

4.2.5 Church Hill

The town of Walsall has a recorded history that predates the Domesday Book. Church Hill is where the town first developed on a defensible site next to a brook. Its status as a market town and its location adjacent to the raw materials for the production of iron encouraged the growth of a range of industries and trades and further urban expansion.

Congestion on the hill led to the commercial centre relocating to the Bridge and Park Street, a move that was later reinforced by the siting of the canal and rail links. What remains around Church Hill is the footprint of a medieval street layout with the changes introduced in Victorian times. Significant areas of heritage townscape have been retained with individual buildings of historic note.


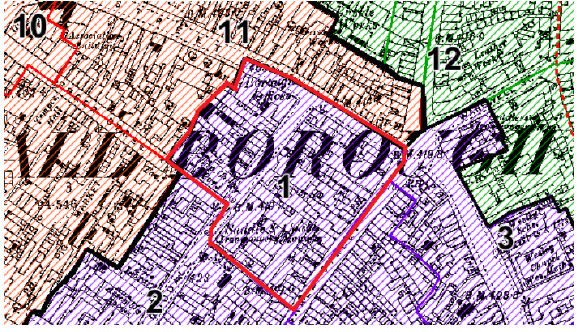
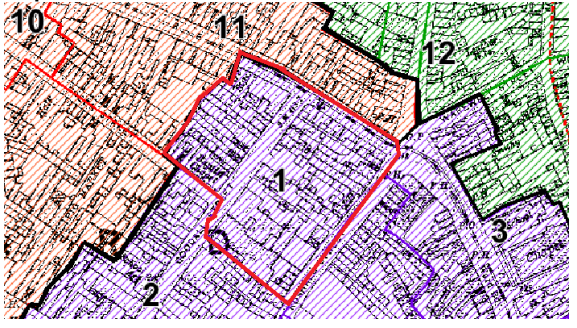
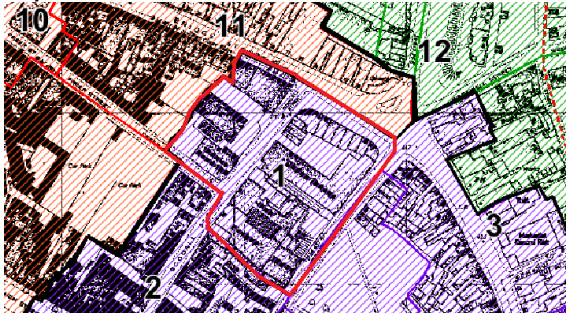
The special interest of this area is that it preserves important examples of the history of the development of Walsall within an overall heritage townscape that benefits from the steep topography of its hill location.

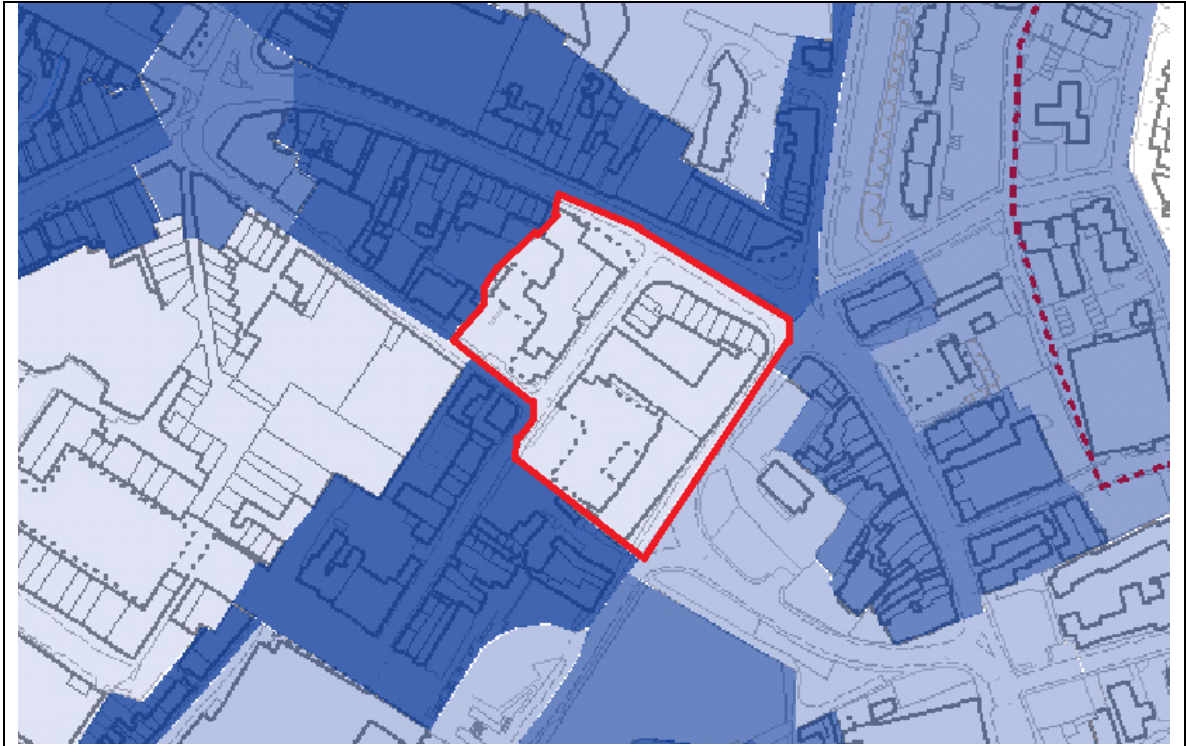
Although there are 20 listed buildings and structures within the Conservation Area (all Grade II, with the exception of St Matthew's Church and the Guildhall on High Street, which are listed Grade II*) and 23 buildings on the Local List held by Walsall MBC, it is the qualities and characteristics of the streetscape as a whole which are of particular note and should be considered when assessing any proposed changes or new development.

Some of the fundamental characteristics of the Walsall Church Hill Conservation Area have been seriously damaged by clearance of traditional buildings and the introduction of a number of inappropriate new developments of a scale and form which change the local townscape.

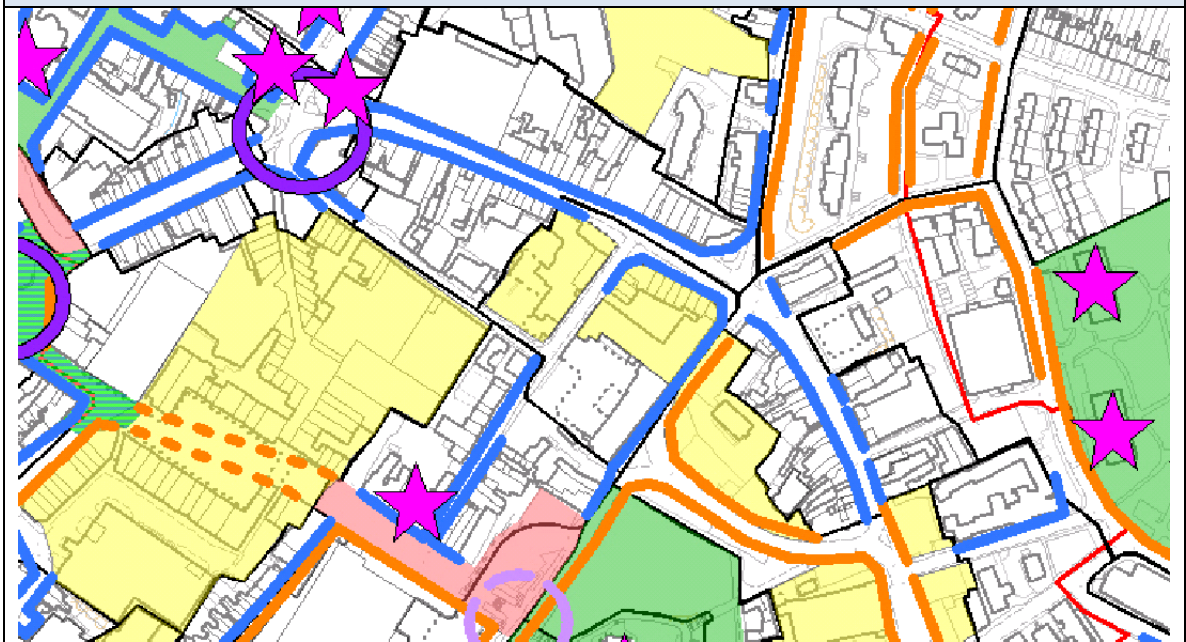
4.2.5.1 Goodall Street

<p>Character area: Church Hill – Goodall Street</p>	<p>Sub character area ref: CH1</p>
<p>HUCA: C3</p>	<p>Survey date: 10th July 2014</p>
<p>Overview and relationship to adjacent sub areas:</p> <p>An area of complete post war redevelopment comprising tower blocks of office accommodation over parades of shopping and retail arcading. Whilst the area hosts a series of different building types, the collective effort to introduce a new form of town planning during the 1960's is evident in this location.</p> <p>Sited at the top of Bridge Street and addressing the junction with lower and Upper Rushall Streets, the area occupies a prominent part of the town, elevated towards the church and with a clear synergy and affinity with the residential estate further up Paddocks Hill.</p>	
<p>Building types:</p> <p>The built form extends up to 12 commercial floors in height and utilise two different structural forms, (1) the expressed floor-plate of a concrete framed structures clad in curtain walling of glazing and spandrel panels, and (2) External exoskeleton structures formed from concrete cladding and panels and or brick envelopes.</p> <p>Buildings have simple cubic forms with little or no modelling across elevation. Windows are repeated in lines and rows and frequently are the only architectural expression beyond material detailing and specification.</p>	
<p>Connections and urban grain:</p> <p>The historic street alignment remain, and buildings continue to defin urban blocks, but either step back at upper floors behind a podium or cut away at street level to open op the public realm into a semi private environment forming aprons to buildings. Buildings to the east of Goodall Street are sat at back of pavement in a more conventional manor and even follow the curved footprint to street corners.</p> <p>Colonnading along Bridge Street is a prominent urban design feature along the street and comprises the open form of the buildings structural frame forming piloti with the retail frontage set back behind a walkway.</p>	
<p>Uses:</p> <p>The area is primarily used for office accommodation although vacancy is now a significant issue.</p> <p>The ground floor of these buildings along Bridge Street comprises a retail offer, however, again vacancy and short life cycle of new businesses has been an issue.</p>	

<p>Predominant materials:</p> <p>The area is predominantly constructed using reinforced concrete framing. Buildings east of Goodall Street typically frame this in yellow brickwork and infill floors with blue composite spandrel panels and metal frame glazing. The concrete frame and the roof are one structural element and overhanging canopy roofs of painted concrete are typical.</p> <p>The buildings west of Goodall Street are clad in shuttered concrete panels with a ribbed finish typical of the brutalist movement. Windows are of a dark metal frame and the piloti are clad in slate and stall risers and infill walling in clad in stack-bonded tilework.</p>	
<p>Positive characteristics:</p> <p>The buildings are good examples of 1960's structures that reflect the quality achievable in post war architecture. They are of a similar quality to that of the police station on Green Lane.</p>	<p>Map 1876</p> 
<p>Negative characteristics:</p> <p>The buildings create a poor microclimate along Bridge Street and the recessed colonnade has resulted in a piece of public realm that fails to mark the corner with Goodall Street and attracts antisocial behaviour.</p> <p>Building materials are poor quality and have weathered badly in the northern European climate, have aged and in some cases appear as out-dated and substandard building materials.</p> <p>The scale of the buildings verses the low occupancy of the area fails to deliver the critical level of activity that sustains vibrancy in the area.</p>	<p>Map 1914</p> 
<p>Statement of significance:</p> <p>A complete town centre townscape of 1960's architecture which in conjunction with the police station, the High Street precinct and residential estates in Green Lane and Paddocks Hill illustrate the radical aspirations of the Black Country to alter its urban landscape during the post war era.</p>	<p>Map 1977</p> 
<p>Sensitivity: 5</p> <p>The area is dominated by large scale post war development that sits at odds with the wider townscape and competes with the nearby historic landmarks. The site is not sensitive to change as these structure no not contribute positively to the town centres appearance.</p>	

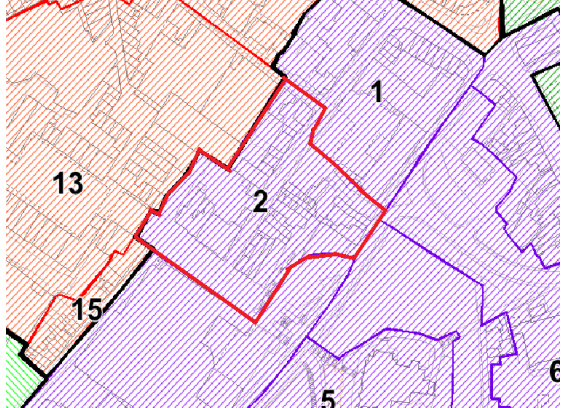






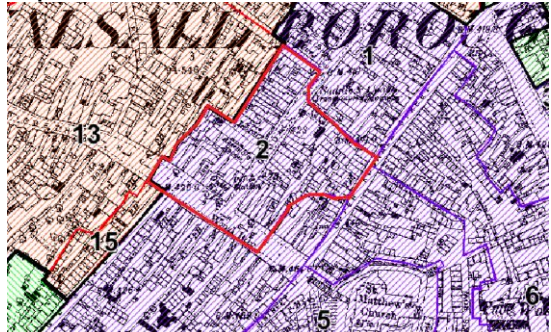
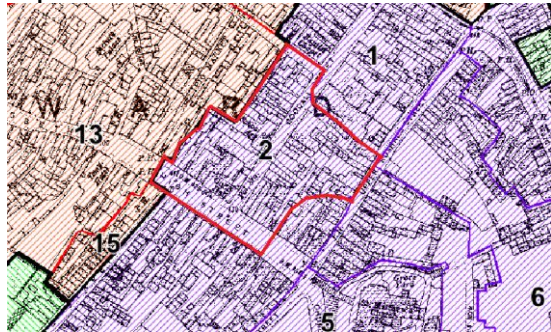
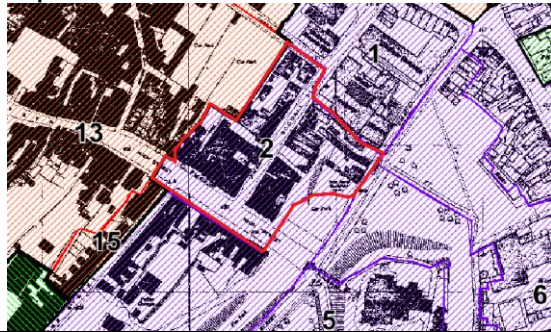
Capacity for change: There is significant scope for change which could be as radical as the complete removal of these buildings so as to replace them with more modest development of four or five-storeys.

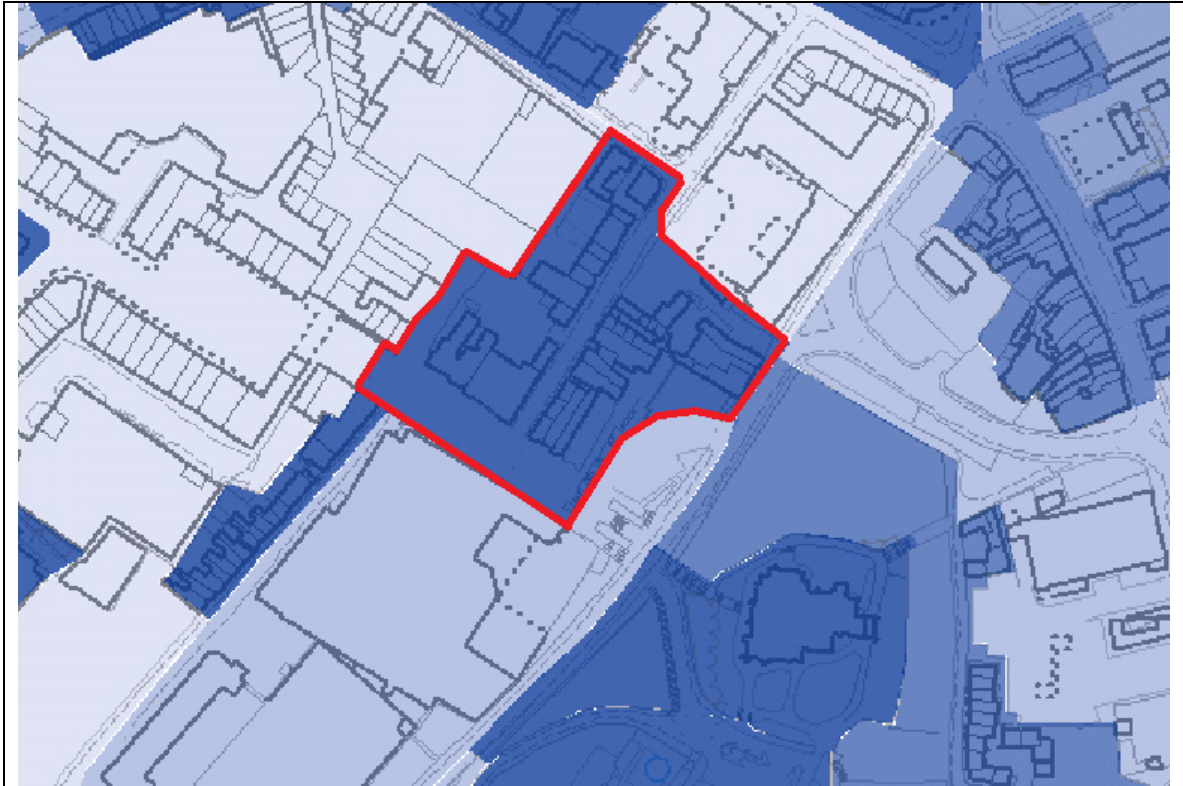


Opportunities: There is an option to remove this building completely if the long term sustainable occupation of the building cannot be achieved.

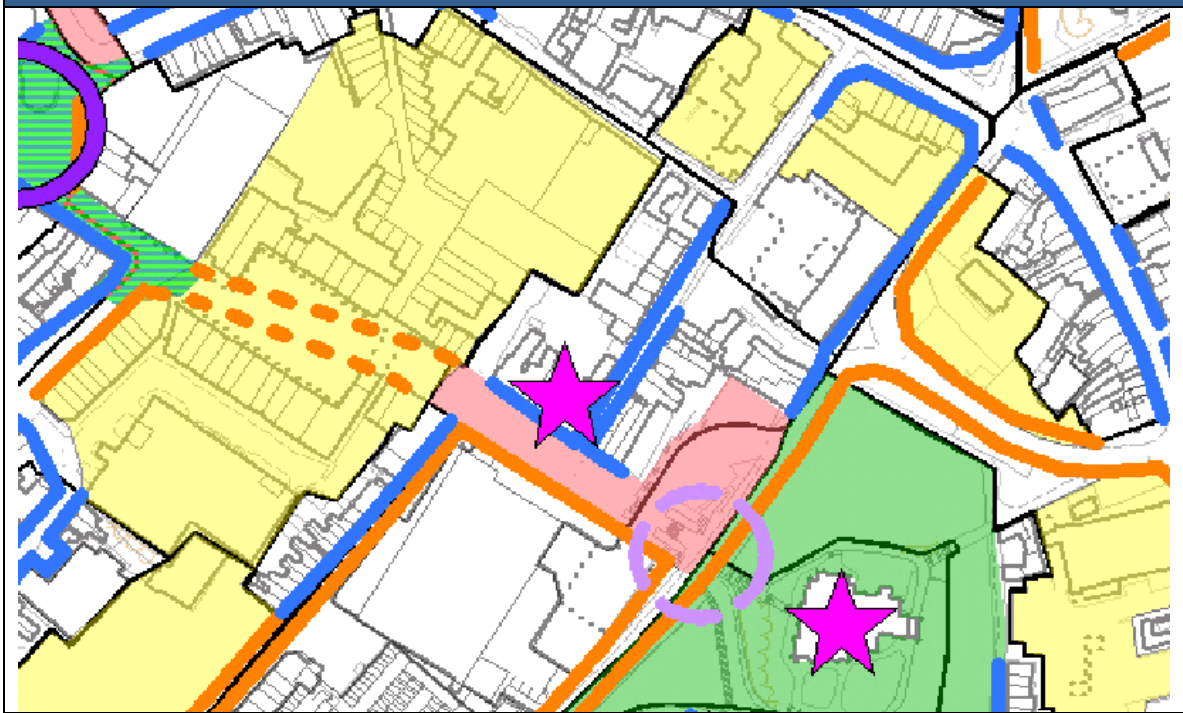
4.2.5.2 Guildhall

<p>Character area: Church Hill - Guildhall</p>	<p>Sub character area ref: CH2</p>
<p>HUCA: MX1</p>	<p>Survey date: 10th July 2014</p>
<p>Overview and relationship to adjacent sub areas:</p> <p>The area comprises a relatively complete section of Walsall's town centre as it would have been in the 1930's. It comprises a mix of Georgian, Victorian, Edwardian and early 20th century architecture.</p> <p>The tight form of the street along with the varied building type and height results in a piece of townscape that would have been typical for the late industrial town as it would have typically been, with no overarching design, but rather a competing mix of commercial buildings.</p> <p>Now surrounded by modern development and infrastructure (largely post war) the area has a close associating with the Medieval extent of the town and Church Hill.</p>	
<p>Building types:</p> <p>Buildings vary greatly but comprise (1) Georgian three-storey terracing of simple cubic forms with parapets and spaced sash windows, (2) tall Regency Buildings with canted bays, (4) classically informed civic buildings such as the Guildhall with arched windows spaced by pilasters with ground floor rustication and deep entablatures and ground and first floor. Round windows with classical head key stones and a parapet topped with urns, (5) typical 19th century buildings with sash windows under wedged lintel openings, and (6) stripped classical buildings of good 20th century pedigree with art deco references.</p>	
<p>Connections and urban grain:</p> <p>The historic hierarchy of the local street pattern is retained with buildings sitting at back of pavement with entrances often sat above the street due to the steep topography of the area.</p> <p>Whilst Goodall Street has a close intimate scale of a narrow urban street, the High Street is wide and forms an area traditionally used for street trading. A main historic thoroughfare at the heart of the medieval town and its connection down to The Bridge and beyond to Town End.</p>	
<p>Uses:</p> <p>A diverse mix of traditional town centre uses including retail, restaurants, public houses, hotels and some residential housing.</p>	

<p>Predominant materials:</p> <p>There are no predominant building materials, but rather a successful pallet of red brick, buff standstone and stucco dressed in metal and timber detailing.</p> <p>The use of materials helps distinguish hierarchy in built form, with most building comprising brick, or brick dressed in stone or render, and the principal buildings, such as the Guildhall using a substantial amount of stone in heavily carved architectural form to elevate its status, and the police station using stucco to a similar effect.</p>	
<p>Positive characteristics:</p> <p>An exceptional group of high quality buildings comprising both well ordered hansom Georgian terracing and grandiose civic architecture which is a landmark within the town and owes its origins to that of northern Italy as much as it does the commerce of the mid 19th century Black Country.</p> <p>Many architectural details survive along with original timber and metal windows.</p>	<p>Map 1876</p> 
<p>Negative characteristics:</p> <p>High Street is now severed from Church Hill by the widened Upper rushall Street, delivery access to the supermarket and over engineered public realm and has caused a terminus in the way the area function, rather than a through route.</p> <p>There is a degree of dereliction in the Georgian terrace at 12-14 High Street resulting in the eastern approach having a seriously deteriorated appearance.</p>	<p>Map 1914</p> 
<p>Statement of significance:</p> <p>The area focuses on the Guildhall, one of the most significant secular buildings in the 19th century town. Its lack of modesty is reflected in the imported grandeur of the Italian architectural origins and the ornate application of classical decoration in its silhouette and composition. Around it developed a host of fine housing and commercial premises along the main stretch of the early to mid 19th century town, which would have acted as the civic heart of the town (close to the church and medieval origins) before the construction of the court house, Council house, town hall and library.</p>	<p>Map 1977</p> 
<p>Sensitivity: 1</p> <p>The area is fully developed with buildings from the 18th, 19th and 20th centuries all of which are of substantial design merit including the town's Grade II* listed Guildhall and other grade II listed structures from the early 19th century along the High Street frontage. The area also forms part of the Church Hill Conservation Area and retains a scale and form of development that reflects the early development of the town. The proximity to the medieval heart of the town also makes the area highly sensitive.</p>	




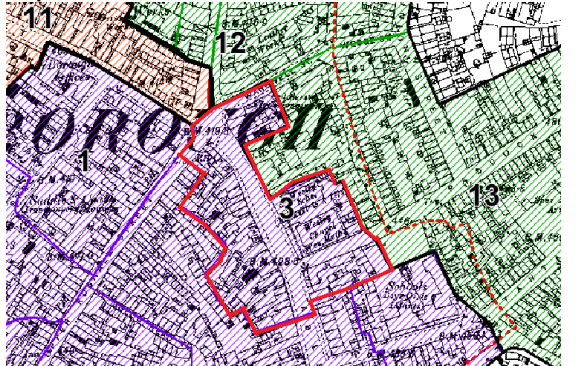
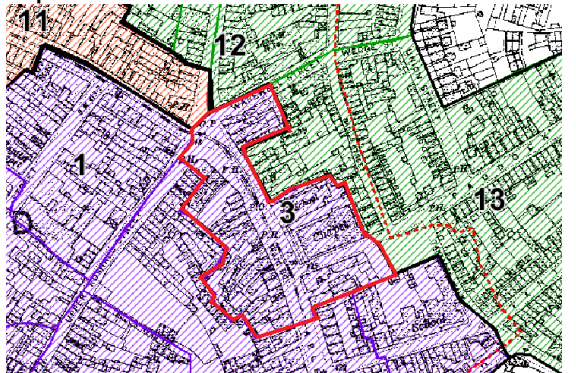
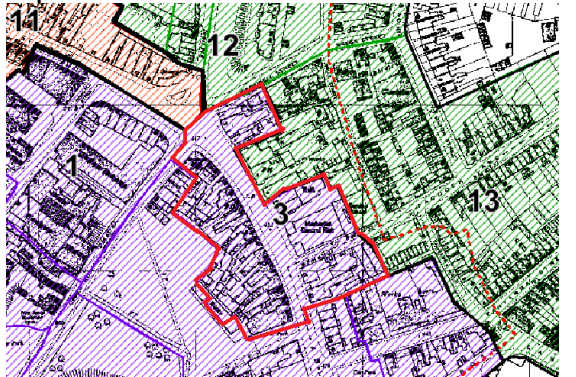
Capacity for change: There is limited scope for change in this area, although the listed terrace of properties at 10-14 High Street has scope for development across the derelict portion of the site.

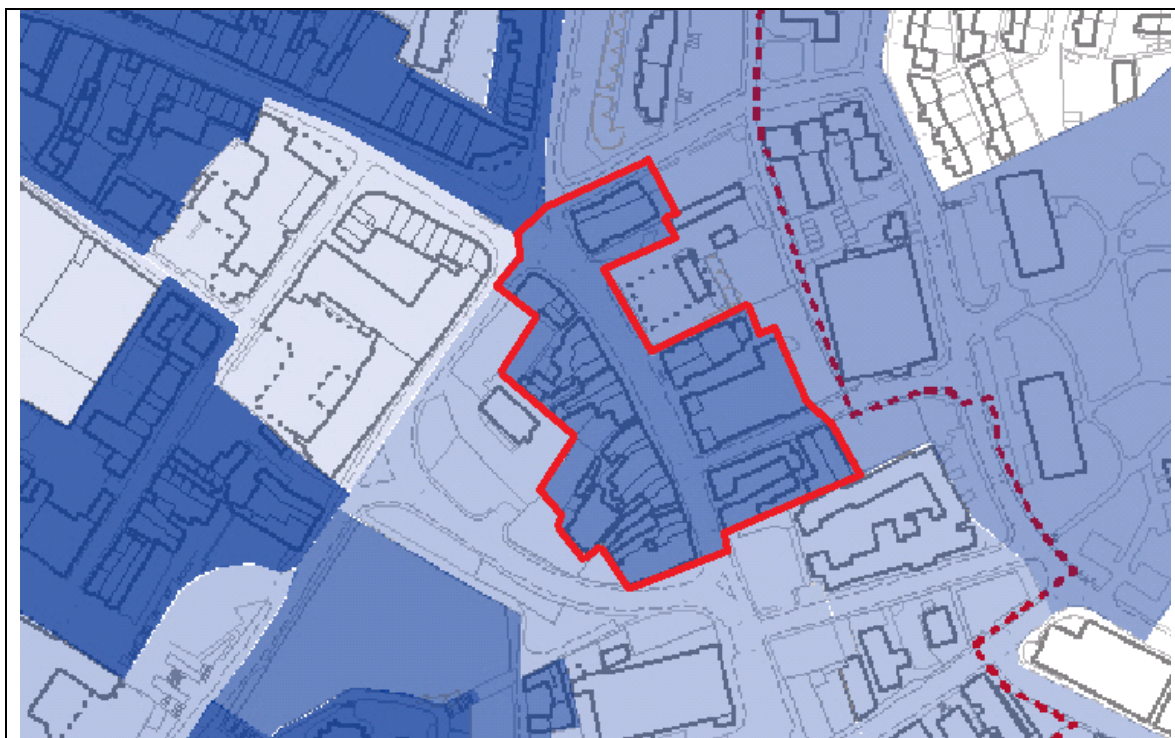


Opportunities: 10-14 High Street offers a real opportunity to orientate the site towards Peel Street and Church Hill and improve visual connections between the church and the town centre proper. There is an opportunity to better mark the start of the retail core and act as a gateway into the town.

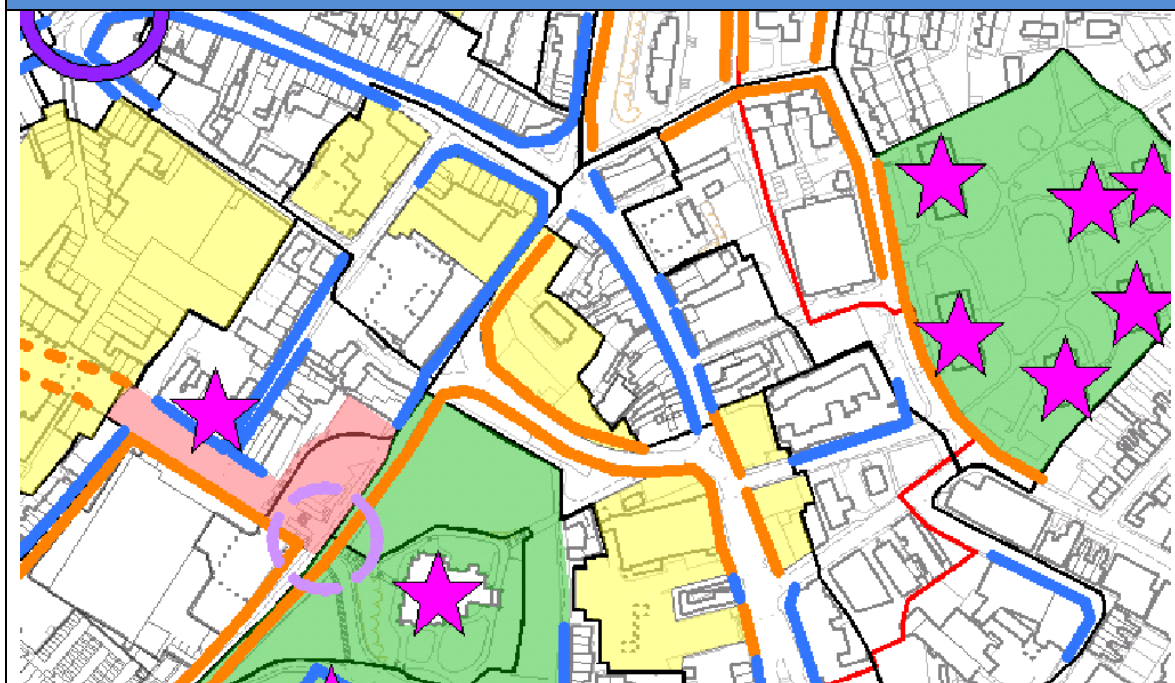
4.2.5.3 Ablewell Street

<p>Character area: Church Hill – Ablewell Street</p>	<p>Sub character area ref: CH3</p>
<p>HUCA: RE2</p>	<p>Survey date: 10th July 2014</p>
<p>Overview and relationship to adjacent sub areas:</p> <p>The area comprises the northern end of Ablewell Street where it crosses Upper and Lower Rushall Street and flows into Bridge Street. The street now forms part of a gyratory highway flow that links with traffic flowing out of the town centre in a southbound direction. The majority of the historic built form has survived and the street therefore is fully enclosed other than for the presence of a petrol service station.</p> <p>Buildings range in date from the late Georgian period onwards and whilst forming a complete frontage along the western side of the street, views up urban lanes to Paddocks Hill sit between buildings on the eastern side.</p>	
<p>Building types:</p> <p>The majority of buildings date to the 19th century and are of various styles, either forming individual developments, handed pairs or short parades of shops.</p> <p>The west side of the street comprises a continuous row of two-storey development of different architectural styles including eclectic Victorian applied aesthetics, Italianate, neo-vernacular and arts and crafts.</p> <p>The east side of the street hosts similar development along with some larger individual congregational buildings. One of these is an early 20th century stripped classical reworking of a ne-classical façade the other is a post war structure with a stepped parapet.</p>	
<p>Connections and urban grain:</p> <p>The buildings largely sit at back of pavement and define the north-south corridor that is the lower end of Ablewell Street. The continuous band of development along the western side forms a strong urban form, where as to the eastern side it is weaker, with a garage forecourt affecting the effectiveness of building enclosure.</p> <p>The eastern side also has a number of urban lanes and routes that link up to Paddock Hill and comprise similar characteristics to Intown Lane leading down to Lichfield Street from Lower Rushall Street.</p>	
<p>Uses:</p> <p>A diverse range of uses are found in this area, including a significant number of restaurants, pubs and take out premises that support the night time economy in association with the activity further north west along Bridge Street.</p> <p>Other uses in area include religious buildings and these dominate the east side of the street.</p>	

<p>Predominant materials:</p> <p>The area comprises a diverse mix of building materials. Red brick is the main facing material and is typically dressed in either stone, blue brick or faience.</p> <p>Half timbering is also used on a number of premises and is a decorative surface finish not common in the borough.</p> <p>Roofs are typically clad in Welsh slate or red clay tiles.</p>	
<p>Positive characteristics:</p> <p>The diverse and rich variety of architecture, including excellent examples of building dating to the turn of the century and the use of diverse and high quality materials. Of particular quality is the public house on the corner with Upper Rushall Street which terminates the view looking south along Lower Rushall Street towards the church that sits above it. Also the congregational hall is an important landmark building of quality architecture and elevated scale that is a landmark on the northern decent down Ablewell Street (towards the town).</p>	<p>Map 1876</p> 
<p>Negative characteristics:</p> <p>A significant number of original fixtures, fittings and windows have been lost or replaced with poorer quality details. Many original sash windows are now casement and made of UPVC plastic.</p> <p>Excessive use of gaudy signage detracts from the elaborate use of architecture and covers deep sections of buildings. Whilst some shop fronts benefited from Heritage Lottery Funding for the reinstatement of historic shop fronts, others are insensitive and poor quality replacements that harm the street scene.</p>	<p>Map 1914</p> 
<p>Statement of significance:</p> <p>An attractive section of townscape forming part of a longer and more strategic principal route into the town from the south (Birmingham). The buildings include unique examples of high quality architecture from the turn of the 20th century.</p>	<p>Map 1977</p> 
<p>Sensitivity: 2</p> <p>The area comprises a relatively complete section of late 18th century townscape. This retains individual building plots and a relatively consistent scale of development. The high level and variety of decoration in the are makes it sensitive to contemporary development.</p>	




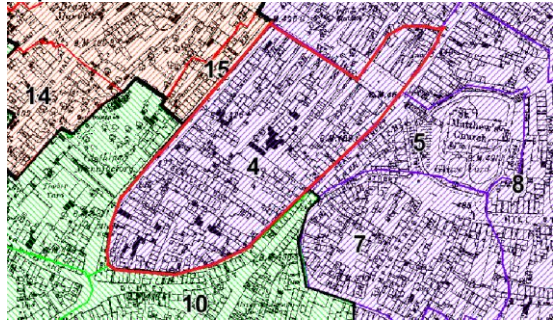
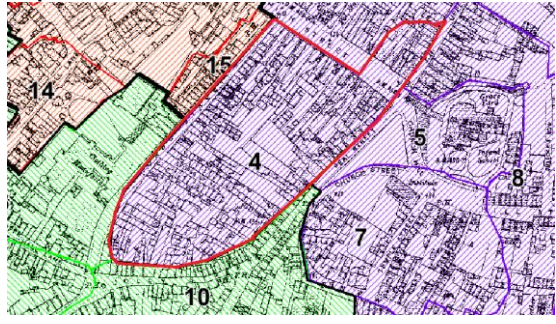

Capacity for change: There is scope for some small localised development where the building frontage along the east side of the street has been weakened by later redevelopment.

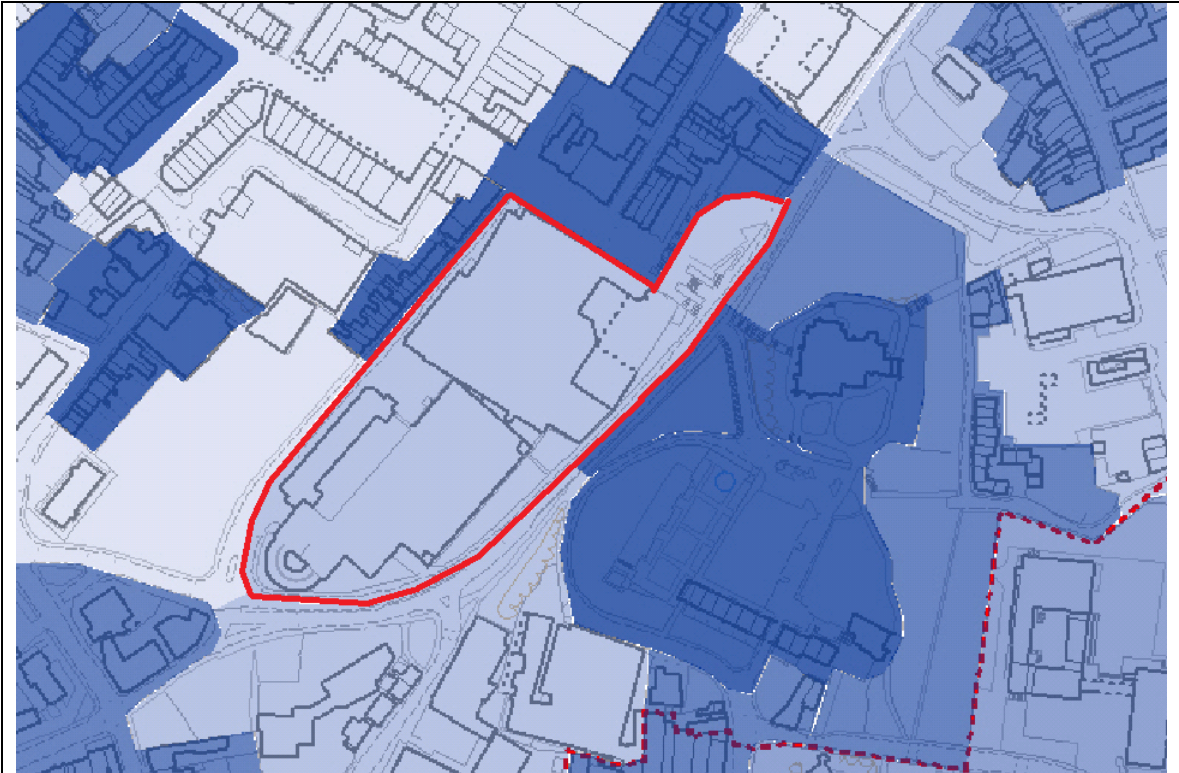


Opportunities: There are some localised redevelopment opportunities, but these should reflect the three-four-storey scale of development in the area.

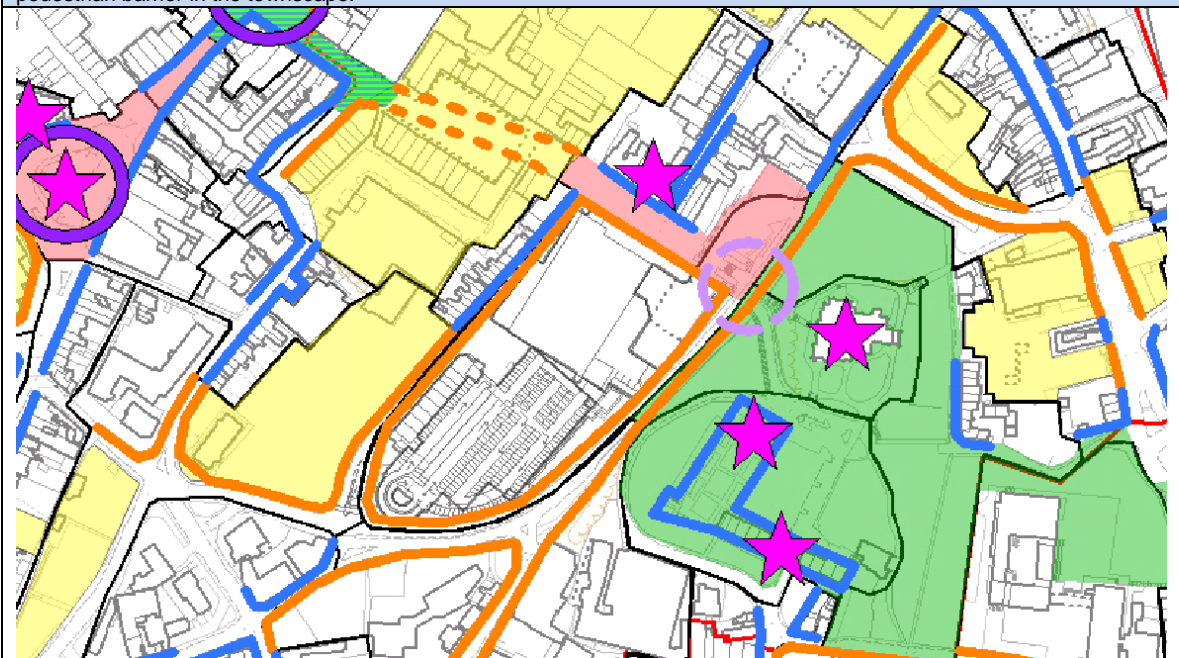
4.2.5.4 Peal Street

<p>Character area: Church Hill – Peal Street HUCA: RE6</p>	<p>Sub character area ref: CH4 Survey date: 10th July 2014</p>
<p>Overview and relationship to adjacent sub areas:</p> <p>The area comprises substantial, large scale development that in single phases occupies entire town blocks. The use of system build steel frame construction forming multi storey concrete floorplates and shed warehouses has been dressed up to form identifiable buildings within the town.</p> <p>Part way up the incline to Church Hill, the area both fronts the top end of the High Street and the relief road (Upper Rushall Street) that intersects it. The buildings are both elevated in topography and scale over George Street and the lower part of the town and visible over the roof tops of streets to the south where the urban form has been eroded.</p>	
<p>Building types:</p> <p>The buildings are system build steel frame structures forming multi storey concrete floorplates and shed warehouses. The buildings are repetitive in their application of cladding, fenestration and architectural bays, with specific areas designed to personalise the buildings.</p> <p>The superstore fronting the High Street has an acute angle and projecting canopy built into it that frames panels of materials within the main elevation to relate to the rising topography of the street.</p> <p>The George Street apartments group together blocks of windows and utilise stairwell portholes to break up the scale of this 5-storey building.</p>	
<p>Connections and urban grain:</p> <p>The buildings sit at back of pavement along their primary frontage (High Street and George Street) and set back within a buffer of soft landscaping to Upper Rushall Street.</p> <p>A small modern urban square has been introduced between the superstore and buildings to the south. It fronts onto George Street and has entrances fronting onto it on all sides and gives views towards the terrace of listed buildings on the west side of the street.</p> <p>The area includes the service route and areas of public realm that intersect on the northern side of the superstore where the High Street is translated into a series of steps.</p>	
<p>Uses:</p> <p>The principal use to the northern end of the site is a food superstore with mezzanine accessed from the High Street and the new public realm square on George Street.</p> <p>The southern part of the area is chiefly a multi-storey car park accessed from Upper Rushall Street, screened on the western aspect (over George Street) forming 4 floors of apartments over a ground floor of commercial units.</p>	

<p>Predominant materials:</p> <p>The consistent use of a controlled pallet of red terracotta rain-screen cladding, silver composite thermal cladding, white render and glass.</p> <p>The car park has sections of metal mesh cladding to form screens to the circular access ramp and balcony panels.</p>	
<p>Positive characteristics:</p> <p>The formation of active frontages to parts of High Street and George Street.</p>	<p>Map 1876</p> 
<p>Negative characteristics:</p> <p>The dominance of vehicular access into the site at other prominent points around the site, particularly:</p> <ol style="list-style-type: none"> 1) The superstore delivery bay that intersects the High Street and further separates it from Rushall Street and Church Hill. The over engineered arrangement of this access terminates the High Street and is obtrusive. 2) The access into the multi-storey car park to the south of the site that dominates the architecture and arrangement of the site across its southern side. 	<p>Map 1914</p> 
<p>Statement of significance:</p> <p>The site is a significant commercial destination in the town and attracts a substantial number of users from across the town.</p>	<p>Map 1977</p> 
<p>Sensitivity: 4</p> <p>Whilst the area contributes to the setting of the Church Hill Conservation Area it has been comprehensively redeveloped over recent years with large shed architecture and an associated multi-storey car park. The high level of visibility towards the site along High Street and down onto it from Church Hill makes it an important site, however its poor quality and rudimentary design reduce its sensitivity making it a site in need of further regeneration.</p>	

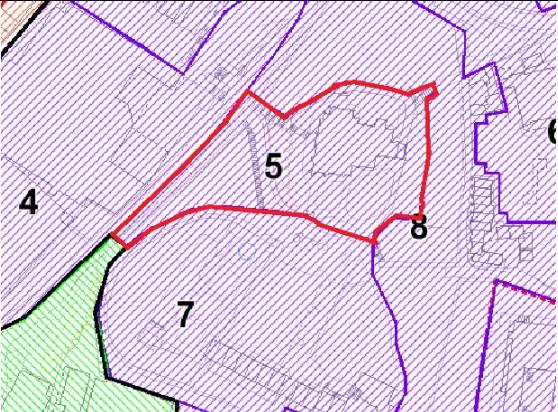








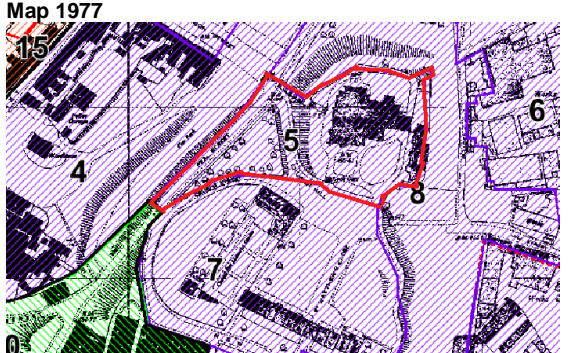
Capacity for change: There is significant scope for change to this site, either to redress the existing structures with a new architectural treatment which introduces greater activity towards the street, an innovative treatment to the roof or comprehensive redevelopment. The large area of external service and access routes into the site from Peel Street which in conjunction with this relief road separate this site from Church Hill also can be significantly remodelled to overcome this pedestrian barrier in the townscape.

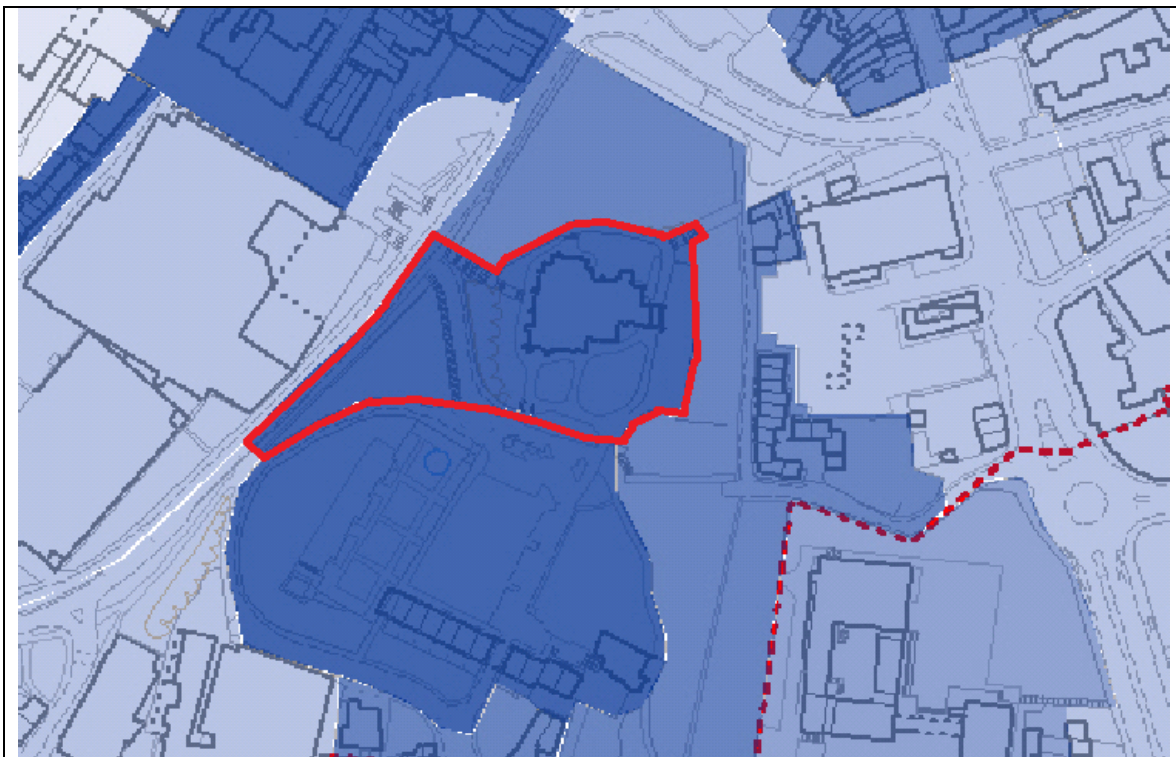


Opportunities: There are limited opportunities for comprehensive remodelling, however, redressing of the site could be achieved along with the link up to Church Hill in conjunction with the Local Highway Authority.

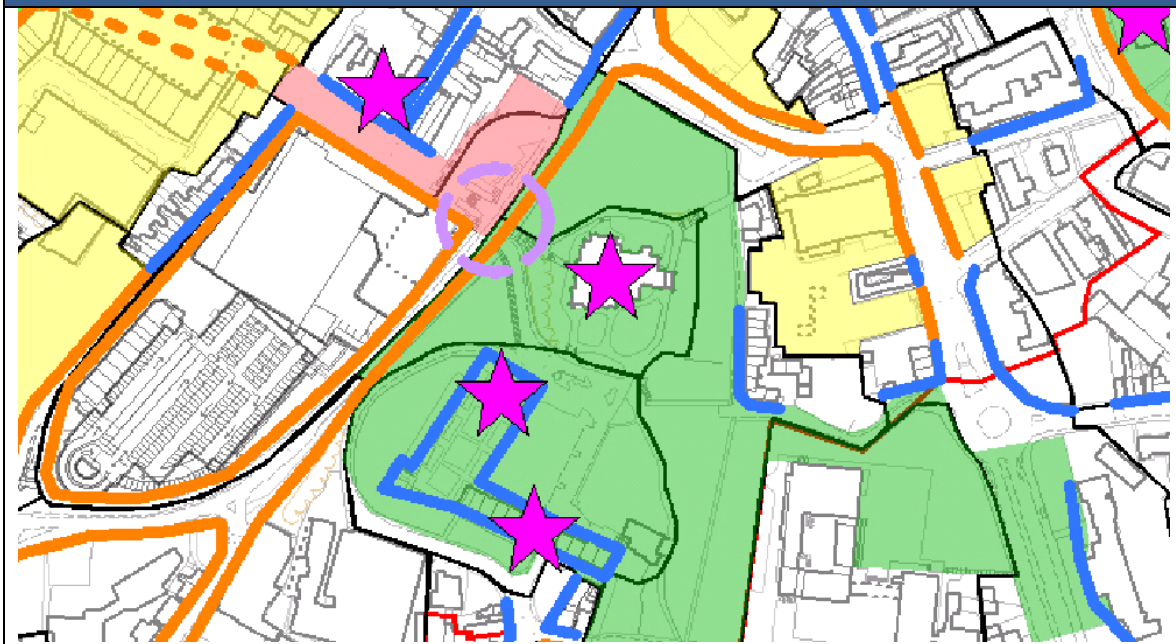
4.2.5.5 St. Matthew's

<p>Character area: Church Hill – St. Matthew's</p>	<p>Sub character area ref: CH5</p>
<p>HUCA: MX1</p>	<p>Survey date: 10th July 2014</p>
<p>Overview and relationship to adjacent sub areas:</p> <p>The area comprises the very centre and focal point of the medieval town. It is both one of the highest points in the town and visible from most directions from the south-east, to the north and round to the south-west.</p> <p>Whilst during the medieval period the centre of the town has migrated west, down into the High Street, Digbeth and Park Street beyond, the area remains one of the main religious destinations within Walsall.</p> <p>The parish church remains an elevated and prominent landmark, but the land around it has been cleared of housing and a new post war landscape has emerged to the south, with open landscaping on all aspects.</p>	
<p>Building types:</p> <p>Only the parish church of St. Matthew's falls within the area and comprises one of the most significant structures in the borough. The buildings presence dates back 800 years (13th century) a period of significant church building across England.</p> <p>Whilst only the 15th century medieval chancel remains, the wider building was substantially rebuilt in the early 19th century around a steel frame inspired by the English 'perpendicular' use of gothic architecture.</p> <p>The three stage tower and octagonal spire is prominent over the low pitched parapet surrounding nave and aisles.</p>	
<p>Connections and urban grain:</p> <p>The hill is of substantial topography and falls sharply away from the church itself in a northerly, easterly and westerly direction. It continues at grade in a southerly direction as a ridge, extending towards the Highgate suburb.</p> <p>In the 1930's most of the urban streets and lanes on the hill were lost as part of the slum clearance programme, with only 'Church Hill' itself surviving, although it no longer links directly to the High Street (to the west). Steps link the town to the west with a circular pathway, round the church, that is sunk between extensive lengths of retaining walling. Mature trees also feature heavily across the area.</p>	
<p>Uses:</p> <p>The area is principally in religious use as a place of worship, with an associated graveyard and war memorial.</p> <p>There is ancillary car park to the south of the church and an area of landscaping that surrounds the church.</p>	

<p>Predominant materials:</p> <p>The early phases of the church is a combination of red and buff sandstone. The early 19th century remodelling is in Bath stone.</p> <p>The wider landscaping is a rich tapestry of materials including red clay brick to the facing of retaining walls, grit-stone cobbles, blue engineering brick pavers, York-stone flagging and pink concrete blockwork pavers. Some sections of walling (including coping elsewhere) along with the war memorial are in buff sandstone.</p>	
<p>Positive characteristics:</p> <p>The gothic(k) revival characteristics of the parish church located at the crown of the most prominent incline in the town centre makes it a recognisable landmark and point of orientation across the town from all directions (but particularly the east, north and west).</p> <p>The tight knit and intimate arrangement of lanes and pathways running up to and around the church are some of the last surviving fragments of the towns medieval street pattern and create attractive and 'green' recreational environments with views over the town and wider area.</p>	<p>Map 1876</p> 
<p>Negative characteristics:</p> <p>The area lacks activities other than the church functions itself and some residential use (at some distance). The result of the clearance of building in the 1930's has been a slightly sterile environment which has become the subject of antisocial activity, litter and crime. It is also disconnected from the wider town by parkland and roads.</p> <p>The condition of the building and structural and surfacing fabric in the area has eroded and is now in a poor condition in needs of substantial conservation. The church needs numerous repairs, retaining walling is suffering localised failure and cobbles are shalling and splitting.</p>	<p>Map 1914</p> 
<p>Statement of significance:</p> <p>The area is (one of the most) significant historic areas in the town and hosts the oldest religious site in the town centre. Its elevated position and architectural pedigree makes it an important destination and landmark.</p> <p>The historic epicentre of the medieval town and the point from which the town developed from for 800 years.</p>	<p>Map 1977</p> 
<p>Sensitivity: 1</p> <p>The area is the core of the medieval town and comprises a highly visible and dramatic piece of topography crowned by a significant listed building with origins dating back around 800 years. Whilst other early above ground built form no longer survives, the street layout remains and buried archaeology will be significant making this area highly sensitive.</p>	

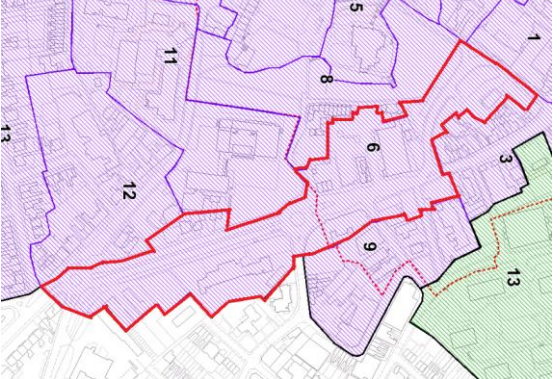






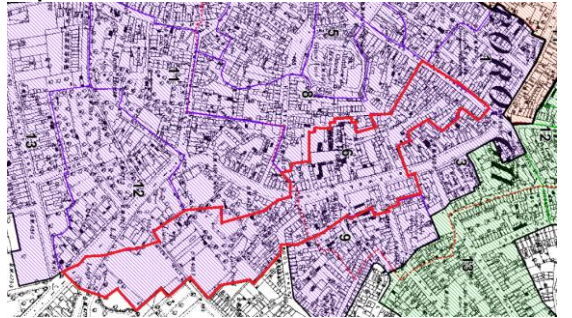
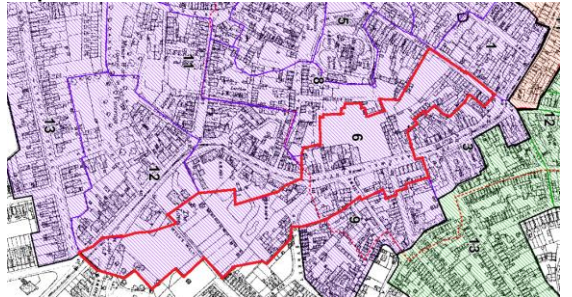
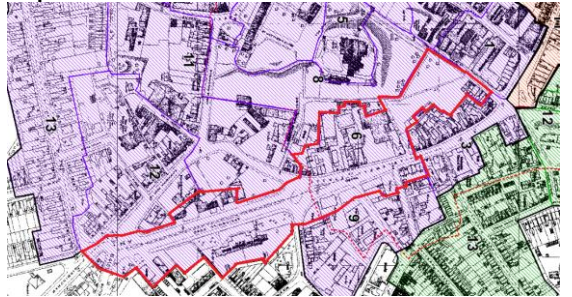
Capacity for change: There is little scope for change as much of the area comprises ancient highways or consecrated land within the curtilage of a listed building. That said improvements in the linkage at the foot of the west steps up to the church across Peel Street to High Street would make a significant improvement to access and legibility.

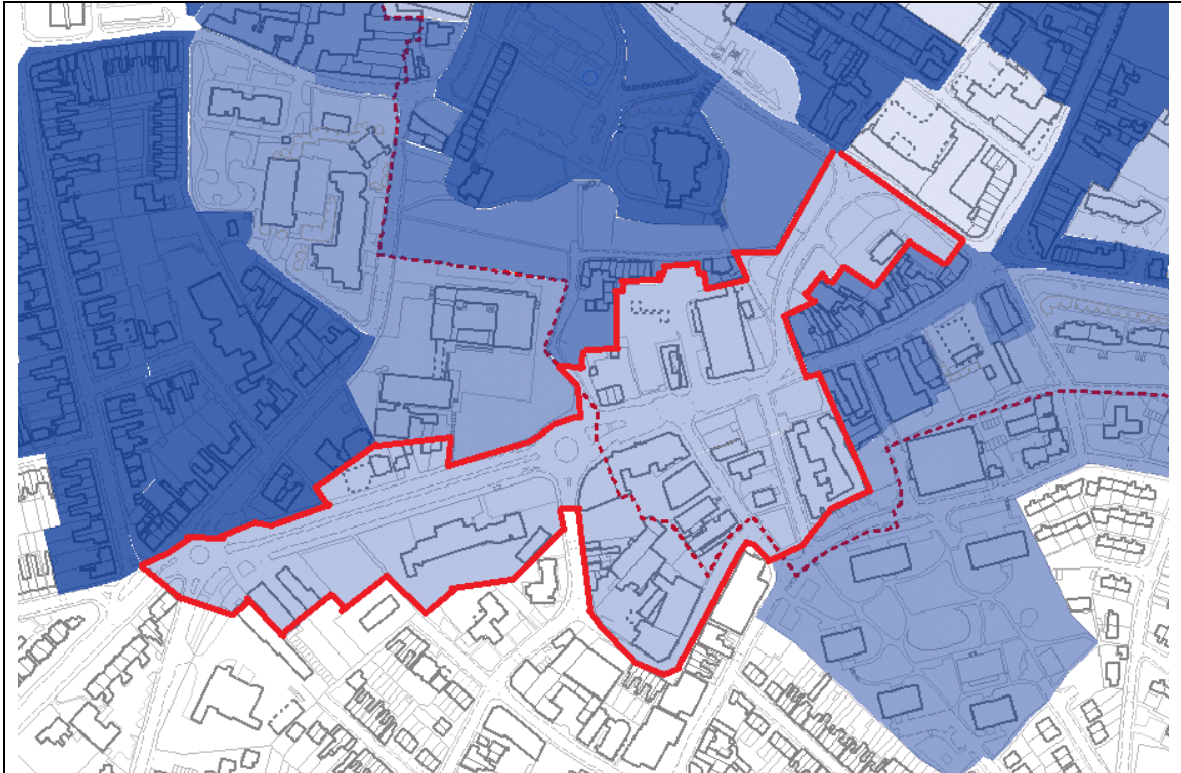


Opportunities: There are no opportunities other than connectivity across Peel Street that exist in this area.

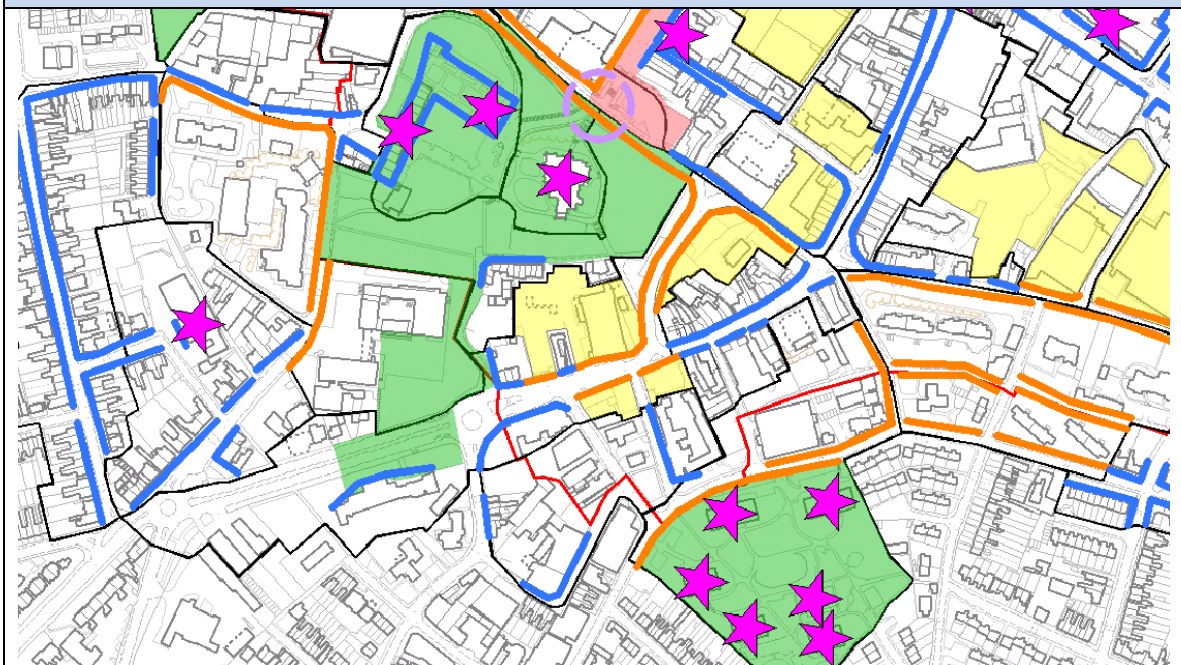
4.2.5.6 Town Hill

<p>Character area: Church Hill – Town Hill</p>	<p>Sub character area ref: CH6</p>
<p>HUCA: MX1</p>	<p>Survey date: 10th July 2014</p>
<p>Overview and relationship to adjacent sub areas:</p> <p>An area comprising part of an historic route into the town from the south and a modern stretch of relief road forming a gyratory at its northern end.</p> <p>The linear route separates two distinctly different neighbourhoods and follows the bottom of a valley form. To the east is Paddocks Hill and to the west is Church Hill, around which the area wraps itself around as it extends into the gyratory system.</p> <p>An area chiefly comprising fragments of historic pedigree mixed with poor quality 20th century development and 'left-over land'.</p>	
<p>Building types:</p> <p>There is no principal building type but rather a mix of buildings from the 18th, 19th and 20th century. The 18th century town houses and shops are listed structures and follow the tradition of local interpretation of Georgian principles of 'polite' ordered architecture, with vernacular workings to the rear.</p> <p>Early 20th century works and public houses are also prominent, the former being utilitarian brick structures, with the latter being half-timbered structures in the neo-vernacular tradition. Later post war concrete framed structures and cladded sheds also complete the present street scene.</p>	
<p>Connections and urban grain:</p> <p>The principal alignment of the area is north-south, along Ablewell Street, with a western kick at the northern end carrying traffic towards the town along gyratory system, with the further extent of the street carrying egressing traffic back into the area from the bottom end of Ablewell Street. The main stretch of Ablewell Street comprises gaps and pocket that form voids in the street scene and these have largely become surface level car parks. The spur of street 'Town Hill' that form part of the gyratory, extends through open highway landscaping with a retaining wall towards the church and open views of the backs of business premises to the north (Ablewell Street).</p>	
<p>Uses:</p> <p>A discordant mix of uses is found along this street including:</p> <ul style="list-style-type: none"> • Hotels; • Gymnasiums; • Food stores; • Officers; • Shops; • Food outlets; • Welfare centres; • Car parking; and • Open space. 	

<p>Predominant materials:</p> <p>Most building are constructed from or clad in red brick with Welsh slate or clay tiles roofs. The more modern structures have feature brickwork picked out in blue and buff brick.</p> <p>Half timbering features on a prominent building on the east side on the approach into the town and relates to features of planted timber to building further north along Abelewell Street.</p> <p>Modern buildings comprise expressed reinforced concrete framing, in-filled with panels of yellow brick and spandrel panels.</p>	
<p>Positive characteristics:</p> <p>The area plays host to a number of fine Georgian buildings that characterise the heritage of the street and the prominence of its role as the principal route to Birmingham. This is defined by the more recent widening of the road to elevate its status.</p> <p>The topography of the area links it to the steep formation of the adjacent neighbourhoods that have developed up hills either side of this valley.</p>	<p>Map 1876</p> 
<p>Negative characteristics:</p> <p>A significant number of poor quality buildings from the 1960's onwards which have eroded the original character of the street. The result has been an ad hoc mix of buildings of different styles, heights and plot formations that leave the street as a discordant jumble of buildings.</p> <p>A combination of the demolition of older buildings and the need to service modern buildings has resulted in the formation of parcels of car parking to the side, front and rear of some buildings that breaks up the street scene. The new gyratory road is at odds with the wider character of surrounding streets and presents the rear elevation of sites to a main route into the town.</p>	<p>Map 1914</p> 
<p>Statement of significance:</p> <p>An historically important route into the town from Birmingham and the south, lined with some early examples of fine Georgian architecture. Its proximity to the medieval core of the town illustrates its historic pedigree and its importance as a link to Birmingham remains today.</p>	<p>Map 1977</p> 
<p>Sensitivity: 4</p> <p>Although this area contains a number of listed Georgian town houses, the wider townscape has been incrementally dismantled through the poor management of piecemeal development. This unravelling of the townscape has exposed vacant sites and set building back from the carriageway behind landscaping and forecourts resulting in a wide uncontained thoroughfare which is not particularly sensitive to change.</p>	

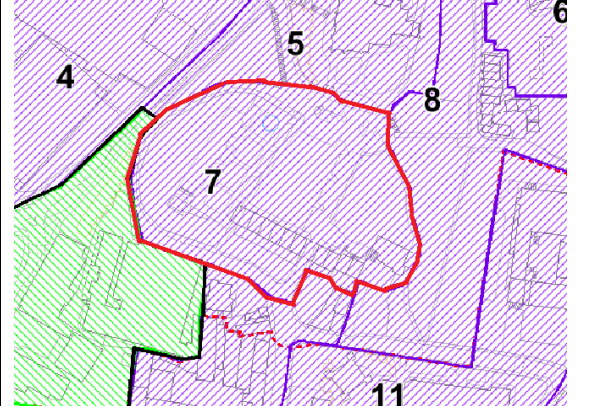






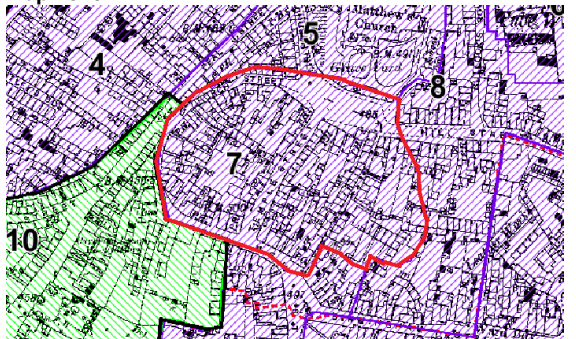
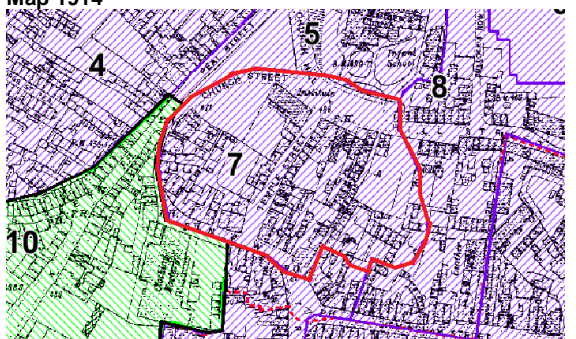

Capacity for change: There is a general appetite through broad urban design rational to strengthen the enclosure of this route through the delivery of more development on sites where there is no built form at back of pavement. These sites could be developed between three and four-storeys in height.

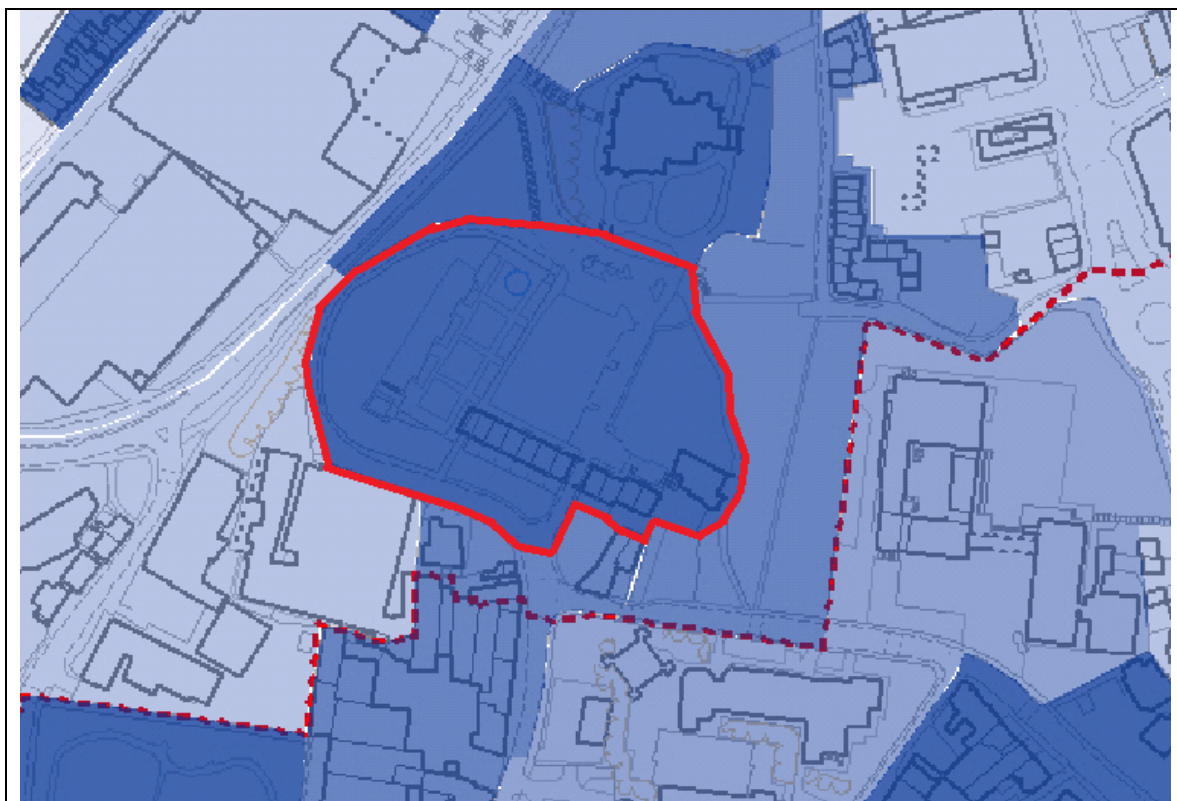


Opportunities: There are a number of development opportunities in this area, however most are small and would be delivered incrementally rather than as part of a large masterplan.

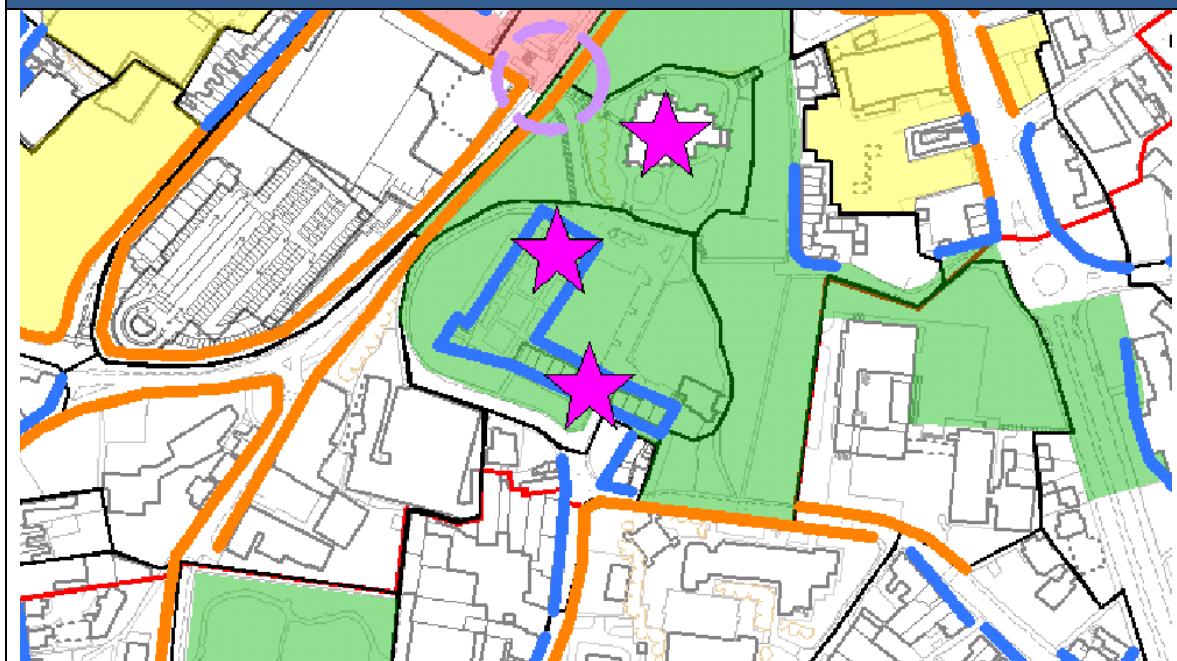
4.2.5.7 Church Street

<p>Character area: Church Hill – Church Street</p>	<p>Sub character area ref: CH7</p>
<p>HUCA: OS2</p>	<p>Survey date: 10th July 2014</p>
<p>Overview and relationship to adjacent sub areas:</p> <p>An area of post war redevelopment in the heart of the medieval sector of the town, close to and forming part of the Churchill Group. The area comprises a memorial garden, flatted housing and a church hall, which form an open sided quad and walled garden that both juxtapose in style with the church and respond to it in terms of enclosing the wider landscaping of the hills summit.</p> <p>As well as relating to the church, the group relate to the development of the Bluecoat School complex (of a similar era (to the east), encloses New Street (to the south), and sits above the falling topography (to the west) like a fortified hill town.</p>	
<p>Building types:</p> <p>The buildings relate to the type of architecture found in the post war new towns and estates of the late 1950's and early 1960's. The suburban scale and format comprises characteristics of the 'Festival of Britain' found in framed openings and metalwork in balconies.</p> <p>The double storey carriage entrance cut back at ground floor to form pedestrian walkways supported on piloti with a cartouche above, has a modern day triumphal arch about it. The memorial garden has crenulated sections with viewing balconies with broken pediments over, making further classical references. The elevated memorial room sits externally to the gardens on piloti and has a chapel like quality to it that relates to the church.</p>	
<p>Connections and urban grain:</p> <p>Other than the organic sweep of Church Street that runs round the western edge of the area and links to the remnants of the historic routes and paths around the church all other archaeology has been eradicated and the area has a large orthogonal abstract plan superimposed over the lost townscape. A vehicular route runs through the flats as does a separate pedestrian route parallel to the memorial garden, which along with the path running down to Bullocks Row and another under the church hall, makes the large open area very accessible and a space for public congregation. In contrast the gated memorial garden is fortified in its character and offers a semi-public space of tranquillity, seclusion and privacy.</p>	
<p>Uses:</p> <p>The principal use is residential and a church hall (for meetings and community use) with associated parking and amenity space.</p> <p>The memorial gardens are a discrete function with managed access.</p>	

<p>Predominant materials:</p> <p>The flats are faced in buff brick, whilst the memorial garden walls are constructed in red brick to match that of the church hall.</p> <p>Decoration and key architectural feature and elements (including coping, fenestration framing, piloti and lintels are formed in reinforced concrete.</p> <p>The public realm is paved in concrete pavers for footpaths and block paving for parking areas.</p>	
<p>Positive characteristics:</p> <p>The walled gardens are a unique area of tranquillity within the town centre and in conjunction with the public green between the church and the flats is a area of exceptional open space for recreation unlike the more conventional park layout of the Arboretum. The informality allows for residents and visitors alike to use the space.</p> <p>The architectural design of the garden walls and the flats is exception and its bespoke design gives a sense of place rarely achieved in post war design.</p>	<p>Map 1876</p> 
<p>Negative characteristics:</p> <p>The area does not have a critical level of development that gives in natural surveillance throughout the day and as such the area attracts a degree of antisocial behaviour, similar to that experienced around the church.</p> <p>Alterations to the flats as they have upgraded their thermal performance etc has eroded their design and compromised the pure application of post war architectural design. The windows in particular have regrettably been replaced.</p>	<p>Map 1914</p> 
<p>Statement of significance:</p> <p>The memorial gardens are a Grade II Registered Park and Garden and is identified as an exemplar piece of post war landscape design. In conjunction with the flats and church hall the area hosts one of the most innovative a unique pieces of post war design in the Black Country.</p> <p>The environment has the characteristics of a village green given contemporary aesthetics.</p>	<p>Map 1977</p> 
<p>Sensitivity: 1</p> <p>The area sits in association with the church itself, but constitutes a discrete area of development relating to post war landscaping and is designated as a Grade II Registered Park and Garden within the wider Church Hill Conservation Area and is therefore highly sensitive.</p>	

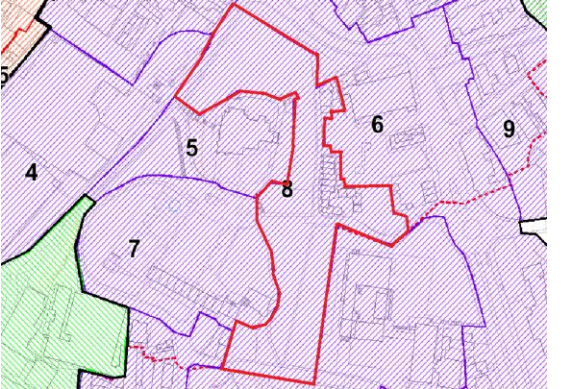






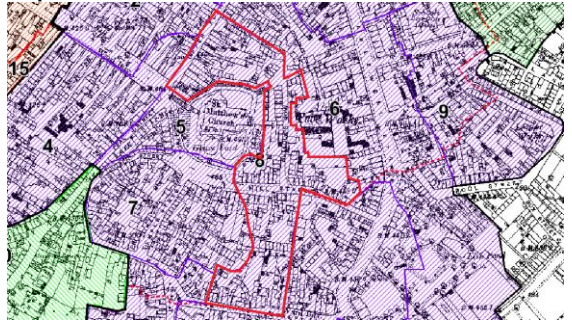
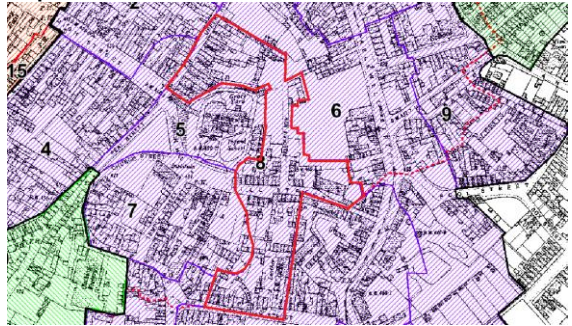
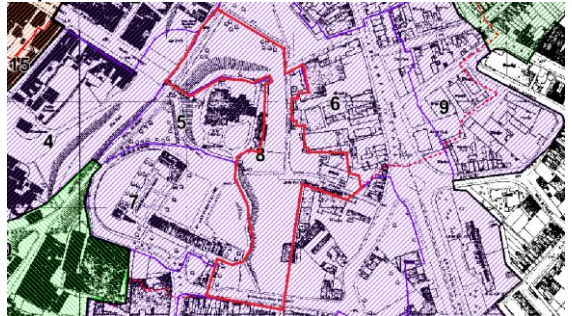
Capacity for change: There is little capacity for any change within this area, although upgrading of the flats could be tolerated depending on the quality of the finish.

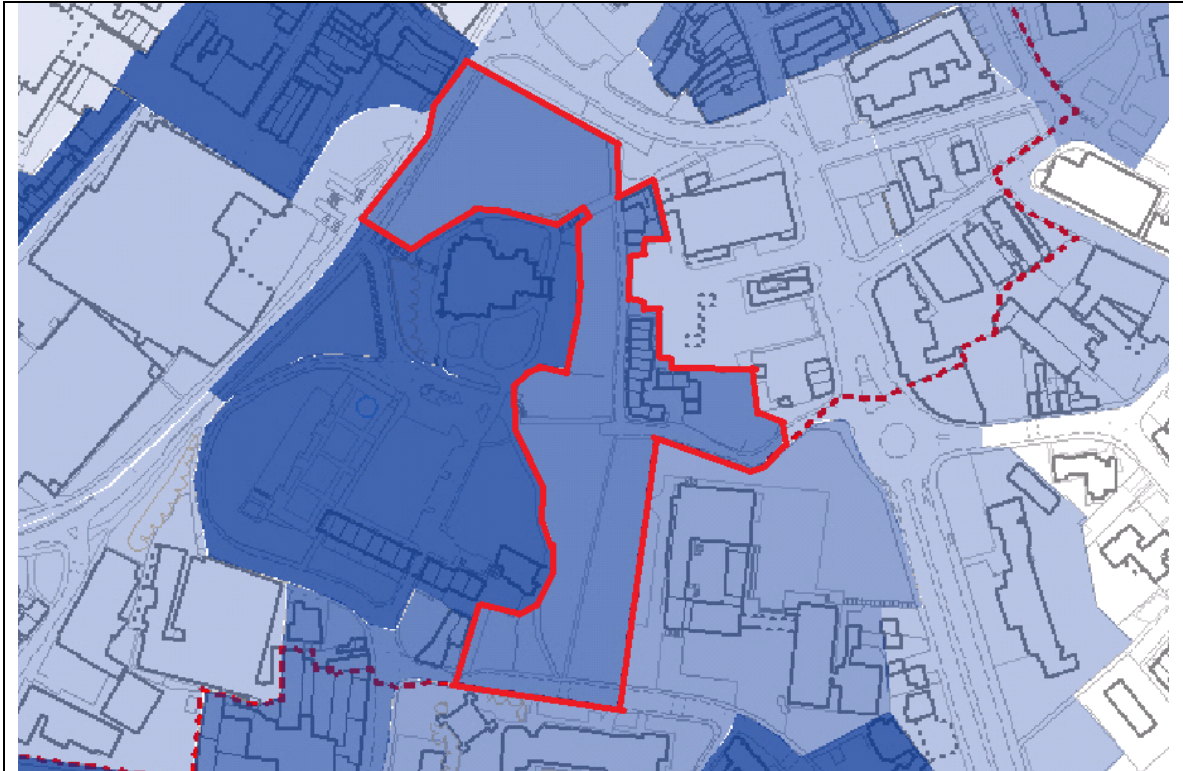


Opportunities: There are no development opportunities within this area.

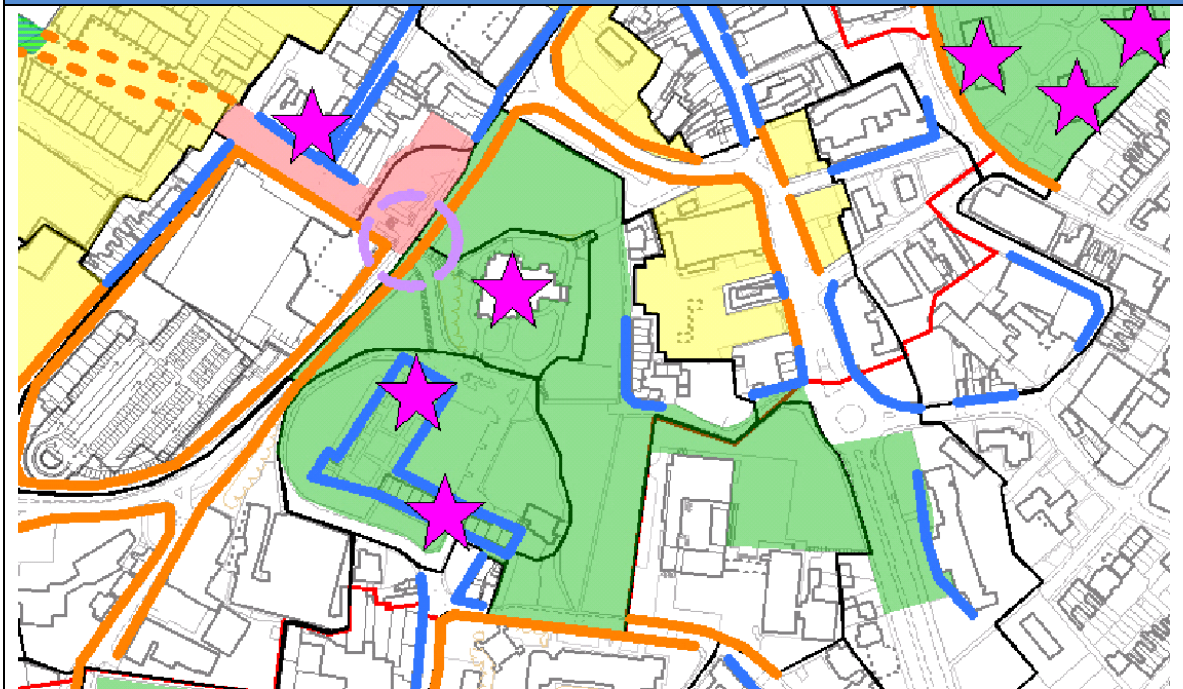
4.2.5.8 Bullock's Row

<p>Character area: Church Hill – Bullock's Row</p>	<p>Sub character area ref: CH8</p>
<p>HUCA: OS2</p>	<p>Survey date: 10th July 2014</p>
<p>Overview and relationship to adjacent sub areas:</p> <p>A strip of 'no-mans land' between the church (at the summit of Church Hill) and Abelwell Street (at the bottom of Church Hill). The area is not an unpleasant piece of green landscape that links Peal Street to Birmingham Road along the alignment of Bullocks Row, but lacks purpose and has poor surveillance. The aspect up towards the church is dramatic from this sunken location, however there is no structure to how the area relates to the few buildings within it or the sites adjacent to it. The steep topography has resulted in a number of imaginative development scenarios with steep retaining walls, which could have benefited that area should good quality architecture have been used.</p>	
<p>Building types:</p> <p>The area has only two developments, both of which are contemporary in construction. Both developments front the east side of Bullocks Row, the first around the corner of 'The Ditch' and the second on the corner of Hill Street.</p> <p>'The Ditch' development is formed around a traditional open sided courtyard and relates to a yard of traditional industrial activity. The Hill Street development comprises a group of three storey buildings with applied decoration formed from ornate rows of balconies, carved eaves and dormer windows.</p>	
<p>Connections and urban grain:</p> <p>The form of the area is principally established from open space that wraps around the steep retaining walls of the churchyard which once house the development of the medieval town. The grassed void that now occupies this area is largely unstructured, beyond a few footpaths and an avenue of trees.</p> <p>There are a number of connections, which other than Hill Street and 'The Ditch' are all pedestrian, these link to Birmingham Road, Peal Street, steps up to the church and steps up to the car park to the south of the church. These form important east-west routes over Church hill.</p>	
<p>Uses:</p> <p>Other than the two housing developments along the east side of Bullocks Row, the wider area is used exclusively as open space and affords a recreational and visual amenity role within the town centre.</p>	

<p>Predominant materials:</p> <p>The buildings are all constructed in red brick with some blue brick and reconstituted stone detailing. Roofing is both modern concrete pan tiles and slates and windows and eaves are stained timber. The slow progress of this development has resulted in breeze blocks being a long term external finish across the elevated rear (east facing) elevation of the Hill Street development.</p> <p>Some cobbles have been retained down Hill Street, otherwise surface treatment is mostly tarmac.</p>	
<p>Positive characteristics:</p> <p>The open aspect towards the church is in keeping with the green character of the churchyard above and affords a pleasant green space within the town centre that is made more appealing by its links to other areas on different levels.</p> <p>Recent tree works and new tree, along with more established landscaping to the northern end of the area and recent tree planting ensures that the area has a well kept and maintained appearance.</p>	<p>Map 1876</p> 
<p>Negative characteristics:</p> <p>Criminal and antisocial behaviour is a serious issue in the area and a number of measures, including the gating off of steps up to the church have been implemented, to try and control the movement of criminals. The issue remains and is largely caused by the absence of a critical level of development that ensure good surveillance over the area, which in conjunction with the memorial gardens, flats and church further up the hill is a serious concern.</p> <p>The design of the houses on the Bullocks Row and Hill Street corner are neither traditional or contemporary but are inspired by Alpine chalets and do not fit with the heritage of the town.</p>	<p>Map 1914</p> 
<p>Statement of significance:</p> <p>A significant tract of land forming part of the medieval town that has been cleared of its original development but retained aspects of the original structural earthworks designed to facilitate the 18th and 19th century development of the town. The close relationship with the town's parish church also gives rise to the area forming an important part of St. Matthew's setting as the town's key landmarks.</p>	<p>Map 1977</p> 
<p>Sensitivity: 2</p> <p>The area is highly significant to the setting of the medieval parish church and falls within the Church Hill Conservation Area. Whilst the area is now largely cleared of the historic built form from the early development of the town, the potential for archaeology and the topography of the area in association with significant historic makes this area relatively sensitive even though much of the built form is lost.</p>	

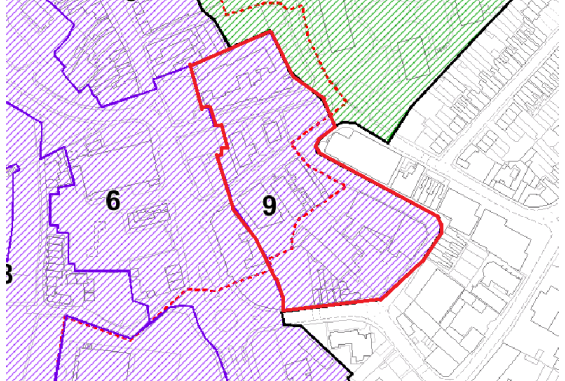






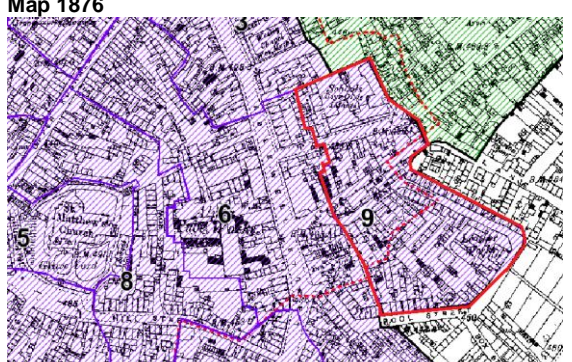
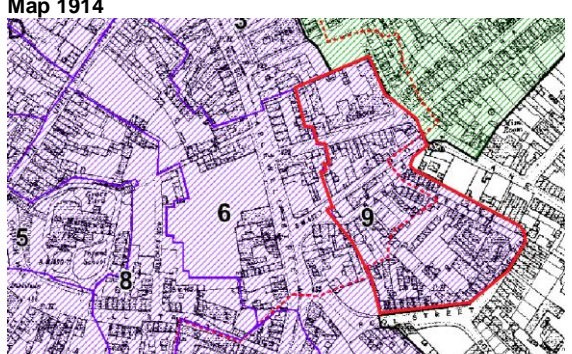
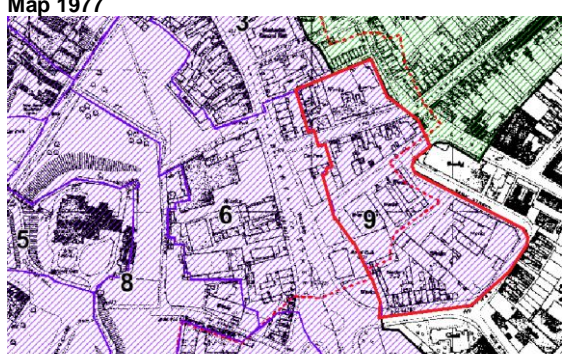
Capacity for change: Although the area is sensitive, it has an unusually high capacity for change as there is not a critical amount of development around the church, giving it the appearance of being isolated from the wider town centre. Otherwise any alterations to the landscape that improve connectivity and surveillance should be considered.

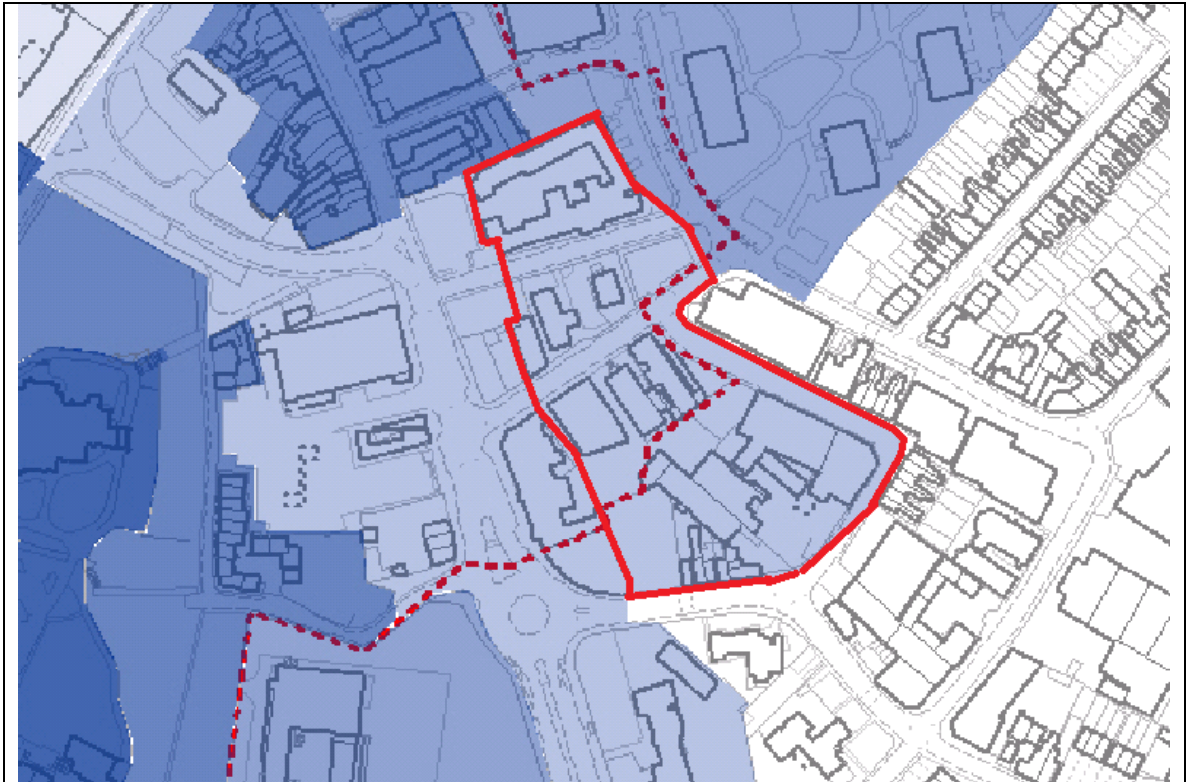


Opportunities: There are no opportunities for development as access in its present form is difficult. Any development should however be fully informed by historic map regression.

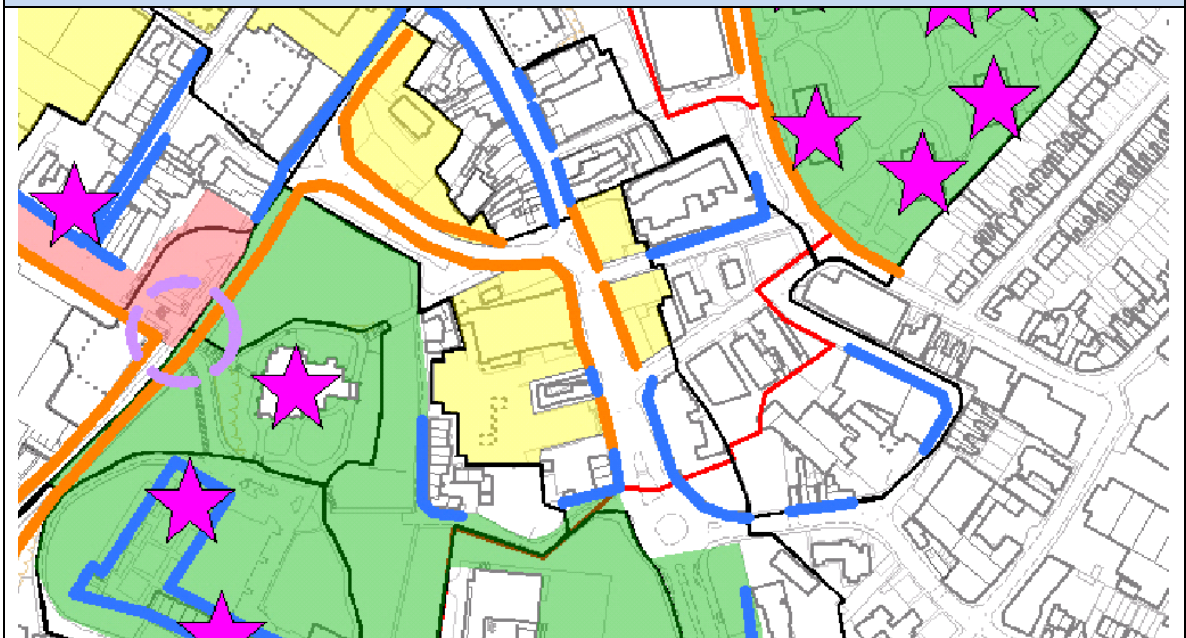
4.2.5.9 Bott Lane

<p>Character area: Church Hill – Bott Lane</p>	<p>Sub character area ref: CH9</p>
<p>HUCA: MX2</p>	<p>Survey date: 10th July 2014</p>
<p>Overview and relationship to adjacent sub areas:</p> <p>A 19th century inner suburb of the town housing a mix of industrial, educational and commercial functions that supported the lives of the adjacent streets of working class housing to the northeast through to the south east.</p> <p>The steep topography of the area has resulted in each building forming a relationship with the townscape individually and views of the area from Church Hill put its intimate and organic development in stark contrast with the whole scale and comprehensive redevelopment of the post war estate to the north on Paddocks Hill.</p>	
<p>Building types:</p> <p>Mostly buildings date to the mid and second half of the 19th century. Terrace housing use a typical model found across the town which comprise moulded brick string courses to ground and first floor windows to compliment the moulded brick to the cornice, segmental arches to doors and stone lintels to windows.</p> <p>Factory buildings replicate this language on a larger repetitious scale with iron windows in place of sash. 20th century concrete framed system build workshops continue this language with flat roofs and crittall windows. A gothic school with bellcote entrance tower, parapet gables and arched windows comprise an earlier form of development.</p>	
<p>Connections and urban grain:</p> <p>Buildings mostly sit at back of pavement and follow the abstract blocks of asymmetrical plots that snake their way up the steep incline of the hill.</p> <p>The mix of uses further disrupts any real repetition in building form on plan and is dispersed with alleyways and secondary routes connecting Ablewell Street with the neighbourhoods further up the hill.</p>	
<p>Uses:</p> <p>As a true inner suburban area of the 19th century, the uses are mixed with the place of work and the home being close together. The area has similarities with the areas along Lower Rushall Street and Lower Forster Street (which are of a similar distance out from the centre of the town).</p> <p>The uses include:</p> <ul style="list-style-type: none"> • Working class housing; • Shops; • Fast food cafes; • Workshops • Public houses; and • Factories. 	

<p>Predominant materials:</p> <p>The area is mainly constructed in a semi-hard red brick, dressed in matching moulded brick and roofed in slate. Some buildings have been rendered disrupting the set piece architecture of the terrace or group.</p> <p>Finer and earlier buildings such as the former school are dressed in a buff sandstone, whilst the later workshops are constructed in an expressed concrete frame with panels of a sand faced brick under crittall windows.</p>	
<p>Positive characteristics:</p> <p>The survival of a number of good examples of works buildings which retain their original features, including windows, along with the presence of a number of good quality post war works buildings also with surviving features such as windows.</p>	<p>Map 1876</p> 
<p>Negative characteristics:</p> <p>The areas housing has suffered from a variety of 'improvements' to thermal insulation, including replacement windows and roofs which have not been sensitively done, along with other 'improvements' to their appearance such as rendered finishes which have given the streets a discordant appearance and visually harmed the set piece architecture of the terraces.</p>	<p>Map 1914</p> 
<p>Statement of significance:</p> <p>The intimate relationship between the home and places of work which is a traditional character of the Black Country and is rarely found in such a complex mix in other parts of the country such as the north of England where grid irons of housing adjacent to the factory was more common.</p>	<p>Map 1977</p> 
<p>Sensitivity: 4</p> <p>The area contains a patchwork of late 19th century development, following historic street alignments and appears as an historic neighbourhood. The buildings are modest and in many cases altered and fragmented by later clearance and redevelopment, which in conjunction with the steep topography that has opened up rear elevations has lowered sensitivity.</p>	

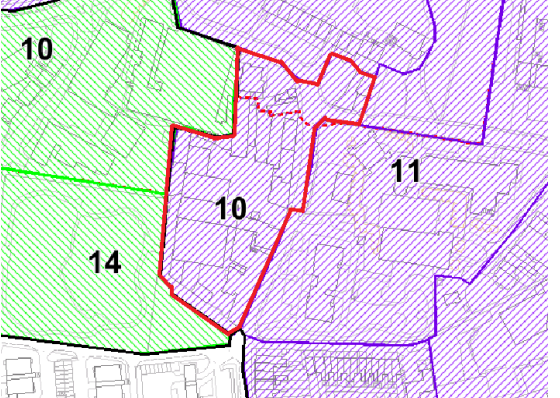






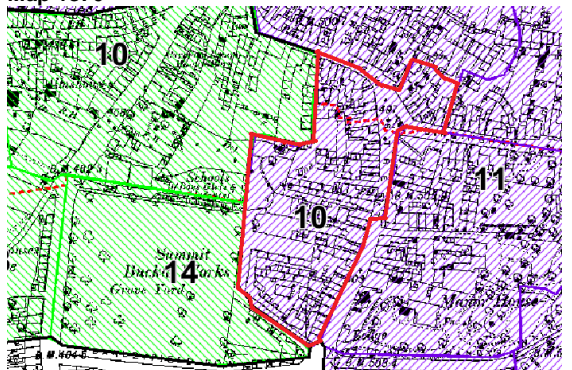
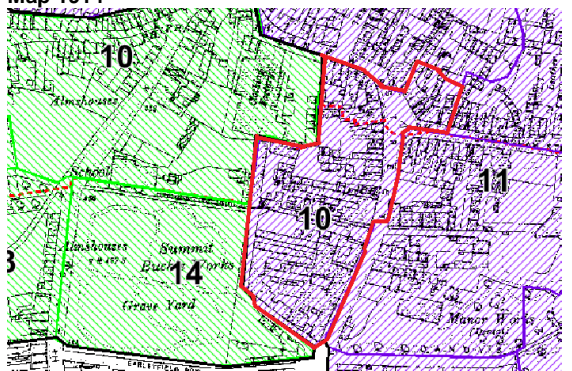
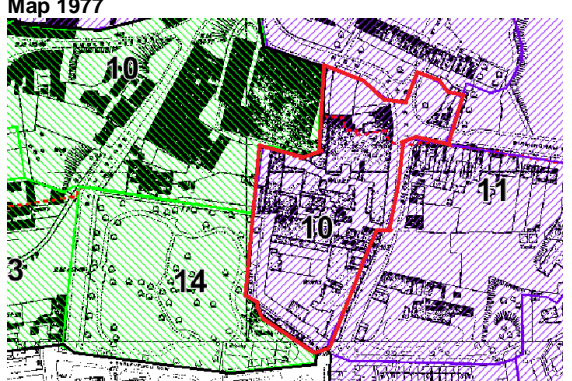
Capacity for change: There is a substantial capacity for change subject to the retention of a number of historic buildings including the school house to the northern end of the site.

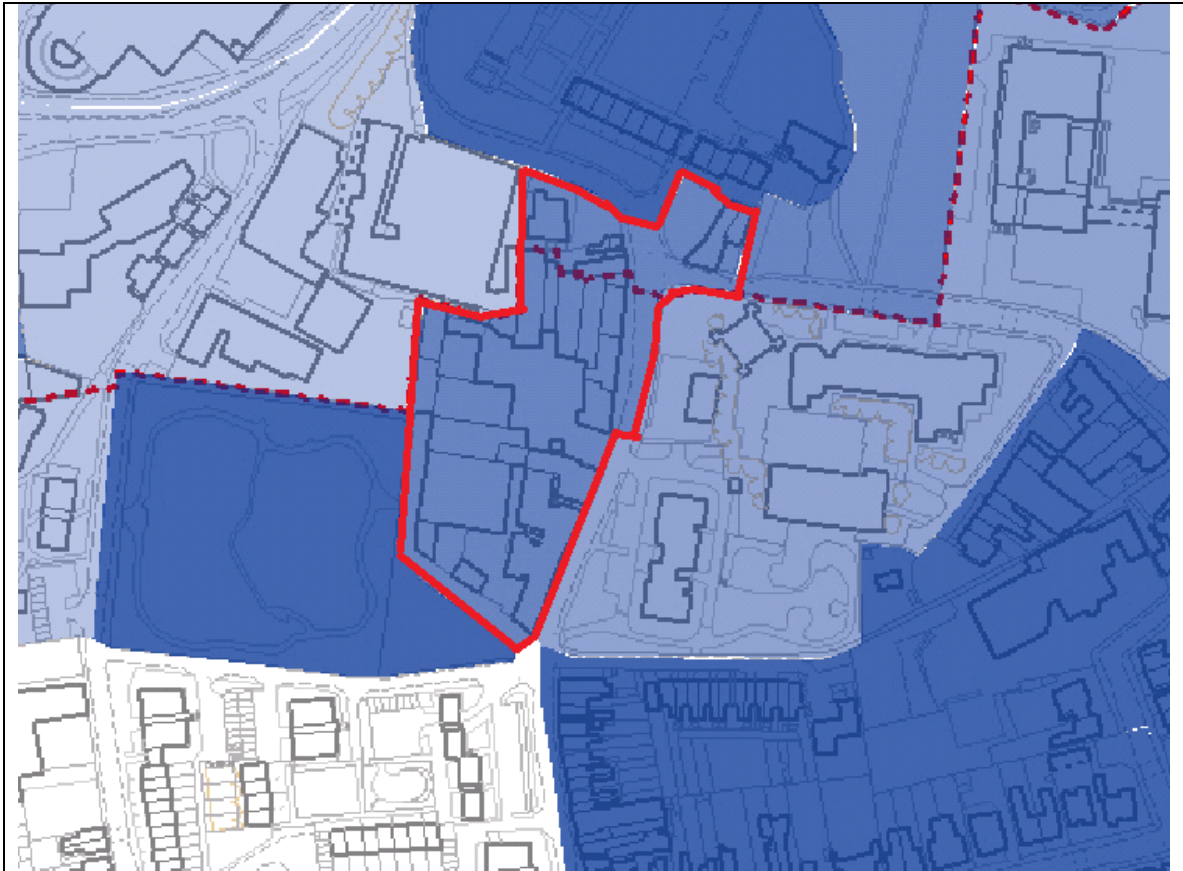


Opportunities: The area is not organised to present any substantial opportunities, however piecemeal development limited to two and three-storeys in height.

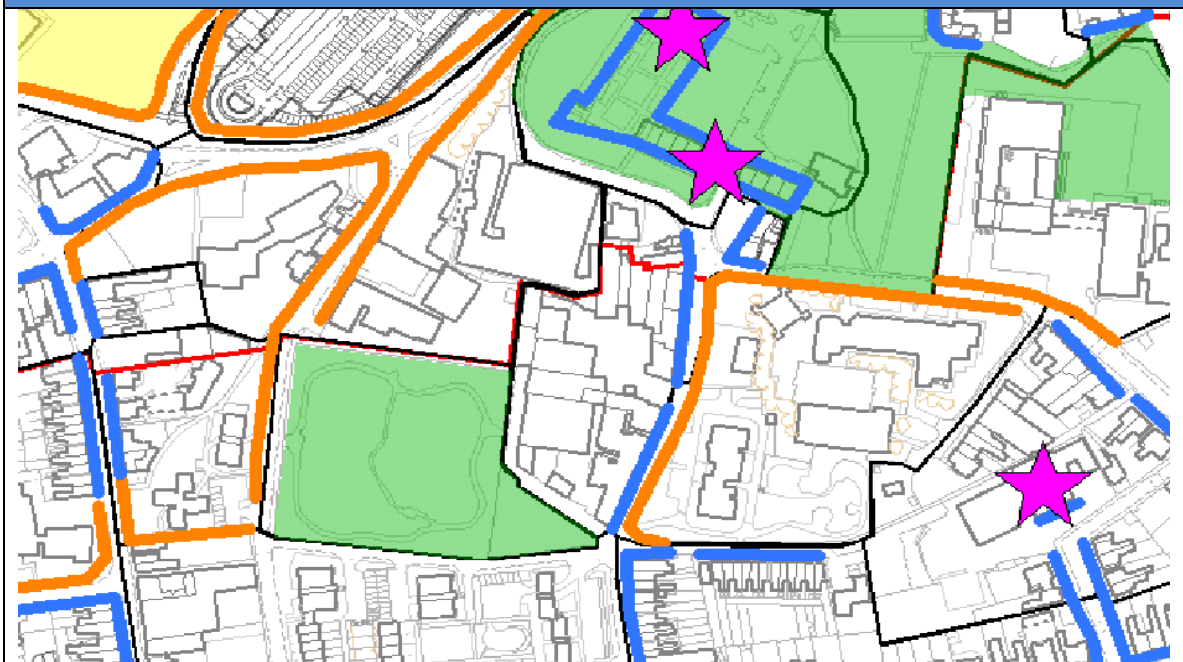
4.2.5.10 New Street

<p>Character area: Church Hill – New Street</p>	<p>Sub character area ref: CH10</p>
<p>HUCA: IN1</p>	<p>Survey date: 10th July 2014</p>
<p>Overview and relationship to adjacent sub areas:</p> <p>The area comprises a group of building (largely industrial) along the brow of Church Hill as it extends away from the church in a southerly direction along a plateau towards Highgate. The area commands an elevated aspect over Bath Street gardens and the towns inner suburbs to the south.</p> <p>The buildings are of a traditional industrial design from the mid 19th century and reflect development from that time that survives around Paddock Hill and Lower Forster Street. Its close proximity to the church makes it one of the best surviving examples of industrial growth around the medieval core of the town during its early industrial expansion.</p>	
<p>Building types:</p> <p>A mix of buildings, which are mostly industrial in character. The workshops comprise the typical Black Country form arrange along a long single cell depth range comprising the repetition of a series of simple bays housing large flat or segmental arched windows of smaller panes of glass set in cast iron frames.</p> <p>Buildings are either single-storey or two-storey and have simple roof arrangements with end gables and eaves to the street.</p> <p>Other buildings follow this simple format but with more domestic style sash windows.</p>	
<p>Connections and urban grain:</p> <p>The area is characterised by a series of long thin plots sat tightly together and fronting onto the street at back of pavement. The street plan has the organic curving characteristics of the pre-industrial landscape and has a close affinity with the street pattern on the roads leading up to and around the church.</p> <p>The density of development reflects the density of development that would have encircled church hill prior to the 1930's slum clearance programme.</p>	
<p>Uses:</p> <p>The area has a number of workshops that are still used for light industrial work as well as workshops that have been converted to community use and other social uses such as children nurseries.</p> <p>The former public house (The Duke of Wellington) is now in residential use.</p> <p>The area now has a greater affinity with the uses in the Highgate area to the south and east in terms of it supporting the school and wider residential uses.</p>	

<p>Predominant materials:</p> <p>All buildings in the area are constructed in brick and have Welsh slate roofs and cast iron windows. Many of the buildings have been rendered during the 20th century.</p> <p>A number of modern sheds have been developed towards the rear service lane and are clad in brick. These are visible at the top of the Bath Street Gardens.</p>	
<p>Positive characteristics:</p> <p>The retention of a number of original features such as roofing materials and cast iron windows that allow the buildings to retain their original industrial character.</p> <p>Most buildings appear to still be in use and they contribute positively towards the daily pattern of life in Highgate and Church Hill. In particular their in a good mix of different uses that coexist and relate to the flats and memorial gardens to the north and Highgate to the south east.</p>	<p>Map 1876</p> 
<p>Negative characteristics:</p> <p>Buildings have been rendered damaging their original appearance and others have lost their original windows in favour of plastic windows.</p> <p>Roller shutters are common, along with grills over windows that are rarely removed.</p> <p>A number of modern shed constructions are of poor quality design and in the case of those along the rear service lane are prominent over the public gardens due to their elevated position and close proximity.</p>	<p>Map 1914</p> 
<p>Statement of significance:</p> <p>The retention of a number of traditional workshops that conform to the design of industrial premises across the Black Country.</p> <p>The high density of development forming solid street frontages that run at back of pavement and deliver the tight knit character of the industrial inner suburb.</p>	<p>Map 1977</p> 
<p>Sensitivity: 2</p> <p>The area comprises a number of traditional works and associated development that follow the street form at back of pavement emphasising linear plot formation. The scale and architecture is typical of the Black Country and along with its contribution to the setting of the Church Hill Conservation Area make the area relatively sensitive.</p>	




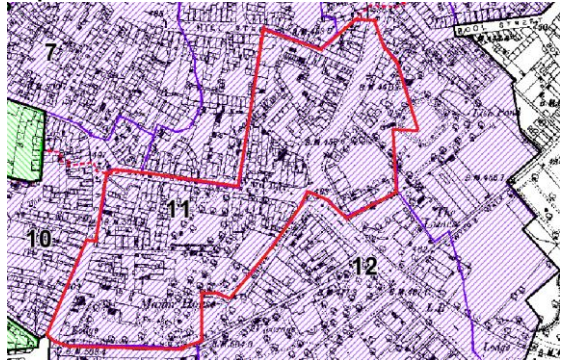
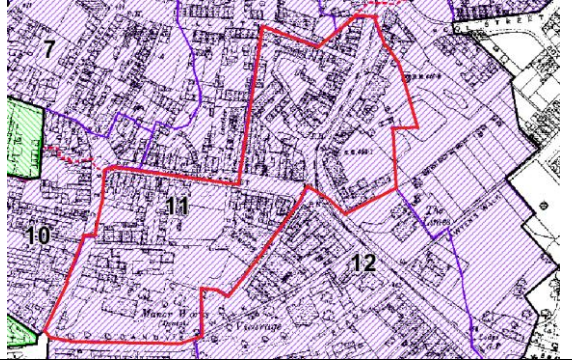
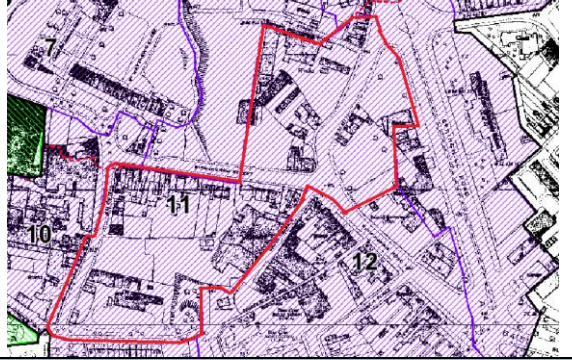
Capacity for change: There is no real capacity for change and any incremental alterations shall retain the appearance of the buildings and the current scale due to their elevated height on the ridge of Church Hill.

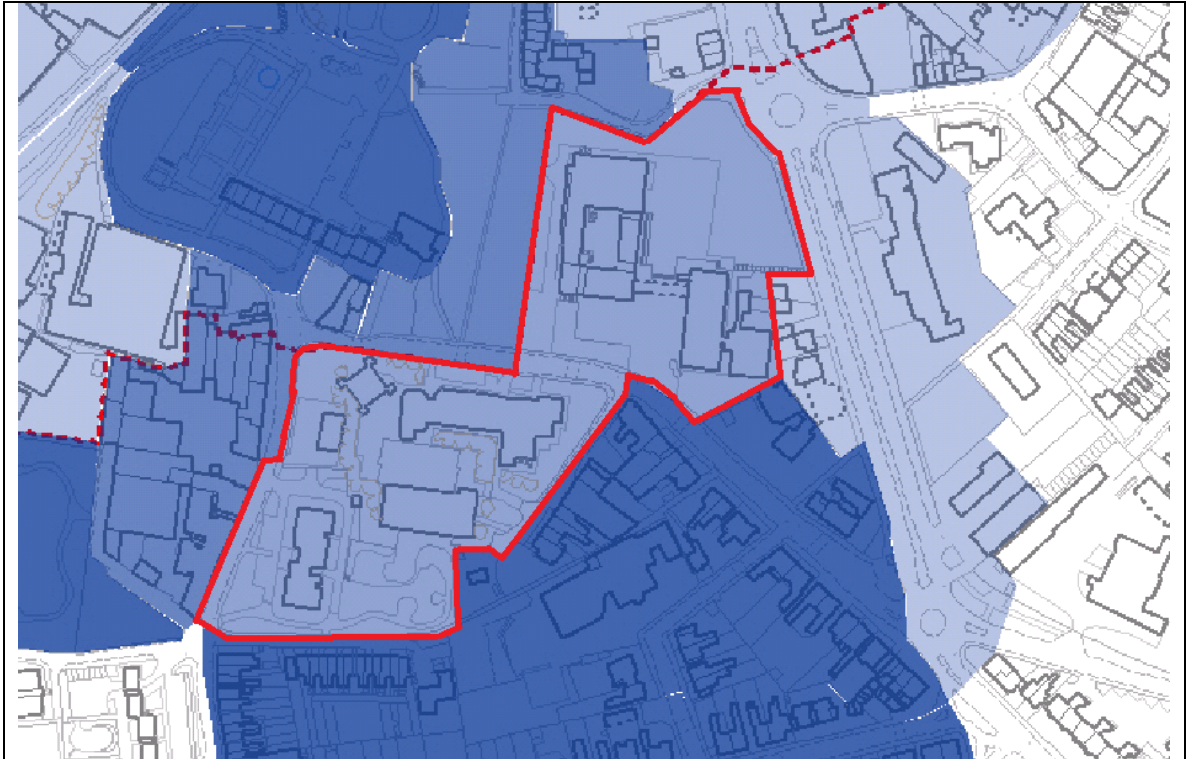


Opportunities: There are no opportunities within this area.

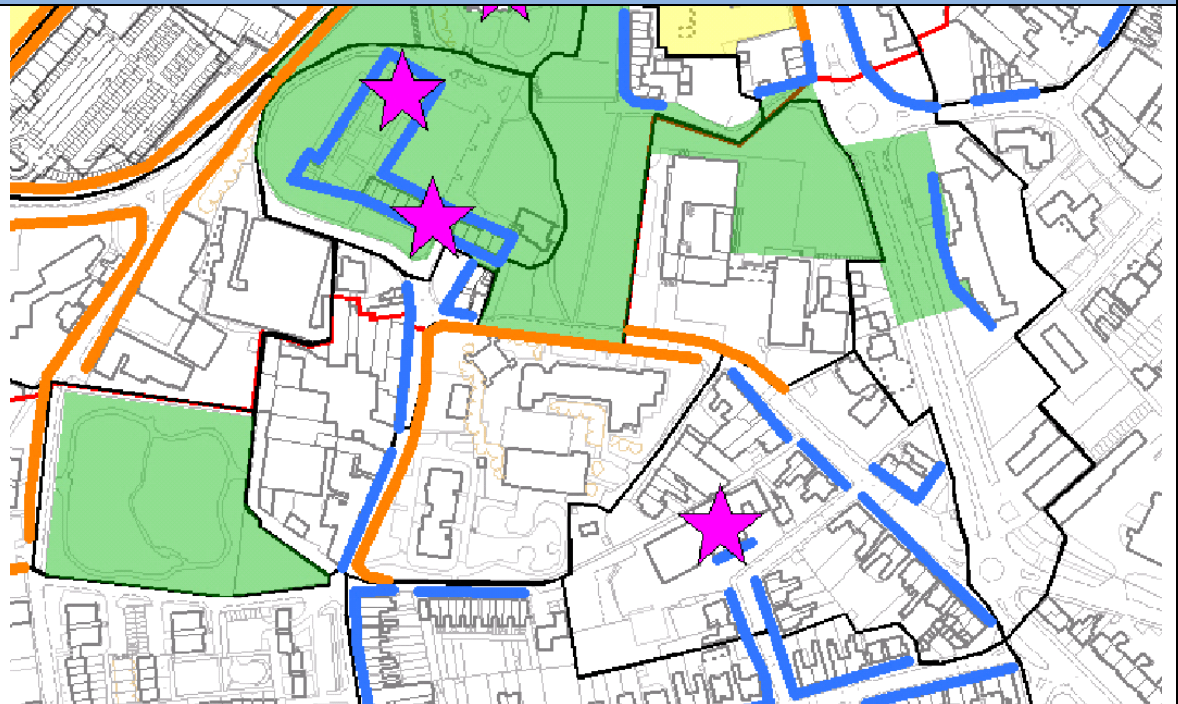
4.2.5.11 Bluecoat

<p>Character area: Church Hill - Bluecoat</p>	<p>Sub character area ref: CH11</p>
<p>HUCA: C3</p>	<p>Survey date: 10th July 2014</p>
<p>Overview and relationship to adjacent sub areas:</p> <p>The area comprises a number of innovative and unique post war buildings, which together (and in conjunction with other sites to the south east and east) form a major school complex within the town.</p> <p>A significant tract of post war clearance took place in the 1960's to allow for the formation of these buildings which true to the characteristics of architecture and planning of the time sit within their own landscape rather than along a street scene and in relationship with other buildings.</p> <p>None-the-less, the buildings sit well within the rising topography of Birmingham Road and benefit from the extent of mature trees.</p>	
<p>Building types:</p> <p>The buildings all date to the 1960's and whilst they employ much of the experimental architectural materials of the day, the principal form of the buildings are rigorous, identifiable and bold. The structures are two-storey in height with extensive modernist flat roofing and blocks of window panelling balanced against the abstract massing of masonry. Architectural form strives to accentuate the horizontal, with runs of windows grouped in lines, mirrored in covered walkways and wide projecting bays.</p> <p>A modernist post war tenement block is also included in this area due to its aesthetic association with the schools design and development.</p>	
<p>Connections and urban grain:</p> <p>The original alignment of Birmingham Road remains, however the buildings are set back within their sites, frequently bearing no relationship to the orientation of the street.</p> <p>The topography plays a significant role in the position of buildings and their relationship with the wider public realm. The large footprints of the buildings cut into the hill and use retaining walls and steps to alleviate the landscape around them rather than compromise the buildings themselves which do not politely compromise themselves.</p>	
<p>Uses:</p> <p>The principle use in the area is the Blue Coat School campus. This is largely the senior school (although the infants and juniors are close by).</p> <p>Post war flats are also located within the site to the southern edge.</p>	

<p>Predominant materials:</p> <p>The school buildings are all concrete framed and clad in sections of brown brick with some sections of spandrel panels under principal windows.</p> <p>Some later additions to the rear of the southern site have been clad in blue composite thermal panelling.</p> <p>The flats have recently been benefited from thermal insulation wraps comprising white render with grey metal trim and new glass balcony balustrades.</p>	
<p>Positive characteristics:</p> <p>The robust use of modernism has not been altered or redressed over the past 50 years and the essential aesthetics of the site have survived.</p> <p>The mature landscaping balances out the robustness and uncompromising architectural solutions sought and ensure that the buildings have become established in an area surrounded by historic townscape.</p>	<p>Map 1876</p> 
<p>Negative characteristics:</p> <p>Walling and railings significantly disrupt the modernist aspirations of open and free flowing landscape and architecture within an homogeneous landscapes.</p> <p>The use of blue in the cladding of later extensions, as well as to railings and other fixtures and fittings compromises the chic sophistication of the buildings architecture and detract from the buildings design.</p>	<p>Map 1914</p> 
<p>Statement of significance:</p> <p>The buildings are good examples of post war modernist architecture with themes of the 'International' style present. They form part of Walsall's bold tradition of post war redevelopment and comprise some of the Black Country's best modernist architecture.</p> <p>The school campus comprises part of a wider post war landscape that extends up to the top of Church Hill where the church hall, flats and memorial garden continue this abstract application of architecture and town planning.</p>	<p>Map 1977</p> 
<p>Sensitivity: 3</p> <p>The area contains a number of good post war buildings in a planned landscape and could be harmed by insensitive development, altering their confident relationship with the wider public realm.</p>	

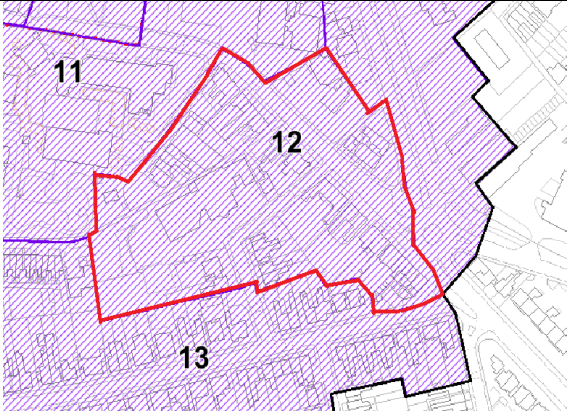






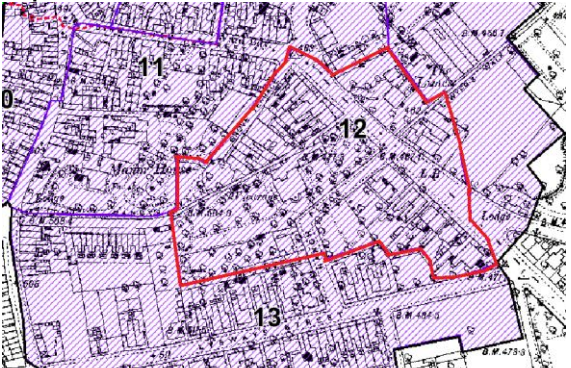
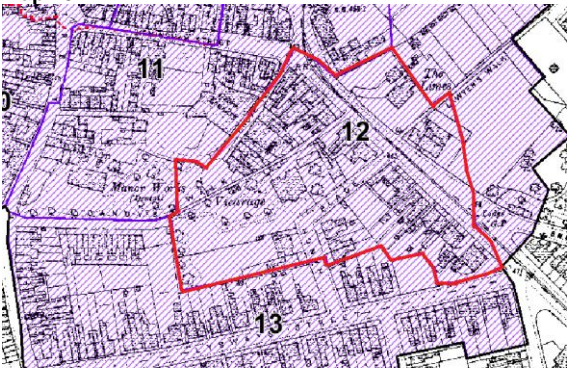
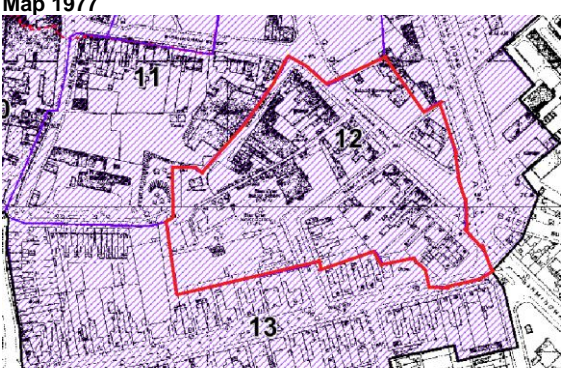
Capacity for change: There is some capacity for change based on the ability to extend building or comprehensively redevelop, although this would require new buildings to be of a higher quality than the existing buildings and have a good relationship to the street.

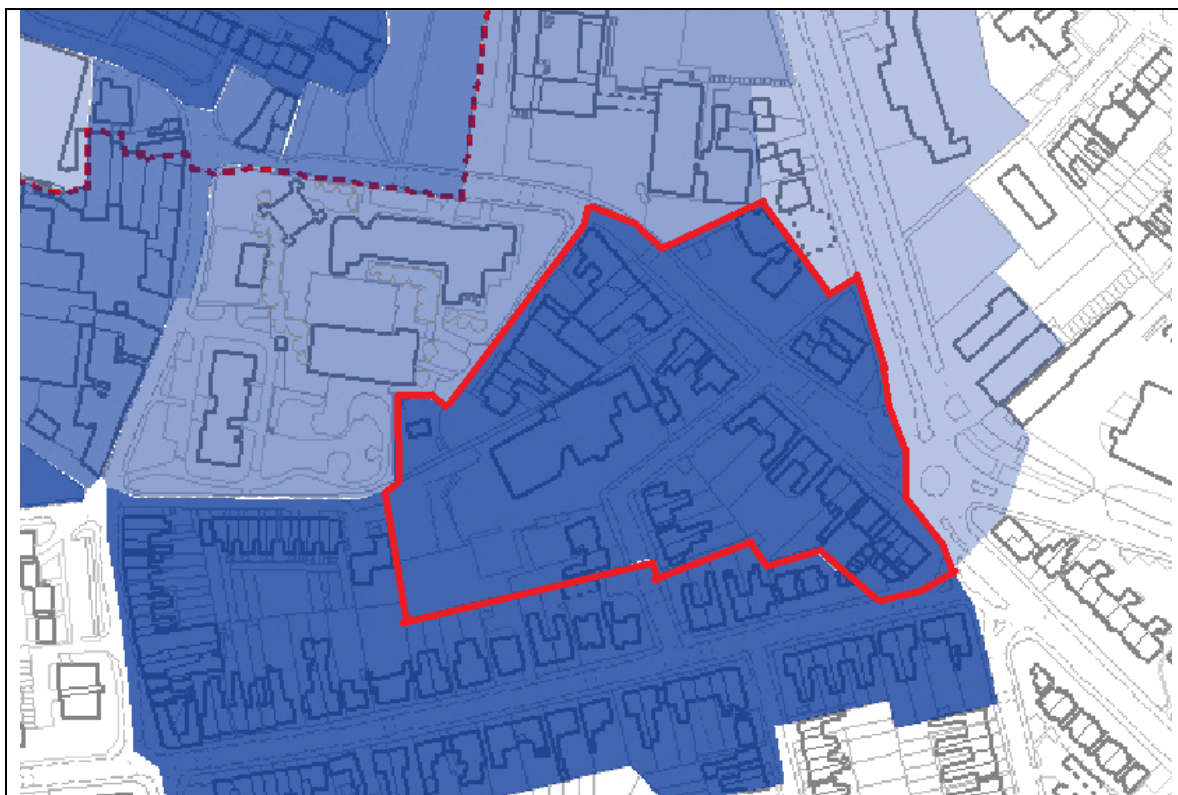


Opportunities: There are no obvious opportunities within this area, although due to the current uses on the site, the buildings could contribute to comprehensive redevelopment.

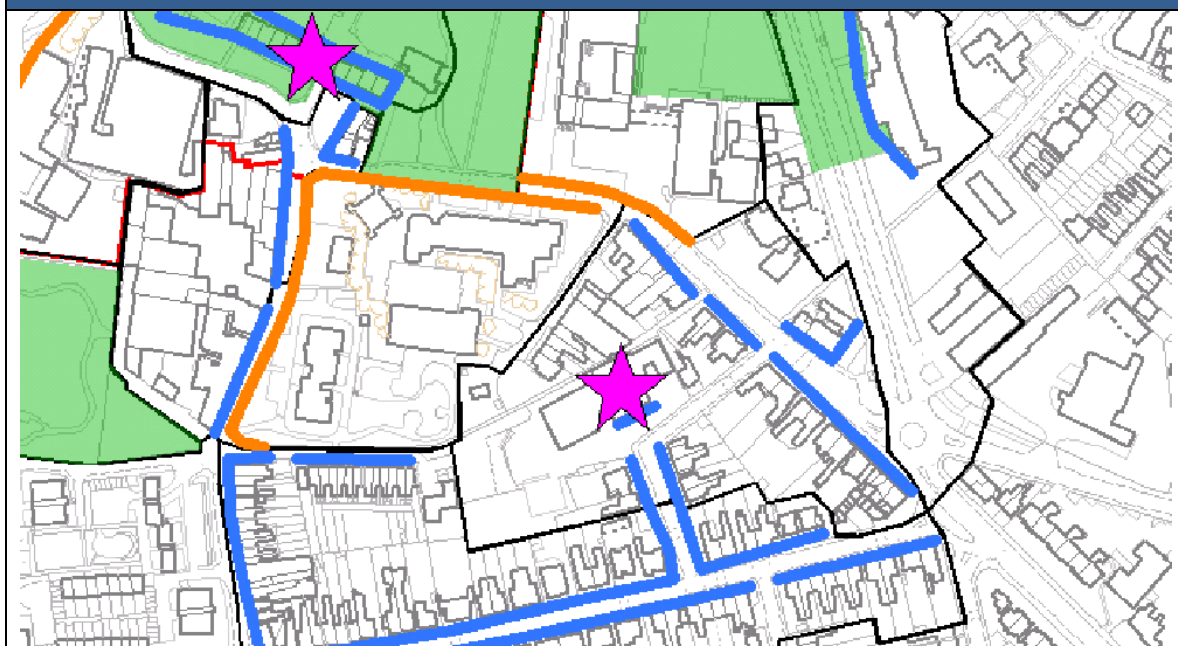
4.2.5.12 Birmingham Road

<p>Character area: Church Hill – Birmingham Road</p>	<p>Sub character area ref: CH12</p>
<p>HUCA: RS3</p>	<p>Survey date: 10th July 2014</p>
<p>Overview and relationship to adjacent sub areas:</p> <p>The area comprises the eastern end of Birmingham Road (before the round-about to Sutton Road), Hench Place and Grove Terrace, both of which have early 19th century origins and house a diverse range of late Georgian, Victorian and Edwardian architecture.</p> <p>The area terminates dramatically to the north with the clearance and construction of the Blue Coat campus in the 1960's, but has a strong synergy with the characteristics of the suburb that extends to the south east along Sutton Road. There is a stark contrast to the working class areas and industry that occupy the top end of Birmingham Street and would have encircled</p>	
<p>Building types:</p> <p>The majority of buildings were originally domestic and therefore the scale of buildings ranges between two and three-storays in height.</p> <p>They comprise Regency style mews housing with classical pilasters, parapets and pediments, large Regency bow fronted detached villas, double fronted Italianate town housing with eaves carried on dentil courses and windows under lintels carried on substantial consol brackets, Gothic mansions with steep pitched roofs and arched windows, and Edwardian villas with canted bays and hanging tiles.</p>	
<p>Connections and urban grain:</p> <p>Birmingham Road is the main street leading off of the main route into the town centre and provides access to a number of small suburban side streets, mews cul-de-sacs and pedestrian alleyways.</p> <p>The street plan is formalised and arranged around straight ordered sections of road lined with trees, unlike the earlier curved organic lanes of the older town further up the hill, however has a similarity with other inner suburban neighbourhoods in terms of its unique arrangement, unlike the ordered grid iron of late 19th century areas.</p> <p>Topography plays a significant role as the area sits part way up Church Hill.</p>	
<p>Uses:</p> <p>The area was built as an affluent middle class suburb with fine town housing and villas, other than a small group of shops and a pub on the corner of Grove Terrace, and a small parade of shops at the corner with Lysways Street.</p> <p>Some of the houses have changed to other uses such as dentists, doctors and in the case of the former rectory in Hench Place, a school.</p>	

<p>Predominant materials:</p> <p>Most buildings are either red clay brick dressed in white stucco or stucco rendered.</p> <p>The classically informed early Victorian town houses are brick dressed in stucco. These are of a similar quality to the listed housing in Victoria Terrace (north of the Arboretum) with fine stucco work to architraves, eaves and bay detailing.</p> <p>The Regency mews housing and villas as finished in stuccowork and express the Tuscan and Ionic orders.</p> <p>The gothic and Edwardian villas also use stone and timber in architectural detailing and decoration.</p>	
<p>Positive characteristics:</p> <p>Many of the buildings in the area retain their original windows, doors, masonry and plaster detailing and roof covering, have not been painted or rendered and therefore appear much the same as they did where originally built.</p> <p>The retention of boundary walls, gardens and trees not only gives the area an established character, but retains the residential characteristics that have been lost in comparative areas elsewhere in the town (such as Lichfield Street – of a similar age and style) where parking and hard paving has been opted for.</p>	<p>Map 1876</p> 
<p>Negative characteristics:</p> <p>Some of the buildings are in poor condition and need fabric repairs, but this is limited.</p>	<p>Map 1914</p> 
<p>Statement of significance:</p> <p>A fine area of late Georgian (Regency) and early Victorian housing that illustrates the aspirations of the new moneyed middle classes in the fast industrialising Black Country at the beginning of the 19th century. The housing demonstrates that from the time of the coming of the railways onwards, the middle classes were well informed in terms of current trends and fashions in architecture and commanded a good quality of accommodation, albeit in close proximity to the town thriving workshops and factories.</p>	<p>Map 1977</p> 
<p>Sensitivity: 1</p> <p>The area contains a complete piece of mid to late Victorian townscape with boundary walls and substantial trees, little development from the 20th century exists at all and therefore the architectural context is highly elaborate and makes a positive contribution to the Church Hill Conservation Area, within which the area falls and the school is listed grade II.</p>	

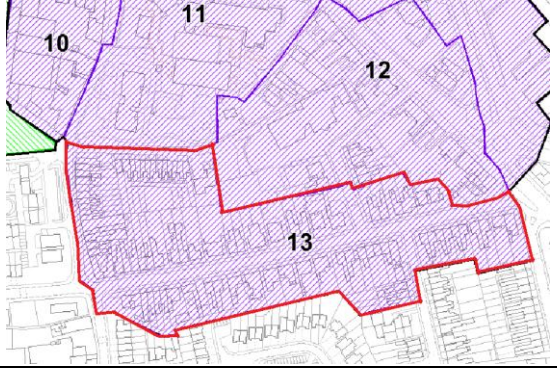






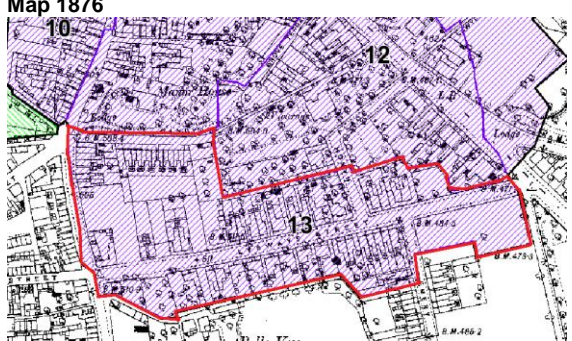
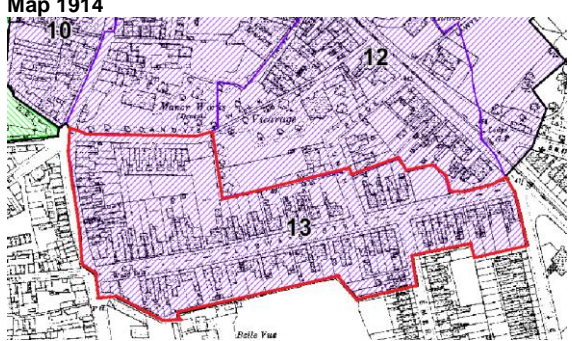
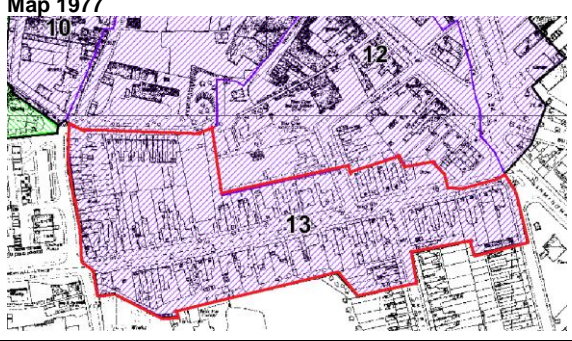
Capacity for change: There is very limited capacity for change particularly as most properties are semi detached villas and therefore complete rebuilding is not probable. The school however does have some capacity for change in terms of developing to the sides and rear.

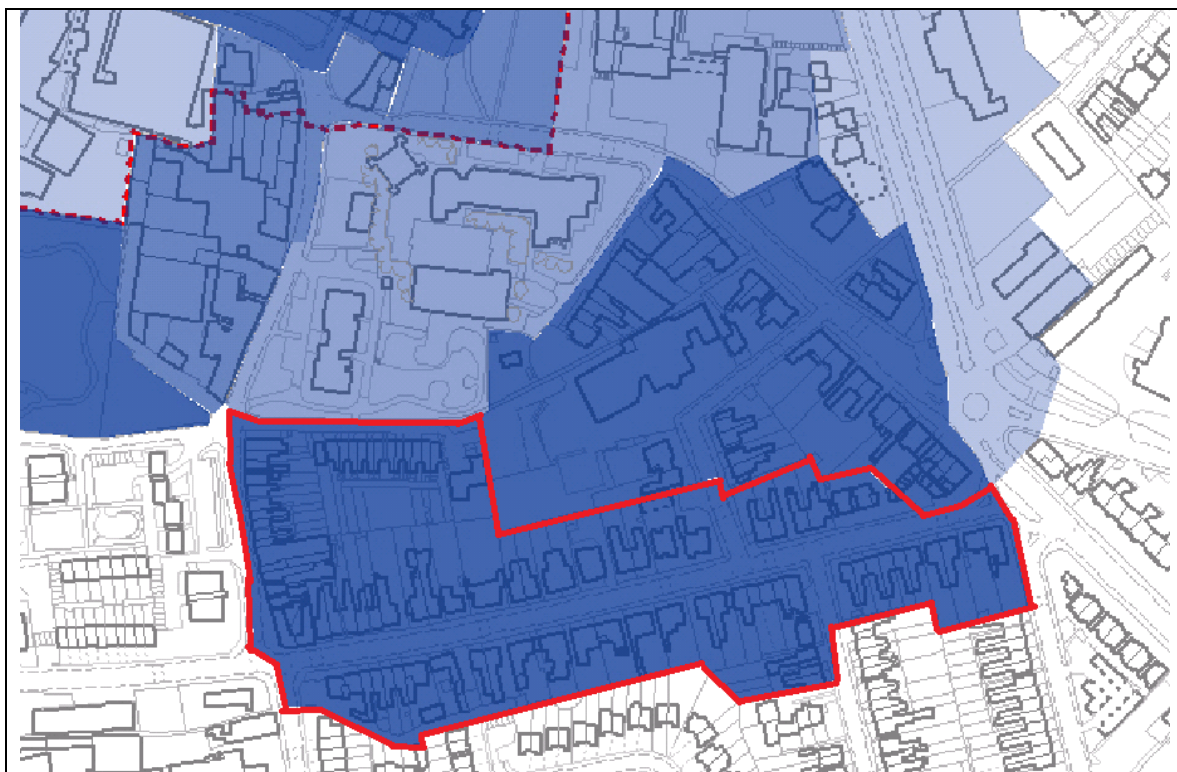


Opportunities: There are no opportunities within this area.

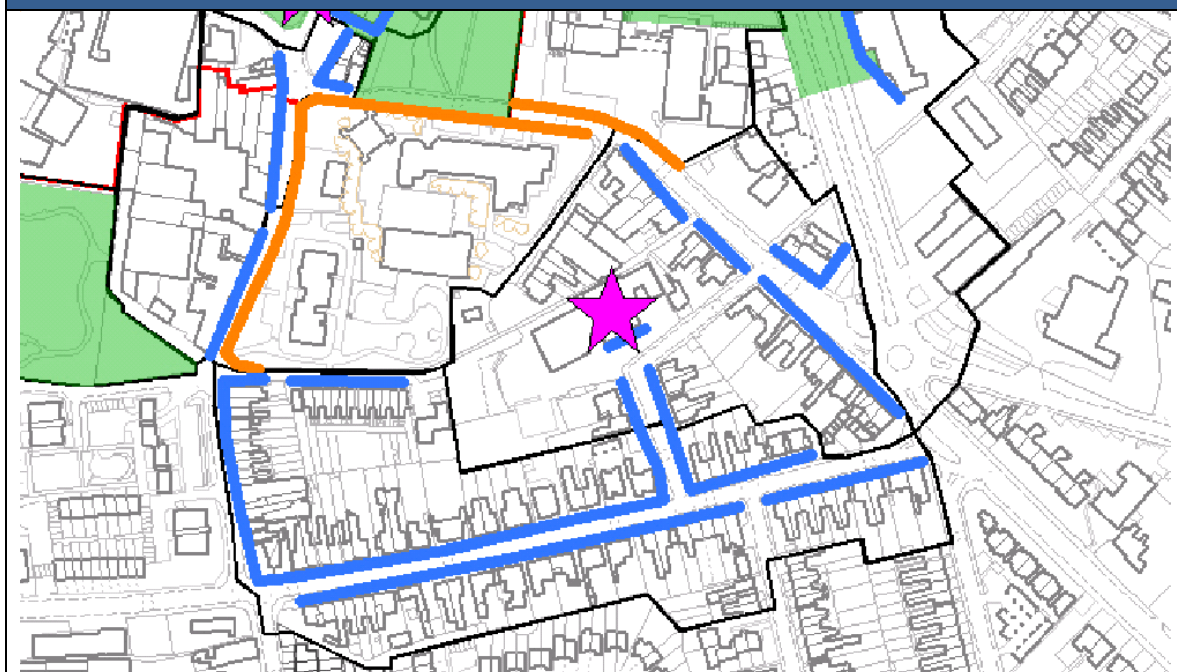
4.2.5.13 Lysways Street

<p>Character area: Church Hill – Lysways Street</p>	<p>Sub character area ref: CH13</p>
<p>HUCA: RS</p>	<p>Survey date: 10th July 2014</p>
<p>Overview and relationship to adjacent sub areas:</p> <p>An area of formally laid out middle class housing dating to between the mid to second half of the 19th century. The streets straight and formal alignment suggests a greater degree of organisation in the town's development by this time and the establishment of speculative residential development. The start of a grid iron of streets fuses with the more incidental organisation of streets to the north that are slightly earlier and the organic arrangement of lanes that became urbanised to the west and north (running up into Church Hill). The area is an early example of the start of social ordering, with working class housing being relegated to Dandy's Walk</p>	
<p>Building types:</p> <p>The housing sits at the cusp of changing fashions from classically informed (mid 19th century) architecture, to the new dominant form of gothic architecture dating to the 1860's onwards.</p> <p>The application of the gothic aesthetic is explored along the street through the imaginative and free application of design and materials. The bands of blue brick and stone tympanums, hoodmoulds and corbels is very much in the spirit of the new middle class expressing their accumulating wealth and using the resources available in the manufacturing of building material in the Black Country.</p>	
<p>Connections and urban grain:</p> <p>The area is similar to that of Chuckery in the early use of the grid iron in the planning and laying out of new residential suburbs. The arrangement of the streets no longer relates to topography as it did with earlier development of the town, where roads curved up Church Hill, instead the grid is applied over the topography regardless of gradient.</p> <p>Buildings are set back behind small gardens creating unusable but visually important separation between public and private space. Streets are tree lined and introduce a balance between built and natural form.</p>	
<p>Uses:</p> <p>The area is exclusively residential, however, streets are hierarchical and zone social classes. Whilst Lysways Street offers housing for the middle classes, working class housing is located a street away in Dandy's Walk.</p>	

<p>Predominant materials:</p> <p>Buildings are all built in the local red clay brick of the town, which has a semi dense fireskin and are dressed in blue brick and sandstone. Roofs are covered in Welsh slate roof.</p> <p>Some of the housing (particularly in Dandy's Walk) have been rendered.</p>	
<p>Positive characteristics:</p> <p>The rich and diverse application of both classical and gothic decoration, which to greater extent has survived along Lysways Street.</p> <p>The mature trees and survival of boundary walls and hedging that give Lysways Street an attractive and mature appearance.</p> <p>The retention of most historic buildings and the introduction of a limited amount of new redevelopment which is of neutral design.</p>	<p>Map 1876</p> 
<p>Negative characteristics:</p> <p>The loss of a large number of original windows and other areas of joinery across the area.</p> <p>The rendering of the front elevation of a number of building, in particular along Dandy's Walk) that has resulted in the overall set piece architecture of the terrace being disrupted and feature being obliterated.</p>	<p>Map 1914</p> 
<p>Statement of significance:</p> <p>An example of early speculative town planning through the application of the 19th century grid iron and the social separation of the classes, who previously lived 'cheek by jowl' in the earlier phases of the town's development.</p> <p>The area provides some of the town's best and most intact high-Victorian gothic housing through the construction of middle class town housing and villas. these buildings explored the liberation of architecture through the gothic movement as an art form which took advantage of the diverse and mass produced building materials in the industrialised Black Country.</p>	<p>Map 1977</p> 
<p>Sensitivity: 1</p> <p>The area contains a complete piece of mid to late Victorian townscape with boundary walls and substantial trees, little development from the 20th century exists at all and therefore the architectural context is highly elaborate and makes a positive contribution to the Church Hill Conservation Area, within which the area falls.</p>	



Capacity for change: There is very limited capacity for change particularly as most properties are semi detached villas and therefore complete rebuilding is not probable.



Opportunities: There are no opportunities for development.