our understanding of the town's origins
- The survival of the Georgian canal and associated buildings and features
- The high survival rate of Georgian houses and their features, including windows and doors
- The low height and domestic scale of the Georgian development
- The historic skyline of shallow pitched roofs and chimney stacks
- The lack of tall buildings in the surrounding areas which ensures the area appears to retain its historic setting
- The ecological and biodiversity value of the area, especially along the canal side
- Important and attractive views in the conservation area from various locations

### 6.2 Positive contributors

Features which are positive contributors to the character and appearance of the conservation area include:

- The Georgian terraced houses on High Street, York Street, Lion Hill, Lombard Street and Severn Mews
- Detached houses in Mitton Street
- Public houses
- Traditional shopfronts
- The Wesley Methodist Church and the Old School Room (Parkes Passage)
- 19<sup>th</sup> century buildings in High Street, Mitton Street, Lion Hill and Parkes Passage
- 20<sup>th</sup> century development, including the HSBC bank and Parkes Quay
- The canal, lock and associated buildings and features
- The War Memorial Garden and Villeneuve-le-Roi Gardens on Mitton Street
- The historic brick and stone boundary walls
- Brick paving, in High Street and along the canal

### 6.3 Features which detract from the character and appearance of the area.

Generally the conservation area is in very good condition. However, there are a number of aspects which have a detrimental impact:

- Facades which have been painted or rendered. These obscure the original brick facades and can cause deterioration to historic fabric
- Use of modern windows of inappropriate design and materials
- Building elements in poor condition, such as sash windows

- Modern shopfronts and signs of inappropriate design
- Modern installations on facades such as wiring, alarm boxes, lighting and satellite dishes
- Tarmacadam surfaces and patched brick pavements
- Traffic in High Street, York Street, Mitton Street and Lion Hill.
- Modern street lighting columns
- Waste bins stored in front of buildings
- A boards on pavements
- Electrical boxes, for example, outside the Post Office
- The junctions and traffic signs, at Mitton Street/ Lion Hill/Vale Road and at High Street/Lombard Street
- The car parking areas between High Street and York Street
- The small car park on Sion Gardens, at the rear of the Wheatsheaf public house on the High Street
- There are only a few buildings which do not contribute positively to the character and appearance of the conservation area. These are discussed below in section 7.4.

## 7. Issues, Risks and Opportunities

### 7.1 Strategic overview

The following section summarises the key issues which have been identified. This list is not exhaustive and additional issues may present themselves in the future. It is therefore important that this document remains flexible, being reviewed and monitored on a regular basis to ensure the following continues to reflect the changing issues which may affect the area.

Strategic issues have been identified within adopted local policy documents (see Appendix III). The issues described relate primarily to the historic built and natural environment, both in the conservation of existing historic fabric and the impact of new development on the character and appearance of the area.

### 7.2 Alterations and extensions

There are a large number of historic buildings, listed and unlisted, in the conservation area which make a positive contribution to its character and appearance. There is a strong presumption that these historic buildings are retained and where proposals come forward for changes to them, that what makes them special is not lost or harmed through alterations.

In some cases, windows and entrance doors have been replaced, and brick walls have been painted or rendered. Some of this work has diminished the contributions made by the buildings to the character and appearance of the conservation area. The use of UPVC and other modern windows has had a damaging effect on the appearance of some buildings, and



**7.1** *The installation of modern windows of inappropriate design harms the conservation area*

this harms the conservation area. There are also a number of modern shopfronts and signs, which are not of high quality and are inappropriate to the building in which they have been installed. Satellite dishes on front facades also harms the character and appearance of buildings and the conservation area generally. **[Plate 7.1].**

### 7.3 Demolition and redevelopment

The majority of existing buildings in the conservation area make a strongly positive contribution to its character and appearance and there is a strong presumption to retain these buildings. Demolition and redevelopment is unlikely to be acceptable. There are limited opportunities for new development.

### 7.4 Neutral or Negative buildings

There are a small number of buildings which do not make a positive contribution to the character and appearance of the conservation area. Some post-war development has not enhanced the conservation area as well as it might. For example:

- the Post Office, (see Plate 4.5)
- 43 High Street **[Plate 7.2].**
- 48 High Street
- 1 Lombard Street. **[Plate 7.3].**
- Post war bungalows in Parkes Passage

If there are proposals in the future to replace these buildings then any new buildings should be designed to be sympathetic to their conservation area context, in accordance with the policies of the local plan, thereby enhancing the significance of the conservation area.



7.2 No.43 High Street



7.3 No.1 Lombard Street

## 7.5 Buildings at risk

There appear to be few buildings at serious risk of decay in the conservation area. There are notable exceptions:

The former Congregational Chapel, and unlisted Victorian building. Planning permission was granted on 22<sup>nd</sup> August 2017 (Reference: 17/0516/FULL) for a change of use of the existing community centre to 7 residential apartments. However, the building appears vacant and its condition is deteriorating (see Plates 4.5.8 and 5.4).

The former Haven Cinema (built 1912) at the rear of 1 Lombard Street is an early cinema and of some architectural and historic interest. It appears to be unused and in deteriorating condition. **[Plate 7.4].**

However, there are a number of buildings which appear to be in a poor condition, at least in part. For example, there is evidence of poorly maintained gutters which are full of vegetation and historic timber sash windows which are falling apart. These elements need to be dealt with, otherwise they may lead to further deterioration of these buildings.

If necessary the Council can serve notices under the Planning (Listed Building and Conservation Areas) Act 1990 to require the owners to protect and improve buildings. These include a S.215 Notice, an Urgent Works Notice and a Repairs Notice.



**7.4** *The former Haven Cinema on Lickhill Road*

## **7.6 Vacant or Underused Sites**

There are few vacant or underused sites in the conservation area. The car parking at the rear of High Street and York Street may be suitable for appropriately scaled and design new buildings, provided these do not harm the settings of the adjacent listed buildings, and relate positively to the character and appearance of the conservation area.

## **7.7 Uses**

The existing mix of uses, including residential, retail and offices should be maintained. Retail units in High Street are likely to have been struggling economically, especially since the pandemic.

## **7.8 Climate Emergency**

Retrofitting buildings to improve their thermal performance is an important matter but it can have significant implications for the external appearance of traditional buildings in the conservation areas. For example, the use of external wall cladding could change the appearance of buildings significantly, diminish their architectural and historic interest and reduce their contribution to the character and appearance of the conservation areas.

## **7.9 The Setting of the Conservation Area**

Legislation does not refer to the protection of the setting of conservation areas, however the NPPF requires the local planning authority to consider the

impact of proposals on both the conservation area and its setting. Development within the conservation areas and within their setting has the potential to harm their significance. Much of the setting of the conservation area is already developed, in the form of low rise housing. This is in keeping with the overall scale of the conservation area.

There is some land in the setting of the conservation area which detracts from it. This includes the surface car park on the south side of Lickhill Road, at the rear of the Swan Inn Public House, 56 High Street.

## **7.10 Views and Landmarks**

There are important views towards the conservation area and from within the conservation area. These need to be protected from inappropriate and intrusive development whether this is inside or outside the conservation area. These views and the important landmark buildings are identified in section 4 above.

## **7.11 Public Realm, Street Signage and Street Furniture**

One of the key issues is the volume and speed of traffic in the one way system, on High Street, York Street Lion Hill and Mitton Street. This detracts from the environmental quality of these street and the conservation area as a whole.

The quality of the public realm in the conservation area is generally good. There are traditional street lighting columns in some locations and some pavements are

paved with bricks. However, tarmacadam dominates the conservation area. Its replacement with more traditional brick or stone paving could enhance the area. There are areas where lighting could be improved, using more traditional lights, especially in Mitton Street and Lion Hill.

The traffic junctions at the north end of the High Street and at Mitton Street/Lion Hill are areas which could be redesigned to improve the pedestrian environment and enhance the character and appearance of these parts of the conservation area. **[Plate 7.5]**.

There is also the problem of waste bin storage on pavements which has a harmful impact on the appearance of some streets, such as Parkes Passage (see plate 5.10).

## **7.12 Open space**

The existing public open spaces, the canal, the War Memorial Garden and the Villeneuve-le-Roi Gardens are important contributors to the character and appearance of the conservation area and need to be protected and maintained.

## **7.13 Archaeology**

Development in the conservation area may potentially affect archaeological remains and the implications of proposals will need to be carefully assessed. In some cases, detailed research or below ground archaeology investigation may be required to enable a full understanding of the impact of the proposals.



7.5 The junction of High Street, Lombard Street and Lickhill Road

## 8. Summary of Significance and Management Recommendations

### 8.1 Introduction

A conservation area is 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 69). When dealing with planning applications in conservation areas, Wyre Forest District Council is required to ensure that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area' (Section 72). The Council has a duty 'from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas' (Section 71).

The 1990 Act (as amended by the Enterprise and Regulatory Reform Act (2013)) prevents the demolition of buildings in conservation areas without planning permission. It also allows for the serving of Urgent Works Notices and Repairs Notices to be served to protect listed buildings. Under section 215 of the Town and Country Planning Act 1990 notices can be served on land (or buildings) which is in a poor state which harms the amenity of the conservation area. Under Article 4 of the Town and Country Planning Act 1990 'permitted development' rights can be removed so that planning permission is then required for certain works which would normally not require planning permission.

It is important that this document is read in association with all relevant guidance and policy documents, including the Wyre Forest District Local Plan and the

relevant supplementary planning guidance. Further advice on particular topics has been produced by Historic England and is listed below.

What follows is a list of management recommendations intended to ensure the character and appearance of the conservation area, its significance and special architectural and historic interest, is preserved and enhanced. These historic environment recommendations could inform the production of a wider and more detailed policy document for the management of the area.

### 8.2 Management Recommendations

#### 8.2.1 Designation and Review

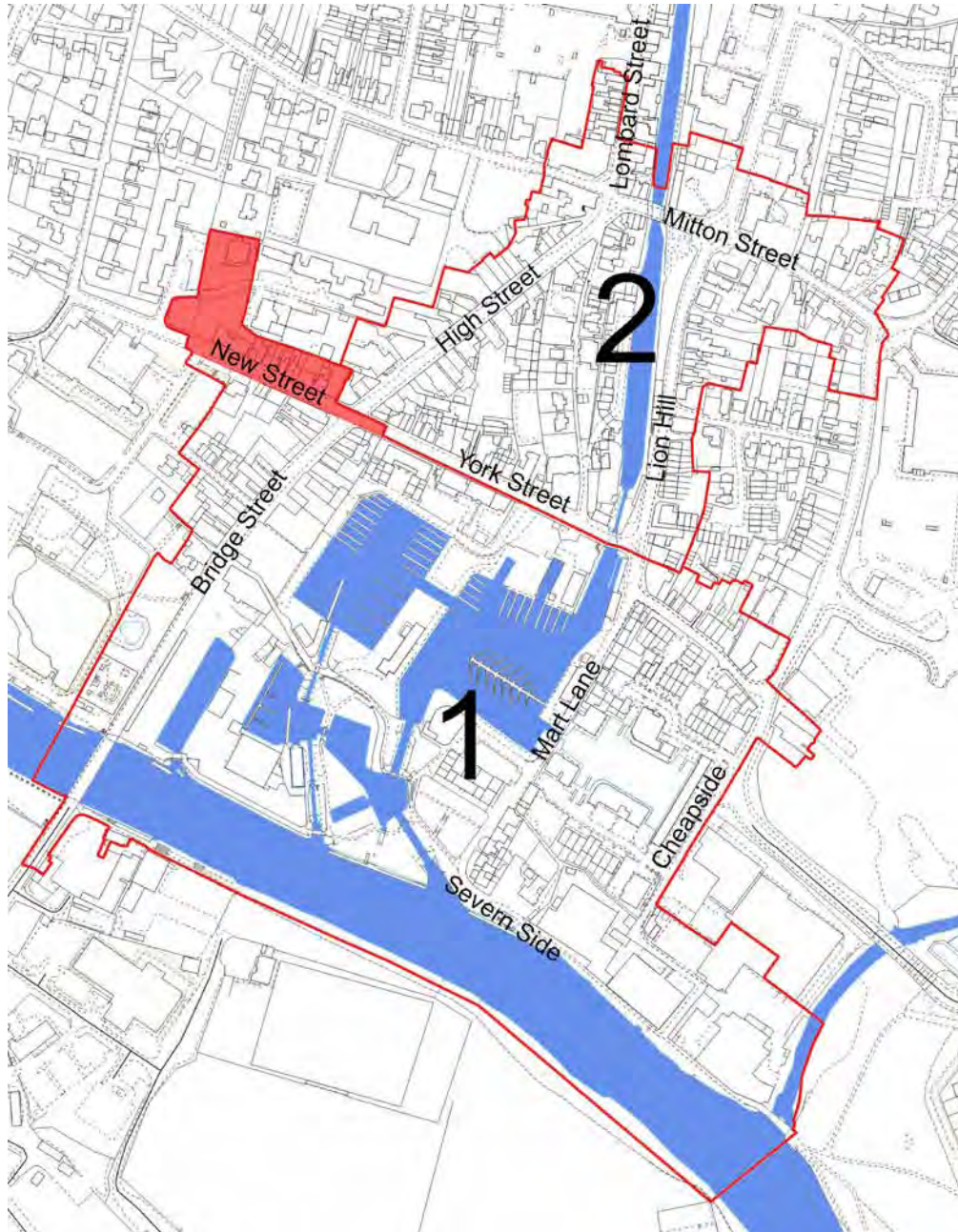
All the statutory duties under the Planning Acts resulting from conservation area designation need to be adhered to. Formal appraisal and management policies should be provided (it is intended that this report will form the basis of this) and reviewed regularly to ensure they remain useful and relevant.

The two existing Stourport conservation areas are clearly of special architectural and historic interest. Each area's character and appearance are different. However, they are closely related geographically, historically, architecturally and have interrelated and overlapping settings. It is recommended that the two existing conservation areas are maintained as such. It is not considered that there would be benefit in amalgamating the conservation areas into one large

conservation area, as it would probably be necessary to subdivide it into two sub-areas, which would reflect the existing conservation areas.

In terms of the conservation area boundary it is considered that this is generally appropriately drawn. However, the inclusion of New Street, which is currently within conservation area no.1, could be considered. It may be more appropriate to make this part of the conservation area no.2, because of its geographical detachment from the basins, and its proximity to High Street. **[Plate 8.1].**





8.1 Possible CA boundary change

## 8.2.2 Alterations and extensions

Any new development in the conservation area should be of high quality, in terms of design and materials used. Generally, all work to historic buildings, alterations and extensions, should positively respond to the original architectural style of the building and should enhance its traditional appearance, and also enhance the building's contribution to the conservation area. In considering any proposals reference should be made to the Local Plan and the Supplementary Planning Document, 'Design Guidance' (2015).

Many of the buildings are listed and so listed building consent is required for works which would affect their special architectural and historic interest. Some buildings, in the Mitton Street/Lion Hill area are unlisted buildings which are single family dwellings, and these may have permitted development rights which could mean that harmful alterations could be made without the need for planning permission. For example, traditional sash windows could be replaced with inappropriate modern windows.

However, many buildings in the conservation area are either listed or are not single family dwellings (for example, in Bridge Street and New Street). Therefore listed building consent and/or planning permission is required for the replacement of windows and doors.

Where there are inappropriate features, such as modern windows, these should be replaced with new traditional features which match the original pattern. There are plenty of good original features in the conservation area which can be copied. Where historic

doors and windows survive these should be retained wherever possible. If they are in poor condition then they should be repaired rather than replaced. If they are beyond reasonable repair, then they should be replaced with new work which replicates the originals accurately.

Removal of paint from brick facades could enhance their appearance, provided that the brickwork is in good condition. If it is not, then removal of the paint may not be appropriate. The removal of render from original brickwork facades is unlikely to be possible without damage to those buildings. **[Plate 8.2].**

It is not just alterations to front facades which can have an impact on the conservation area. In several cases the rear facades of buildings are visible from the public realm. Alterations at the rear need to be carefully designed to avoid harming the appearance of the buildings and their contribution to the conservation area. For example, extract ducts associated with restaurant uses should be clad in brickwork (or brick slips) or at the very least painted black, to minimise their visual impact. **[Plate 8.3].**

A large number of the buildings have their original roof forms and chimney stacks. These are important features of these buildings and the conservation area generally. The roofscape of the conservation area needs to be protected from inappropriate development and changes to the roofs should generally be resisted. Roof extensions or the addition of dormer windows would be generally harmful to the

character and appearance of the conservation area. Existing chimney stacks should be retained, even if they are redundant.

Detailed design guidance could be developed to assist building owners wishing to improve their property in ways which are beneficial to the character and appearance of the conservation area. Design guidance could also include advice on retrofitting existing buildings, to improve their thermal performance, and the installation of renewable energy sources, such as photovoltaic panels, without harming the character and appearance of the conservation area.



**8.2** Painted brickwork detracts from the character of the building and the terrace



**8.3** The rear of the High Street is visible from the semi-public areas to the east

### 8.2.3 Changes of use

The current mix of uses is an important characteristic of the conservation area and should be maintained,

High Street is an important commercial street and the reinforcement of the retail uses is desirable and loss of such uses should be resisted. Residential use of the upper floors should be encouraged.

Any proposals for the change of use of existing buildings would require careful consideration of the impact on the character and appearance of the conservation area, including any consequent changes to delivery access, parking, and external services, such as air source heat pumps, air-conditioning/condensing units, extract ducts and other plant.

### 8.2.4 Demolition and redevelopment

Most buildings in the conservation area are important positive contributors to its character and appearance. As stated above there are a few buildings which make a negative or neutral contribution to the special architectural and interest of the conservation area. There is a very strong presumption in favour of retaining the buildings identified as positive contributors, and demolition of any of them is highly unlikely to be acceptable. Where historic buildings have deteriorated, such as the former Congregational Chapel (Mitton Street/Vale Road), their poor condition does not mean that demolition will be acceptable; these buildings should be retained and repaired sensitively.

There are no opportunities for large scale new development in the conservation area

If it proposed to replace buildings which make neutral or negative contributions to the character and appearance of the conservation area, the new buildings need to respect the unique character and appearance of the conservation area and its setting. They should be of appropriate scale, height, form, massing, layout, plot position, materials, colours, composition and detailed design. However, there are issues of whole life carbon to be considered when demolishing existing buildings (see below).

### 8.2.5 Vacant and derelict buildings and sites

Where buildings are vacant and require temporary security measures to prevent anti-social behaviour and protect the building from further deterioration, these measures should be of sufficient quality and be well maintained. The buildings should be monitored regularly to ensure that their condition does not worsen until a new use is found. It is recommended that regular surveys be undertaken to identify potential buildings at risk through neglect or vacancy.

### 8.2.6 Climate Emergency

Proposals to retrofit buildings to improve energy efficiency should be carefully considered to ensure compatibility with traditional building materials, functionality and significance. In many cases walls should be upgraded internally, to avoid changing the external appearance of buildings. While this would not require planning permission in the case of unlisted

buildings, it would be likely to require listed building consent in the case of listed buildings. Internal wall insulation could be harmful to historic interiors.

Either the use of high quality double-glazed windows, of appropriate design, or secondary glazing on both listed buildings and unlisted buildings may be acceptable. However, the choice of option should be judged on a case-by-case basis and will depend on the age and quality of the existing windows. There should be a presumption that original historic windows are retained. Where new windows are acceptable in principle then they should be based on appropriate historic designs in terms of scale, profiles and mouldings.

There is scope for the introduction of renewable energy sources, in the form of photo-voltaic panels, solar panels and air source heat pumps. However, these need to be located carefully so that they do not have a harmful impact on the appearance of buildings, the settings of neighbouring buildings, and the character and appearance of the conservation areas generally. For example, it may be possible to install panels on pitched roofs, but roof slopes facing the street, where a panel would be visible, should not be used.

Electric charging points for cars are likely to become a common place requirement and their locations and design will need to be carefully considered in order to minimise harm to the street scene. They should be located away from listed buildings and unlisted building of merit wherever possible.

If demolition of buildings is proposed, consideration should be given to the whole life carbon cycle, taking into account the embedded carbon of the existing building. It may be appropriate to retain and adapt the existing building, improving its appearance if necessary, rather than to replace it with a new building. The care and reuse of traditional and historic buildings in the area, in order to save energy and carbon dioxide, through better maintenance, management and energy efficiency measures, should be encouraged.

### 8.2.7 Protection of Setting and Views

Proposals affecting important views which contribute to the significance of the conservation area, and the heritage assets within it, should be assessed carefully. Verified (accurate) computer generated views showing the potential impacts of proposals may be required to demonstrate the effect on the character and appearance of the conservation area or its setting.

Development within the setting of the conservation area should be carefully assessed to understand the impact of the proposals on the significance of the conservation area. Those which are considered harmful should be resisted. Similarly new development within the conservation area should not obscure or detract from important views within, towards or from the conservation area. Important views and landmarks have been highlighted in section 4.

New development proposed within the setting should respect the existing, domestic scale of the conservation area. The introduction of tall buildings (buildings significantly higher than their neighbours) in an area which is dominated by low rise buildings is a

potential threat to the setting of the conservation area. Tall buildings some distance from the conservation area could still have a harmful impact on its setting and important views.

### 8.2.8 Shopfronts and signs

There are several historic shopfronts in the conservation area and these need to be retained, and upgraded where appropriate. There are several modern shopfronts which are not of interest (for example, in High Street) and could be replaced with more appearance traditional timber shopfronts. The same is true of shopfront signage. Painted timber fascia boards and projecting hanging signs, externally illuminated with small unobtrusive lights if necessary, would enhance the streetscape. (The council's supplementary planning guidance expands on the policies with respect to shopfronts and signs).

'A' boards on pavements result in visual clutter and impede pedestrian movement. Examples can be seen in York Street. Enforcement action should be taken to remove these signs from the public highway. If they are on private forecourts in front of shops then this is less of a problem. **[Plate 8.4].**



8.4 'A' boards on the pavement introduce physical and visual clutter

### 8.2.9 The Public Realm and Street Furniture

A coordinated approach to the treatment of the public realm would help to unify the character of the area and uplift the quality of the public realm. There is scope for introducing more traditional streetlights and traditional paving materials throughout the conservation area. The modern street lighting columns are generally painted grey, and although fairly discreet and neutral, they might be better painted black.

In terms of movement and accessibility, it would be desirable to carry out a detailed study of the potential for improving specific parts of the public realm, for example, enhancing the pedestrian environment. Traffic reduction and/or calming could improve the environment especially in York Street, Mitton Street and Lion Hill. There may be scope for widening pavements to improve the pedestrian experience. **[Plate 8.5].**

The problem of large waste bins stored on the street may be difficult to tackle. Ideally they should not be stored in front of buildings, but given the lack of front areas in some streets (for example, York Street) this may not be possible. Smaller bins would reduce the visual impact to a degree.

There are some unsightly elements which detract from the character and appearance of the conservation area. These include modern railings outside White Lion Court, Lion Hill, the large car park sign on the north facade of the Swan Inn.

#### 8.2.10 Open space

There are a number of open spaces in the conservation area, particularly around the canal and these contribute positively to its significance. These appear to be well maintained at present. These spaces should continue to be actively maintained, and management processes should be adopted which ensure their special interest, and their ecological value, is preserved and enhanced. There may be scope for improving the biodiversity of parts of these areas.

There may also be opportunities for enhancing underused spaces such as the car park areas behind York Street and High Street. **[Plate 8.6].**

#### 8.2.11 Archaeology

When considering any significant development proposal, the potential impact on archaeological remains should be professionally assessed and advice taken as to how they can be best preserved and protected.

### 8.2.12 Support for community engagement and greater interpretation

It is recommended that the final Conservation Area Appraisal and Management Plan is made available on the council's website and in interactive format to encourage its use. The Council should work with stakeholders to further develop proposals to engage the community with the conservation area and its heritage assets.

Increased interpretation should be encouraged. There may be scope to draw public attention to the history of the conservation area, possibly through the use of plaques to inform the public of local people, buildings and events which are noteworthy. For example, the significance of the landmark walls within the conservation area could be highlighted through the use of small plaques. Similarly local people of note could be celebrated in a manner similar to the English Heritage blue plaques programme.



**8.5** *Miton Street could be enhanced for the benefit of pedestrians*



**8.6** *The car parks at the rear of the High Street could be improved environmentally*

## **8.3 Summary of Management Proposals**

### **8.3.1 Building Alterations**

- Encourage the replacement of inappropriate modern windows and doors with timber ones of traditional design, appropriate to the age and style of the building
- Investigate breaches of planning control with respect to modern windows and doors and take enforcement action if appropriate
- Encourage the replacement of inappropriate modern shopfronts and signs with the traditional timber shopfronts and signs
- Where brick facades have been painted or rendered there may be scope to remove those finishes and expose the original facade, although it may be difficult to achieve successful results, especially in the case of hard render
- Providing specific conservation area design guidance to building owners and encouraging appropriate alterations
- Encourage the routine maintenance of buildings and the repair of important elements, such as historic windows and doors.
- Boundary walls should be repaired or replaced on a like-for-like basis. The reinstatement of original, historic boundary treatments is encouraged.

### **8.3.2 New Development**

- Ensure that any new buildings, where acceptable in principle, are appropriate to their conservation area context. High quality modern design may be appropriate provided that the

design respects and enhances the existing character and appearance of the conservation area

### **8.3.3 Public Realm**

- Reduce traffic volumes and speeds
- Improvements could be made to the public realm. It would be desirable to make High Street and Mitten Street more pedestrian friendly
- Traditional street lighting columns could replace modern installations
- Where tarmacadam pavement surfaces exist these could be replaced with more traditional paving
- New seating could be provided around the canals
- Tree planting in the streets (especially High Street and York Street) would change their character considerably, with little ecological benefit. The existing Georgian urban character of the streets should be maintained
- Remove unnecessary and unsightly items, such as the railings outside White Lion Court on Lion Hill.

### **8.3.4 Setting and Views**

- New buildings which are significantly taller than their context should be resisted if they harm the setting of the conservation area and harm local views
- Even small scale changes could affect important views. Potential impacts need to be carefully considered

- Significant changes to the scale or design of fairground attractions could have a harmful impact on the conservation area and should be considered carefully.



## 9. Conclusions and Next Steps

The two existing Stourport conservation areas remain of special architectural and interest and their conservation area status is richly deserved. While each area's character and appearance are different, they are closely related historically and geographically.

Conservation area No.2 is generally in good condition, but there is scope for improvement and enhancement, and unsympathetic changes that have occurred should be reversed if possible. Potential management proposals are set out in section 8 above.

It is important to understand and articulate what the local community values about the conservation area. A next step would be to share this report and engage with relevant community stakeholders in order to understand local views on the value of townscape features, issues and opportunities.

## Appendix I: Gazetteer of Buildings in the Conservation Area

Note: The buildings discussed generally make a positive contribution to the character and appearance of the conservation area unless otherwise stated.

### High Street – North End

**Nos. 1 to 2a.** These lie on the north side of the north end of High Street which at this point runs east-west.

#### 1

A three storey, two bay 19<sup>th</sup> century building facing on to High Street with a single bay return on Lombard Street. The facade is rendered. The recessed windows are single pane sashes. There is a good 19<sup>th</sup> century shopfront with heavy cornice, which returns on Lombard Street. At the east end is a four panelled entrance door, which is separate from the shopfront.

#### 2 and 2a (Grade II)

A three storey, three bay early 19<sup>th</sup> century building with symmetrical brick facade in Flemish bond. The window openings have gauged brick arches over. There are original 6 pane sashes (without horns) at first floor and 3 pane at second floor level. They are all recessed. There are a pair of identical modern but traditional shopfronts, with bow windows and part glazed doors. The east facade faces the canal, and is in brick with windows as on the front facade (although these are modern replacements). There is a render cornice at roof level. There is a parapet on the front facade but the eastern part of the hipped roof has an eaves. The roof is pantiled.

#### 3, 3a and 4

A three storey, three bay late 18<sup>th</sup> century building on the south side of the street. It has a painted Flemish bond brick facade, with three window openings per floor. The window openings have gauged brick arches. The windows are recessed and are all modern. There is a fourth, blind opening at first floor level. There are three shopfronts. The small, simple, but attractive, shopfront at the east end is 19<sup>th</sup> century. The other two appear to be modern. There is brick dentil course at eaves level. The roof is shallow pitched and hipped.

### High Street – East Side (North to South)

#### 5

A three storey, three bay early 19<sup>th</sup> century Georgian building with a curved facade. The Flemish bond brick facade is painted. The first floor window openings have rendered voussairs arches, with decorated keystones. The shopfront windows have lintels over. The first floor windows are replacement 2 pane sashes; the second floor windows are original 4 pane sashes. The windows are flush with the facade. There is a modillion cornice at eaves level. The shallow pitched roof has a gable at its south end. The shopfront is modern.

#### 6

A three storey one bay early 19<sup>th</sup> century Georgian building, with painted Flemish bond brick facade. The first floor windows are modern, with a segmental brick arch over. The second floor windows are also modern, with a lintel over. There is a modillion cornice at eaves level. The shopfront is modern but there are remnants of a 19<sup>th</sup> century (?) fascia. There is a large sign at first floor level.

#### 7 and 8

A three storey, two bay 20<sup>th</sup> century building with painted brick facade. This is probably a post-war rebuild. The windows openings have soldier courses over. The windows and shopfront are modern. The building is not of interest.

#### 9

A tall three storey, three bay 19<sup>th</sup> century building with an unpainted Flemish bond brick facade, with decorative brick stringcourse at second floor level. The first floor window openings have segmental brick arches with keystones and imposts. The shopfront openings have lintels over. The recessed sash windows are all two pane, (except the lower sashes at first floor level which are single pane) with horns. There is a modillion cornice at eaves level. There are gables at the north and south ends. The shopfront is modern.

#### 10 (Grade II)

A two storey, four bay Georgian building (altered), with painted rendered facades. The windows at first floor level are flush with the facade and comprise 6 pane sashes with horns. There are no projecting cills. There is a long, modern, shopfront with small pane windows, which extends into no. 11. Brick dentil course at eaves level. Gable at north end.

#### 11 (Grade II)

A three storey, two bay Georgian building with rendered asymmetrical facade. The windows are flush with the facade. At first floor the north window has 8 pane sashes; the south has six pane sashes. The modern shopfront continues from no.10.

**12 (Grade II)**

A three storey one bay Georgian building with unpainted Flemish bond brick facade. The window at first floor level has a voussoir arch with decorated keystone over. The sashes are 6 pane, without horns and are probably original. The second floor window has three pane sashes which are also probably original. The windows are flush with the facade. There is a good late 19<sup>th</sup> century shopfront. with carved heads as console brackets to the fascia and carved spandrels in the angles of the large window panes. The facade is capped with a brick modillion cornice at eaves level.

**13 and 14 (Grade II)**

A three storey, two bay Georgian building with details similar to no.12. The sashes are later replacements as they have horns but they match the original pattern. The symmetrical shopfront is modern. The southern end of the facade is toothed, because this is at the end of an unfinished terrace. South of the building is a passageway leading to the Wesley Methodist Chapel

**15, 16 and 17 (Grade II)**

A three storey six bay Georgian building. The facade is in Flemish bond brickwork. The bays are wider at the north end than the south. The first floor windows have rendered voussoirs arches, with decorated keystones. The second floor windows have lintels brick over. There is brick modillion cornice at eaves level. The first floor windows are 8 pane sashes; the shopfront are four pane sashes; all without horns, so probably original. The shopfront at 15/16 is modern. The shopfront at 17 is early 20<sup>th</sup> century with moulded wood pilasters supporting fascia and forming

architrave of central doorway. There is an opening to a passageway between the shopfronts with a semi-circular arch over. There is a shallow pitched slate roof.

**18 (Grade II)**

A three storey, two bay Georgian building with unpainted Flemish bond brick facade. The first floor openings have rendered voussoirs arches, with keystones. The windows are flush with the facade. There are 8 pane sashes at first floor and four pane sashes at second floor. These do not have horns and could be original. The shopfront is early 20<sup>th</sup> century. There is a brick modillion cornice at eaves level.

**19 and 19A (Grade II)**

A pair of Georgian buildings, with details similar to no.18. The sash windows appear to be original, except for second floor level in 19. At ground floor there are two original pedimented entrances and two small (24) pane shopfront windows. There are two projecting hanging sign boards.

**20 (Grade II)**

A three storey, three bay Georgian building slightly taller than 19-19A but of similar design. Most of the sash windows appear to be original. The facade is symmetrical. At ground floor are a pair of impressive Classical (Doric) shopfronts, with the original entrance framed in the centre but now used as a shop window. The shopfront windows (early 20<sup>th</sup> century?) are later than the Classical framework (which could be early 19<sup>th</sup> century).

**21 (Grade II)**

A three storey, three bay Georgian building. The facade is in Flemish bond brickwork using dark headers. This is unusual in the High Street. The facade details are similar to no.20, but there is a brick dentil course rather than a brick modillion cornice. The two northern windows at first floor level have been replaced with single pane sashes. The rest are original 8 pane and 4 pane sashes. The recessed shopfront is modern. There is a passageway entrance at the northern end.

**22 (Grade II)**

A two storey, two bay Georgian building with channelled render facade. There are quoins at the north end. The windows are flush with the facade. There are single pane sashes at first floor level and original 3 pane sashes at shopfront. There is a brick dentil course at eaves level. The shopfront is 19<sup>th</sup> century shopfront, with paired console brackets, although the large window is modern.

**23 (Grade II)**

A three storey, two bay Georgian building with channelled render facades. It appears to have original sash windows. These are 6 pane at first floor level and 3 and 6 pane at second floor. The shopfront is probably early 20<sup>th</sup> century. The fascia with its paired brackets matches that at 22. There are quoins at the south end of the four centred arch. There is a passageway entrance at the north end. The facade is capped with a brick dentil course at eaves level, slightly lower than that at 22.

**Nos. 24-25 (Grade II)**

A three storey, two bay Georgian building with channelled render facades. It is similar to 23 except there are two 19<sup>th</sup> century canted bays at first floor. The shopfront sash windows are later replacements but in the Georgian pattern. The shopfront matches that at 23. At the south end is a pedimented entrance with a 19<sup>th</sup> century four panelled (flush panelled) door. (The Historic England list description refers to this building as 23A).

**26 and 27**

A modern three storey, five bay building in a Georgian style. The facade is unpainted stretcher bond brickwork. The windows are single pane sashes. The first floor openings have voussoir arches. There is brick dentil course at eaves level. The two shopfronts are modern, and there is a recessed entrance at the south end. (Although not of architectural distinction the buildings have a good architectural relationship with their listed neighbours and sit comfortably in the terrace).

**28 (Grade II)**

A three storey, three bay Georgian building with Flemish bond brick facade. The first floor window openings are unusually tall, with 9 pane and 6 pane sashes. The cill is likely to have been lowered. There are rendered voussoirs arches, with keystones. The second floor windows comprise three pane and six pane sashes. The symmetrical shopfront comprises two large bays with heavily moulded, rendered, segmental arches, and a narrower entrance bay with segmental arch. There is a brick dentil course at eaves level.

**29 (Grade II)**

A three storey, three bay Georgian building, with Flemish bond brick facade. The first floor windows are unusual four pane sashes, which are probably not Georgian. The second floor windows are also not original 3 pane sashes. The central window openings are blind. There is a good 19<sup>th</sup> century shopfront. At the south end is 19<sup>th</sup> century four panelled door. There is brick modillion cornice at eaves level.

**30 (Grade II)**

A three storey single bay Georgian building with Flemish bond brickwork facade. The facade is asymmetrical; the windows are off centre. The windows appear to be original; 6 pane sashes at first floor and a 3 pane sash and a 6 pane sash at second floor. The first floor openings have rendered voussoirs arches, with keystones. The shopfront is modern. The roof is of medium pitch.

**31 (Grade II)**

A three storey three bay Georgian building with Flemish bond brickwork facade. The first floor openings have rendered voussoirs arches, with decorated keystones. The windows appear to be Georgian; 6 pane sashes at first floor and 3 pane at second floor. There is a brick modillion cornice at eaves level. The roof is shallow pitched. The shopfront is modern.

**32 (Grade II)**

A three storey single bay Georgian building with Flemish bond brickwork facade, similar to 31. However the central windows are blind. The shopfront is modern.

**33 (Grade II)**

A three storey single bay Georgian building with Flemish bond brickwork facade, similar to 31 but of smaller scale. The central windows are blind. The shopfront is modern but traditional design.

**High Street – West Side (South to North)****34**

A three storey building on the corner of High Street and New Street, designed in a neo-Georgian style. It has 6 pane sashes at first floor level and 3 pane sashes at second floor level. It has four bays on High Street and four on New Street, with a single bay splayed corner. The facade is in Flemish bond brickwork, with a projecting string course at second floor and brick cornice at eaves level. At first floor level are flat gauged red brick arches. The shopfront is modern but there is an original cornice above. At the north end is a passageway entrance, with a semi-circular brick arch over. On the splayed corner is a street light and a CCTV camera. The roof is shallow pitched.

**35 (Listed Grade II)**

A three storey, two bay Georgian building with brick facade in Flemish bond, recently repointed. There are 8 pane sashes at first floor level and 4 pane sashes at second floor level. These sashes do not have horns and could be Georgian. The first floor windows have rendered voussoirs arches, with keystones. There is a brick modillion cornice at eaves level. The shopfront is an attractive and is 19<sup>th</sup> century in style. The slate roof is shallow pitched.

**36 (Listed Grade II)**

Similar to no.35. The windows are modern replacements, but similar to no. 35 except they feature horns. The shopfront is similar to no.35. At the south end of the facade is a four panelled door, with semi-circular arch over.

**38**

A post war post office, two storeys high, set back from the historic building line. Designed in a modernist style. The facade is brickwork, with windows in the central section at ground floor level, with flanking dark brick panels, with high level horizontal windows. At first floor there are high level windows the full length of the facade, and larger windows at each end, above the brick panels at ground floor level. It has a flat roof. There is a modern access ramp and steps up to the entrance. At the north end of the frontage is a modern shelter for pedestrians, in a 19<sup>th</sup> century style.

**37**

This is a neo-Georgian bank (HSBC (formerly Midland Bank), designed in 1937 by Whinney and Austen Hall. The entrance is within a single storey, stone faced wing on the south side. The main building is in Flemish bond brickwork, with stone quoins on the corners. The High Street facade features a large Venetian/Palladian window. The north and south facades have timber sash windows under gauged brick arches with keystones. Above the windows is a band of plain brickwork. The facade is capped with a large projecting stone cornice. The steep hipped roof is tiled. On the north side is a single storey wing in brickwork with a stone framed window of 3 bays. This has a concave north return wall. At the north end of the facade are two ATMs.

The north facade on Sion Gardens is two storeys and relatively plain, with rectangular openings with soldier course arches over at ground floor and first floor, with casement windows.

**39 (Listed Grade II)**

A Georgian public house, probably purpose-built.<sup>23</sup> It is three storeys high, two bays wide, with a Flemish bond brick facade. The first floor openings have segmental brick arches. The sash windows are 8 pane at first floor level and 4 pane at second floor level. The sash boxes are exposed. The sashes have horns and so are later replacements. There is a brick modillion cornice at eaves level. The roof is relatively steep, with gable ends north and south. The ground floor features a Georgian shopfront with two shallow curved bay windows. The door is four panelled with a semi-circular fanlight over. There is a window opening at the north end, with 8 pane sashes. There is a projecting hanging sign board at first floor level and a light at ground floor level. .

At the south end is a later (20<sup>th</sup> century?) single storey wing in painted stretcher bond brickwork, with brick dentil course at eaves level and a steep tile roof, with gable end at the south. There are two window openings on the facade, with 4 and 8 pane sashes. The south facade has two similar windows and the gable end is boarded, horizontally. At the rear of this wing is a two storey extension with a single picture rail, also in stretcher bond

**40**

A two storey, four bay 19<sup>th</sup> century building with a painted Flemish bond facade, with a brick dentil course at eaves level. The three openings at first floor level have lintels over and the windows are modern casements. The shopfront is also modern. At the south end is an opening to the passageway, with a semi-circular arch over. There is a projecting hanging sign board at first floor level.

**41**

A two storey, two bay 19<sup>th</sup> century building with asymmetric brick facade. The two window openings have gauged brick arches over. The windows are modern casements. The shopfront and entrance door at the south end are modern.

**42**

Former Barclays bank, was built in 1939, designed by E.C. Aldridge. A symmetrical painted render neo-Georgian facade with three windows at first floor level. The windows are 6 pane sashes. There is a very good neo-Georgian shopfront with shallow curved bay window. At the north end is an alleyway with an ugly metal gate.

**43**

A five bay two storey post-war building with brick and render facade. It has a flat roof and modern shopfront. It makes a neutral contribution to the conservation area at best.

<sup>23</sup> English Heritage, *Stourport-on-Severn: Pioneer Town of the Canal Age* (Swindon, 2007)

#### **43a and 44**

A two storey, four bay building which is a modern rebuilding in a Georgian style. The Flemish bond brick facade is unpainted. The window openings have render voussoirs arches. The sash windows are 8 pane at first floor level and 4 pane at second floor level. They are flush with the facade. There is a modillion cornice at eaves level. The roof is shallow pitched. The shopfronts are modern. There is no shopfront fascia panel.

#### **45, 46 and 47**

A three storey, four bay Georgian (?) building with brick facade, painted at the south and north ends only. The window openings at first floor level have rendered arches with keystones. The sashes are 8 pane at first floor and 4 pane at second floor level. There is a brick modillion cornice at eaves level. The roof is tiled and medium pitched, with gabled ends. The ground floor appears to have been rebuilt as part of no. 43 and 44. The shopfronts are modern.

#### **48 and 49**

A 20<sup>th</sup> century building with Flemish bond brick facade. The three horizontal windows at first floor level are modern casements. The shopfront is modern. The roof is concealed behind a parapet.

#### **50 and 51**

A three storey, two bay 19<sup>th</sup> century building with Flemish bond brick facade. There are gauged brick arches at first floor and second floor level. The windows are 8 pane sliding sashes at first floor and modern 8 pane casements at second floor level. The

shopfront is modern. There is a projecting hanging sign board at first floor. The roof is concealed behind a parapet.

#### **52 and 53**

A three storey, three bay building, contemporary with nos. 50-51. The detailing of the symmetrical facade is the same, except there are 4 pane sash windows at second floor level, and the central windows are narrower – 6 pane sashes at first floor and 3 pane at second floor level. The shopfronts are modern, with a blind brick panel between them. The roof is concealed behind a parapet.

#### **54 and 55**

A three storey, eight bay building from the 19<sup>th</sup> century. The facade is in Flemish bond brickwork. The openings have segmental brick arches. There are bands of decorative brickwork at first floor and second floor levels. The two bays at the north and south ends are narrower than the middle four bays. The sash windows are single pane in the outer bays and 2 panes in the middle bays. At the north end is a modern shopfront. At the south is an original entrance door, with a modern window at the south end, and original opening on the north side, with modern window inserted. The building has a single bay north facade, with detailing to match the main facade. The roof is concealed behind a parapet. There is an alleyway (Swan Passage) on the west side, running behind the building.

#### **56 – The Swan Inn public house**

The Swan is a late 18<sup>th</sup> century building. The front facade is in painted Flemish bond brickwork and features two, two storey canted bays and a central

Doric entrance porch in the centre. The ground floor windows are single pane sashes. At first floor level the larger windows in the bays are two pane sashes, the smaller windows are single pane. Above the porch is a modern fully glazed door leading to a small balcony with a modern metal balustrade. At shopfront there are modern casement windows; two in each of the three openings. There is a brick dentil course at eaves level. The roof is shallow pitched and hipped.

The south elevation faces onto a small forecourt, and has blind windows at its east end, at first floor and second floor. There are modern casement windows at ground floor level and to the west at first floor level.

On the south side of the Swan, set back, is a two storey wing with a rendered facade, with a canted shopfront on its south side, and a modern entrance north of this. The first floor windows have leaded lights.

The north facade, on Lickhill Road, also features original blind window openings, at all floor levels, although those to the west have been altered with the addition of modern casements. There is a large obtrusive sign advertising a car park at the rear. At the rear of the building is a two storey wing, part built in English bond brickwork, with modern windows under rendered lintels at ground floor and a single window at first floor, under a brick faced lintel. There is a brick dentil course at eaves level.

## **Lombard Street - West side (South to North)**

### **1**

A post war retail building; 2 storeys high. Brick facades. 8 bays on east side to Lombard Street. 7 bays on south side to Lickhill Road. Fully glazed shopfront at ground floor level on both frontages. Splayed corner to High Street with entrance at ground floor and large window opening at first floor. Projecting canopy at first floor level on both frontages.

Nos. 5 to 23 form a continuous terrace of Georgian houses.

### **5 -7**

These are three storey, three bay buildings, with unpainted Flemish bond brick facades. First floor windows have 8 pane sashes; 2<sup>nd</sup> floor have 4 pane sashes. Segmental brick arches over first floor windows. There is a brick string course at first floor arch level. The second floor windows have lintels over. There is a brick band at eaves level. The ground floor is rendered with traditional symmetrical shopfront with 12 pane shop windows and a semi glazed door. Entrance to a passageway with a semi-circular arch at north end. There are several satellite dishes on the facade.

### **9-11**

Two three storey, one bay houses similar to 5-7 but the facades have been painted. There is no brick band at first floor. Modern shopfronts.

### **13 – 17**

A group of three, three storey, one bay houses with painted brick facades. Segmental brick arches at first floor and lintels at second floor. Brick dentil course at eaves level. Modern windows and modern shopfronts at 13 and 15. No. 17 has a traditional timber (19<sup>th</sup> century?) shopfront. Access to passageway between nos.15 and 17. Satellite dishes at first floor.

### **21 and 23**

A pair of three storey, two bay houses; much altered. No. 19 has an unpainted façade, modern windows and satellite dish. There is a passageway at the North end. Brick dentil course at eaves level. No. 21 is more altered with painted brick facade and the window openings have been enlarged. Modern windows, shopfronts and satellite dishes on both buildings. Access to passageway between the two shopfronts.

## **Lombard Street - East side (South to North)**

### **1 High Street**

The west return of 1 High Street, three storey three bay façade is on the east side of Lombard Street. Early 19<sup>th</sup> century. The northern two bays are lower than the southern bay. Rendered with single pane sash windows. 19<sup>th</sup> century shopfront, which continues on High Street facade.

### **Baldwin House (1 to 5)**

#### **4 and 5**

Two 19<sup>th</sup> century three storey buildings with rendered facades. No.5 (south) is a three storey, one bay building with 2 pane sashes at first floor and 3 pane sashes at second floor. There is a brick dentil course at eaves

level. Modern shopfront, with recessed entrance. No.4 is similar but slightly taller. Northern party wall with two gable ends and tall chimney stacks.

### **2 and 3**

Single storey 19<sup>th</sup> century building with modern rendered facade and four brick lined arched openings to ground floor arcade, with modern railings. Modern shopfront set back. Central pediment/gable with projecting hanging sign board. Brick gable end on north side with central large, window opening and entrance to arcade.

## **Mitton Street - North Side (West to East)**

### **1. Black Star public house**

Single storey building on Mitton Street with rendered facade and steep roof with carved barge boards to gable end facing the street. Canted bay at ground floor level, with window to east with pitched roof over. Modern window at first floor level under segmental decorative brick arch. Large projecting hanging sign board on west side of window. West façade to canal with doors at south and north ends and a variety of modern windows. Tiled roof with projecting eaves. Two gabled dormers at North End.

The middle building has two tall storeys, with a rendered facade and a steep pitched roof with eaves, and gable ends north and south. Ground floor openings have modern casements under segmental brick arches. First floor has multi pane Georgian style windows under semicircular stone arches. The north door has projecting pitched roof over.

The northern range (dated 1884) is probably contemporary with the tall middle building and comprises single storey buildings with brick facades to canal, with semi-circular arched openings. The northern most building has a gable end on the west side. The other building is at right angles, with a gable at the north end.

### **War Memorial Garden**

Open lawned area with war memorials in northwest corner. Trees screen the Black Star pub on the west side. Modern single storey building with double pitched roof on the north side – the 'Old Library'.

### **The War Memorials (Grade II)**

A First World War memorial, designed by The Bromsgrove Guild, erected in 1922; sundial added as Second World War memorial in 1954. First World War Memorial: Portland stone and red brick. Second World War Memorial: York stone.

### **Former Congregational Church**

The Congregational Chapel, with attached school to the north, was built in 1869-70. It has brick facades in English bond, with dark brick bands. Gable end to South. The tower in southwest corner has a stone belfry and steeple. The south facade has central entrance with boarded doors under a two centred stone and brick arch, with quoins to jambs. Narrow windows either side, with stone arches and cills. There is a tall early medieval style traceried window at first floor level.

There is a low brick wall with painted stone coping on the south side, with decorative metal gates. Taller brick wall on Vale Road frontage. The north block (the former school building) is two storeys with three bay north facade, with modern windows under pointed double brick arches. The second floor openings have lintels.

On the east side of the church are historic brick and stone walls on north side of Mitton St, with a modern brick enclosure immediately behind these. There is a large lawn area to the east of church.

### **3 (Grade II)**

A two storey, three bay Georgian house (early 19<sup>th</sup> century), with symmetrical Flemish bond brick façade to Mitton Street. Central entrance six panelled door, with pediment and traceried fan light over. There are casement windows with 9 panes, set flush with the facade. Hipped roof at west end; east end has gable. The west facade has a six panelled entrance door with timber pediment over. The windows under shallow segmental brick arches. The south window has 6 panes; north has 9. First floor window has 6 panes. There is a brick dentil course at eaves level. Single storey rear wing with casement sashes. Brick wall to rear garden with timber boarded door. Rough sandstone front garden wall.

### **4A**

A single storey building with steep roof, shop window and door. Blind window in east gable end. Single storey shed at rear.

### **4 and 5 (Grade II)**

Late 18<sup>th</sup> century or early 19<sup>th</sup> century remodelling of earlier timber-framed structure; altered in the 20<sup>th</sup> century.<sup>24</sup> Two storeys and cellar. Painted brick facade on sandstone block foundations. Clay plain tile roof with gabled ends and corbelled brick eaves. Brick gable-ends. Three bay front range; the east bay is probably an addition when remodelled in brick in circa late 18<sup>th</sup> century or early 19<sup>th</sup> century; northwest wing at rear and northeast outbuilding at rear now incorporated into house.

Asymmetrical 3-window south front with modern windows in original large openings, ground floor with cambered arches, first floor with early C19 wrought-iron bowed balconies. Entrance door west of centre with panelled door, semi-circular fanlight with radiating glazing bars and early C19 wrought-iron porch with tent-shaped canopy. Modern doorway on east side.

### **Mitton Walk (Nos. 1 to 6)**

A modern development of two storey houses with brick facades and shallow pitched roofs in a landscape setting. Modern brick wall on east side.

### **No.7**

A two storey three bay 19<sup>th</sup> century house with a symmetrical rendered façade; much altered. Modern 8 pane casement windows. Gable ends to west and east. Central door with modern porch. The brick garden wall has a semi-circular brick coping.

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24 <https://historicengland.org.uk/listing/the-list/list-entry/1389574?section=official-list-entry>



### **Mitton Street – South side (West to East)**

**Villeneuve-le-Roi Garden** on south side, opposite the War Memorial Garden.

### **Hereford and Worcester Army Cadet Force Buildings**

Two modern single storey brick buildings, east of the junction with Lion Hill, with double pitched roofs, set back behind tarmacadam car park. Mature trees behind metal railings on Mitton Street and Lion Hill. .

### **Old Fire Station**

A range of early 20<sup>th</sup> century (?) brick buildings with steep double pitched roofs with post war extensions on the east side. Tarmacadam car park on west side. Makes a neutral contribution to the conservation area.

### **57**

A two storey L-shaped house (early 20<sup>th</sup> century?) with painted brick facades, steep double pitched tiled roofs, with gable end at north end facing Mitton Street, with one muti pane window at ground floor level. Large multi pane windows on the west side. East facade is largely blind. Concrete (?) block wall to Mitton Street.

### **55 and 56**

Semi-detached 19<sup>th</sup> century two storey houses. No.55 is two bay and no.56 is one bay. Modern windows. The ground floor windows have gauged brick arches; first floor have lintels over. There is a brick dentil course at eaves level, and gable ends East and West. Wall to Mitton Street is stone, with brick repairs, with modern railings on top.

### **54 - Holly Bush public house**

Two late Georgian buildings, altered. West side - Two storeys, two bays with rendered facade. The entrance has Gothic style frame. There are original three pane casement windows under segmental brick arches with hoods. Gable ends to east and west. Double pitched roof with modern tiles. Single storey wing on west side, with blind gable end to street. Modern window at first floor level in West gable.

The eastern building is two storey, two bay but is lower than the west building. It has a shallow canted bay at the east end on ground floor, with 8 pane sashes to west window. The central entrance has a loosely Classical framework. Flush door with three pane light above. 8 pane sashes at first floor level. The central opening is blind. Modern railings on low brick wall to street.

### **52**

A modern house in traditional style. Two storeys, three bays with a central entrance porch with pitched roof over. Gable ends east and west. There is a brick garden wall with low modern railings on top.

### **Severn Road (West side)**

#### **28, 29 and 30 Severn Road**

A short terrace of two storey, two bay terraced Georgian houses, much altered with rendered facades. Modern windows and porches. Gable ends and steep pitch roof. The terrace is well set back from the road with modern brick walls along the frontage.

### **Lion Hill - East side (North to South)**

#### **Villeneuve Mews (Nos. 1 to 9)**

A three storey modern development with rendered gabled facades. There is a wide arch opening to interior of development. The south end is two storeys high, with gables and a central entrance.

#### **1 and 2**

A pair of two storey one bay Georgian houses; much altered. Rendered facades and modern windows. No.1 has been extended by 1 bay on the north side.

#### **4**

A two Storey, three bay 19<sup>th</sup> century house, with symmetrical façade and canted bays at ground floor level. Three windows at first floor level. All windows and doors are modern. Flemish bond brick facade. Brick dental course at eaves level, Gable ends, North and South.

#### **5 and 6**

A pair of semi-detached 19<sup>th</sup> century houses. Two storeys, two bays, with canted bays at ground floor level. The doors have semi-circular decorative arches above. No.5 has three and two pane sash windows. No.6 has modern windows and doors. Brick dental course at eaves level.

#### **6A and 6B**

Similar to nos. 5 and 6, No. 6A has modern windows and doors. No. 6B has six panel door and single pane sashes.

## **7**

A two storey, three bay house, with Flemish bond brick façade. Lintels over window openings, 2 pane sashes, and 8 panelled door with semicircular fan light. Wider tripartite windows at South end at ground floor level.

### **White Lion Court**

A former pub divided into flats. A three storey, three bay building with rendered facade. The ground floor has canted bays with three pane sash windows, with marginal glazing bars. Voussoir arches at first floor level. Lintels at second floor. The first floor middle bay has doors and balcony with Regency metalwork. The North End gable wall has blind openings. There is a three storey rear, East, wing, with windows of various sizes. There are 3 pane, 6 pane and eight pane sashes, under segmental brick arches.

The area in front of the building is a low concrete plinth. On the pavement is a modern, unsightly railing.

## **10 to 14**

A terrace of three storey one bay Georgian houses. Flemish bond brick facades with segmental arches with keystones. Some original 6 pane sashes at ground and first floor; 3 pane sashes at second floor. Pedimented doors; a 6 panel door at no.10. Projecting eaves. The front gardens have low modern brick walls. There are three steps up from pavement level.

## **1 to 4 Bell Row**

A terrace of three storey two bay modern houses, in a Georgian style, with stretcher bond facades and brick dental course, at eaves level. Brick arched window

openings with two rows of headers. The front are Isabelle Adamthwaite enclosed by modern brick walls with railings on top.

## **5 to 7 Bell Row**

Similar to Nos. 1 to 4. At the rear of the former Bell public house .

### **The Bell public house.**

A three storey, three bay Georgian building. Painted facade with voussoir arches at ground and first floor level. Ground floor windows have 8 pane sashes; first floor has 6 pane sashes; second floor has 3 pane sashes. There is a pedimented entrance with a six panel door and semicircular fan light. At first floor level there are central double doors with modern metal balcony. South façade is similar to the front façade; three storeys three bays, but without entrance door. The front area has a low modern brick wall.

## **18 - 19**

A two storey, three bay 20<sup>th</sup> century (?) building in Georgian style. The facade is in stretcher bond brickwork. The windows are multi-pane casements. The openings have rendered lintels at ground floor, brick lintels at second floor, and brick cills. There is a central entrance on the Lion Hill facade and one on the north facade. The double pitched roof is slated. There is a low modern brick wall around the front area.

## **21 and 22**

Two post war three storey houses, with modern alterations to facade. The facade is rendered but framed with brickwork. brick border. They are set well back from the street, behind a 19<sup>th</sup> century (?0 brick

wall on the north side and a modern concrete block wall to the south. The roof is not visible, assumed flat, behind a parapet. They make a neutral contribution to the conservation area.

### **York Street – North side (West to East)**

All buildings are unlisted except for 14 to 18.

## **1**

This building is on the corner with High Street. A three storey building with Flemish bond brick facade, with painted lintels at first floor and a painted brick dentil course at eaves level. It has four bays on York Street and one bay on High Street. The latter facade is all painted. The windows are two pane sashes which are a later alteration. The ground floor is much altered with modern two shopfronts of no interest and a modern six panelled door at the east end. The first floor openings have flat gauged brick arches except for the second from the east which, oddly, is a segmental brick arch.

## **2**

A three storey, two bay building which has been radically altered, with wide window openings at first floor and second floor. The Flemish bond brickwork is probably 19<sup>th</sup> century. The windows and shopfronts are all modern and not of interest. There is a string course at second floor. The roof is shallow pitched with modern tiles.

## **3**

A three storey one bay building which is a post war rebuilding, in a loosely Georgian style, although the detailing is poor. The shopfront is modern and not of interest.

**4**

A three storey one bay Georgian building. The facade is in Flemish bond. There is a rendered voussoir arch at first floor level. The windows are modern and detract from the facade. The small shopfront is 19<sup>th</sup> century in style. The shallow pitched roof has a brick dentil course at eaves level. There is a satellite dish at first floor level. To the east is a passageway.

**5**

A three storey one bay Georgian building. The facade is in Flemish bond. There are rendered voussoir arches at first and second floor level. The windows are modern and detract from the facade. The shopfront is modern and not of interest. There is a steeply pitched M shaped roof, hidden behind a brick parapet. There are two satellite dishes at first floor at the east end, and a projecting box sign at the west end.

**6**

A three storey one bay Georgian building. The facade is in Flemish bond. There is rendered voussoir arches at first floor level. The shopfront opening has a lintel over. The 6 pane sash windows are later replacements. The shallow pitched roof has a fascia board at eaves level (no brick dentil course). The shopfront is traditional and could include remnants of a 19<sup>th</sup> century shopfront, such as the fascia.

**7**

A three storey, two bay Georgian building with Flemish bond brick facade. The windows are replacements but in a Georgian style; six pane sashes at first floor and one six pane and one three pane sash per

opening at second floor. Red gauged brick arches at both floor levels. The shopfront is 20<sup>th</sup> century but of traditional design.

**8 and 9**

A three storey, three bay Georgian building with Flemish bond brickwork facade. The window openings have segmental brick arches at first floor and lintels at second floor. The windows are six pane sashes, which are later replacements. The shallow pitched roof has a brick dentil course at eaves level. The shopfront is modern and not of interest. There is a satellite dish at first floor level.

**10**

A three storey, three bay Georgian building with rendered facade. It has been much altered at first floor level with pairs of sash windows. All sashes have 6 panes. There is a 20<sup>th</sup> century traditional shopfront. At eaves level is an unpainted brick dentil course. There is a projecting hanging sign board at first floor level. On the east side is a modern single storey brick extension, with a shopfront window. This has a return to the passageway which leads to a private car park at the rear.

**11**

A three storey one bay Georgian building, which was probably built with nos. 12 and 13. It has a Flemish bond brick facade with segmental brick arch at first floor and lintel at second floor. The first floor windows are two pane sashes. The shopfront window comprises a three pane sash and a six pane sash. There is a painted brick modillion cornice at eaves level. The shopfront is modern and not of interest. On the west

side is a small extension at ground floor with a shallow pitched roof. There are alarm boxes and a projecting box sign at first floor level.

**12**

A three storey, one bay Georgian building, much altered. The windows openings are horizontally proportioned, under lintels, with modern casements. There is a painted brick modillion cornice at eaves level. The shopfront is modern but in a traditional style.

**13**

Similar to 12. A three storey, one bay Georgian building, much altered. The windows openings are horizontally proportioned, under lintels, with modern casements. There is a painted brick modillion cornice at eaves level. The shopfront is modern but in a traditional style.

**14 (Grade II)**

A three storey, one bay Georgian building, Flemish bond brickwork facade with rendered voussoirs arch, with keystone at first floor; lintel at second floor. Original six pane sashes at first floor and 3 and 6 pane sashes at second floor. Shopfront is an attractive traditional design, with projecting square bay, possibly 19<sup>th</sup> century (or reproduction). There is a brick modillion cornice at eaves level.

**15 (Grade II)**

A three storey, two bay Georgian building, built with 14 and with similar details. The windows are modern replacements at second floor. There is a large projecting hanging sign board at first floor level. The shopfront is modern but in a loosely traditional style.

### **16 (Grade II)**

A three storey, three bay Georgian house. Flemish bond brick facade with gauged brick arches over the ground floor and first floor windows. There are quoins at each end of the facade and a heavy rendered parapet hides the roof. There are six pane sashes at ground floor and first floor and three pane/six pane sashes at second floor. It has an early 19<sup>th</sup> century porch with Doric columns and entablature. The fanlight is a three centred arch. The front door is partially glazed. There are fascia signs and a projecting hanging sign board at first floor level. East of the building is a passageway to the rear.

### **The Old Inspector's House**

A two storey, three bay building in a neo-Georgian style. The facade is in Flemish bond brickwork. There are three windows at first floor under soldier course arches. The windows are modern. The entrance door at the west end has a segmental brick arch over. East of this is a projecting curved shopfront. The hipped roof has white painted projecting eaves with modillion brackets. There is a large, wide dormer with four windows in the front roof slope.

### **17 (Oakleigh House) (Grade II)**

A large, detached house with attached garden boundary wall. The list description states that the original building is late C18; extended circa 1840s. The 18<sup>th</sup> century wing is in red brick, the front building is stuccoed and circa 1840s. The slate roofs have gabled ends. The front range has deep eaves and bracketed verges. The C18 garden boundary wall extends to the rear.

The front facade comprises two storeys and is three bays wide; a symmetrical composition. The first floor windows have moulded eared architraves with key blocks; the windows are modern. At ground floor level are two large, canted bay windows with cornices and single pane sashes (without glazing bars). The central doorway has a Tuscan portico and 6-panel door with overlight.

To the west is a two storey service wing with a 20<sup>th</sup> century conservatory on front. At rear the parallel brick range is the C18 house. At the centre is a tall stair window with intricate pattern of glazing bars and canted bay window on left of ground floor complete with sash windows with glazing bars. The garden at the rear has a tall red brick garden boundary wall with coping bricks; the garden has been divided into two and is now in two ownerships.

### **18 (Grade II)**

The former canal Lock keepers cottage, now a shop, dated 1854. The facades are painted render. It is a single-storey three bay building with central slightly projecting gable with plaque over inscribed SWCC. There are shopfront windows and doors each side of the gable, which has a central casement window. The composition is slightly asymmetrical, with the gable off centre. At the east end is a 20<sup>th</sup> century bow window with plaque over inscribed AD 1854. Extension to rear. The roof is Welsh slate with a central ridge stack. The apexes of the gables have turned and pointed wooden finials. Forms a group with Toll Office adjacent to York Street Lock at the head of the canal basin.

### **Parkes Passage - West side (South to North)**

At southern end 19<sup>th</sup> century brick boundary wall and the east gable end of 17 York Street. The wall continues north of no.17. There are two large mature trees on the east side of the garden which contribute positively to the conservation area.

### **1 and 2 Oakleigh Gardens**

Two detached modern houses with steep double pitched roofs and projecting gabled windows on the east side. These lie behind the 19<sup>th</sup> century wall on the west side of Parkes Passage.

### **16 and 17**

Pair of semi-detached post-war bungalows with brick facades and steep double pitched tiled roofs. Makes a neutral contribution to the conservation area.

### **18**

Single storey brick building with steep double pitched roof, with long axis running east-west. Gable facade to east. Makes a neutral contribution to the conservation area.

### **Wesley Methodist Church (Grade II)**

Largely early C19. Lined-out stucco facade over brick with slate roof. Two storeys and five bays, with one bay recessed to east, and two bays contained beneath a pediment. Doorway towards west of elevation in projecting porch with flat entablature carried on Doric columns. Lower windows, and additional doorway in east bay, have stilted shouldered architraves. Central windows contain stained glass. Upper round arched windows with keystones. Oculus with stressed

voussoirs in apex of pediment. Heavy entablature and string course. Brick wing to rear links chapel to manse, a mid C19 addition.

### **Parkes Passage - East side (South to North)**

The south end is a vehicular access leading to Parkes Quay, with a painted brick wall to the front garden of 9 Parkes Passage (Grade II). North of Parkes Quay the passage is a tarmacaded pedestrian route.

### **9 and 10 (Grade II)**

A pair of two storey cottages, circa 1780, built for the Staffordshire and Worcestershire Canal Company. Painted brick facade; slate roof with dentil brick eaves and brick stacks to gable ends and to rear. Three bay front range; northwest wing at rear extended in mid 19<sup>th</sup> century and incorporates wash house with curved plan; northeast wing at rear has parallel central two-storey wing added mid 19<sup>th</sup> century. Symmetrical south facade with three windows, with mid C20 leaded casements (after the original). Original corniced architraves to front doors.

The late 18<sup>th</sup> century brick wall extends south, along the west side of garden and is also listed Grade II.

### **Garages**

A pair of modern garages in a single storey building with a steep double pitched roof, with large forecourt on the south side.

### **Hall / Sunday School**

A single storey 19<sup>th</sup> century building in Gothic (early English) style. Brick facades in Flemish bond with yellow brick quoins and mullions. Lattice framed metal windows with small diamond panes. Openings have pointed stone arches. West facade has projecting gabled bay with tripartite windows. The entrance is at the north end, a projecting brick porch with pitched roof. The door opening has a pointed brick arch and the door is a vertically boarded, with decorative hinges.

A stone plaque below the main window on the west facade reads:

'To the glory and praise of God and in loving remembrance of the Stourport Methodists of the past generation. These Wesleyan schools were erected by T. J. Baldwin AD 1875'

### **8a and 8b**

A pair of 19<sup>th</sup> century houses with brick facades, steep double pitched roofs, with brick dentil course at eaves level. The west facades have a canted bay at ground floor level with pitched roofs. One window each at first floor level under a lintel. Low front garden wall with semi-circular brick copings and simple metal railings. Tall central chimney stack on west side of roof.

### **5, 6 and 7**

A terrace of three modern two storey two bay brick faced houses, built circa 2007 (?). Central house has gable end. Entrances porches with pitched roofs and gables above the doors. Makes a neutral contribution to the conservation area.

### **1 and 2**

Two storey modern building with rendered facades. Two horizontal window openings at first floor level highly glazed shopfronts at ground floor. set back from historic building line, with tarmacadam forecourt. (Not of significance) .

### **Parkes Quay**

### **1 to 10**

A modern development of two and three storey terraced houses facing east over the canal. Brick facades, with timber clad projecting bays with gables on the three storey buildings. Small projecting roofs over entrances. The three storey houses have garages. Timber casement windows. Steeply pitched tiled roofs. Entered from the south under a wide arched opening.

Historic crane on the west bank of the canal just north of the modern houses. Moorings for boats on the west bank.

### **11**

At the north end is a modern single storey block, facing east to the canal. Brick facades and tiled roofs. Timber boarded doors and three pane casement windows.

### **12 and 14 (Grade II)**

Two storey 19<sup>th</sup> century Former Canal Maintenance Yard Workshop with red brick facades and steep double pitched tiled roof. Brick dentil course at eaves level. Central gable on south façade with first floor doorway below. First floor window openings have semi-circular brick arches. Metal multi-pane windows. Large arched openings at ground floor level. Modern

window on east wall. North facade is blind. Small rooflights in northern pitch. On south side are single storeyed extensions with lean-to roofs, the furthest of Welsh slate with two brick stacks. Nearest to main range a round-arched cast-iron window with Gothick traceried glazing, then wide cart entry and three two-light casements and two doorways.

### **Severn Mews**

#### **Nos. 1, 2, 3, 4, 4a, 5**

A terrace of late 18<sup>th</sup> century two storey two bay houses on the west side of Parkes Passage, accessed from the north, west of the Methodist Chapel. Brick facades in English bond and steep double pitched plain tiled roof. Originally known as 'Court, 1 High Street'. Ground floor openings have shallow segmental brick arches, comprising two brick courses. First floor openings have brick lintels. Brick dentil course at eaves level.

No. 4a is a modern infill. Stretcher bond brick façade, with similar details to the other buildings. Gabled dormers in roof.

### **Land at the rear of 21-22 High Street and 11 York Street**

Used as a tarmacadamed car park with brick boundary walls (part 18<sup>th</sup> century/19<sup>th</sup> century) on the west side. The historic walls are of significance. On the east side a terrace of single storey flat roofed garages, with up-and-over doors. To the south of these is an early 19<sup>th</sup> century (?) brick wall with stone copings. In the southeast corner the site is bounded by a modern

timber boarded fence with concrete posts. At the north end is a modern single storey building at the rear of 20 High Street .

### **Land at the rear of 16 York Street**

Used as a surface car park. 19<sup>th</sup> century brick boundary walls with stone copings on the west, east (garden wall of 1 and 2 Oakleigh Gardens) and north sides. South gable end of 5 Severn Mews in northeast corner. The low brick wall at the rear of the buildings on the north side of York Street, on the south side. High brick wall on east side of entrance from York Street, at rear of no. 17 York Street. These historic walls are all of significance.

## Appendix II. Shopfront Gazetteer

There are a number of good shopfronts which make a positive contribution to the character and appearance of the conservation area. Some shopfronts have been much altered but contain some original features.

These are illustrated in the following plates:

- 1 High Street – Victorian **[Plate 1]**.
- 2 and 2a High Street – Neo-Georgian (20<sup>th</sup> century) \* **[Plate 2]**.
- 3 High Street – Victorian **[Plate 3]**.
- 11 High Street – Neo-Georgian (20<sup>th</sup> century) **[Plate 4]**.
- 12 High Street - Victorian \* **[Plate 5]**.
- 17 High Street Classical – date unknown **[Plate 6]**.
- 18 High Street – Victorian **[Plate 7]**.
- 19 and 19a – Georgian **[Plate 8]**.
- 20 and 20A – Classical (Georgian?) framework. Edwardian shopfronts \* **[Plates 9 and 10]**.
- 22 and 23 and 24/25 High Street – remains of Victorian shopfronts – console brackets to fascia **[Plates 11, 12 and 13]**.
- 28 High Street – Victorian rendered arched framework (WH Smith) **[Plate 14]**.
- 29 High Street – Victorian \* **[Plate 15]**.
- 33 High Street – 20<sup>th</sup> century in 19<sup>th</sup> century style **[Plate 16]**.
- 35 High Street – Victorian \* **[Plate 17]**.
- 36 High Street – Victorian \* **[Plate 18]**.
- 39-40 High Street – Georgian \* **[Plate 19]**.
- 42 High Street – Neo-Georgian \* **[Plate 20]**.
- 5-7 Lombard Street – Neo-Georgian **[Plate 21]**.
- 15 Lombard Street – Victorian **[Plate 22]**.
- 4 York Street – Victorian style **[Plate 23]**.
- 6 York Street – Victorian **[Plate 24]**.
- 7 York Street – Victorian style **[Plate 25]**.
- 14 and 15 York Street – Victorian style **[Plate 26]**.

\* These are considered to be the shopfronts which make the greatest contribution to the character and appearance of the conservation area.



1. No.1 High Street



2. Nos. 2 and 2a High Street



3. No. 3 High Street



4. No. 11 High Street



5. No. 12 High Street





6. No. 17 High Street



7. No. 18 High Street



8. Nos. 19-19A High Street



9. No. 20 High Street



10. No. 20A High Street



11. No. 22 High Street



12. No. 23 High Street



13. Nos. 24-25 High Street



14. No. 28 High Street



15. No. 29 High Street



17. No. 35 High Street



19. No. 39-40 High Street



16. No. 33 High Street



18. No. 36 High Street



20. No. 42 High Street



21. Nos. 5-7 Lombard Street



22. No. 15 Lombard Street



23. No. 4 York Street



24. No. 6 York Street



25. No. 7 York Street



26. Nos. 14 and 15 York Street

## Appendix III: Listed Buildings in the Conservation Area

Note: All these buildings are listed at Grade II.

2 AND 2A, HIGH STREET  
Grade: II  
List Entry Number: 1209467

10, 11 AND 12, HIGH STREET  
Grade: II  
List Entry Number: 1210117

13 AND 14, HIGH STREET  
Grade: II  
List Entry Number: 1209455

15, 16 AND 17, HIGH STREET  
Grade: II  
List Entry Number: 1210122

18, HIGH STREET  
Grade: II  
List Entry Number: 1292642

19 AND 19A, HIGH STREET  
Grade: II  
List Entry Number: 1210126

20, HIGH STREET  
Grade: II  
List Entry Number: 1209456

21, HIGH STREET  
Grade: II  
List Entry Number: 1292313

22, 23 AND 23A, HIGH STREET  
Grade: II  
List Entry Number: 1210132

28 AND 29, HIGH STREET  
Grade: II  
List Entry Number: 1209457

30 AND 31, HIGH STREET  
Grade: II  
List Entry Number: 1210134

32, HIGH STREET  
Grade: II  
List Entry Number: 1292643

33, HIGH STREET  
Grade: II  
List Entry Number: 1210136

35 AND 36, HIGH STREET  
Grade: II  
List Entry Number: 1209458

THE WHEATSHEAF PUBLIC HOUSE AND  
ATTACHED OUTBUILDINGS  
Grade: II  
List Entry Number: 1210143

STOURPORT ON SEVERN WAR MEMORIALS  
Grade: II  
List Entry Number: 1459050

3, MITTON STREET  
Grade: II  
List Entry Number: 1292251

4, MITTON STREET  
Grade: II  
List Entry Number: 1389574

FORMER CANAL MAINTENANCE YARD WORKSHOP  
Grade: II  
List Entry Number: 1209471

10-14, LION HILL  
Grade: II  
List Entry Number: 1292647

THE BELL PUBLIC HOUSE  
Grade: II  
List Entry Number: 1209463

THE WHITE LION PUBLIC HOUSE  
Grade: II  
List Entry Number: 1209462

WESLEYAN CHAPEL AND ATTACHED MANSE  
Grade: II  
List Entry Number: 1217923

9 AND 10 AND ATTACHED WALL TO SOUTH  
Grade: II  
List Entry Number: 1088099

14, YORK STREET

Grade: II

List Entry Number: 1292612

FORMER LORD NELSON PUBLIC HOUSE

Grade: II

List Entry Number: 1218077

16, YORK STREET

Grade: II

List Entry Number: 1218039

OAKLEIGH GUEST HOUSE INCLUDING ATTACHED  
GARDEN BOUNDARY WALL TO NORTH EAST

Grade: II

List Entry Number: 1380943

TOLL OFFICE ADJACENT TO YORK STREET LOCK

Grade: II

List Entry Number: 1292613

THE LOCK SHOP

Grade: II

List Entry Number: 1209476

Click on the address to be taken to the list entry on the  
Historic England website - [https://historicengland.org.  
uk/listing/the-list](https://historicengland.org.uk/listing/the-list)

## Appendix IV. Extracts from the Wyre Forest District Local Plan

### Wyre Forest District Local Plan (2016-2036)

#### 25 Safeguarding the Historic Environment Policy DM.23 - Safeguarding the Historic Environment

Proposals likely to affect the significance of a heritage asset (including the contribution made by its setting or any important vistas or views) should be accompanied by a description of its significance in sufficient detail to allow the potential impacts to be adequately assessed by a qualified and/or experienced heritage professional. This will usually be in the form of a Heritage Statement. Where there is potential for heritage assets with archaeological interest to be affected, this description should be informed by available evidence, desk-based assessment and, where appropriate, field evaluation to establish the significance of known or potential heritage assets.

Any development proposal causing harm or loss of significance to a heritage asset will be resisted unless clear and convincing justification is provided, to permit assessment against the NPPF criteria, relevant legislation and published local and national guidance.

Development proposals should avoid harm to or loss of heritage assets wherever possible. The highest level of harm should require very robust justification, including the demonstrable consideration of alternatives. Substantial harm to a designated heritage asset should only be allowed in exceptional circumstances.

The sympathetic and creative reuse and adaptation of historic buildings will be encouraged. Such proposals that provide a sustainable future for heritage assets identified as at risk, will be considered in accordance with Policy DM.24.

Repairs, alterations, extensions and conversions of heritage assets must be sympathetically designed to respect the significance of the form, character and materials of the original heritage asset and its setting. Fixtures and fittings should be inconspicuously sited and proportioned and be designed sympathetically to reflect the significance of the asset

Where a material change to a heritage asset has been agreed, recording and interpretation should be undertaken to document and understand the asset's archaeological, architectural, artistic or historic significance. The scope of the recording should be proportionate to the asset's significance and the impact of the development on the asset. The information and understanding gained should be made publicly available, as a minimum through the relevant Historic Environment Record and where appropriate at the asset itself through on-site interpretation.

#### Reasoned Justification

25.1 The various elements of the historic environment contribute to making Wyre Forest District a desirable place to live, work and attract tourism and economic investment to the area. Conservation of heritage assets must reflect a sufficient understanding of their significance, including both their setting and their wider context in the landscape/townscape. It is recognised that many heritage assets, in

particular archaeological remains, are currently unidentified and thus their significance is unknown. Appropriate information, where necessary from a field evaluation of significance, is the key to well-informed decision-making.

25.2 Local heritage listing is a means for a community and a local authority to jointly identify heritage assets that are valued as distinctive elements of the local historic environment. The Local Heritage List identifies those heritage assets that are not protected by statutory designations. A Local Heritage List provides clarity on the location of these assets and what is significant about them. Their local interest could be related to the social and economic history of the area, individuals of local importance, settlement patterns or the age, design and style of buildings. The Local Heritage List is not restricted to buildings. It may comprise sites, places or areas such as village greens or ponds. It may include structures such as bridges and sluices, and historic street furniture such as letter boxes, signposts or telephone boxes. Local Heritage Assets are not given any protection through Law, but the use of appropriate materials and design is encouraged in schemes for their alteration. Repairs should be undertaken on a like-for-like basis. The District Council will continue to compile and maintain its Local Heritage List for those undesignated heritage assets it considers to be of local interest and significance.

25.3 Pre-application discussions are encouraged, as this will allow the early identification of heritage issues, save time, reduce risk and improve the quality of applications and thereby encourage investment



in the District. These discussions should involve the relevant local planning authority, applicants, architects and agents and heritage specialists and Parish or Town Councils working on Neighbourhood Plans. Proposals involving new build, repair, alteration or extension of heritage assets can conserve the significance of the existing asset and its setting. This may be achieved by means of appropriate siting, massing, form, height, scale, design and use of local materials.

25.4 The use of local building materials or the sourcing of building materials compatible with those used historically but no longer available (such as stone from local quarries which have closed) is of great importance in maintaining the character of the built historic environment. The Building Stones Database produced by the Herefordshire and Worcestershire Earth Heritage Trust provides data on the origins of building stone used in local buildings and the District Council will use evidence contained within this database to inform its decision making.

25.5 The sympathetic reuse, repair and adaptation of existing buildings can act as a catalyst for economic regeneration, support tourism and encourage the sustainable use of resources. It is important that any climate change mitigation / adaptation measures do not cause harm to the significance of heritage assets. Where appropriate, when opportunities for creative, contemporary and innovative architectural design arise, they will be encouraged.

25.6 In having regard for the provisions of the NPPF, the total loss of any heritage asset either by demolition or development will be resisted unless

all reasonable efforts have been made to sustain existing uses, find viable new uses for the asset, or otherwise preserve it in charitable or community ownership. When considering development proposals of substantial benefit to the community and warranting consideration of total loss of a heritage asset, the District Council will require clear evidence that the redevelopment will proceed.

25.7 The District Council will from time to time identify and designate Conservation Areas where it considers those Areas to have special character warranting protection under Policy DM.23. Alongside relevant policies and guidance regard should be had to the provisions of relevant legislation, including the Planning (Listed Building and Conservation Areas) Act 1990.

## **26 Quality Design and Local Distinctiveness Policy DM.24 Quality Design and Local Distinctiveness**

All development will be expected to be of a high design quality. It will need to integrate effectively with its surroundings, in terms of form and function, reinforce local distinctiveness and conserve, and where appropriate, enhance cultural and heritage assets, landmarks and their settings. New and innovative designs which promote high levels of inclusivity and sustainability will be encouraged and supported where they enhance the overall quality of the built environment.

Applications should demonstrate, through a Design and Access Statement or other supporting evidence, how the objectives outlined in criterion 1 have been addressed. They will also need to address the following matters:

### **Siting and layout**

The siting and layout of a development should reflect the given characteristics of the site in terms of its appearance and function. Orientation should take advantage of passive heating and cooling systems, offer shade as appropriate and provide for the use of renewable energy.

### **Relationship to Surroundings and to Other Development**

Development proposals must complement the character of the area. In particular, development should respond to surrounding buildings and the distinctive features or qualities that contribute to the visual and heritage interest of the townscape, frontages, streets and landscape quality of the local area, and should integrate well into the existing street scene. Development should concentrate the most active uses or entrances on main thoroughfares and focal points, maximising the use of corner plots and the street frontage, and have appropriate regard to the common building line, historic street pattern and skyline.

### **Neighbouring Amenity**

Development should provide an adequate level of privacy, outlook, sunlight and daylight, and should not be unduly overbearing.

#### Settlement Character

The distinct identity and character of settlements should be safeguarded and proposals should be consistent with the relevant Conservation Area Character Appraisal or Neighbourhood Plan. Design proposals should ensure that the prominent views, vistas and skylines of Bewdley, Stourport-on-Severn, Kidderminster and the village settlements are maintained and safeguarded, particularly where they relate to heritage assets, existing landmark buildings, and 'gateway' sites. Development at the urban edges should respect the rural setting.

#### Mix of Uses

To create vitality and interest, proposals should incorporate a mix of uses where this is appropriate to the location.

#### Flexible Design

Development should incorporate flexible designs, addressing access to public open spaces and enabling adaption for future needs and uses in terms of internal spaces and extensions. It should avoid being prejudicial to the development of larger areas.

#### Scale, Height and Massing

The scale, height and massing of development must be appropriate to the setting of the site and the surrounding landscape character and townscape, including existing urban grain and density. The footprint should be appropriate for the locality and not represent over-development of the site.

#### Links, Connectivity and Access

Design and layouts should maximise opportunities for pedestrian and cycle linkages to the surrounding area and local services and should be generally accessible for all users, including those with disabilities. Vehicular traffic from the development should be able to access the highway safely and the road network should have the capacity to accommodate the type and volume of traffic from the development.

#### Detailed Design and Materials

The detailing and materials of development should be of high quality and appropriate to its context, avoiding inappropriate features and detail. Design should have regard to sustainable construction approaches and ensure adaptability to changes in the climate.

#### Appropriate Facilities

Development should incorporate the parking facilities required by the current Parking Standards and provision for the storage of bicycles. Satisfactory access and provision for the parking, servicing and manoeuvring of vehicles should be provided in accordance with the recognised standards. Parking solutions should provide secure parking with adequate natural surveillance without resulting in cars dominating a development.

#### Landscaping

Development should provide high quality hard and soft landscaping. The importance of soft landscaping, using appropriate species and

incorporating arrangements for long-term management is emphasised. Existing trees should be incorporated into development or replacements provided where a tree survey demonstrates trees are not worthy of retention or retention is not possible.

#### Public Realm

Public realm and open spaces should be well-designed, appropriately detailed and maintained via management agreements. They should also incorporate active frontages where appropriate. Proposals should include hard and soft surfaces, public art, street furniture, shade, lighting and signage as appropriate to the development. Open space and play provision should be sited to take advantage of natural surveillance.

#### Creating a Safe and Secure Environment

Opportunities for creating a safe and secure environment and providing surveillance should be included, principally through the layout and positioning of buildings, spaces and uses. Where appropriate, development should incorporate measures for crime reduction that are consistent with those recommended by the Secured by Design guides. Buildings and their surrounding spaces should incorporate fire safety measures and be designed to allow rapid access by the emergency services.

New development should be inclusive and accessible for all users including those with disabilities.

## **Reasoned Justification**

26.1 The NPPF requires Local Planning Authorities to prepare robust policies on design. Good design is a key aspect of sustainable development (NPPF paragraph 126) and excellence in design can create a sense of place, improve the attractiveness of a location and create safer places to live and work, thereby enhancing the quality of people's lives. Much detailed advice on design issues exists at the national level but, given the importance of the issue locally, it is considered essential to have a specific development management policy at the District level.

26.2 This policy is underpinned by the Council's Adopted Design Guidance SPD 2015. This SPD will be updated following adoption of the Local Plan.

26.3 Good design can have a number of direct and indirect advantages. Well- designed well-connected places provide safe and attractive pedestrian environments and can therefore encourage sustainable modes of transport. Well-designed buildings can also incorporate sustainable and climate change mitigation features which maximise natural heating, cooling and lighting and provide opportunities for the generation of renewable energy.

26.4 Poor design, on the other hand, has the potential to detract from people's day-to-day lives through poor building relationships, car-dominated layouts and a sub-standard public realm, all of which add little to a sense of place and have a negative impact on land values, property prices and the environment in general.

26.5 The landscapes and townscapes of the District represent a legacy of previous developments and they frequently present a history of design styles. Whilst many aspects of this design legacy are pleasing in terms of their aesthetics and function there are other examples which neither are pleasing nor continue to function well.

26.6 Mixed use developments add to the vitality and viability of places. Residential properties within town centres extend the length of time activity takes place and create natural surveillance. Small business units and retail outlets within primarily urban areas increase the activity within those areas making places feel safer.

26.7 Good design is also a crucial element in supporting economic prosperity, and can be an important factor in attracting inward investment and promoting a vibrant tourist economy. Where some employment development proposals require the accommodation of specific processes, design solutions should strive to achieve a positive aesthetic without compromising the functionality of the development.

26.8 It is essential that full consideration is given to achieving sustainable development which counteracts anticipated climatic variations over the lifetime of a new building or development through the choice of location, design and materials. It is also important to address ecological integrity and there may be opportunities for slowing excess water through the use of green infrastructure, and use of guttering which can cope with higher-intensity rainfall. Reducing the demand for energy and improving energy efficiency

is also an important starting point for achieving sustainable design. Further advice and guidance can be sought from the UK Climate Change Risk Assessment, which covers risks to infrastructure and the built environment.

26.9 Good design is also vital in protecting and enhancing the special character of Wyre Forest. The design principles contained within this policy provide a design framework for new development that is explained further in the Design Guidance Supplementary Planning Document. They may also be complemented by Neighbourhood Plans, Management Plans and Conservation Area Appraisals that can provide the "fine grain" local design detail. In accordance with the NPPF, it is expected that pre-application discussions should include design-related matters.

26.10 Where development proposals are required to be accompanied by a Design and Access Statement, these should be used to explain how the principles of good design, including those set out in this policy's criteria, have been incorporated into the development. This policy should be read in conjunction with other relevant policies in the WFDP and proposals will be expected to demonstrate that they have been informed by current available guidance.

## **Policy DM.25 - Design of Extensions and Alterations**

Extensions and alterations, whether to residential or non-residential properties should not have a serious adverse effect on the amenity of neighbouring residents or occupiers.

Residential extensions and alterations should:

- Accord with the 45 degree code
- Be in scale and keeping with the form, materials, architectural characteristics and detailing of the original building
- Be subservient to and not cumulatively, when taken with previous extensions, overwhelm the original building, which should retain its visual dominance
- Harmonise with the existing landscape or townscape and not create incongruous features
- Not encroach onto neighbouring land not owned by or under the control of the applicant, including highway pavements where properties are built up to the back of pavement
- Unless it can be demonstrated that there is no other alternative, the development of flat roofed extensions will not be allowed.

Proposals involving the extension or alteration of an existing non-residential building should:

- Accord with the 45 degree code if located next to a residential property.
- Harmonise with the existing landscape or townscape and be complementary to the appearance of the existing building.
- Not unduly diminish the amount of ancillary operational space.

### **Reasoned Justification**

26.11 Extensions to dwellings constitute one of the most frequent proposals for development. A well-designed extension may add to the value of a

property whereas unsympathetic design may not only reduce the value of the building but, potentially, its overall life-span.

26.12 As a general rule extensions should be subservient to and reflect the scale and character of the existing building. Extensions, both in themselves and when taken together with previous works, should not dominate the original building. A cumulative succession of modest extensions on a building could have a detrimental impact on the surrounding area, particularly sensitive open countryside and Green Belt. For this reason extensions must be in scale with the original building rather than the building at the time of the application.

26.13 This policy is underpinned by the Council's Adopted Design Guidance SPD 2015. This SPD will be updated following adoption of the Local Plan.

26.14 Most dwelling houses in the District feature traditional pitched roofs, and in order to ensure that two storey extensions to such dwellings harmonise in general design terms, the use of flat roofs on such extensions will not normally be permitted.

26.15 The designers of extensions must consider the 45 degree code in order to protect the amenity of neighbouring residents. Proposals that do not adhere to the code will not be permitted.

26.16 Extensions and alterations to non-residential buildings must have regard to their impacts on the visual integrity of the building and local amenity.

Such proposals should not seriously diminish the amount of operational space to the detriment of local amenity and safety.

26.17 Where properties have been constructed to the back of the pavement with no amenity space in front of the elevation facing the highway, extensions or alterations (including external thermal cladding) will technically fall outside the curtilage and will not be permitted in the interests of highway safety and maintenance of utility services.

### **Policy DM.26 - Landscaping and Boundary Treatment**

Landscape Schemes and Boundary Treatments should be:

- Specific to the place, recognise the context, reflect existing materials where these contribute to the character of the area and be demonstrably maintainable

Landscape schemes must demonstrate that they:

- Are informed by the Landscape Character Assessment and/or Historic Landscape Characterisation, protecting existing trees, hedges and other landscape features where possible.
- Provide adequate room for growth and acknowledge the importance of existing trees, hedges and plants when specifying their location
- Predominantly use local native species to protect and improve biodiversity

- Incorporate features to clearly mark desire lines, enhance or create views or vistas, and clearly define public and private spaces
- Incorporate planting appropriate to the prevention of crime and vandalism
- Provide imaginative, durable and porous hard landscaping solutions which add to a sense of place and local distinctiveness, meet policy requirements on water management integrating SUDS where possible
- Utilise lighting and architectural features to give artistic effect where appropriate to the locality
- Encourage walking and cycling and provide direct routes to relevant services
- Have a sustainable management plan providing for maintenance and aftercare

Boundary Treatments must be designed to:

- Reflect the local landscape or urban character and appearance of the area and protect existing trees, hedges or distinct landscape features to protect and improve biodiversity
- Reinststate and include appropriate new vegetative boundaries wherever possible
- Provide woodland planting where new development is proposed along transport corridors if this is appropriate to the existing landscape type or natural habitats

### Reasoned Justification

26.18 Landscaping schemes and boundary treatments are an important aspect of design. When the topography of an area or the layout of the buildings

is taken into account, a combination of good design and landscaping can dramatically reduce the impact of development.

26.19 Wyre Forest District has a wealth of native species which should be utilised in landscaping schemes to harmonise with the character of the wider area.

26.20 Insensitive landscaping schemes can harm the openness of the Green Belt and impact on historic views of the local towns and villages.

26.21 The definition of public and private spaces is important to facilitate future management of landscapes in both urban and rural settings. Landscape schemes require a clear and sustainable management plan to ensure that they do not degenerate over time into wasteland.

26.22 The use of certain plants (particularly those with spikes or thorns) can deter vandals, burglars and other criminal activity. Consideration should be given to how sensitive landscaping will contribute to a reduction in crime whilst being manageable and attractive.

26.23 The integration of Sustainable Urban Drainage Systems into hard landscaping schemes can enrich biodiversity and ecology whilst contributing to a reduction in flood risk See Policy SP32.

26.24 Architectural and lighting features can enhance and contribute to an increase activity levels in and around landscaping schemes which can make these places better integrated into an urban environment.

26.25 It is important to be able to easily identify the boundary between public and private spaces. Walls, fences, railings, gates, archways, paving and signage can all be used and should form an integral part of the design solution.

26.26 Walling with or without timber infill panels, designed as an integral part of the overall development will enhance a housing development over the longer term, particularly when used in association with well-designed landscaping. Timber fencing along boundaries with the public domain is considered inappropriate due to its limited lifespan and vulnerability to damage.

26.27 The need for a secure perimeter around industrial, commercial, business and retail premises is recognised, especially where there are external storage areas or vehicle depots. It is important, however, that the choice of fencing and screening can harmonise well with the wider setting.

26.28 Where there is a requirement for screening, this can be designed as a work of art and this will be encouraged to mitigate adverse impacts where appropriate.

26.29 Landscaping is an important element of design and should augment good design rather than screening or hiding poor design.

26.30 Landscape schemes whether for residential or non-residential properties should have regards to the design principles set out within the Council's Adopted Design Guidance SPD (2015, and subsequent revisions).

### **Policy DM.27 - Advertisements**

Proposals for advertisements must:

- Not have a detrimental impact on the amenity of the area or building in/on which they are displayed.
- Not be prejudicial to public safety by reasons of their size, location or content.
- Not obstruct a highway or public right of way either directly or through maintenance requirements.
- Not confuse users of highways, navigable waterways and railways.

Proposals for large advertisement hoardings or groups of small hoardings will only be permitted within towns at the following locations:

- Vacant plots in large commercial or industrial areas or to provide temporary screening of those areas whilst undergoing development.
- Around sites identified by the Council as long-term eyesores where alternative screening will not adequately enhance the amenity of the area.

Proposals for advertisements within, on or adjacent to heritage assets must:

- Meet the criteria contained in Policies SP.21 - Historic Environment and DM.23 - Safeguarding the Historic Environment
- Reflect traditional signage compatible with the design and age of the heritage asset.
- Avoid the use of internally illuminated signage or box fascias.
- Avoid the use of non-traditional materials such as UPVC, Perspex and Plastics.
- Be in scale and proportion to the heritage asset on which they are displayed.
- Advance Warning Signs that would result in harm to the amenity of the townscape or landscape will not be permitted.

Freestanding signs, in addition to meeting the criteria set out in Section 1 above, must:

- Relate well to the business of the site.
- Not lead to a predominance of such signage.
- Be sited within the forecourt or curtilage of the building to which they relate

### **Reasoned Justification**

26.31 The display of advertisements is subject to a separate consent process within the planning system. (47)

26.32 In assessing applications to display advertisements the Planning Authority will have regard to the desirability of preserving the character and appearance of the general locality and the architectural quality or character of buildings when considering amenity issues.

26.33 Illuminated signage will only be permitted where lighting is unobtrusive or not considered to be harmful to the character and appearance of the site or surroundings. When internal illumination is proposed individual illuminated letters are preferred.

26.34 Advertisement hoardings may harm the visual integrity of buildings if they are placed without due regard for the building's design and fenestration pattern. Proposals for externally mounted advertisement hoardings should demonstrate that the visual amenity of the building or area will not be compromised.

26.35 The maintenance of public safety will be of paramount concern when considering applications for advertisements adjacent to railways, navigable waterways and highways.

26.36 The placing of an advertisement on or close to listed buildings is unlikely to preserve their special interest and is best avoided. Proposals affecting a Conservation Area should demonstrate that its character will be preserved or enhanced.

26.37 Consent will be granted for outdoor advertisements (including poster hoardings) provided the display will not adversely affect the amenity of the area or impact on public safety. Large hoardings in rural areas are likely to be out of place because of their urbanising effect.

### **Policy DM.28 - Wyre Forest Waterways River Severn**

Within the towns of Stourport-on-Severn and Bewdley developments and initiatives that make a positive contribution to the creation of a high quality riverside environment will be supported where these do not conflict or otherwise harm the character of the Conservation Areas or the wider landscape.

#### **River Stour**

The opening up and enhancement of the River Stour in Kidderminster town centre will be encouraged. Within the towns of Stourport-on-Severn and Kidderminster developments and initiatives that make a positive contribution to the creation of a high quality riverside environment will be supported where these do not conflict or otherwise harm the character of the Conservation Areas or the wider landscape.

#### **Staffordshire and Worcestershire Canal**

Developments and initiatives that make a positive contribution to the creation of an attractive and high quality canal-side environment will be supported.

Development adjacent to the canal should, where appropriate, provide a strong, active frontage onto the waterside providing natural surveillance and promoting high levels of activity during the day.

Development in proximity to the canal should promote its use as a sustainable pedestrian and cycle route with towpath surfacing appropriate to the area through which the canal passes and its likely use. Canal-side landscaping should be appropriate for the location,

set back to allow for future growth, allow for safe navigation and feature robust barriers to ensure vehicles do not enter the waterway.

All development proposals affecting the Staffordshire and Worcestershire Canal Conservation Area (a designated heritage asset) must comply with the requirements of Policy DM.23 Safeguarding the Historic Environment.

#### **Reasoned Justification**

26.38 The District's two major rivers are fundamental to the history, heritage and future of the District.

#### **River Severn**

26.39 The River Severn shaped the historic development of Bewdley as an inland river port, later overtaken by Stourport-on-Severn, Britain's first canal town. Although the industrial role of the river has ceased it remains an important dominant feature both culturally and economically.

26.40 Whilst the River Severn plays an important role in attracting tourism to both Stourport-on-Severn and Bewdley, the potential for tourism associated with the River Stour and the Staffordshire and Worcestershire Canal in Kidderminster has yet to be exploited.

#### **River Stour**

26.41 The River Stour, running north to south through the district powered medieval fulling mills and encouraged iron production at several semi-rural locations. Running through the centre of Kidderminster it was vital to the rapid industrial growth of the town, and, at a slightly later date, the industrialisation of

Stourport. Unlike the navigable River Severn, the Stour ran through culverts in Kidderminster powering manufactories and serving dye-houses. Recent developments have exposed more of the river to view, however the town has yet to make the most of the opportunities this provides.

26.42 The River Stour enters the River Severn at Stourport-on-Severn. The potential of the river at this location has been largely over-looked in recent years; however, there is potential for sensitive development adjacent to the river on former industrial sites where flood risk assessment allows.

#### **Staffordshire and Worcestershire Canal - Stourport-on-Severn**

26.43 Stourport-on-Severn is unique as the only town in Britain built solely as a consequence of the construction of a canal. At one time only second to Birmingham as the Midlands' busiest inland port, despite the significant decline in industry in the town the canal remains crucial to the local tourism offer.

26.44 The historic and cultural significance of the canal to the development of Stourport-on-Severn and to the industrialisation of the wider District is explained within the Staffordshire and Worcestershire Canal Conservation Area Appraisal.

26.45 Whilst Stourport Basins have benefited from successful restoration schemes, their potential as a visitor attraction remains secondary to that of the River Severn and the amusements lining its banks. Longer visitor stays could be encouraged by capitalising on heritage-based tourism.

## **Staffordshire and Worcestershire Canal – Kidderminster**

26.46 The canal runs through the town centre and adjacent to several large retailers as well as places to eat and drink, however the potential of the canal has yet to be fulfilled.

26.47 There is great economic potential yet to be unlocked in Kidderminster provided by canal-based tourism. Anecdotal evidence, however, suggests that a fear of anti-social behaviour and a perceived remoteness from the town centre deter all but brief stops. The canal does not benefit from much natural surveillance and litter, graffiti and poorly surfaced and signposted pedestrian routes contribute to a perception that the town does not relate well to the canal. Given the close proximity to the canal of supermarkets and restaurants easily accessible by car consideration must be given to supporting development which forges stronger links between the canal and the town, whilst providing activity throughout the day.

### **Nature**

26.48 The District's waterways present an opportunity to provide essential green infrastructure and biodiversity corridors and habitats. This policy should be read in conjunction with policies SP.23 - Protecting and Enhancing Biodiversity, SP.24 Protecting and Enhancing Geodiversity and SP.28 Green Infrastructure.

## **Relevant Supplementary Planning Documents**

- Design Guidance SPD (June 2015)
- <https://www.wyreforestdc.gov.uk/media/bggjginu/design-spd-for-web.pdf>
- Public Realm Design Guide for Stourport on Severn (November 2006)
- <https://www.wyreforestdc.gov.uk/media/ru4hyany/stourport-pride-intro-and-baseline.pdf>
- Shop Front Design Guidance within Historic Environment SPG (June 2004)
- <https://www.wyreforestdc.gov.uk/media/n3vgxpr2/shop-front-design-guidance.pdf>
- Worcestershire County Council Landscape Character Assessment Supplementary Guidance (October 2011)
- <https://www.wyreforestdc.gov.uk/media/he3jzosi/wcc-landscape-character-sg-nov-2011.pdf>
- Bridge Street Basins Link Development Brief (December 2005)
- <https://www.wyreforestdc.gov.uk/media/rq1dso3b/bridge-street-basins-link-development-brief.pdf>
- Stourport-on-Severn Severn Road Development Brief (July 2001)
- <https://www.wyreforestdc.gov.uk/media/ln5ppbc4/stourport-on-severn-severn-road.pdf>

Cheapside Design Brief by First City

- <https://www.firstcity.co.uk/images/brochures/109-severnside-business-park-severn-road-stourport-on-Severn-01.pdf>

## **Historic England Publications**

- Design in the Historic Environment
- <https://historicengland.org.uk/advice/planning/design-in-the-historic-environment/>
- Design in the Historic Environment – Case studies
- <https://historicengland.org.uk/content/docs/planning/design-in-the-historic-environment-case-studies/>
- Conservation Area Appraisal, Designation and Management
- <https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/>
- Flooding and Historic Buildings
- <https://historicengland.org.uk/images-books/publications/flooding-and-historic-buildings-2ednrev/heag017-flooding-and-historic-buildings/>
- The Setting of Heritage Assets (Historic Environment Good Practice Advice in Planning Note 3 (Second Edition))
- <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets>
- Energy Efficiency and Historic Buildings: How to Improve Energy Efficiency



- <https://historicengland.org.uk/advice/technical-advice/energy-efficiency-and-historic-buildings/>
- <https://historicengland.org.uk/images-books/publications/eehb-how-to-improve-energy-efficiency/>
- Archaeological advice
- <https://historicengland.org.uk/advice/technical-advice/archaeological-science/>

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