

4.2.4 Chuckery and Arboretum

To the south east of this crossing is the ancient centre of the town where the tight urban forms of a medieval town once existed. Elements of the subsequent Georgian and Victorian legacy remain, including that of the towns Guildhall.


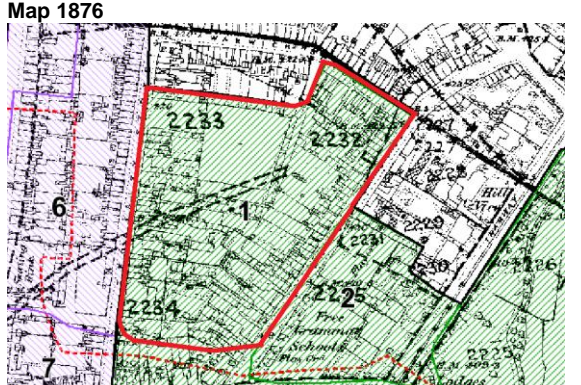
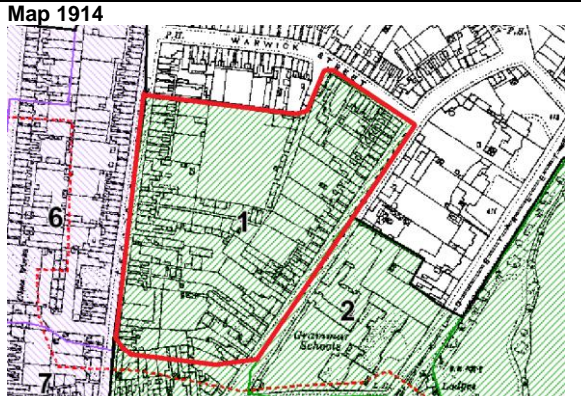

The towns expansion (as with the wider progress of the Black Country, Staffordshire and Birmingham) started to take form in earnest and transport from a agricultural community to an urban and industrial community from the late 18th century onwards. In many respects it was a town of two distinctive halves.

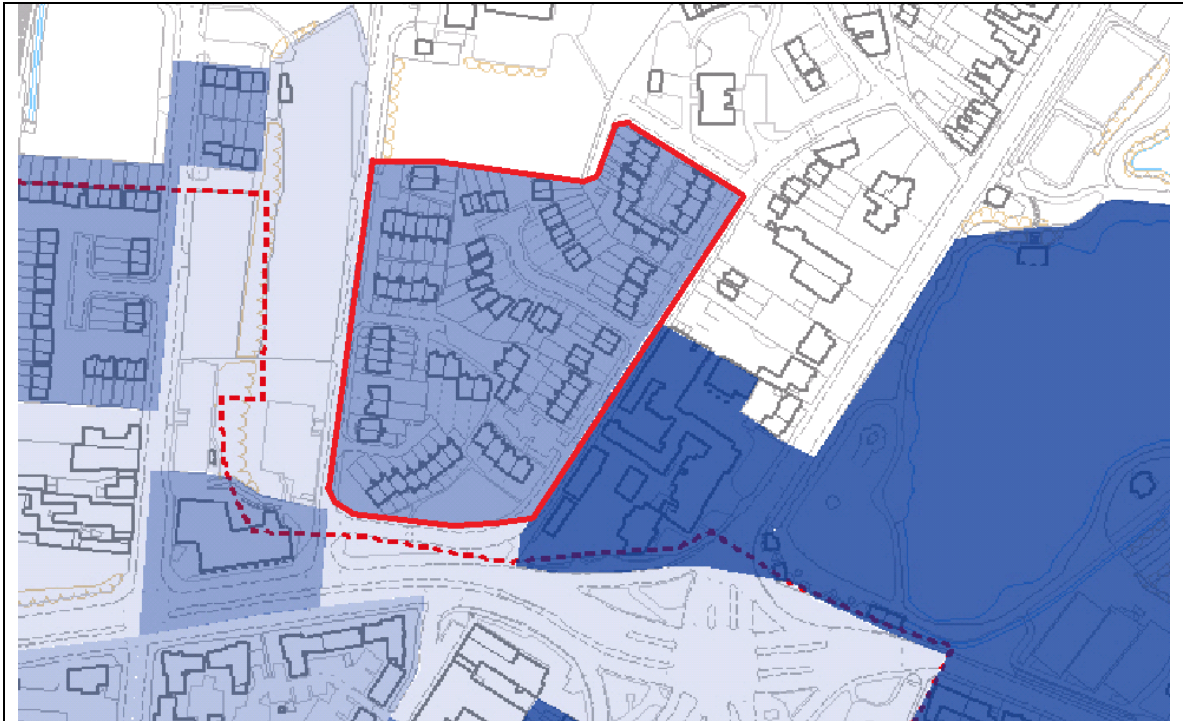
The area to the north east expanded as a middle class neighbourhood with fine villa housing extending along principal boulevards such as Lichfield Street, leading to other similar speculative neighbourhoods in the Regency and early Victorian period, planned around a town arboretum. This area also developed fashionable commercial units and offices, including the courthouse and other civic buildings and churches. Later, this area naturally became the preferred location for a much larger expansion of civic buildings including the Council House and library in high Edwardian Baroque.

Today Walsall's Civic Quarter, in the area around the Town Hall on Darwall Street and Leicester Street, enjoys a good sense of place due to its fine Victorian/ Edwardian architecture and high quality 'shared space' public realm enhancements. Street clutter has been minimised and the surface treatment kept simple, which allows the fine architectural qualities of areas like Leicester Street to be better appreciated.

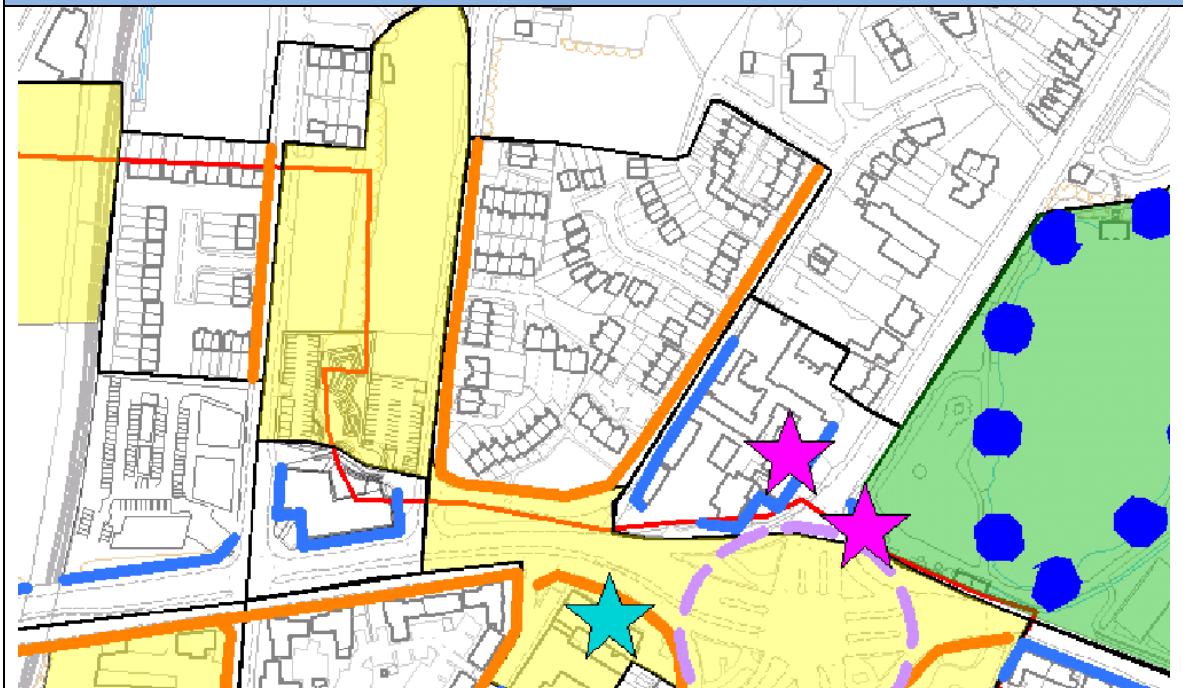
4.2.4.1 Upper Forster Street

<p>Character area: Chuckery and Arboretum – Upper Forster Street</p>	<p>Sub character area ref: CA1</p>
<p>HUCA: RS10</p>	<p>Survey date: 10th July 2014</p>
<p>Overview and relationship to adjacent sub areas:</p> <p>An area north of the town's ring road, between the rear elevation of Queen Mary's School (to the east) and the car park and land to the rear of 100 Hatherton Street (to the west)</p> <p>The area is a modern inner suburb of medium density housing developed in two phases. The southern portion comprises a late Radburn style estate of short terraces, whilst the northern portion comprises a much later modern housing estate with stepped building lines and curved cul-de-sacs.</p>	
<p>Building types:</p> <p>All the buildings are small to medium housing formed either in:</p> <ol style="list-style-type: none"> 1) Terraces with a continuous low pitched roof with end gables and forward projecting porches with mono-pitched roofs; or 2) Detached and semi-detached houses with substantial forward facing gables, with either enclosed porches or open porch hoods. Heavy use of decoration is used in gables and to frame elevations. 	
<p>Connections and urban grain:</p> <p>The Radburn phase of development comprises short cul-de-sacs with parking areas leading directly off the surrounding roads, buildings are constructed at abstract angles to the street and are accessed through pedestrian walkways, which are planted out to provide mature landscaping. Unusually for this type of housing, buildings front onto the main streets around the edge of the site.</p> <p>The later phase of development also comprise cul-de-sacs, but there are no connections between the two phase of development or through from Teddesley Street to Upper Forster Street (east-west)</p>	
<p>Uses:</p> <p>The are is entirely residential and comprises family housing (mostly 3-bed).</p>	

<p>Predominant materials:</p> <p>The Radburn housing is constructed in orange brick and brown tile roofing. The later housing uses a brick that is broadly compatible with the earlier housing and is dressed in blue engineering brick and stone inserts. Render is also employed to face upper floors of some properties.</p> <p>Materials are being used to introduce variation into the street scene to further diversify the built form in conjunction with the varied building lines.</p>	
<p>Positive characteristics:</p> <p>Generally housing fronts towards external streets and the area is not affected negatively by the erection of fencing to mark boundaries.</p> <p>The two phases of development, whilst of different character are not dissimilar in the relationship to the wider area and comprise a single defined community.</p>	<p>Map 1876</p> 
<p>Negative characteristics:</p> <p>The architecture of the earlier phase is functional and in conjunction with its Radburn characteristics is devoid of any quality detailing. In contrary the latter phase of development has overcompensated and employed clumsy detailing that lacks maturity. The diversity of this phase of development is unnecessary and introduces visual disorder along the street.</p>	<p>Map 1914</p> 
<p>Statement of significance:</p> <p>An established modern community sustainably existing close to the town centre.</p>	<p>Map 1977</p> 
<p>Sensitivity: 3</p> <p>The area comprises modern housing that that is of neutral merit but is of no particular sensitivity.</p>	

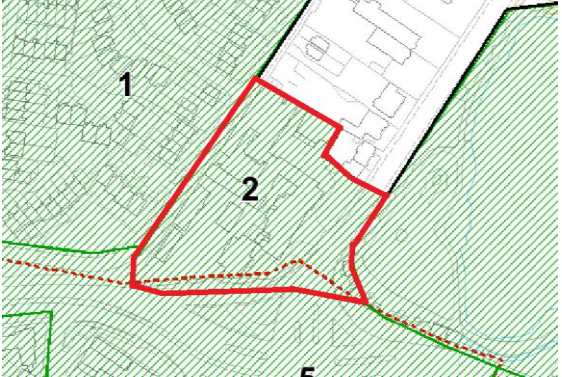






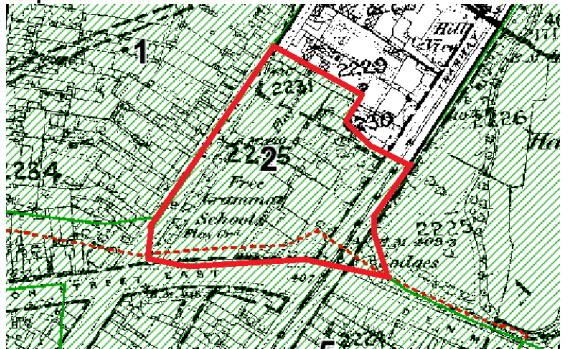
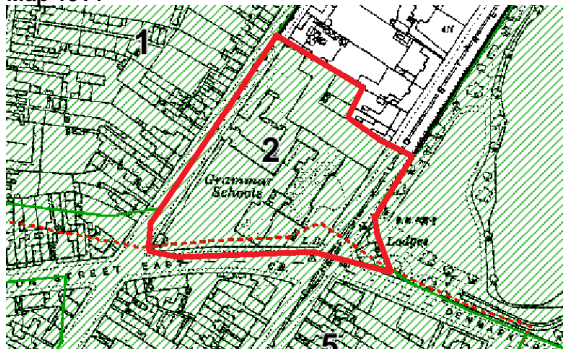
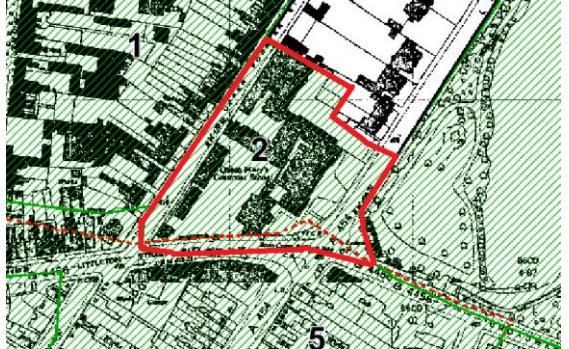
Capacity for change: There is a capacity for change within this area, either comprehensively or simply to strengthen boundaries and the envelope of the neighbourhood.

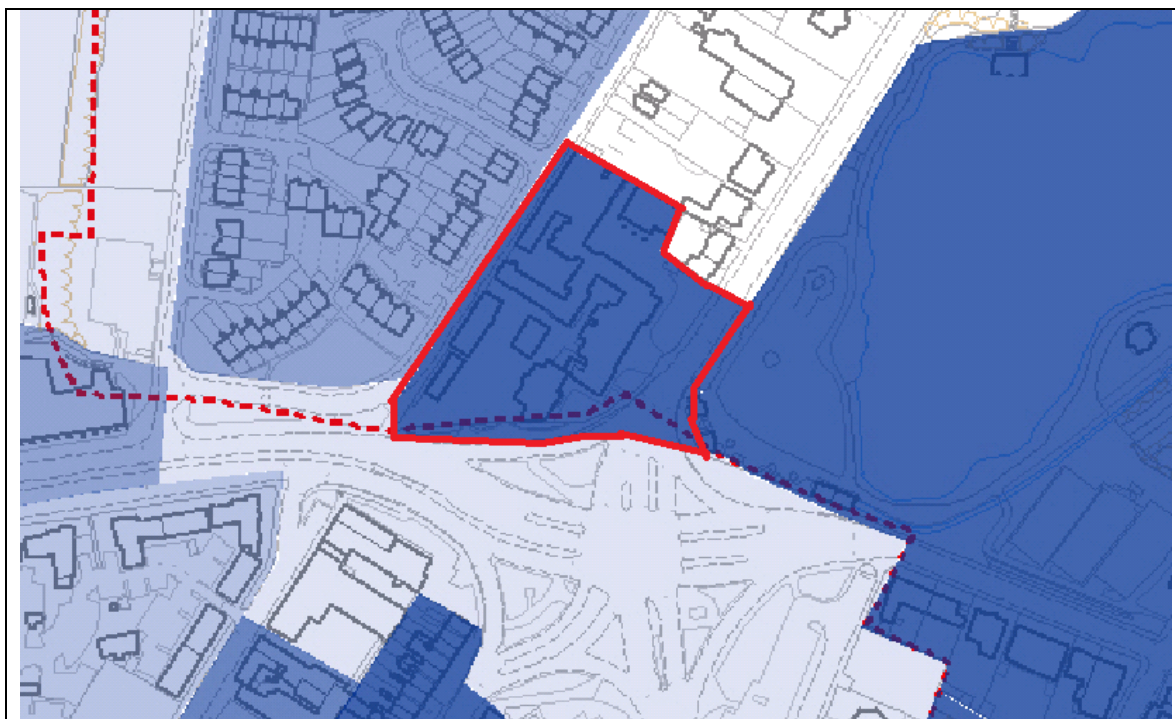


Opportunities: There are no opportunities within this area.

4.2.4.2 Queen Mary's
Area Action Plan – Characterisation: Chuckery and Arboretum

<p>Character area: Chuckery and Arboretum – Queen Mary's</p>	<p>Sub character area ref: CA2</p>
<p>HUCA: MX1</p>	<p>Survey date: 10th July 2014</p>
<p>Overview and relationship to adjacent sub areas:</p> <p>An important landmark building which is listed and occupies a prominent site in the town centre. The architecture of this building is distinctive and reflects its elevated 19th origins as an educational institution.</p> <p>Facing the towns arboretum, the campus has expanded around the junction of Littleton Street and Lichfield Road. The main façade is angled towards the gates of the Arboretum (which sits to the east) and in conjunction with this structure flank the entrance into this affluent district of the town that developed along Lichfield Road (and Mellish road beyond).</p>	
<p>Building types:</p> <p>The principle building on the site comprises the 5 bay entrance building constructed in the Gothick tradition of the mid 19th century, with a line of Tudor arches to the ground floor with double height mullioned Tudor windows with hoodmoulds above. The roof is screened by high parapets with keelers either end gables and small gablets over each of the front bays. Flanking wings extend this façade further in forward set pavilions arranged around double Jacobethan gables.</p> <p>To the rear are ranges that comprise further accommodation under steep roof formations organised into bays with ogee gables. An octagonal bell cot is also located on this frontage.</p>	
<p>Connections and urban grain:</p> <p>The site comprises a number of buildings that are developed around a series of internal and external courtyards.</p> <p>The open courtyard to the Lichfield Road corner is enclosed by walling and railing, accessed through a vehicular and pedestrian gateway arrangement. Trees and hedging soften this aspect to the street.</p> <p>A series of internal yards are accessed from gated openings in the built form and provide a degree of permeability into what is a closed site.</p>	
<p>Uses:</p> <p>The entire site is a girls school.</p>	

<p>Predominant materials:</p> <p>The structure is built in red clay brick using a Flemish bond and dressed around windows, parapet coping and quoins in buff sandstone. The bell cot is constructed entirely of sandstone and its ogee dome clad in lead.</p> <p>The roof is covered in Welsh slates.</p>	
<p>Positive characteristics:</p> <p>The main front building is angled towards the Arboretum junction and has a synergy with the angled arrangement of the Arboretum gate house. The building has a monumental composition and delivers the use of Tudor Revival Gothick in a controlled and handsome fashion.</p> <p>The rear range of buildings introduce a complex layer of silhouettes that sit at back of pavement and retain the dense urban characteristics of mid 19th century town development.</p>	<p>Map 1876</p> 
<p>Negative characteristics:</p> <p>The front aspect of the building is rarely used and this lack of activity is reflected in the upkeep of the building. The boundary wall is deteriorating and is eroding as a result of the heavy traffic heading north out of the Arboretum junction.</p> <p>The traffic has a very deleterious impact on the activity and vitality of this principal frontage of the building and separates it from both the Arboretum and the town centre proper.</p>	<p>Map 1914</p> 
<p>Statement of significance:</p> <p>It marks the entrance in this affluent 19th century suburb that developed around the Arboretum. The building forms part of a wider area stretching north that comprises large villas and town houses and this institution now bookends this fine street.</p>	<p>Map 1977</p> 
<p>Sensitivity: 1</p> <p>The area comprises a complex of Grade II listed buildings of exceptional Victorian Gothic Revival architecture. As a working school later development has been constructed, but this sympathetically sits alongside the Tudor Revival composition. The site also falls within the Arboretum Conservation Area.</p>	




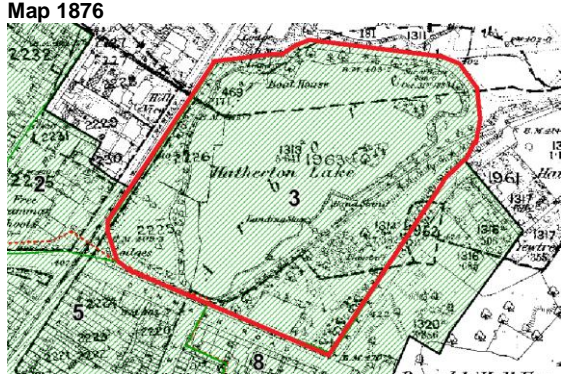
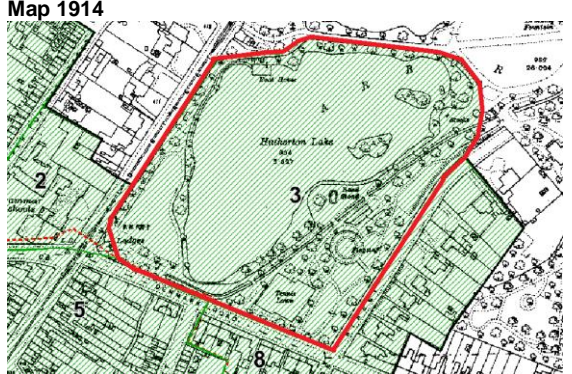

Capacity for change: There is limited scope for change other than the small incremental development of structures (to the northern side of the site that do not disrupt the Lichfield Road / ring road frontage or the group of Jacobethan domestic structures to the rear).

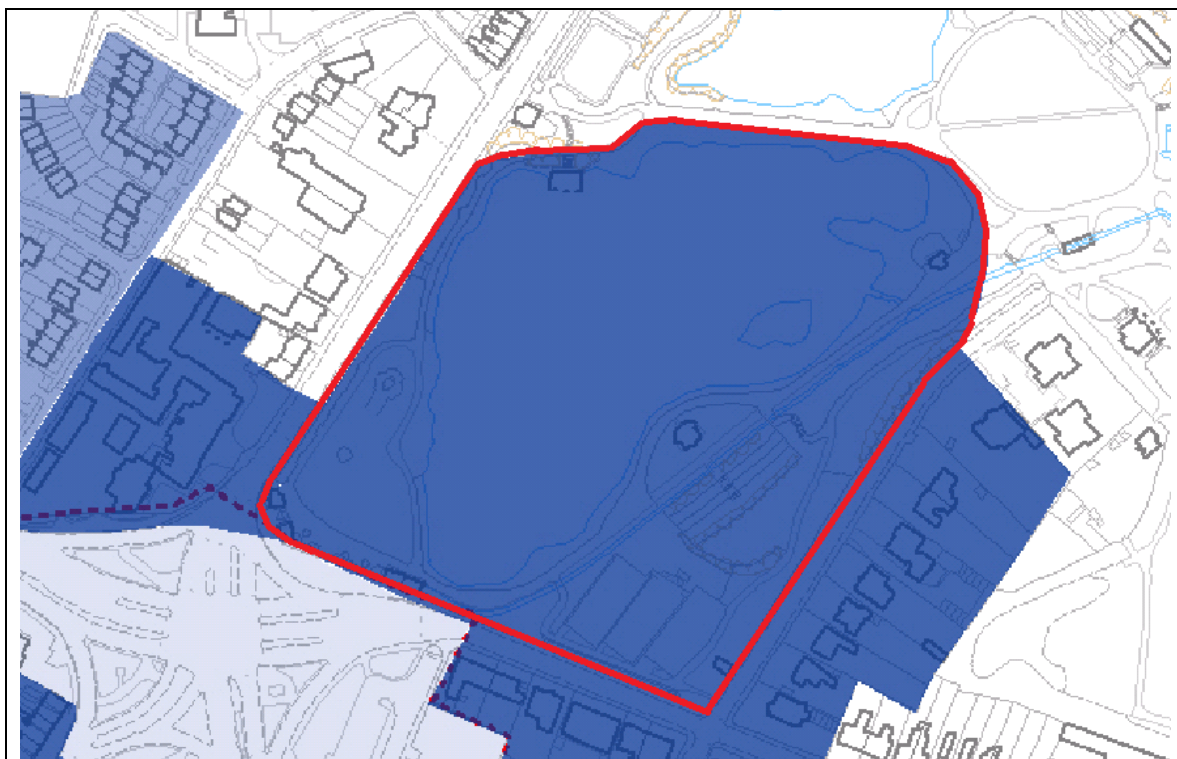


Opportunities: There are no real opportunities in this area.

4.2.4.3 Arboretum

<p>Character area: Chuckery and Arboretum – Arboretum</p>	<p>Sub character area ref: CA3</p>
<p>HUCA: OS2</p>	<p>Survey date: 10th July 2014</p>
<p>Overview and relationship to adjacent sub areas:</p> <p>An exceptional parkland developed in the middle decades of the 19th century from a quarried landscape. The Arboretum is now a Grade II Registered Park and Garden and features lakes, shelters, a band stand and boat house, as well as avenues, walks and lawns.</p> <p>The site sits to the north of the towns ring road and at the heart of a residential district that developed around it, with working class housing to the south and middle class housing around the remaining three sides.</p>	
<p>Building types:</p> <p>The buildings within the arboretum are all designed to enhance the pursuit of leisure. The gate house is contemporary to the laying out of the gardens, but the other structures relate to different eras thereafter.</p> <p>Most of the structures are bespoke and date to the latter part of the 19th century or the Edwardian period. Each structure has a folly-like design and are open sided for performance or communal access and shelter.</p>	
<p>Connections and urban grain:</p> <p>Entrances to the arboretum are located at each corner, but the boundary walls are low to allow for views into the park.</p> <p>Within the park the ground level is sunken from the surrounding streets to give it a secluded atmosphere divorced from the surrounding bustle of the town. The avenues and walkways are structured around the main features which are the lakes and connect a series of shelters and pavilions through the park. Little of the formal early Victorian park is found in the Arboretum as it has a design that is similar to a Joseph Paxton municipal park.</p>	
<p>Uses:</p> <p>A parkland with boating lake, bandstand, shelters and informal play space.</p>	

<p>Predominant materials:</p> <p>The gatehouse and boundary walling are constructed in red clay brick, the former dressed in buff sandstone, whilst the latter capped in blue cant coping.</p> <p>The structures within the park are largely erected in timber with slate or pantile roofing, although the band stand is in cast iron with a lead sheet roof.</p>	
<p>Positive characteristics:</p> <p>The quality of the landscape, formed from a series of connected avenues, gardens and open spaces restricts the viewer from interpreting the landscape from any single point.</p> <p>The structures are individually designed and constructed to a high quality and are strategically located within the landscape, much the way follies do in a country estate.</p> <p>The topography allows for the landscape to be layered and for the sequence of spaces to adopt different zones that perform different uses.</p>	<p>Map 1876</p> 
<p>Negative characteristics:</p> <p>Although a sunken space which is separate from the surrounding streets, the high levels of traffic along Lichfield Road and Broadway still impact on the otherwise tranquil environment.</p>	<p>Map 1914</p> 
<p>Statement of significance:</p> <p>The park is a major leisure destination in Walsall and is the hub of a residential district to the north of the town centre. The quality of the landscape is unsurpassed in the borough and it is an urban park of national significance.</p>	<p>Map 1977</p> 
<p>Sensitivity: 1</p> <p>The area forms part of the Arboretum Conservation Area as well as being a Grade II Registered Park and Garden hosting a number of listed buildings/structures. The gardens have been extensively renovated over recent years and are in sound condition.</p>	





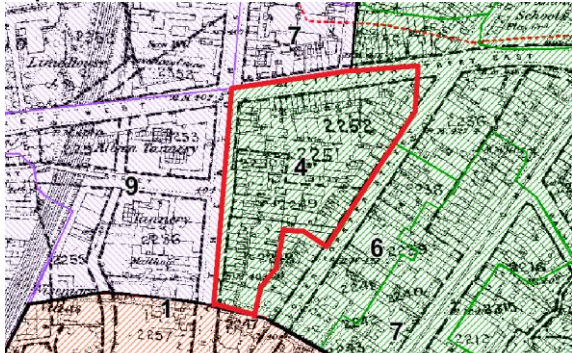
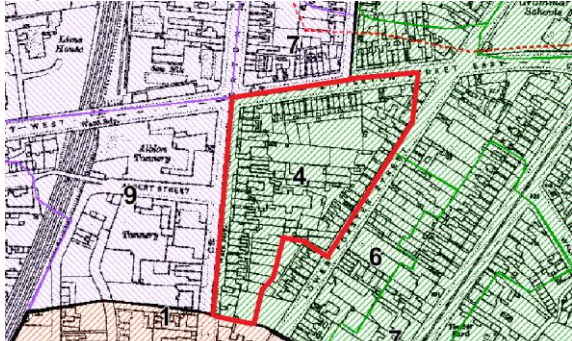

Capacity for change: There is no capacity for change.

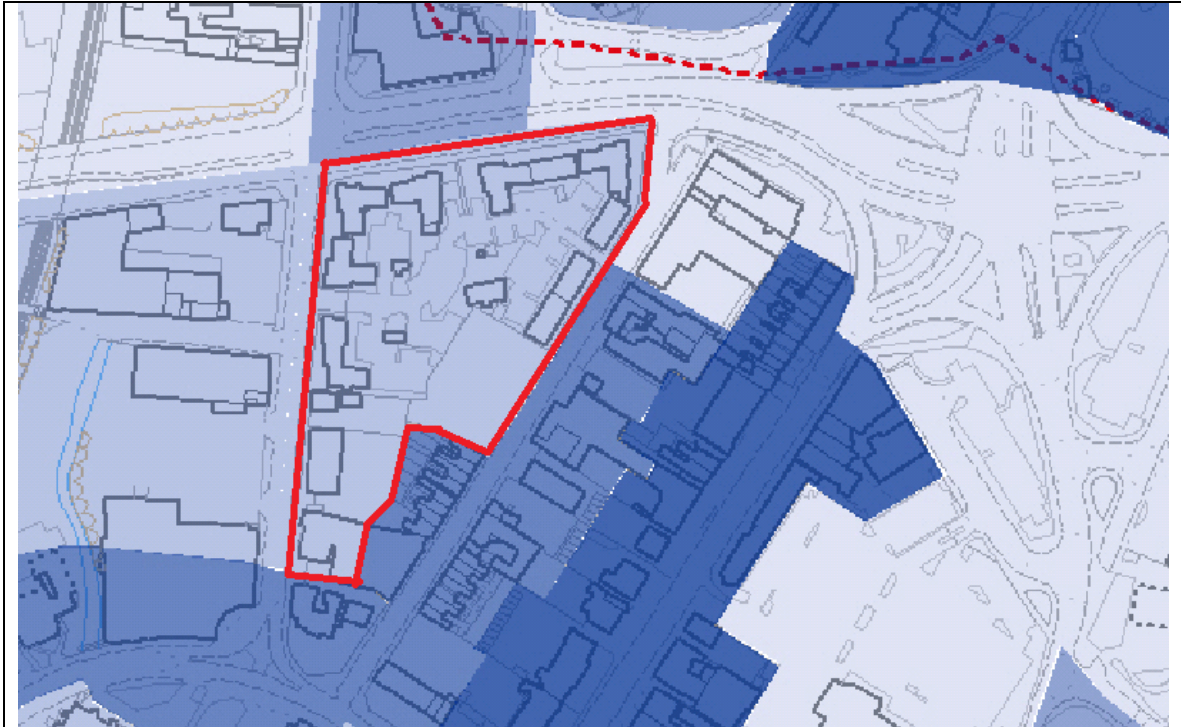


Opportunities: There are no opportunities for development.

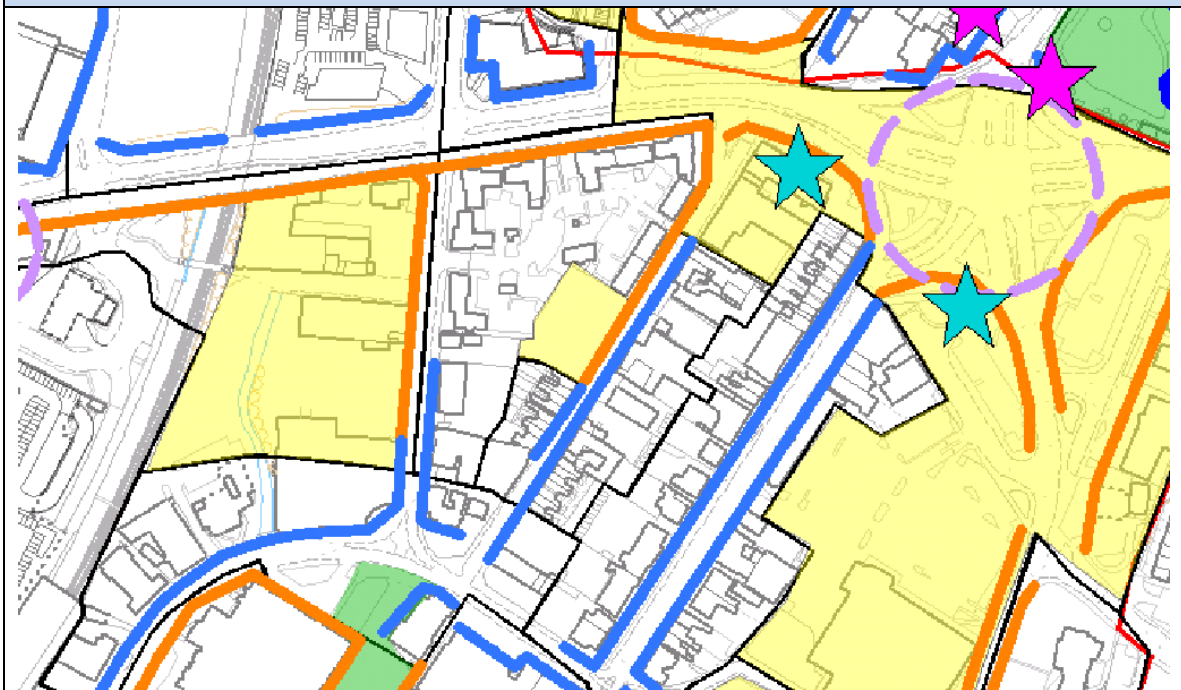
4.2.4.4 Hatherton Street (South)

<p>Character area: Chuckery and Arboretum – Hatherton Street (South)</p>	<p>Sub character area ref: CA4</p>
<p>HUCA: RS9</p>	<p>Survey date: 10th July 2014</p>
<p>Overview and relationship to adjacent sub areas:</p> <p>A modern gated residential community south of the northern stretch of the town’s ring road. The development comprises a series of large apartment blocks that front onto the ring road and extend down Forster Street (to the east) and Hatherton Street (to the west).</p> <p>The area contributes positively to the ring road, enclosing this major artery, but has no relationship to surrounding sites leading back towards the town centre proper.</p>	
<p>Building types:</p> <p>Four-storey buildings constructed in ‘L’ shaped blocks with elevated corner turrets capped with pyramidal roofs. Windows are punched through the elevations in lines and rows and gablets are arranged over central bays to break up the architectural composition.</p> <p>A row of smaller commercial buildings along Hatherton Street, including a three-storey office building with a row of full height round arch openings with continuous glazing.</p>	
<p>Connections and urban grain:</p> <p>The area is entirely gated off from the surrounding streets. The built form is grouped around the periphery, but set back from back of pavement behind railings.</p> <p>The internal arrangement comprises large open parking bays between strips of soft landscaping.</p> <p>The Forster Street frontage also includes an open surface level car park and offers open views to the rear and side of buildings.</p>	
<p>Uses:</p> <p>Principally a residential area, with large areas of designated or undesignated surface level parking.</p> <p>Commercial office uses along the Hatherton Street frontage.</p>	

<p>Predominant materials:</p> <p>The area is largely constructed in brick. The apartments are a mix of orange and red/pink brickwork, alternated to define stair wells, floors and used in banding to the corner turrets. The roofs are clad in grey concrete tiles.</p> <p>Walling comprises a mix of yellow brickwork dressed in red brick with black railings.</p> <p>Other buildings (Hatherton Street) are also constructed using a red/pink brick.</p>	
<p>Positive characteristics:</p> <p>The scale and proximity of the development to Littleton Street West provides strong enclosure to the street, which in conjunction with 100 Hatherton Street (the office building on the opposite side of Littleton Street West) creates full enclosure to this major artery. The scale promotes to sustainability of town centre density and defines the boundary of the town centre.</p>	<p>Map 1876</p> 
<p>Negative characteristics:</p> <p>The quality of the architecture and materials is poor. The forms of the buildings are overly grand and the use of symmetry and elevated turret structures to corners lack the maturity of contemporary architecture. The simplistic arrangement of windows and French balconies fails to deliver architectural design which is beyond functional.</p> <p>The setting back of the building behind railings creates inactive space due to the absence of externally faced entrances to the street.</p>	<p>Map 1914</p> 
<p>Statement of significance:</p> <p>A prominent frontage onto the ring road, marking the edge of the town centre and accommodating a significant number of residents sustainably within the town centre.</p>	<p>Map 1977</p> 
<p>Sensitivity: 4</p> <p>The area comprises modern apartments that add scale to the enclosure of the surrounding streets but otherwise fail to positively contribute to the character of the town and therefore are of low sensitivity.</p>	




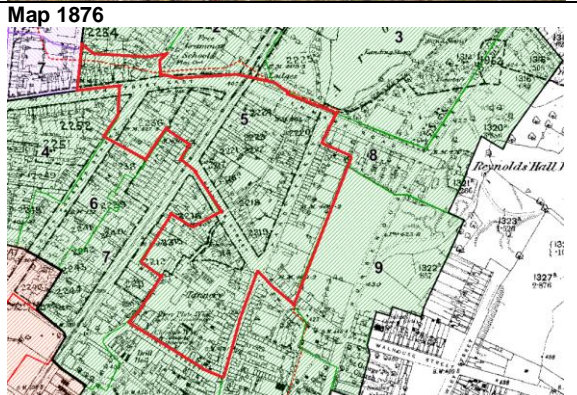
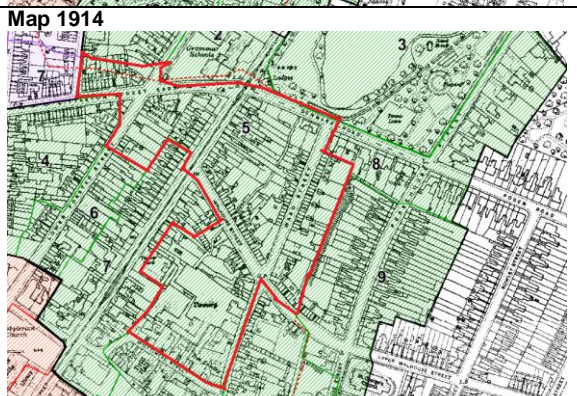
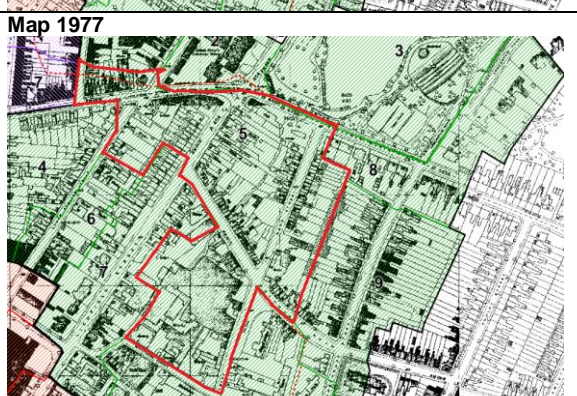
Capacity for change: There is reasonable capacity for change particularly through the development of the car park on Lower Forster Street with a structure of up to four-storeys in height. Existing buildings could be refaced to improve their appearance and more imaginative landscaping to the buffer zone could improve connectivity between the gated character of the area and the public highways that surround it.

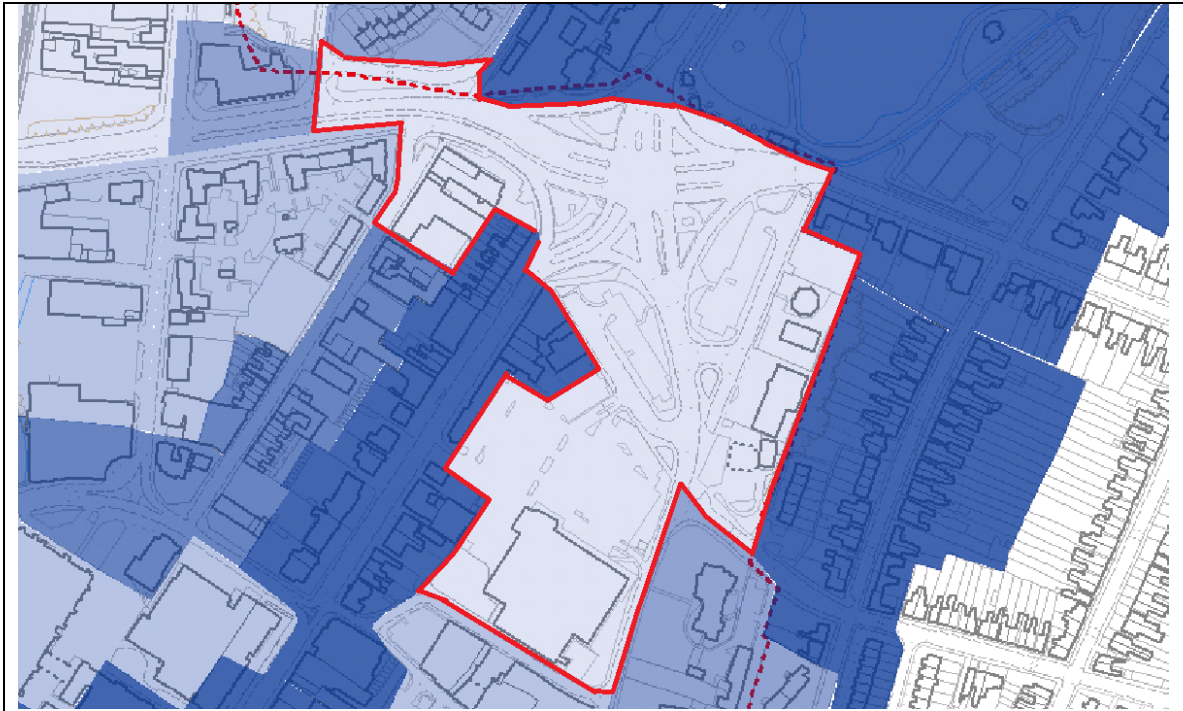


Opportunities: Few opportunities other than the car park site on Lower Forster Street.

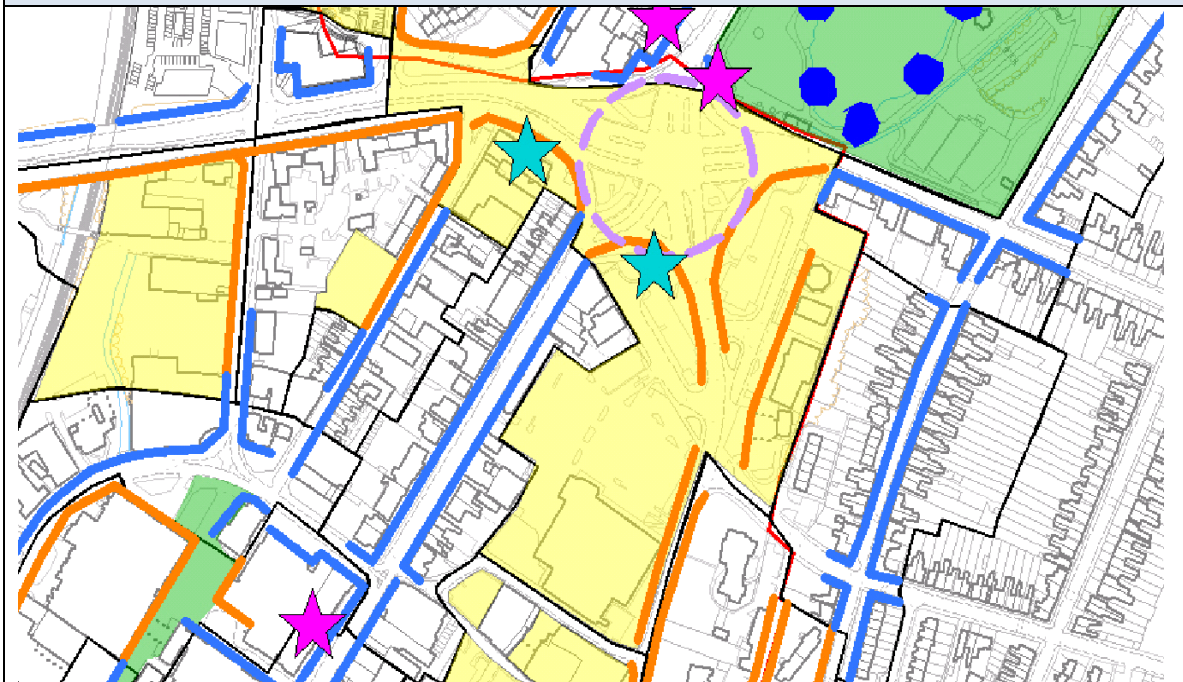
4.2.4.5 Arboretum Junction

<p>Character area: Chuckery and Arboretum – Arboretum Junction</p>	<p>Sub character area ref: CA5</p>
<p>HUCA: RE6</p>	<p>Survey date: 10th July 2014</p>
<p>Overview and relationship to adjacent sub areas:</p> <p>A large swath of open land centred around a major junction leading into town centre from the north. The junction forms a key cross road along the ring road and separates the affluent residential districts around the Arboretum and beyond Queen Mary’s School from the working class suburbs of the Chuckery district and the retail areas of the town centre proper.</p> <p>The junction includes significant parcels of land around its southern arms that comprise areas of surface level parking, including areas of small business and a food superstore.</p>	
<p>Building types:</p> <p>A row of building overlook the junction from the eastern boundary and comprise utilitarian business sheds and some modern residential structures.</p> <p>The food superstore is the largest building within the area and whilst in essence a retail shed, it dates to the 1990’s where these structures were faced in brick and given deep pitched roofs to obscure their structural form and scale. From the front (northern aspect) the large composition of interconnecting half-hipped roofs have an almost oriental appearance to them and are at odds with the substantial walling that constitutes the flank and rear elevations.</p>	
<p>Connections and urban grain:</p> <p>The highway layout of the ring road comprises a series of roads leading into it from the north and south. So strategic is the junction that significant parcels of land are given over to islands, central reservations and crossing points. Further swathes of land are absorbed into the strips of land that separate these main highway routs from the areas of surface level parking that occupy the majority of the remaining area.</p>	
<p>Uses:</p> <p>Highway land and surface level parking dominate the use of this part of the town centre.</p> <p>To the eastern boundary is a group of mechanic workshops and some residential development in a line overlooking the carparking.</p> <p>The main use is the superstore and its associated functions.</p>	

<p>Predominant materials:</p> <p>There is no predominant materials in the area as there is so little built form surviving. The surfacing of the highways and car parks is the most dominant material.</p> <p>The metal sheeting to the workshops along the eastern boundary comprise a variety of colours, whilst the tiles and glazing in the gabled roof of the superstore (along with its red brick elevations) dominate the southern end of the area.</p>	
<p>Positive characteristics:</p> <p>A significant amount of well maintained soft landscaping is present, along with some maturing trees.</p>	<p>Map 1876</p> 
<p>Negative characteristics:</p> <p>The scale of the Arboretum junction entirely facilitates the vast volume of traffic travelling round the ring road, approaching the town from the north and accessing the town centre proper, but places pedestrians as secondary highway users. The junction is a significant barrier to cross at this location and severs the Arboretum from the town centre.</p> <p>The area has lost all historic reference to the earlier town plan, along with buildings and street. The few buildings that now occupy the area are of very poor quality and are more appropriate for industrial areas.</p>	<p>Map 1914</p> 
<p>Statement of significance:</p> <p>A major gateway into the town and a landmark reference point in conjunction with the Queen Marys School and Arboretum gatehouse.</p>	<p>Map 1977</p> 
<p>Sensitivity: 5</p> <p>The area has suffered considerable loss built form and re-planning of the highways so as to facilitate a major intersection. This has exposed the rear elevations of adjacent sites and disconnected the Arboretum from the town centre proper.</p>	

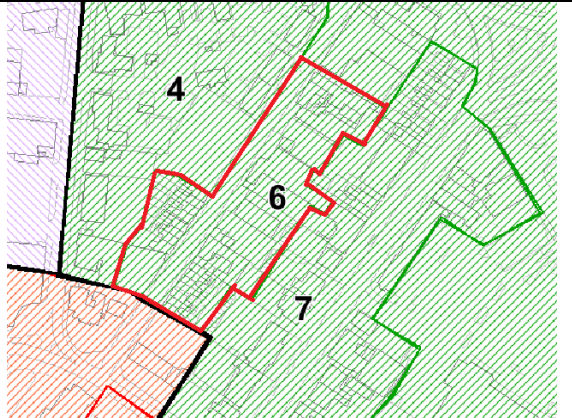









Capacity for change: There is significant capacity for change including the closing down of the scale of the highway and associated landscaping and parking so as to reintroduce some form of urban grain. New built form could help define principal routes forming a circus and aiding better connectivity across the ring road.

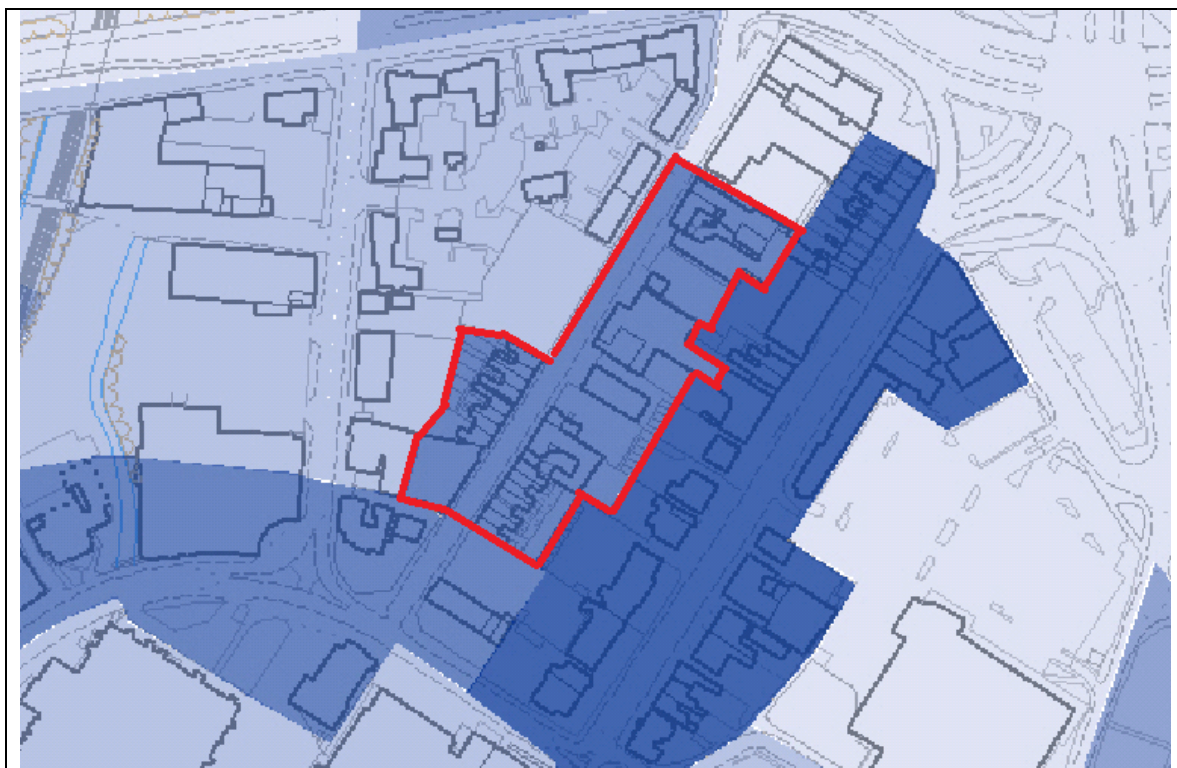


Opportunities: There are significant and comprehensive opportunities to redevelop the entire area including the superstore. A general scale of four-storeys would be appropriate, extending higher to form visual landmarks to counter the Arboretum gates and Queen Mary's and mark the corners of Lichfield Street and the town centre proper.

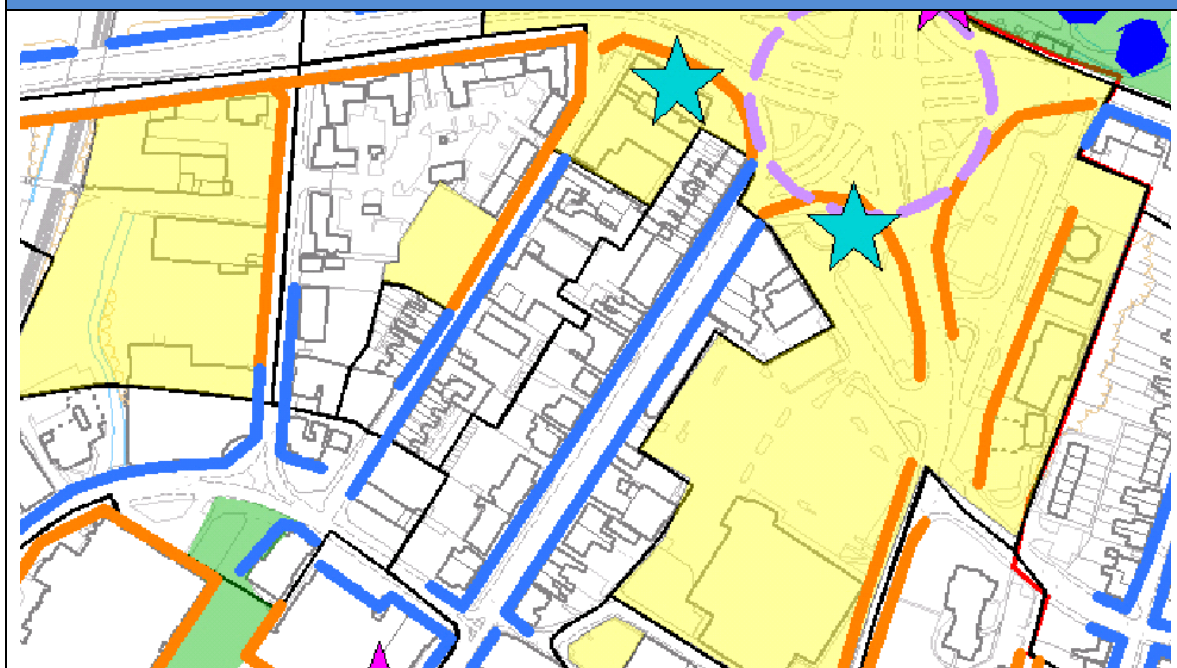
4.2.4.6 Lower Forster Street

<p>Character area: Chuckery and Arboretum – Lower Forster Street</p>	<p>Sub character area ref: CA6</p>
<p>HUCA: RS2</p>	<p>Survey date: 10th July 2014</p>
<p>Overview and relationship to adjacent sub areas:</p> <p>Although now segregated from Upper Forster Street by the ring road, the street is a surviving piece of the town historic plan dating to the 19th century. A secondary street that contains a mix of residential and industrial activity, much in the way that other streets that ring the town centre historically functioned.</p> <p>Principally comprising two storey buildings at back of pavement, the street focuses on the tower of the church at its southern end at the junction with Hatherton Road, forming a complete piece of townscape. The loss of the works to the northern end, the heavily engineered design of the ring road and the encroachment of the dense housing development to the west has significantly eroded the streets composition to the north.</p>	
<p>Building types:</p> <p>The majority of the street comprises conventional late 19th century terraced housing that steps down the hill in handed pairs. These have either flat wedged brick arches, camber arches or stone lintels to doors and windows.</p> <p>Works buildings comprise simple structures with small windows and coach entrances, although later examples have wider segmental arches to windows with hoodmoulds.</p> <p>The Fountains public house is earlier (mid 19th century) and comprises a traditional mid double fronted building with flanking canted bay windows and classical lintels.</p>	
<p>Connections and urban grain:</p> <p>The area is formed around a single linear street which rises steeply out of the town in a northerly direction. Buildings sit tightly at back of pavement and employ a regular rhythm of building bays that runs consistently from the residential units through to the intimate scale of the industrial premises. The narrow plots are accentuated by the stepped eaves and ridge line of the buildings.</p> <p>The industrial premises open up to the rear and coach arches provide views through to rear courtyards and workshops.</p>	
<p>Uses:</p> <p>The area is principally an inner urban residential area of modest working class housing, supplemented by some small light industrial workshops and a public house.</p>	

<p>Predominant materials:</p> <p>Red brick is the principal building material for all buildings. This is supplemented by matching moulded brick to windows and eaves. Some dressed stone is used for lintels. Roofs are covered in Welsh slate.</p> <p>Several properties have been painted or rendered and most timber windows have been replaced by UPVC plastic.</p>	
<p>Positive characteristics:</p> <p>The southern end of the street forms a strong townscape link into Hatherton Road, largely based on the alignment of the church in the centre of the view south down the street.</p> <p>The survival of industrial workshops, contemporary to the laying out of the street, along with uses typical of the towns industrial heritage.</p>	<p>Map 1876</p> 
<p>Negative characteristics:</p> <p>The loss of a significant portion of the western and northern section of the street resulting in a total disconnection with the areas to the north.</p> <p>Unsympathetic alterations to buildings that have visually damaged the overall appearance of the terraces.</p>	<p>Map 1914</p> 
<p>Statement of significance:</p> <p>A rare surviving section of townscape where small scale industry (traditional to the town) survives within its working class residential neighbourhood. The area is indicative of its inner centre locality, which has been lost in other similar areas around the town.</p>	<p>Map 1977</p> 
<p>Sensitivity: 2</p> <p>The area comprises a traditional inner centre residential street with associated industry, its character survives and therefore its sensitivity is relatively high.</p>	

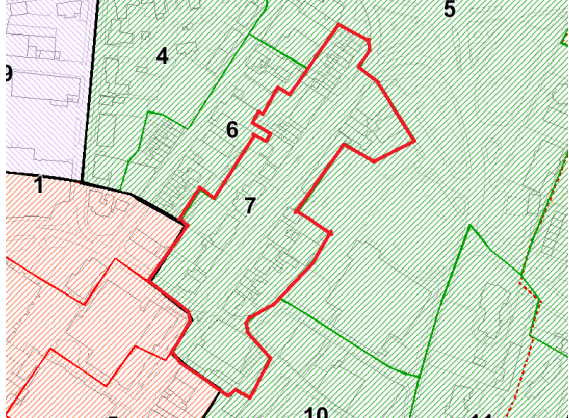






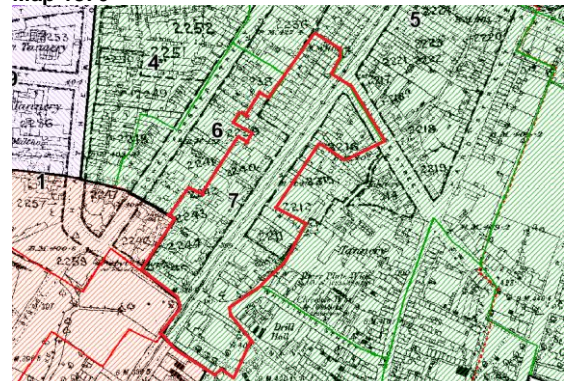
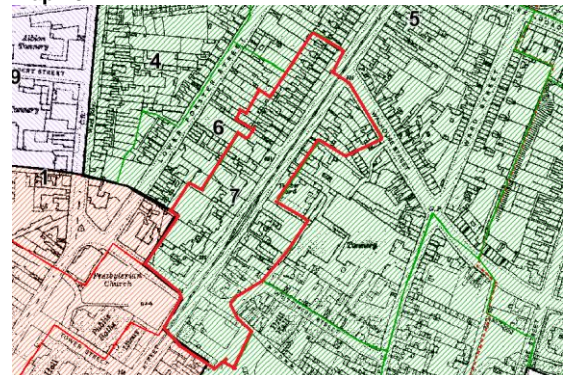
Capacity for change: There is limited scope for change in this area.



Opportunities: There are no opportunities for development within this area.

4.2.4.7 Lichfield Street

<p>Character area: Chuckery and Arboretum – Lichfield Street</p>	<p>Sub character area ref: CA7</p>
<p>HUCA: MX1</p>	<p>Survey date: 10th July 2014</p>
<p>Overview and relationship to adjacent sub areas:</p> <p>A grand formal boulevard of early 19th century middle class housing and business premises leading from the Arboretum down into the civic quarter of the town. Although now much altered by later 20th century development, the proportions and gravitas of the thoroughfare has been maintained.</p> <p>The street is one of a few surviving pieces of speculative town planning and is second only to Bradford Street in the formality of its architecture.</p>	
<p>Building types:</p> <p>A mix of early 20th century two and three storey stucco rendered classically proportioned premises, some comprising workshops to the rear. These buildings retain the controlled elegance of the Georgian town.</p> <p>Later Victorian and Edwardian premises of a similar stature, but more humble design.</p> <p>Large 20th century office development, either employing open expressed floor plates with curtain wall systems or brick clad structures.</p>	
<p>Connections and urban grain:</p> <p>The street has wide proportions not seen in any other 19th century street in the town centre proper. Whilst the east side is set at back of pavement, the west side is set back behind a deep apron, whilst historically these would have comprised gardens, these are now largely forecourts.</p> <p>Whilst there are a number of short terraces to the northern end of the street, the mid and southern end of the street comprise larger detached and semi-detached double fronted villas.</p> <p>Carriage courts, warehouses and ancillary service buildings are common to the rear and seen down drives.</p>	

<p>Uses:</p> <p>The street is a diverse mix of mainly commercial premises with some residential units at upper floor levels. Large offices are located in this area and supplement the retail uses in the street. A concentration of professional offices is found at the southern end of the street towards the civic quarter.</p>	
<p>Predominant materials:</p> <p>The majority of buildings are either stucco rendered and painted white/magnolia or are brick dressed in stone. Roofs are covered in Welsh slate and a mix of traditional timber sash and UPVC plastic casements form windows.</p> <p>There is a hierarchy in the application of materials with stucco being reserved for elaborate classical mouldings (pilasters and entablatures) of high order buildings, with brick being employed for less significant buildings and rear and flank elevations and workshops. Workshops have iron framed windows and simple brick arches as opposed to stone lintels.</p>	
<p>Positive characteristics:</p> <p>The retention of a significant number of handsome early 19th century Regency in relatively sound condition.</p> <p>A boulevard of well planned town development laid out with trees and front gardens to widen the streets proportions.</p> <p>The street supports a diverse range of functions and is an active part of the town centre during both the day-time and night-time economy.</p>	<p>Map 1876</p> 
<p>Negative characteristics:</p> <p>Signage and other modern life paraphernalia such as plastic windows are prominent in the area and has harmed the overall appearance of the street.</p> <p>Front gardens along the western side have been replaced by parking courts and boundary treatment has been lost.</p> <p>Some large modern buildings that are out of scale with the wider street have been developed on the site of earlier 19th century villas and town houses.</p>	<p>Map 1914</p> 

Statement of significance:

The street is an important gateway into the town linking the Arboretum and the fine middle class districts to the north east of the town with the town centre. The road leads straight to the civic heart of the town and the town hall and council house, library and museum which follow the pattern of this street by setting built form back along the western side.

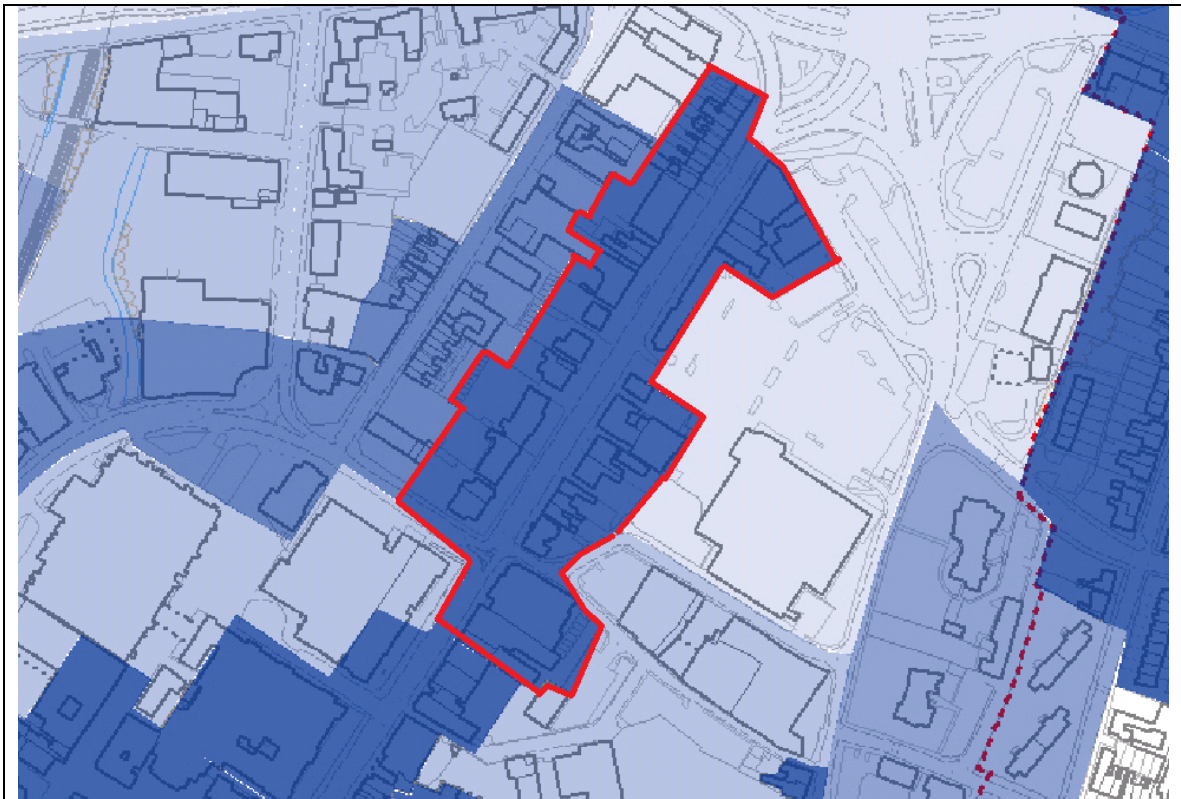
The street is a rare example in the Black Country of fine Regency influenced town planning using stucco rendered classical facades.

Map 1977

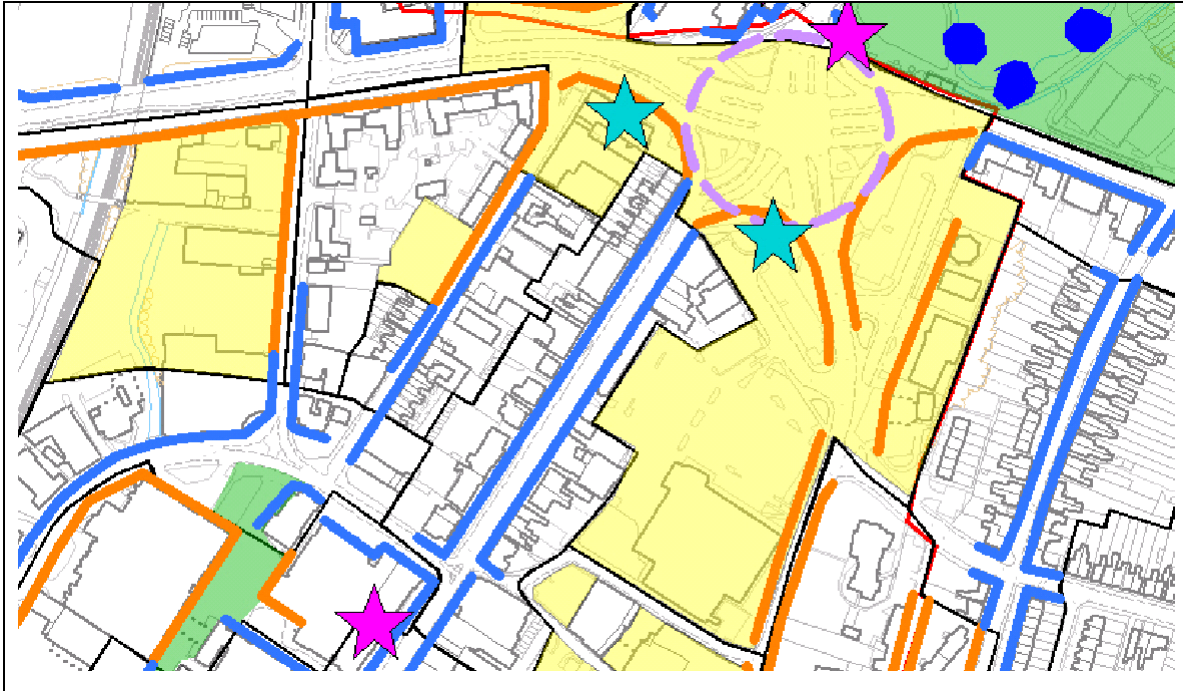


Sensitivity: 1

The area comprises the main part of the Lichfield Street Conservation Area and includes a large number of brick and stucco rendered Regency villas and chambers (some of which are listed). The area has a complete urban grain and an established character with mature trees lining the thoroughfare making it highly sensitive.






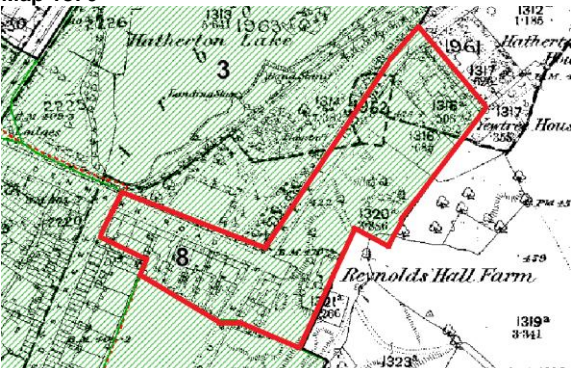
Capacity for change: There is little capacity for change other than with existing post war office buildings and incremental changes of use and associated alterations.

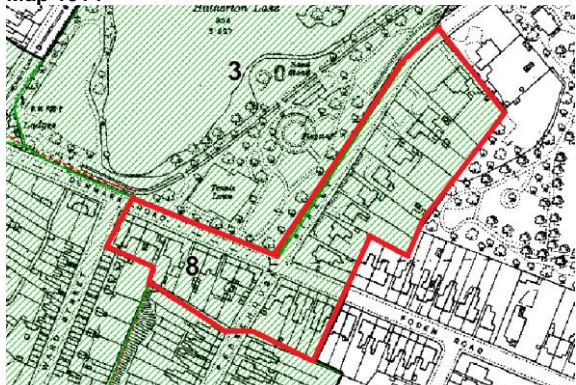



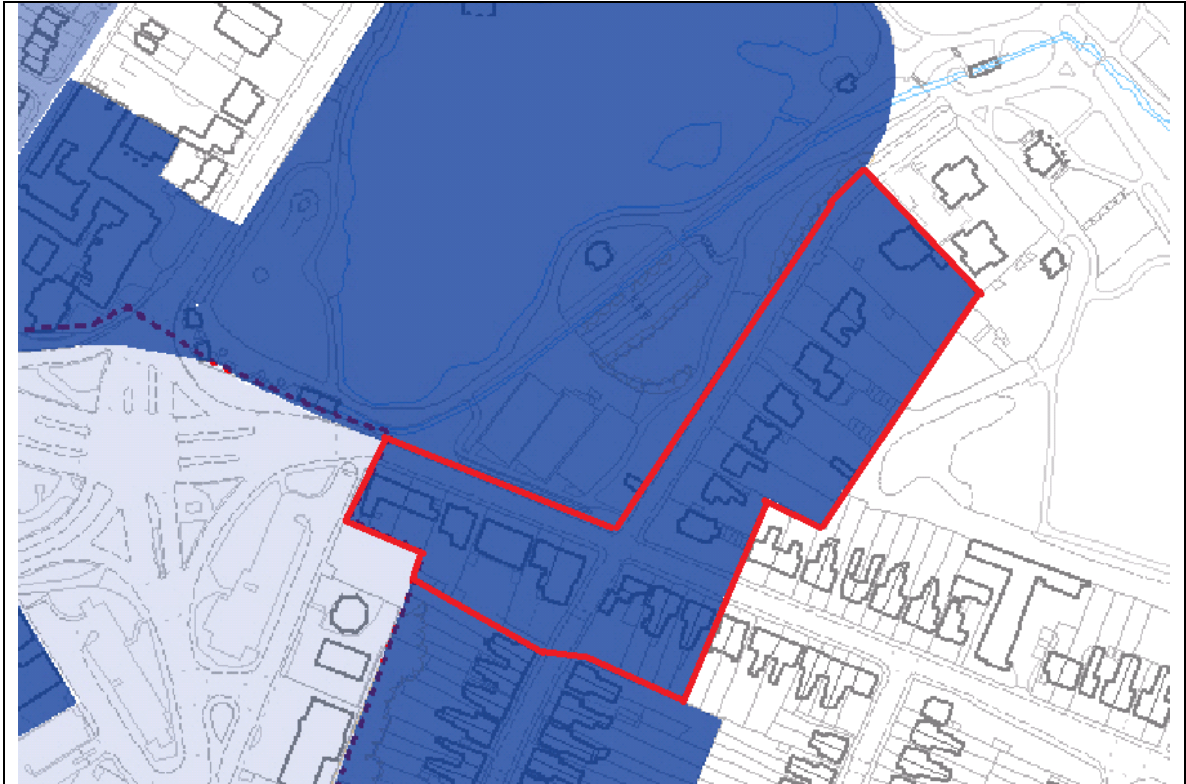
Opportunities: There are no obvious opportunities in the area other than those presented by the post war (and modern) office sites.

4.2.4.8 Broadway North

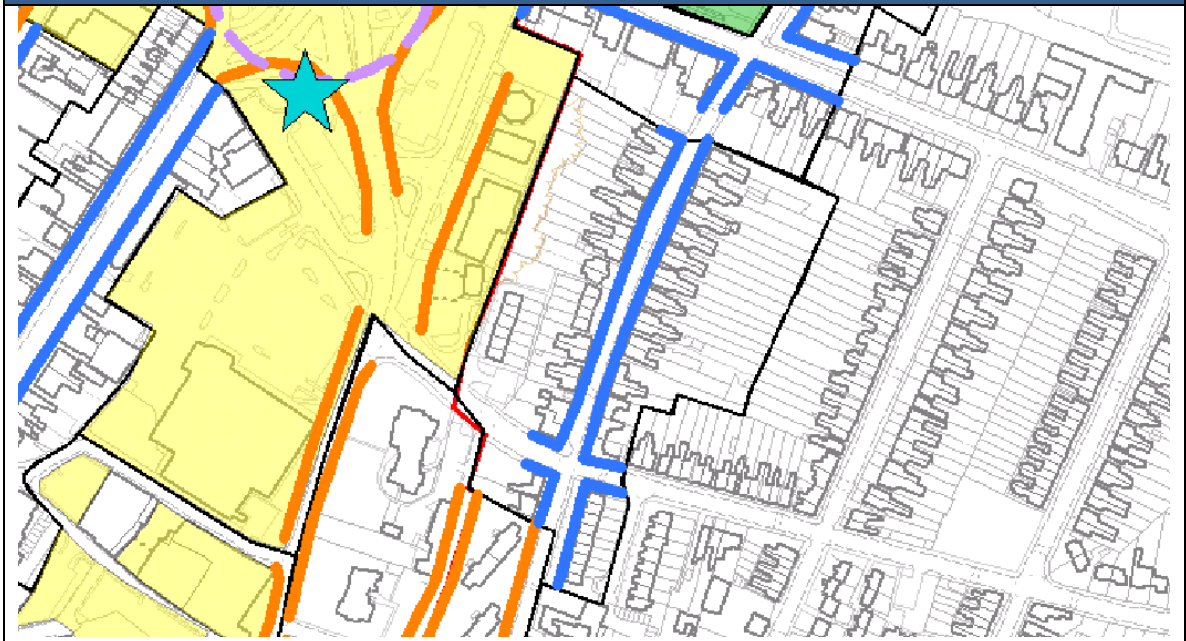
<p>Character area: Chuckery and Arboretum – Broadway North</p>	<p>Sub character area ref: CA8</p>
<p>HUCA: RS3</p>	<p>Survey date: 10th July 2014</p>
<p>Overview and relationship to adjacent sub areas:</p> <p>An area of fine 19th century middle class housing surrounding the Arboretum. The area fronts the wider district of Chuckery which comprises more modest middle class and working class housing.</p> <p>Whilst the area extends around the Arboretum, this character and type of housing continues on into the suburbs along the alignment of 'Broadway' (the town's ring road).</p>	
<p>Building types:</p> <p>The area comprises a variety of housing using different architectural styles. All are large detached or semi-detached villas comprising either a double fronted or handed plan.</p> <p>Both Italianate and gothic inspiration is found in a devolved local fashion for this type of speculative housing. Windows set out the bay and rhythm of elevations and comprise sash windows under cambered and flat arches of brick, sometimes housed in hoodmoulds. Timber bay windows (both square and canted) feature with heavy brick cornices or timber eaves with trussed gables above.</p>	

<p>Connections and urban grain:</p> <p>The streets are large principle thoroughfares lined with pavements and enclosed by low brick boundary walls. Adjacent to the Arboretum is an important open relationship over the boundary walls into this pleasure park.</p> <p>Buildings are set back behind generous gardens surrounded by brick walls with pedestrian and vehicular entrances.</p> <p>Topography in this area is a significant issue with the streets rising into Chuckery and land rising up to properties (that site behind retaining boundary walls) and falling down into the Arboretum.</p>	
<p>Uses:</p> <p>The area is almost exclusively used for housing, with most buildings still being retained as substantial family housing rather than being subdivided into flatted accommodation.</p> <p>Some B&B's exist, utilising this large substantial housing stock.</p>	
<p>Predominant materials:</p> <p>The area is almost exclusively constructed in a large red clay brick with some controlled stone dressing and joinery (to bay windows).</p> <p>Roofs are clad in Welsh slate and dressed in lead.</p> <p>Some buildings have been painted and roofs replaced in modern concrete tiles.</p>	
<p>Positive characteristics:</p> <p>The housing has been retained, as have most of the boundary wall arrangements and therefore the nature and character of this suburban areas relationship with the Arboretum remains intact.</p> <p>The soft landscaping of gardens along what is a busy arterial road has not been eroded by significant swathes off street parking and hard-standing.</p>	<p>Map 1876</p> 

<p>Negative characteristics:</p> <p>Some original features have been lost such as windows, doors, roofing materials and rainwater goods and this has dissolved the quality of the area.</p>	<p>Map 1914</p> 
<p>Statement of significance:</p> <p>An area of substantial housing reflecting the prosperity of the town during its 19th century heyday. The houses reflect the best available local building materials applied to buildings that are routed very much in the local building styles of the 19th century. The area comprises an early example of speculative housing development around a public garden and reflects the importance of the north eastern section of the town as the most desirable district of Walsall from the 1850's onwards.</p>	<p>Map 1977</p> 
<p>Sensitivity: 1</p> <p>The area consists of a complete late 19th century middle class neighbourhood of Victorian villas of varying styles and type which contribute positively towards the Arboretum Conservation Area. The area has a high level of sensitivity.</p>	



Capacity for change: There is little capacity for change, however where individual houses have been significantly compromised a replacement house of similar scale would be appropriate should it offer exemplary contemporary design.

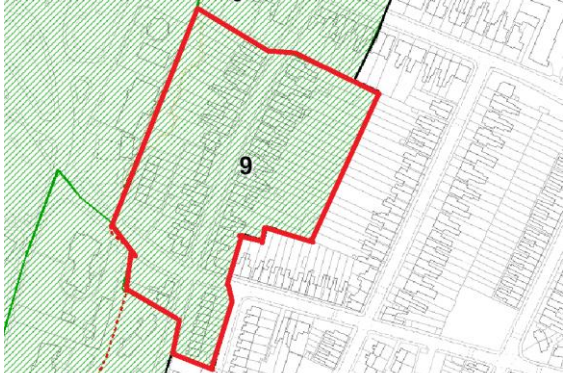






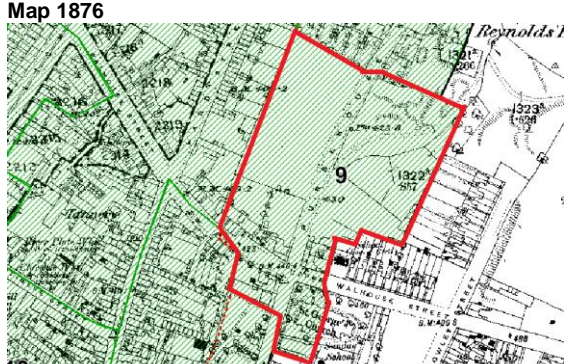
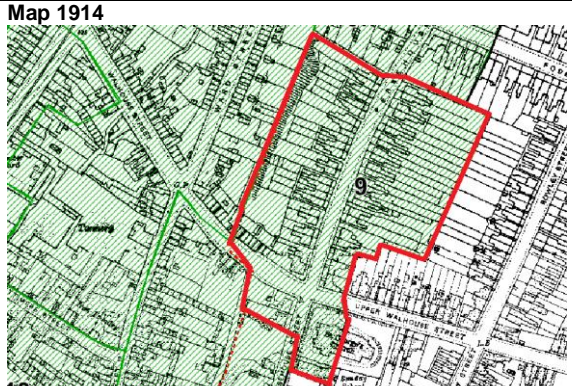

Opportunities: There are no opportunities in this area.

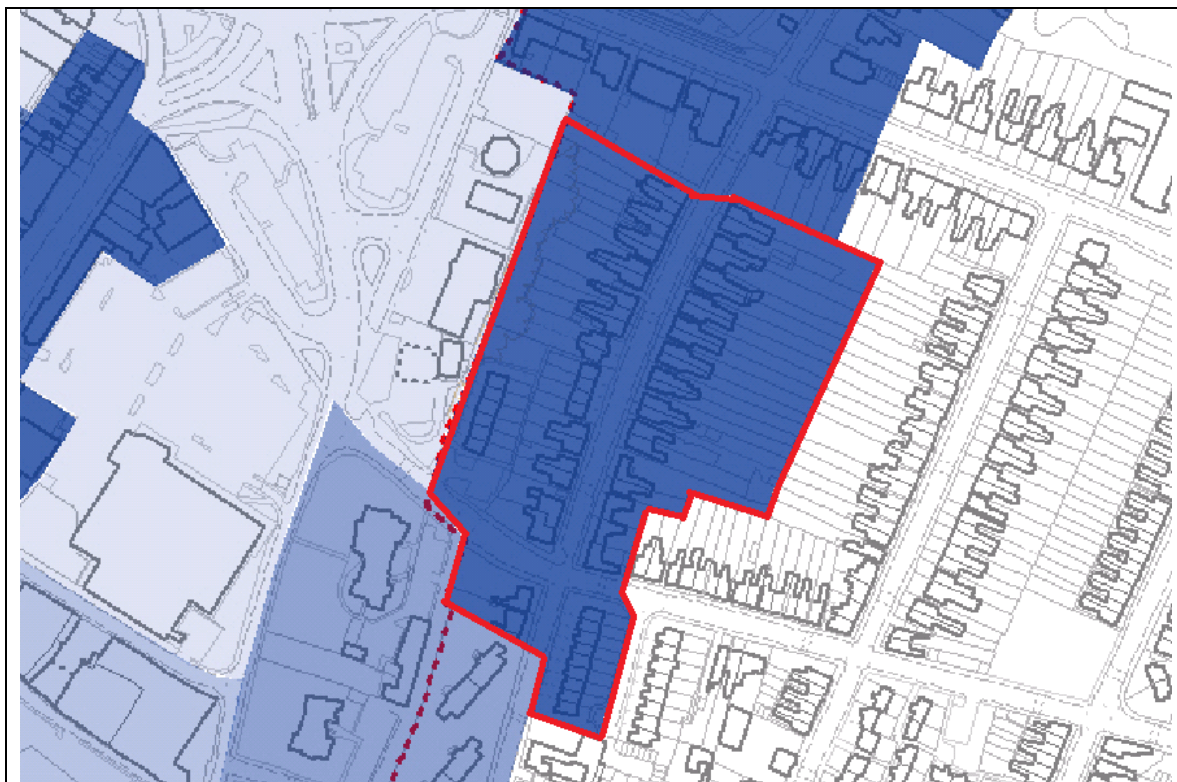
4.2.4.9 Persehouse Street

Character area: Chuckery and Arboretum – Persehouse | **Sub character area ref:** CA9

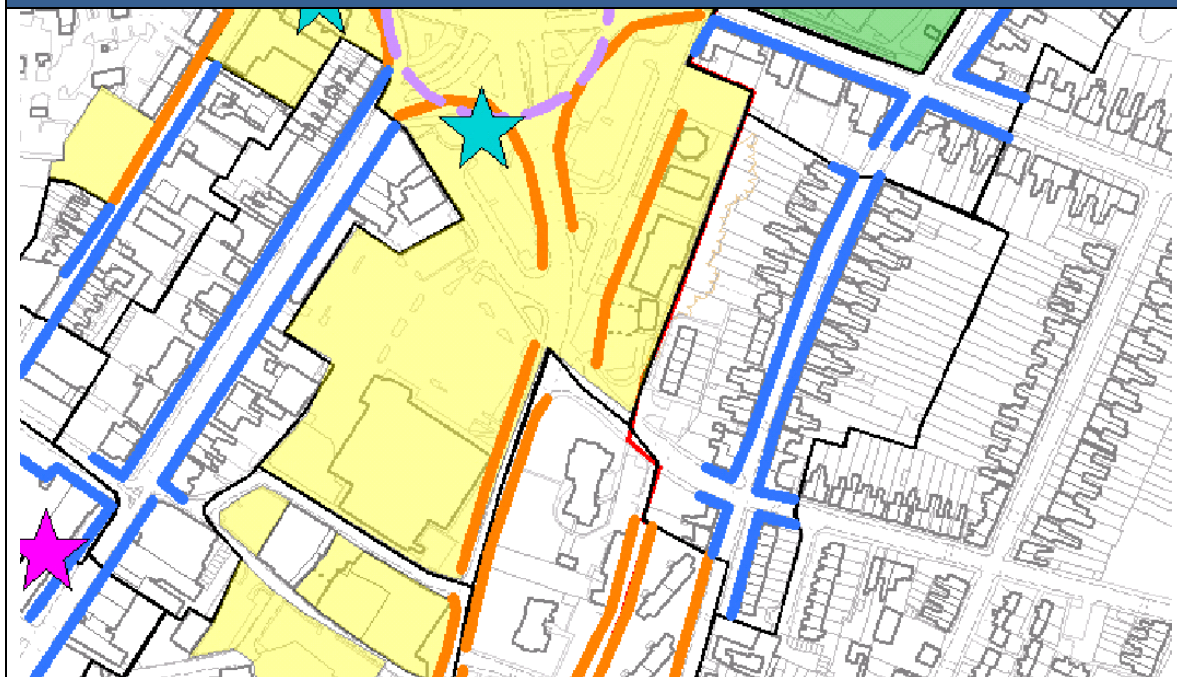
Area Action Plan – Characterisation: Chuckery and Arboretum

Street	
HUCA: RS3	Survey date: 190 th July 2014
<p>Overview and relationship to adjacent sub areas:</p> <p>An area forming part of a much wider area of upper working class and lower middle class housing. The street sits at the north western corner of the grid of streets culturally known as 'Chuckery'. Whilst such a grid iron is typical in the inner suburbs of 19th century industrial towns, this is on a more generous scale than that of the traditional back-to-backs or tight terrace and yard models.</p> <p>Fronted by larger grander housing towards the Arboretum (to the north), the area merges into small scale industrial development to the south as it links into the town centre proper.</p>	
<p>Building types:</p> <p>A combination of 19th century terrace, detached and semi-detached housing and 20th century redevelopment.</p> <p>The traditional housing utilise the standard housing model from the era, with cambered or lintel windows over ground floor canted bays, separated by a string course or banding.</p> <p>Modern housing is either on the post war utilitarian terrace model or employs the post modern expression of gables and porches to break up the building mass.</p>	
<p>Connections and urban grain:</p> <p>A grid of generously proportioned streets, lined by housing set back in plots either enclosed by walling or open planned.</p> <p>Topography plays a significant role in this area and continues to rise to the east and fall to the west. This results in the elevation of plots above the street and banking of gardens or walling being used to retain rising land. This change in topography is the most dominant characteristic in the area.</p>	
<p>Uses:</p> <p>The area is exclusively residential and constitutes family housing of a modest to large scale.</p>	

<p>Predominant materials:</p> <p>The traditional buildings are exclusively constructed in a large red clay brick with some controlled stone dressing and joinery (to bay windows).</p> <p>Roofs are clad in Welsh slate and dressed in lead.</p> <p>Some buildings have been painted or pebble dashed and roofs replaced in modern concrete tiles.</p> <p>Modern buildings are constructed in red or buff sand faced bricks and hanging tiles.</p> <p>Boundary walling comprises red and yellow brick in polychrome work with blue engineering brick or blocks of slag by-product (a leftover from the industrial era).</p>	
<p>Positive characteristics:</p> <p>The area has seen a degree of redevelopment with modern housing, however this has retained much of its urban design characteristics and it continues to be an attractive residential suburb.</p> <p>The organised arrangement of buildings along well ordered streets. Gardens are retained and have not been given over to off-street parking and hard-standing.</p>	<p>Map 1876</p> 
<p>Negative characteristics:</p> <p>The area has suffered significant loss of original features through the removal of original joinery, application of render and insensitive painting over of original features.</p>	<p>Map 1914</p> 
<p>Statement of significance:</p> <p>The area illustrates an unusual example of the mass construction of high quality housing across a significant area. It relates to the significant expansion of the town during the second part of the 19th century using a model that is more generous than the typical format of housing development at this time.</p>	<p>Map 1977</p> 
<p>Sensitivity: 1</p> <p>The area consists of a late 19th century inner suburban townscape of terrace and semi-detached housing, with later infill housing from the 20th century.</p>	

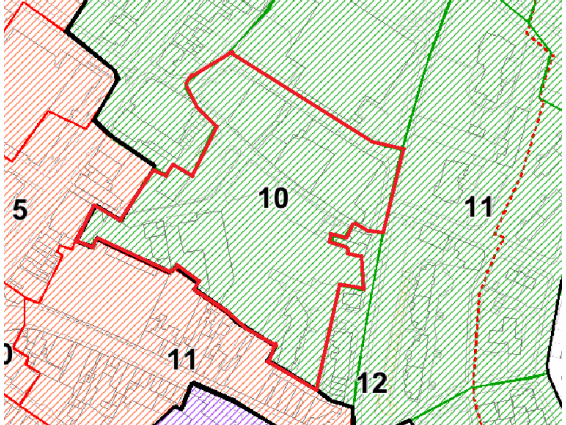


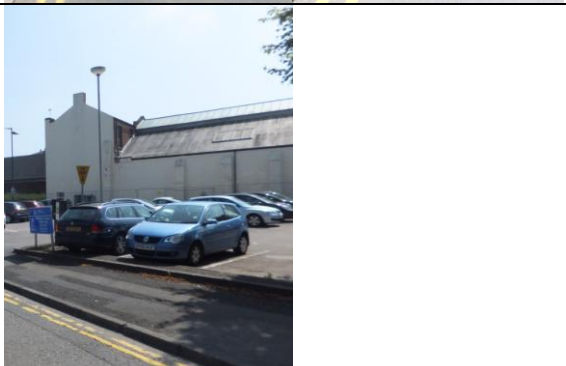





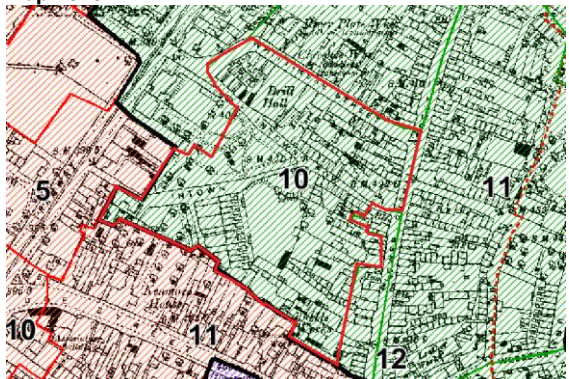
Capacity for change: There is little scope for change.

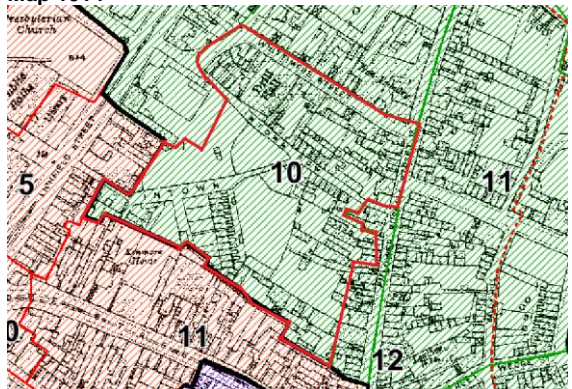
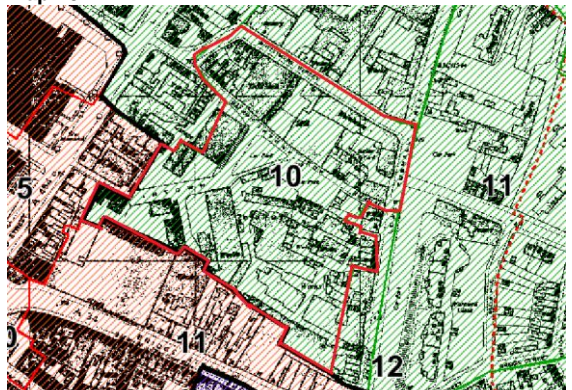


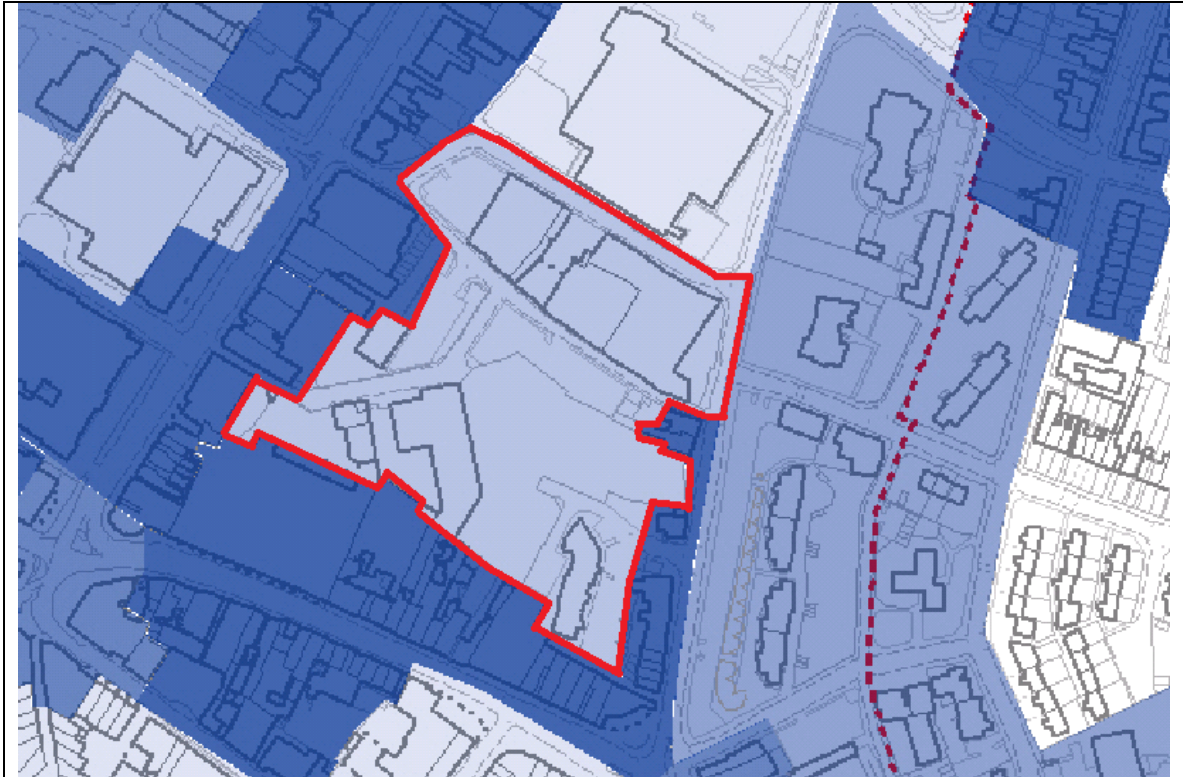
Opportunities: There are no real opportunities in this area.

4.2.4.10 Intown Row

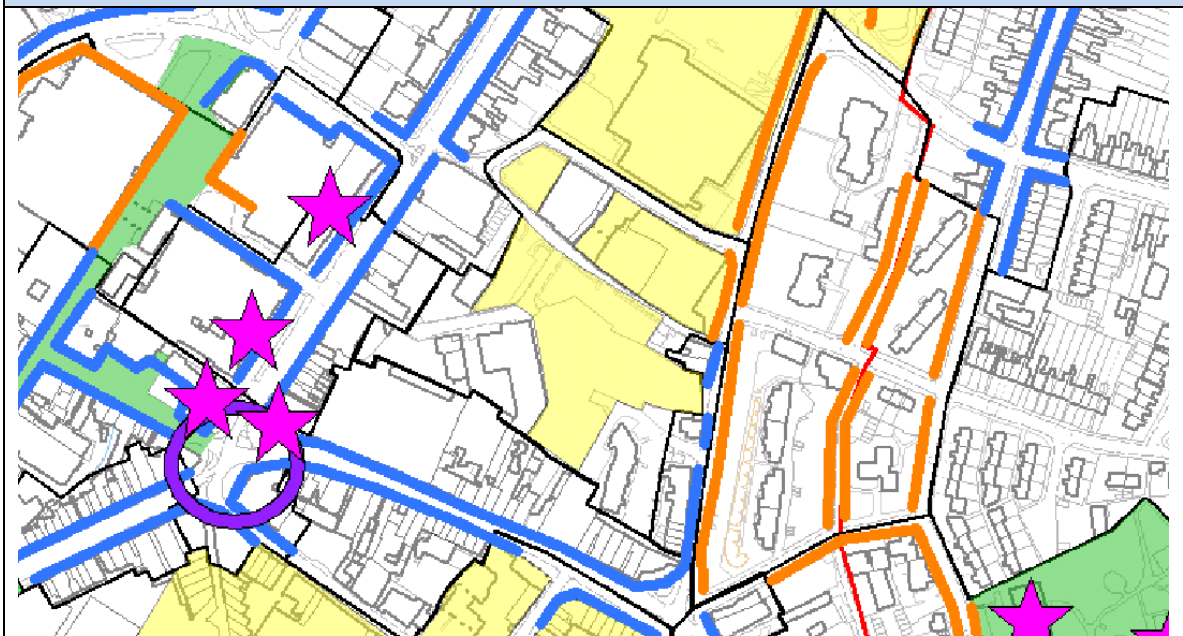
<p>Character area: Chuckery and Arboretum – Intown Row</p>	<p>Sub character area ref: CA10</p>
<p>HUCA: IN2</p>	<p>Survey date: 10th July 2014</p>
<p>Overview and relationship to adjacent sub areas:</p> <p>The area comprises land that separates the town centre proper from the Chuckery area of residential development. It formed the edge of the Georgian extent of the town which was redeveloped during the 19th century into a more industrial area and abuts the fine Georgian housing it inherited.</p> <p>Now substantially cleared of buildings behind the main frontages, other than a small enclave of redevelopment, the area is partly used for parking and industrial activity, with a substantial section of waste land and derelict buildings.</p>	
<p>Building types:</p> <p>The buildings are largely early through to late 19th century warehouses and meeting halls.</p> <p>The warehouses are all shed-like constructions with either solid walling supporting a roof or clad steel frames.</p> <p>The drill hall is a good example of early 20th century stripped down architecture comprising an orthogonal footprint with a canted oriel bay window over a central entrance with a military badge to the parapet.</p> <p>The flats are post modern with a series of pitched roofs and contrasting cladding and brickwork to break up elevations.</p>	
<p>Connections and urban grain:</p> <p>The area comprises a series of urban lanes that run down between Lower Rushall Street and the backs of properties on Lichfield Street. These access large expanses of land now largely devoid of buildings.</p> <p>Whilst traditionally buildings tightly lined these lanes, this characteristic has largely been eroded by clearance and the failure to redevelop.</p> <p>Topography is a significant aspect of the area and views from within it towards the west open up aspects of the Council house and the towns skyline.</p>	
<p>Uses:</p> <p>The area is a mix of business uses, residential development, community uses, dereliction and surface car parking.</p> <p>The pattern of uses are entirely unplanned and whilst the light industrial uses occupy traditional sites, housing falls on windfall land. Car parking however is the dominant characteristic within the area and occupies significant swathes of land. The derelict waste land is screened behind fencing and is largely invisible to the street scene.</p>	

	
<p>Predominant materials:</p> <p>Brick, steel and asbestos cladding is prevalent on the industrial sites whilst the historic meeting hall uses two contrasting bricks (red and purple) with stone dressing.</p> <p>The modern residential and community buildings are clad in brick with timber cladded sections. The brick is a brighter modern red sand faced brick and is used in contrast with a buff feature brick.</p> <p>The unplanned nature of the area has resulted in there being no predominant building material in the area.</p>	 
<p>Positive characteristics:</p> <p>The urban lanes provide well used through routes between the town centre proper and the Chuckery area of the town.</p> <p>The military meeting hall is an exemplar example of early 20th century architecture with a mix of traditional construction (window arches with key stones) and modern design and motifs (simple abstract banding and diamond motifs).</p>	<p>Map 1876</p> 

<p>Negative characteristics:</p> <p>The area has been planned in an ad hoc fashion and this has resulted in its decline and condition. Car parking is a prominent use and leaves tracks of land in the absence of built form and roads without proper enclosure.</p> <p>The openness of the area has resulted in legibility being compromised and it is difficult to understand the connections through to the town.</p> <p>The areas lacks street frontage to principal thoroughfares and as such sites are abandoned as plots not dissimilar to back land sites that are redundant.</p>	<p>Map 1914</p> 
<p>Statement of significance:</p> <p>The area retains enough historic and traditional built form from the end of the industrial period to give the sense of the typical working urban lanes that made up the late 19th century town (up until the First World War).</p>	<p>Map 1977</p> 
<p>Sensitivity: 4</p> <p>The area contains fragments the area heritage, but these are disparate in a transformed landscape dominated by cleared land and surface level parking. The degree of sensitivity is very low although a terrace of listed building backs directly onto it from the east.</p>	



Capacity for change: There is substantial capacity for change through the development of clear land and surface level parking areas. The scale of development should be informed by the falling topography and due to its largely 'back-land' location should not exceed the height of frontage buildings.




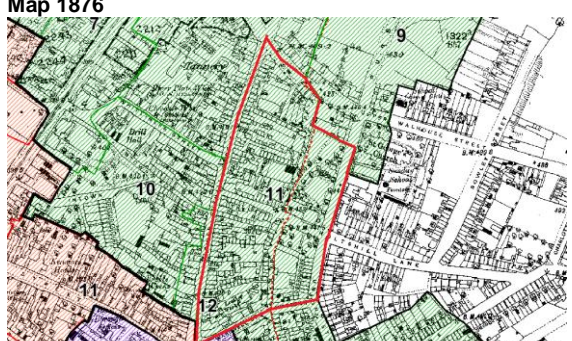
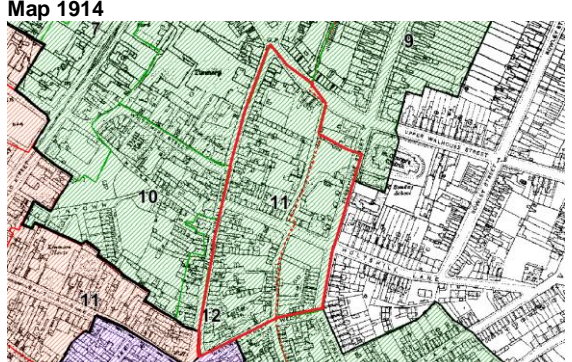
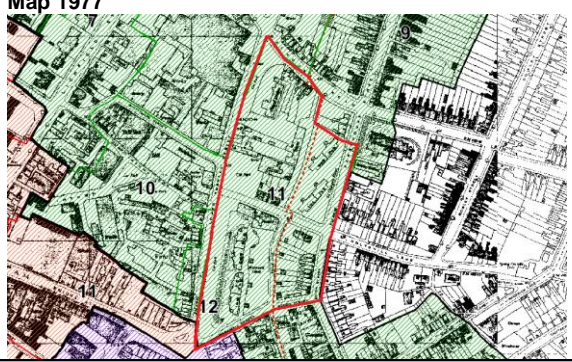
Opportunities: There are possible opportunities to link the sites with adjacent sites and through to principle buildings fronting Bridge Street or Lichfield Street.

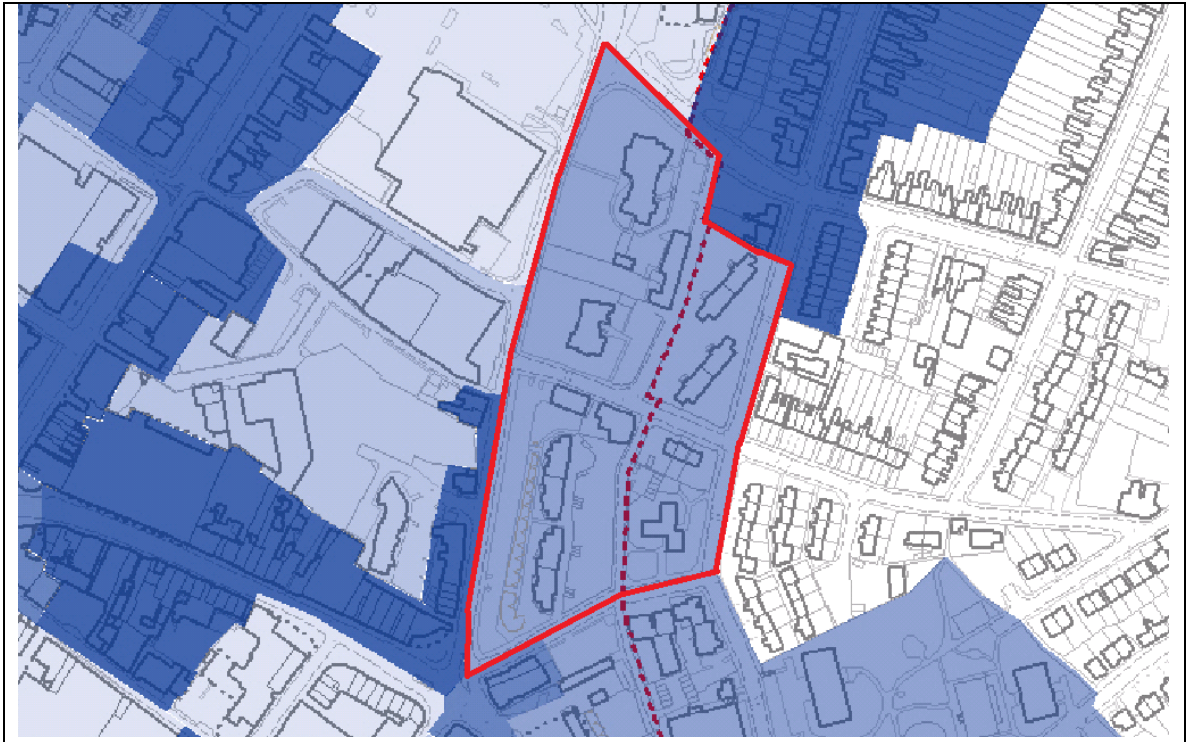
4.2.4.11 Holtshill Lane

Character area: Chuckery and Arboretum – Holtshill Lane | **Sub character area ref:** CA11

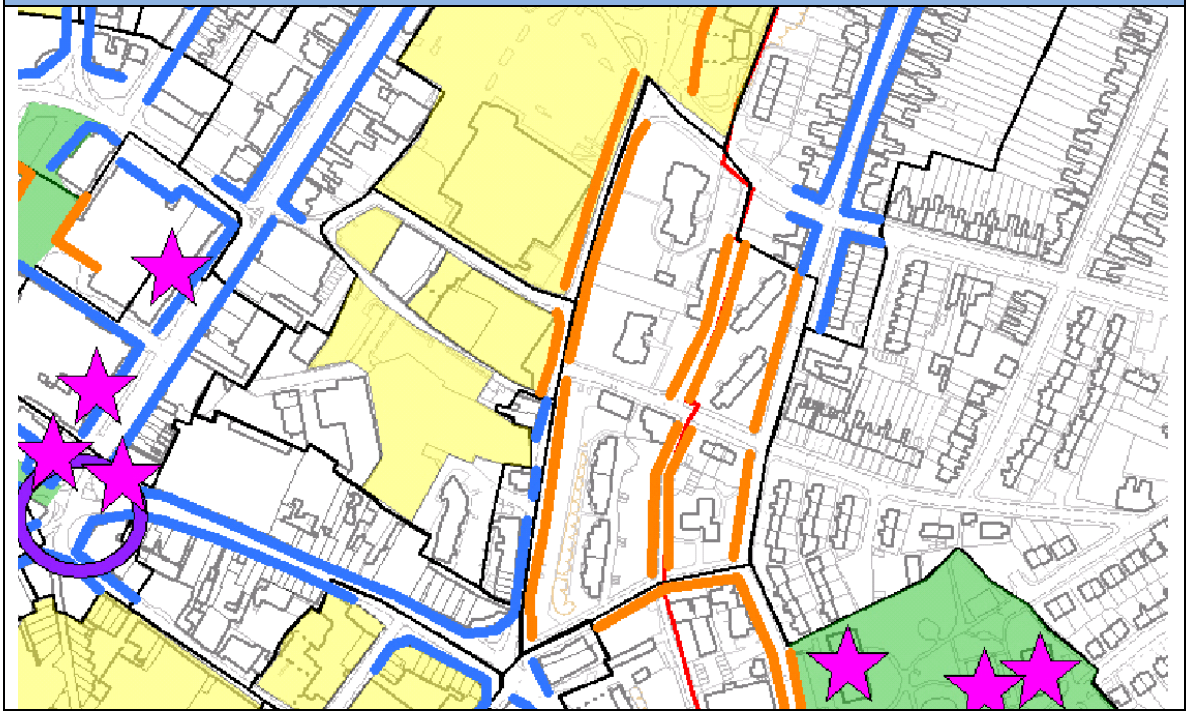
Area Action Plan – Characterisation: Chuckery and Arboretum

<p>HUCA: RS7</p>	<p>Survey date: 10th July 2014</p>
<p>Overview and relationship to adjacent sub areas:</p> <p>The area comprises a band of development that runs parallel to Lower Rushall Street and separates the traditional area of 19th century housing to the north east (known as the Chuckery) from the earlier area of close knit industry and residential development in the former urban lanes, such as Intown Lane, that run down to Lichfield Street.</p> <p>The area largely comprises post war development, although a single early 20th century workshop survives. Buildings are set back from the street in individual landscaped plots and are between 3 and 5 storeys in height.</p>	
<p>Building types:</p> <p>Most buildings are apartments and extend to between 3 and 5 storeys in height. They are post war and follow modernist principles, although vary in their architectural language. To the southern end are 1950's style 'Festival of Britain' style blocks with framed windows and doors and expressed projecting balconies. Further north are 1970's modernist flats comprising simple cubic forms with series of windows piercing the elevations. The one surviving historic building on Holtshill Lane comprises bays of large windows set between deep brick pilasters and forming a chamfered corner with simplistic sunburst keystones around the entrance arch and window arch in the open corner gable pediment.</p>	
<p>Connections and urban grain:</p> <p>The area is dominated by the north-south axis of Lower Rushall Street, which is a major artery linking the Arboretum junction down to Ablewell Street and the top of Bridge Street. The route supersedes Litchfield Street as the main route for traffic into the town centre proper from this direction.</p> <p>To the east of Lower Rushall Street the area starts to form the grid of streets that flows into Chuckery. Buildings follow modernist Le Corbusierian principles of sitting within their plots with open landscape surrounding them. A strip of car parking occupies much of the Lower Rushall Street frontage opposite the fine Georgian housing.</p>	
<p>Uses:</p> <p>Other than the historic works building, the area is exclusively residential, with most buildings being flatted accommodation.</p>	

<p>Predominant materials:</p> <p>All buildings are constructed in brick, however the pallet of bricks is very diverse. The early 20th century building uses a red clay brick with a semi dense fireskin. The building is dressed in buff sandstone (sills, lintels and keystones).</p> <p>The 1950's flats are constructed in a sand faced yellow brick and dressed in concrete (window frames, door surrounds and scallop moulded balconies).</p> <p>The 1970's flats are a mix of red, purple and yellow bricks, applied in block of colour with relief given through the application of rendered panels.</p>	
<p>Positive characteristics:</p> <p>The area displays some excellent post war housing in the 'Festival of Britain' style which has a bespoke design unique to the town. The scale of development, whilst initially appears incongruous to the wider town centre, works in balance with the open aspect of its setting and provides a quality example of the early stages of post war redevelopment in the Black Country.</p>	<p>Map 1876</p> 
<p>Negative characteristics:</p> <p>The area is a series of development phase that do not work together as a set piece of townscape and has been eroded by the creation of areas of surface level car parking that dominate in the character of the town centre.</p> <p>There are numerous poor quality buildings which have been poorly designed as a standard template that does not respond to the individual site well.</p> <p>Most buildings have been eroded by replacement windows in UPVC plastic and security measures.</p>	<p>Map 1914</p> 
<p>Statement of significance:</p> <p>An area of early post war purpose built flatted accommodation close to the town centre and illustrating some good examples of 'Festival of Britain' style architecture.</p>	<p>Map 1977</p> 
<p>Sensitivity: 3</p> <p>The area has an established residential character to it, owing much of its design to the architectural and town planning philosophies of the mid 20th century. Its design is strong but not entirely important to the wider character of the town and therefore is of neutral sensitivity.</p>	

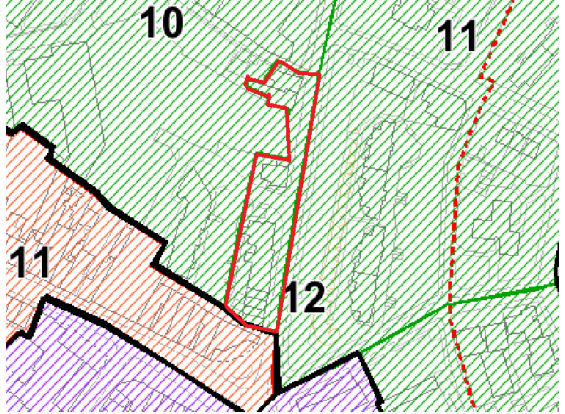






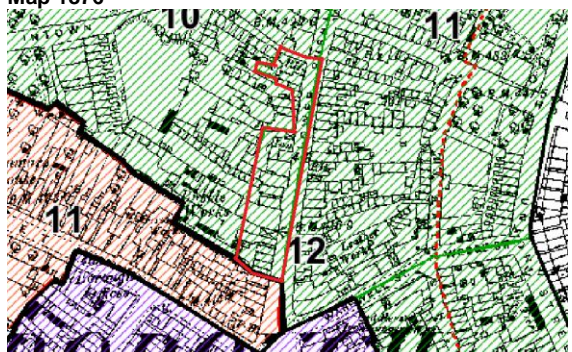
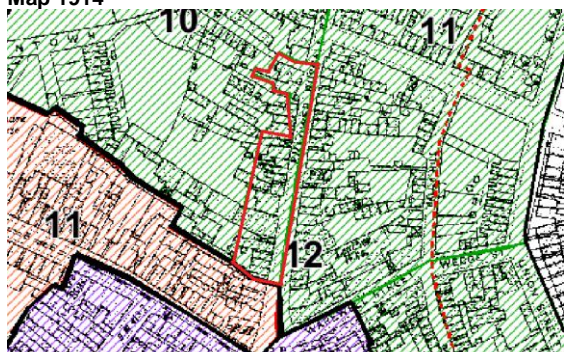

Capacity for change: There is a capacity for change, but this would seek reinforcement of building footprints around the edges of blocks of townscape and eliminating tracts of open planned landscaping.

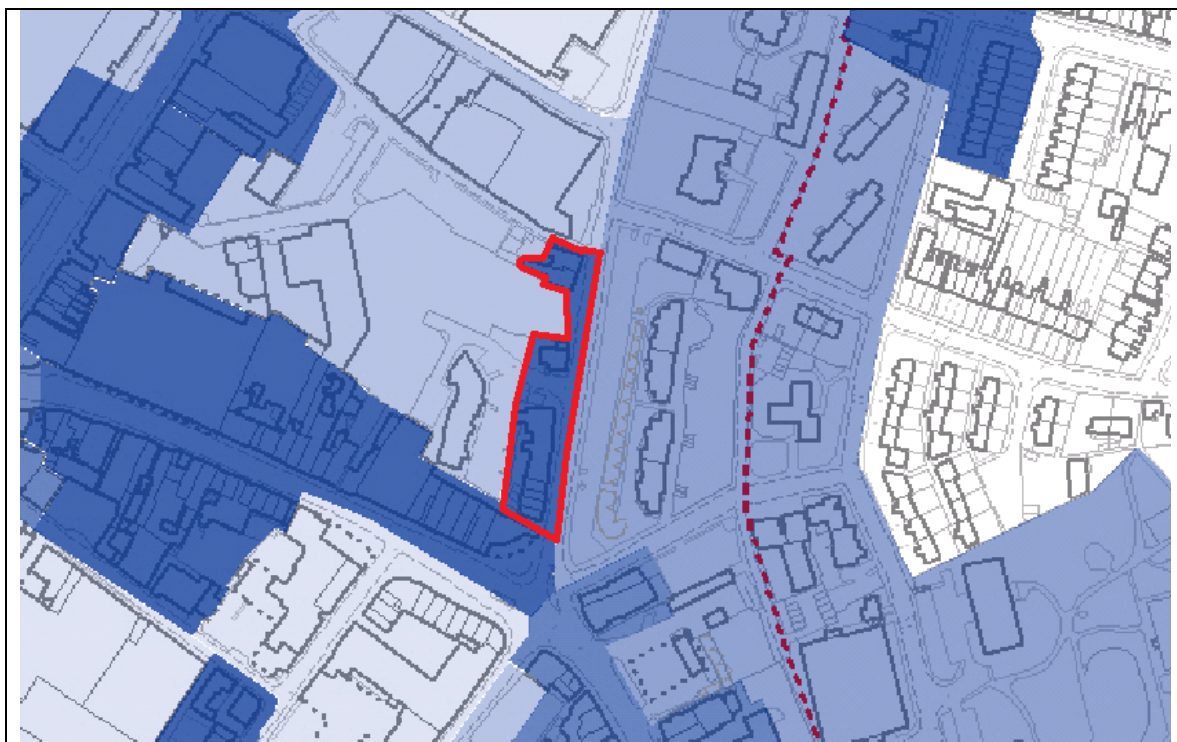


Opportunities: There are limited opportunities to undertake significant remodelling in the absence of substantial public money. In the absence of the comprehensive option, boundaries can be retained and strengthened.

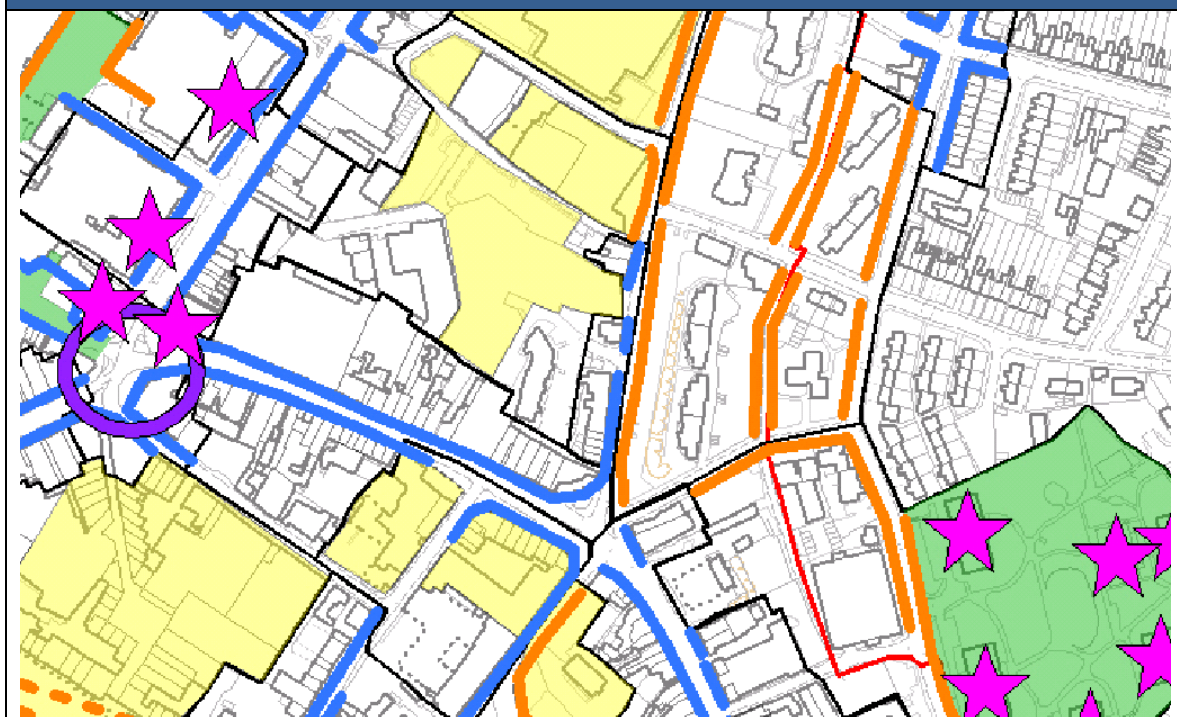
4.2.4.12 Lower Rushall Street

<p>Character area: Chuckery and Arboretum – Lower Rushall Street</p>	<p>Sub character area ref: CA12</p>
<p>HUCA: RS1</p>	<p>Survey date: 10th July 2014</p>
<p>Overview and relationship to adjacent sub areas:</p> <p>A strip of development running along the west side of Lower Rushall Street comprising 18th and early 19th century Georgian town housing.</p> <p>The area is largely isolated from other areas around it, appearing as a surviving piece of historic townscape in an otherwise largely redeveloped landscape. The land to the rear has been redeveloped with modern housing or comprises waste land or car parking, whilst the area to the east (on the opposite side of Lower Rushall Street) comprises bold post war development of flatted accommodation in an open planned Le Corbusierian style landscape.</p>	
<p>Building types:</p> <p>The buildings are all Georgian in design and cover a period of over half a century and include buildings of differing social standing.</p> <p>Whilst they all inherit the austerity of the Georgian principles of controlled mathematical grid of bays and floors, they each vary. A mix of segmental arches, console lintels and wedge lintels with expressed key stones form window openings, with full pediments, broken pediments and fan lights marking out entrances. Gable parapets are present but these do not extend along the front elevations and as such roofs are left visible, in a crude interpretation of politer Georgian housing on Bath and London.</p>	
<p>Connections and urban grain:</p> <p>The area relates directly to the north-south alignment of Lower Rushall Street, onto which it fronts at back of pavement. As the street was not formally planned there is a slight curve and subtle step in the building line giving it an inherited organic appearance from an earlier road alignment.</p> <p>To the rear is the remnants of the informal yards through which the fine housing was linked to the domestic functions of the building and other outhouses relating to early industrial activities being run from lower middle class housing. This is now largely absorbed into a single parking court.</p>	
<p>Uses:</p> <p>The building comprise a mix of residential functions with a small amount of office floor space and retail.</p>	

<p>Predominant materials:</p> <p>The materials throughout this area are consistent and comprise early examples of red clay brick in the area dressed in stone and moulded plaster (mostly painted).</p> <p>Roofs are clad in Welsh slate and dressed with lead flashing and iron rainwater goods.</p> <p>Joinery is in timber and forms sash windows and doors and pediments to entrances.</p>	
<p>Positive characteristics:</p> <p>An area of mixed Georgian town housing that extends along a section of highway and delivers a section of late 18th and early 19th century development.</p> <p>The buildings are of fine architecture and display quality classical detailing that gives the street an architectural rhythm that is informed by classical principles. Building frontages to the street are complete and are generally in a reasonable condition and mostly in full use.</p>	<p>Map 1876</p> 
<p>Negative characteristics:</p> <p>There is a sizable gap in the frontage that gives views through to the poor condition of the area to the west that is in poor condition. This break in the street frontage displays the fragility of this remaining section of Georgian townscape and its isolation (in design terms) from the modern town that has developed around it.</p> <p>The poor quality redevelopment of the rear elevation of the building has resulted in the rear aspect being greatly devalued from the street façades.</p>	<p>Map 1914</p> 
<p>Statement of significance:</p> <p>A rare survival of such a complete section of Georgian townscape in Walsall or indeed the Black Country, where Victorian industrialisation lead to significant redevelopment.</p> <p>The architecture clearly illustrates the prosperity of the town by the start of the 19th century and the well informed nature of the town residents at the point prior to the explosion of large scale industrialisation. It demonstrates the harmonious nature of society where all classes lived together and predates the social and speculative developments of Bradford Place and Lichfield Street which were exclusively middle class.</p>	<p>Map 1977</p> 
<p>Sensitivity: 1</p> <p>The area hosts a terrace of grade II listed 18th century town houses as well as a handsome unlisted 19th century public house. It forms the remnants of a lost early townscape and is highly sensitive.</p>	

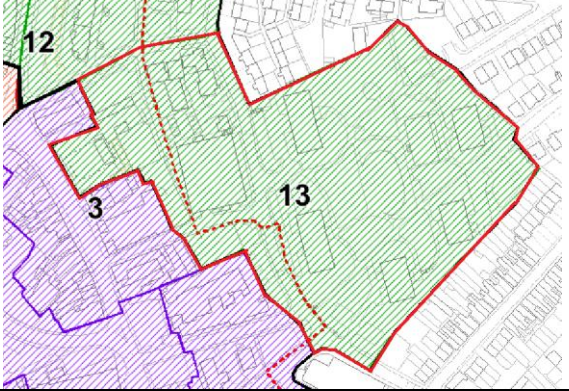






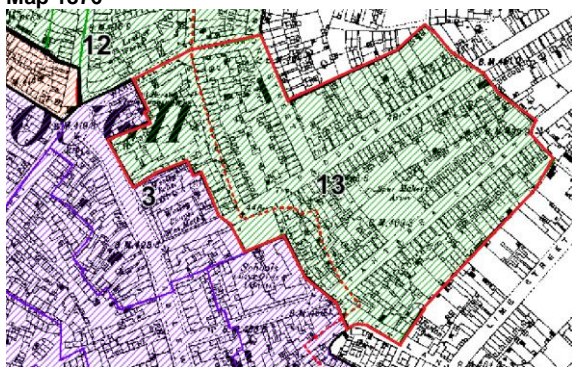
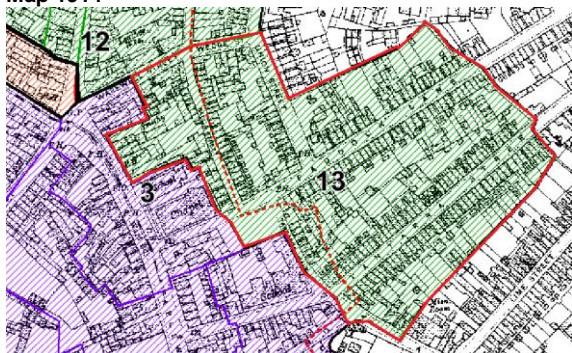

Capacity for change: There is little scope for change, although it should be noted that the surrounding area have a much higher capacity for change which will impinge on setting significantly.

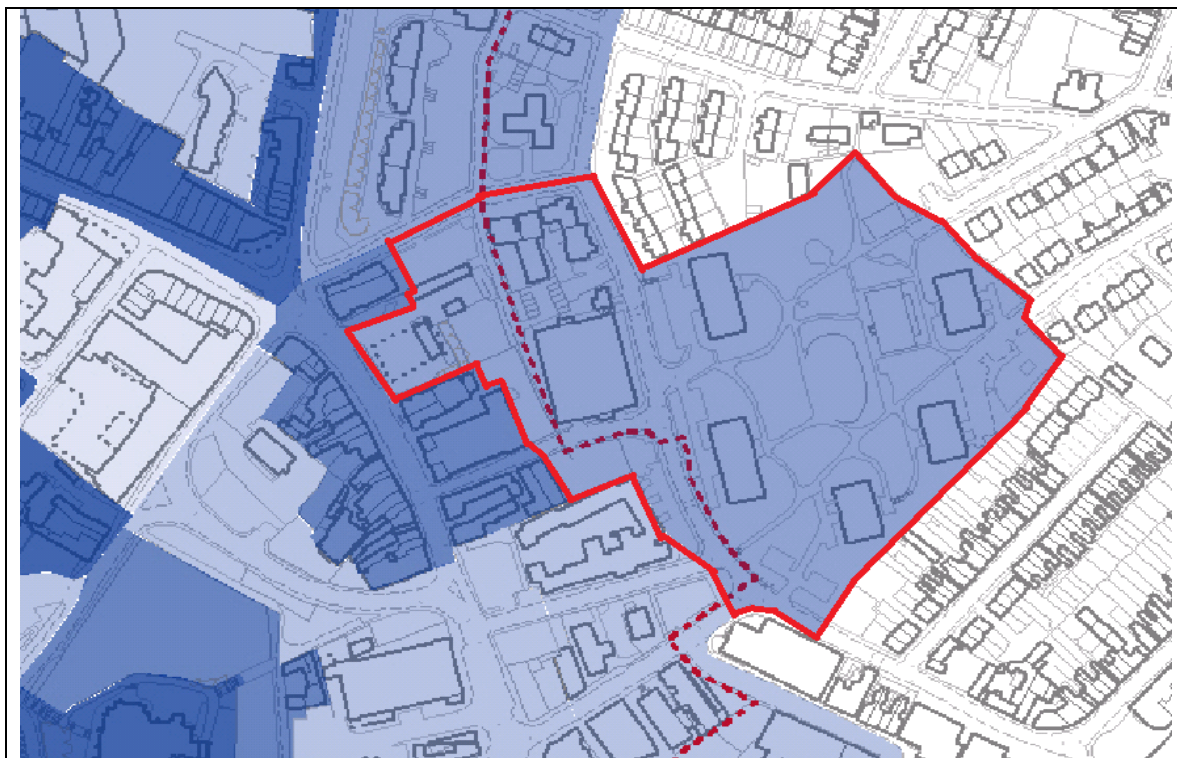


Opportunities: There are no opportunities for development within the site although there are a number of significant opportunities on adjacent land to the rear.

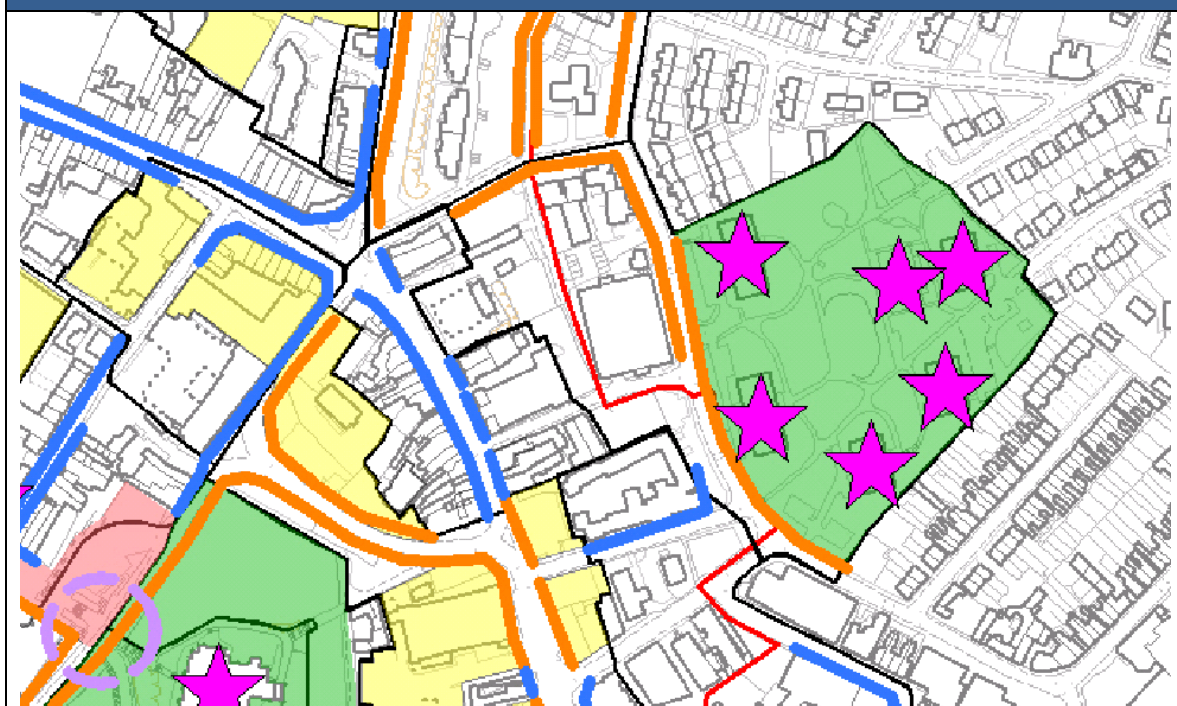
4.2.4.13 Paddock Lane
Area Action Plan – Characterisation: Chuckery and Arboretum

<p>Character area: Chuckery and Arboretum – Paddock Lane</p>	<p>Sub character area ref: CA13</p>
<p>HUCA: RS6</p>	<p>Survey date: 10th July 2014</p>
<p>Overview and relationship to adjacent sub areas:</p> <p>An area of radical post war redevelopment not dissimilar to the estate along Green Lane towards Birchills. A large area of inner suburban housing and industry was cleared to facilitate the construction of six multi-storey high rise tower blocks.</p> <p>The buildings are iconic due to their grouping and topography and mark out the town strategically from as far afield as the M6. The consistency of the building design, their varied height and arrangement across a falling parkland epitomises Le Corbusierian post war modernity in the Black Country.</p>	
<p>Building types:</p> <p>The towers are concrete framed structures that express their frame across their exterior.</p> <p>The tower blocks are of a repeat system build model from the post war era and are largely duplicates of the same model, seen throughout this area and other areas in the town (see Green Lane).</p> <p>A number of garage courts also sit within the wider landscaping and are a dominant building form in the area.</p>	
<p>Connections and urban grain:</p> <p>The area is based on a Le Corbusierian post war model of comprehensive redevelopment and formation of a high rise neighbourhood set in parkland. The arrangement here is entirely ad hoc and does not relate to any street or to one another.</p> <p>The streets from surrounding area terminate as they arrive at the estate and lead into parking courts.</p> <p>The landscaping in the area has matured and comprises large well established trees that compliment the scale of the buildings as well as fully planted swaths of landscaping.</p>	
<p>Uses:</p> <p>The area is exclusively residential and follows the post war planning model of zoning the city. All properties are flats and due to the design of buildings, the majority of the flats will be of a similar size and bedroom number.</p>	

<p>Predominant materials:</p> <p>The tower block are constructed from reinforced concrete frames and floor plates which are expressed on the principal elevations. The floors are in filled with dark brown faced brick and glazing. Projecting balconies are arranged in vertical alignments and are formed as an integral component of the floor plate and topped with steel and glass balustrades. Deep concrete parapets screen plant and roof equipment.</p> <p>The floor plates are expressed on all four elevations although the two front towers appear to have been re-clad in a yellow brick that extends across to form a flank privacy wall to balconies.</p>	
<p>Positive characteristics:</p> <p>The area has a strong consistent appearance with a dominant rhythmic formation formed through the repeat use of architectural language in these large orthogonal buildings.</p> <p>Modern landscaping is to a very high standard and the use of hedging and trees has resulted in a mature green landscape that juxtaposes with the built form.</p>	<p>Map 1876</p> 
<p>Negative characteristics:</p> <p>Parking courts dominate the landscaping and disrupt its use and emphasis the unavoidably poor microclimate between the scale of the buildings and the open spaces around them.</p>	<p>Map 1914</p> 
<p>Statement of significance:</p> <p>A good example of post war planning and architecture that has become synonymous with the Black Country. The condition of the buildings and the landscape in conjunction with the aspect of these buildings over the town and views of them from St. Matthews church and further afield has resulted in them being one of the better planned examples of this period of development in the town.</p>	<p>Map 1977</p> 
<p>Sensitivity: 3</p> <p>The area comprises an exemplar piece of post war high rise housing which constitute and landmark in the town both in terms of its scale but also design quality. Alterations to these highly visible structures make them sensitive to change which could harm their quality.</p>	



Capacity for change: There is little capacity for change.



Opportunities: There are no obvious opportunities for development.