

East Staffordshire Borough Council

King Edward Place Conservation Area

Conservation Area Appraisal



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1 Introduction

1.1 Conservation Areas

1.1.1 The King Edward Place Conservation Area was designated in June 1970 in recognition of the special architectural and historic interest of the area. The conservation area comprises the civic core of Burton upon Trent and is separate to the main commercial centre of the town, located c.1km to the east. The area is centred on King Edward Place and St Paul's Square with the residential properties on the perpendicular streets of Rangemore Street and Needwood Street.

1.1.2 Conservation areas were introduced through the Civic Amenities Act in 1967, and there are now 25 designated areas within East Staffordshire. The Council has a statutory duty to ensure that, through the planning system, those elements that determine the character and appearance of the conservation area are preserved or enhanced. Under the *Planning (Listed Buildings and Conservation Areas) Act* of 1990, designation of a conservation area empowers the local council with control over development and demolition of buildings, to ensure the preservation or

enhancement of its historic character and appearance.

1.1.3 The East Staffordshire Local Plan was formally adopted on the 20th July 2006. It provides a detailed framework for the future development of the Borough addressing the period 1996 to 2011.

1.1.4 Historic environment policy is primarily set out in Chapter 5, "Built Environment" with key policies that are relevant to the preservation or enhancement of the character or appearance of the King Edward Place Conservation Area including:

- Policy BE1-Design
- Policy BE6- Conservation Areas: Development Principles
- Policy BE7-Conservation Areas: Development Principles
- Policy BE8-Listed Buildings: Protection of Character
- Policy BE9-Listed Buildings: Exceptions to other Local Plan Policies
- Policy BE10-Archaeology
- Policy BE11-Ancient Monuments
- Policy BE12-Removal of Permitted Development Rights by Direction in Areas of Special Quality
- Policy BE13- Advertisements

1.1.5 An Article 4 Direction (of the Town and Country Planning General Order 1973) was imposed on the King Edward Place Conservation Area in December 1973. This article restricts all development that would otherwise be 'permitted development' within the conservation area. Since this article was imposed, The Town and Country Planning General Order has been superseded by The Town and Country Planning (General Permitted Development) Order 1995, with additional amendments in 2001 and 2003. The Article 4 Direction has not been updated to reflect these changes.

1.1.6 The designation of the King Edward Place Conservation Area is recognition that the area is '*of special architectural or historic interest*' (PPG15, para 4.1). The emphasis is on conserving the 'character' of the designated area and, therefore, encompasses the entire site rather than the individual buildings. The spatial arrangement of buildings and open spaces, including green spaces, are of equal importance to the character of the designated area, with special regard being given to the context of the site, including views into, and out of it. Included within this are the streetscapes and townscapes which define general character,

while individual buildings are assessed in terms of their relationship to the surrounding structures and their historical significance in the development of the site. Designation of a conservation area is not intended to prevent new development in the area, but to ensure a level of control for the quality of design, repair and maintenance in such areas.

1.2 Background to Appraisal

1.2.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on Local Authorities to designate areas of special architectural or historic interest. Section 69(2) of the Act places a duty on the council to review and appraise its conservation areas on a regular basis. This obligation is monitored through a series of Best Value Performance Indicators (BVPI 219a, b and c). Although BVPI 219 c was removed recently, there remains a requirement on councils to undertake Conservation Area Appraisals and Management Plans in order to monitor change and informed decision making.

1.2.2 This Appraisal has been prepared in accordance with English Heritage guidance on conservation areas contained within *Guidance on Conservation Area Appraisals*

(2006) and in accordance with *Planning Policy Guidance 15: Planning and the Historic Environment* (PPG15).

1.2.3 A combination of on site analysis and documentary research has been undertaken to provide an assessment of:

- existing activity and prevailing or former uses, and their influence on the conservation area and its buildings;
- the architectural and historic qualities of the buildings and the contribution that these make to the conservation area;
- local building details and materials; and
- the quality of the public realm and the contribution made to the conservation area by green spaces.

1.2.4 It is intended that this Appraisal will be used by the Council as guidance for assessing development proposals that affect the area, and by residents, developers and the general public to understand its significance in order that its special interest and character will be preserved and enhanced for future generations. It is not intended to be exhaustive and omission of any particular building, feature or space should not be taken to imply that it is of no interest.

1.3 Summary of Conservation Area

1.3.1 The designation of the area surrounding King Edward Place as a conservation area is in recognition of its special architectural and historic interest. The character and importance of the area is derived from the linear arrangement of King Edward Place, lined with the architecturally impressive Town Hall buildings leading to St Paul's Square and St Paul's Church, with St Paul's Church providing a focal point of the whole area. The carefully planned area affords views from Borough Road past the statue of Lord Burton who's association provides additional historical significance to the conservation area. The proportion of green spaces also contribute to the area's interest as they provide important open spaces within an otherwise dense urban locality.

2 Assessment of Special Interest

2.1 Definition of Special Interest

2.1.1 The King Edward Place Conservation Area has been designated due to its distinctive historic and architectural character. The area provides good quality civic, ecclesiastical and residential buildings of an impressive scale set within wide planned streets. The conservation area illustrates the legacy of Burton upon Trent's 19th century industry and expansion and gains historical significance from its association with Lord Burton.

2.1.2 Architecturally, although the majority of the area designated as King Edward Place Conservation Area developed rapidly during the second half of the 19th century the combination of building materials and styles of architecture, in addition to the differing size, function and orientation of the buildings provide an interesting and varied streetscape. Moreover, the 20th century additions and alterations have complimented this area providing a further diversity of architectural styles. The raised grassed area opposite the Town Hall provides valuable open space with adjacent seating and attractive planting. This is reflected in the

green space which comprises the immediate setting of the church. The range of styles and the differing status of the residential properties contributes to the value of the area, providing historical and visual interest. The statue of Lord Burton and the war memorial are tangible monuments to significant elements of Burton upon Trent's history.

2.2 Location and Landscape Setting

2.2.1 The King Edward Place Conservation Area lies within the town of Burton upon Trent in East Staffordshire. The conservation area is situated c.1km from the commercial centre of the town and comprises the civic core of the town. It is centred on St Paul's Church (NGR: SK 236 234).

2.2.2 The Conservation Area contains four listed buildings. It forms an important area of architecturally high quality mid-19th to early 20th century buildings which demonstrate the historical growth of industry and prosperity in Burton upon Trent.

2.2.3 The setting of the conservation area is urban, situated between the railway line and the canal. Historically, this area was slow to develop with the primary settlement located near the

River Trent, to the east, until the 19th century. During the 19th century, however, this area developed quickly and is now dominated by commercial properties to the east and residential terraces to the west

2.2.4 The principal approach to the conservation area is from the station via Borough Road. The station is situated in a raised position with views from Borough Street extending to St Paul's Church past the statue of Lord Burton, which occupies an important focal point within this area.

2.2.5 The predominant character of the surrounding buildings consists of two-storey terraces and, as such, the clock tower is also a fundamental aspect in this locality. It is visible throughout the surrounding area and its ornamented character is evidence of the building's importance in the town.

2.3 General Character and Plan Form

2.3.1 King Edward Place Conservation Area encompasses the civic core of Burton upon Trent. In addition to the impressive Town Hall buildings the central building within this area is the Grade II listed St Paul's Church. Historically, the stone built church was designed as the

focal point of this area and is flanked by large residential properties facing the church along St Paul's Square.

2.3.2 The plan form of this area is primarily differentiated from the surrounding locality by its overtly planned character. This character is largely 19th century in date as the majority of the area was constructed within a few years in the mid- to late 19th century. This area comprises the wide streets of St Paul's Square with the church occupying a grassed central area. Radiating from this area are the modest streets of Needwood Street and Rangemore Street.

2.3.3 The 19th century planned area is further complimented by the development of King Edward Place in the early 20th century, which creates an important vista from Borough Road towards the church. The wide road, with an attractive grassed area opposite the Town Hall, emphasises the importance of this area and creates a social space instead of merely a through road.

3 Origins and Historic Development of the Area

3.1 Archaeology

3.1.1 Evidence of Prehistoric activity within Burton upon Trent is limited. Archaeological evidence has been discovered for the surrounding area and includes a possible Mesolithic burial of a woman besides the river Trent at Branston and a Neolithic/Bronze Age ceremonial landscape with an associated woodhenge near Catholme Farm, in Barton-under-Needwood. An Iron Age cremation cemetery has also been discovered to the south of Stretton village.

3.1.2 During the Roman period the Roman Ryknild Street ran diagonally through the later parish of Burton upon Trent linking the camps at the Wall, near Lichfield, and Little Chester, near Derby. It is possible that this road would also have served a camp in Burton upon Trent, which is thought to have been situated at Branston.

3.2 Historic Context of Burton upon Trent

3.2.1 Within the town itself the establishment of the Benedictine Abbey contributed

to the foundation of Burton upon Trent. The Burton abbey was situated to the west of the river, in the vicinity of Main Street and New Street, which were laid out in the 12th and 13th centuries. Although the town was granted borough status during the medieval period the abbey remained in control until the Reformation.

3.2.2 Following the Reformation the Abbey was converted into a college. The life of Burton College was short-lived, however, and it passed in 1546 to Henry VII's Secretary of State William Paget. The civil rule of the town did little to increase Burton upon Trent's prosperity and it remained a modest town limited to its original settlement adjacent to the former abbey until the Industrial Revolution.

3.2.3 From the 18th century onwards the gradual expansion of Burton upon Trent began. The River Trent becoming navigable, the establishment of Burton upon Trent's breweries and a small-scale iron industry were all contributing factors to this increase in prosperity. Surviving maps from 1775 of Burton upon Trent and the Needwood Forest area, however, reveal that development remained confined to New Street, Main Street and Horninglow Street.

3.2.4 As with many towns and cities throughout England the

Industrial Revolution of the 19th century accelerated the growth of Burton upon Trent. Demographic figures illustrate this expansion with the population increasing by over a third between 1851 and 1861. By 1878 the combined municipal population was estimated at 29,304, rising to 50,000 by 1901.

3.2.5 This growth in population and industry was caused by, and encouraged the establishment of industry, infrastructure and residential development. The station was opened at the west end of Cat (now Station) Street in 1839, and the area beyond the railway was developed during from the 1860s onwards. It is during this period that the site now occupied by King Edward Place Conservation Area was first established.

3.3 Historical Development of the King Edward Conservation Area

3.3.1 Spooner's 'A plan of the Town of Burton upon Trent in the County of Stafford' illustrates that in 1865 development had progressed only as far to the northwest as Waterloo Street and was yet to encroach on the site of the conservation area, which is labelled on this map as 'Burton Marshes'. In the subsequent years, however, the whole area was rapidly

developed with middle-class detached and semi-detached properties surrounded by modest terraces.

3.3.2 The Wellington almshouses, designed in three blocks set around a grassed forecourt fronting Wellington Street was part of a collective scheme to provide poor relief in Burton upon Trent during the 19th century. Enclosure of land and an expanding urban population exerted extra pressure on the authorities of the day. During the 1860s approval was sought from the Charities Commission for the provision of new almshouses to amalgamate a number of older establishments. The application was successful and in 1871 the almshouse on Wellington Street was constructed. When opened it received 21 almswomen from across Burton upon Trent and Stretton.

3.3.3 St Paul's Church was completed three years later in 1874. It was designed by J.M. Teale of Doncaster and Sir Edward Becket (later Lord Grimthorpe) and was commissioned by Michael Bass. Adjacent, on the approach to the station, and also commissioned by Michael Bass, is the St Paul's Institute and Liberal Club, which was built in 1878 and designed by the Burton upon Trent architect Reginald Churchill.

3.3.4 St Paul's Institute was intended to provide for *'the scholastic, recreative, and intellectual requirements'* of the town (Staffs. Advertiser 1878). While the hall was under construction Bass became more ambitious and an extension to the southeast was added with a decorative clock tower.



First edition (1884) Ordnance Survey Map

3.3.5 On the first edition Ordnance Survey map of 1888 the area is revealed to be nearly complete. St Paul's occupies a central position with large flanking properties facing the church on the opposite sides of St Paul's Square. To the east the former Liberal Club is present, although it only occupies half of the site now filled by the current Town Hall. The perpendicular aligned streets of Needwood Street and Rangemore Street are lined with terraces. Similar properties also

line St Pauls Street East (now Edward Place).

3.3.6 Beyond the site, the expansion of the town is evident as new piecemeal residential development extends as far as the canal.

3.3.7 During the early to mid- 19th century, following the expansion of the industry within Burton upon Trent, there was no permanent Town Hall and in 1831 it is recorded that the Commissioners were meeting in the Angel Inn. A proposal was put forward in 1866 to build a town hall and public meeting rooms on the site of the former gas works on the corner of Station Street and Union Street. This proposal was, however, refused on financial grounds.

3.3.8 In 1891 Michael Bass (Lord Burton) offered St Paul's Institute and Liberal Club to the Corporation as the new Town Hall. His offer was accepted and the conveyance was completed by 1892. As a testament to the continuing growth of the town Lord Burton funded an extension to the Town Hall, to the southeast of the original building. The original architect Reginald Churchill designed this extension and its decorative style and intricate carving demonstrates the building's new civic purpose.

3.3.9 From the 1901 Ordnance Survey map there are few

changes between the properties illustrated and those visible today. The obvious exceptions are St Paul's Street East, which remained lined to the southwest by terraced properties, and site of the final extension to the Town Hall, which was occupied by terraced properties and by the Waterloo Engineering Works.



1901 Ordnance Survey Map

3.3.10 It is reported that at this time proposals were put forward for the widening of St Paul's Street East but no work was carried out until 1906, when the work was undertaken to commemorate the visit of Edward VII four years earlier in 1902. The scheme of widening included the clearance of the terraces opposite the Town Hall and the implementation of a grassy outlook towards to almshouses. Five years later, in

1911, a statue of Michael Bass, Lord Burton, was erected in the centre of the King Edward Place to honour his benefactions.

3.3.11 The Ordnance Survey map of 1937 reveals King Edward Place laid out with the statue in the centre. Within the grounds of St Paul's, situated centrally at the east end of the church, is the war memorial. On the corner of Waterloo Street and King Edward Place the terraced properties remained with the Waterloo Engineering Works to the rear.

3.3.12 The final Art Deco extension of the Town Hall was constructed in 1939 and was designed by the Borough Surveyor George Moncur.

4 Spatial Analysis

4.1 Street Pattern and Key Spaces

4.1.1 The street pattern within the King Edward Place Conservation Area consists of two phases of development. The first dates from the 1860s and early 1870s and comprises St Paul's Square, Needwood Street and Rangemore Street. St Paul's Church was designed as the focal point for this emerging neighbourhood and remains central to the conservation area. The street pattern retains most of the original buildings from its initial development.

4.1.2 The second phase of development can be dated to 1906 and comprises the widening of the former St Paul's Street East to create King Edward Place. The street name commemorates the visit of King Edward to Burton upon Trent four years earlier in 1902. The creation of King Edward Place and the clearance of the terraces opposite the Town Hall opened vistas towards St Paul's Church and emphasised its visual dominance. In addition, the clearance of the terraces provided a grassed area which creates an important social space. The statue of Lord Burton occupies a principal position within this area and

forms part of the key view from Borough Road to St Paul's Church.



King Edward Place

4.2 Greenery and Green Spaces

4.2.1 Greenery and green spaces can often make a positive contribution to the appearance of a conservation area especially within built up areas where open land is limited. In addition to public green space and roadside planting significant contribution can also be made by private gardens.



Green space opposite Town Hall

4.2.2 The principal green spaces within this conservation area comprise the open space opposite the Town Hall and the area surrounding this church.

4.2.3 The open space opposite the Town Hall is raised and defined by a low stone wall with recessed sections providing seating surrounded by modest planting. To the rear it is separated from the almshouses by a high fence and screened by mature trees. The trees enclose the grassed area and separate King Edward Place from its surrounding locality. Within this grassed area, to the northeast, five tall flagpoles emphasise the civic character of this area. In addition to the raised green area, King Edward Place is also ornamented by large planters of flowers. These are located at both ends of King Edward Place and, together with an iron and timber bench, create an attractive ensemble of street furniture.

4.2.4 King Edward Place itself also contains a central line of mature trees which greatly improve the amenity of the area. Moreover, they serve to compliment the key linear view from Borough Street to St Paul's Church as well as shading the parking beneath.

4.2.5 The other principal green space within this conservation area surrounds St Paul's Church.

This space, although not extensive, provides an attractive setting defined by mature trees and a low stone wall, for the Church.



St Paul's Church

4.2.6 Within the remaining residential streets of the conservation area the principal value of greenery arises from the private gardens of the various residential properties. These properties are generally set back from the road and contain modest planting. A number of properties, such as those on the southwest and northeast side of St Paul's Square and the property on the corner of St Paul's Street West and Needwood Street contain mature trees. This further emphasises their high status compared to the terraces.

4.3 Trees and Vegetation

4.3.1 St. Paul's Church is surrounded on all sides by a variety of trees including cherry trees, sycamores, hollies and acers. Properties flanking the church,

most notably Nos. 1-9, display more sparse vegetation, predominately beech, which contribute to the green character of this area.

4.3.2 The row of trees to the south of the Town Hall are acers and contribute to the character of the public garden. Further to the south, five flags poles front a denser row of beech trees.

4.3.3 The Almshouse fronting Wellington Street display a number of mature acers which serve to enclose the grounds and partially screen the building from the road. A number of young crab apples and cherry trees are also situated within the grounds, which contribute to the aesthetic nature of the grounds.

4.4 Key views

4.4.1 The planned nature of this area and the surrounding topography result in key views both from outside and inside the conservation area.

4.4.2 These views are concentrated along the major thoroughfares and the majority are intentionally planned to maximise the impact of the civic and religious architecture.

4.4.3 The principal key view within the conservation area is northwest from Borough Road towards St Paul's Church. This view is a fundamental element of the 1906 redesign of King Edward

Place and serves to take full advantage of impressive architecture within this area. This linear view is enhanced by the statue of Lord Burton, the central line of trees and the war memorial situated centrally beneath the large east window of the church. This view is further complimented by the elevated position of Borough Road.



View from Borough Road to King Edward Place and St Pauls Church

4.4.4 In addition to this principal view the following have also been identified as key views:

- Southeast from St Paul's Street East to the west front of St Paul's Church,
- Southeast from St Paul's Square towards the northwest elevation of the Town Hall.

- Linear views northeast down Rangemore Street.
- Northeast on Wellington Street towards the Almshouses.

4.5 Contribution of Key Unlisted Buildings

4.5.1 The King Edward Place Conservation Area contains 4 listed buildings. These are

- Town Hall, King Edward Place (Grade II listed),
- Statue of Michael Bass, King Edward Place (Grade II listed),
- Church of St Paul's, St Paul's Square (Grade II* listed),
- Almshouses, 125-145 Wellington Street (Grade II listed)

4.5.2 In addition to these are a number of key buildings which, although undesignated, also make a positive contribution to the character or appearance of the conservation area.

4.5.3 The following list is not exhaustive, but does highlight those buildings which make a special contribution to the conservation area. The individual structures have been identified on Figure 2:

- 1894 & 1939 parts of the Town Hall, King Edward Place,
- Former Vicarage, No. 9 St Paul's Square,

- War memorial, St Paul's Square.



1939 Town Hall



War Memorial

5 Character Analysis

5.1.1 The King Edward Place Conservation Area, although small in size, contains a variety of building types. Due to its planned nature of the conservation area a detailed analysis of its character is best served on a street-by-street basis.

5.2 King Edward Place

5.2.1 King Edward Place represents the civic core of Burton upon Trent and contains a diversity of spaces and architecture, which results in a rich and appealing streetscape. The general character is generated from the open space of the public garden and the wide street containing the statue of Lord Burton. This space is complimented by the architectural diversity of the imposing Town Hall.

5.2.2 The oldest structure within this street dates from 1878 and consists of the northwest portion of the Town Hall. The value of this building is enhanced by the gradual extension south-eastwards culminating in the 1939 Town Hall building on the corner of Waterloo Street and King Edward Place. The street itself was widened in 1906 when it was renamed to commemorate the visit of King Edward VII. It was during this

period that the public garden on the southwest side of King Edward Place was created.

5.2.3 The original Town Hall building, constructed in 1878, is Grade II listed. It is situated on the corner of King Edward Place and Rangemore Street and provides an interesting and irregular frontage to King Edward Place. The building is redbrick with stone dressing and comprises two sections. To the northwest the building comprises a northwest-southeast aligned range with a gable-end fronting Rangemore Street. This range is two-storeys in height with a gabled entrance porch to the northwest and southeast. In addition this range contains a single storey projection to southwest with projecting gable windows above. The northwest elevation fronting Rangemore Street contains a centrally located arched portico with a large rose window above. Rising from the roof of this range is a large finialed ventilation shaft.

5.2.4 To the southeast the building is regularly planned with a continuous frontage along King Edward Place. The building is also brick with stone dressing and is of two-storeys. To the southeast a clock tower projects to four storey and forms an important visual element of the conservation area. Beneath, on the ground floor a decorative

cast iron porch projects onto the pavement.



Northwest façade of the Town Hall

5.2.5 The remaining Town Hall extensions, although unlisted, are no less impressive architecturally. The first was built in 1894 and is set back from the clock tower. This structure is gothic in style, similar to the adjacent building, but reveals a greater emphasis on limestone dressings. The differing interpretations of the gothic style compliment each other and create an interesting streetscape.

5.2.6 The final section of the Town Hall was built in 1939 in an art deco style. Although the style of this building differs greatly from the previous sections the use of similar building materials unify these buildings as a complex.

5.2.7 King Edward Place also contains the statue of Michael Bass (Lord Burton), which constitutes the second listed structure within this area. It is a life-size bronze statue sat on a

stone plinth. In addition to contributing to the key view from Borough Road to St Paul's Church, this statue also provides a historical significance through the memorial of an important benefactor to this area and to Burton upon Trent as a whole.

5.2.8 An additional interesting feature within King Edward Place is a stone plaque within the low retaining wall to the public garden. The stone commemorates 'Watchman' a Staffordshire bull terrier and regimental mascot of the 6th Battalion, the North Staffordshire Regiment.



Stone plaque commemorating 'watchman'

5.2.9 An oak memorial within the public garden opposite the Town Hall commemorates the resting place of Watchman, and his successors Watchman II and Watchman III, who served with the Staffordshire Battalion. The current regimental mascot, Watchman IV, was presented in 1998 by the Friends of the Regiment and is soon to retire.

After his death he will also be put to rest in the gardens outside the Town Hall.

5.3 St Paul's Square

5.3.1 St Paul's Square forms the centre of the conservation area and represents the culmination of the principal key view from Borough Road.

5.3.2 Centrally located within St Paul's Square is St Paul's Church.



St Paul's Church

5.3.3 St Paul's Church is a Grade II* listed building built in a geometrical style. The building material is Coxbench and Ancaster ashlar which contrasts with the surrounding brick

residential and Town Hall buildings. The building is cruciform with a central tower and aligned in accordance with the surrounding streets.

5.3.4 The war memorial is a significant element of the external view of the church and contributes to the key view from Borough Street. It comprises a timber crucifix with a bronze figure of Christ. The inscription reads:

*'REMEMBER O GOD FOR GOOD
THOSE WHO GAVE THEIR
LIVES FOR US FOR THE
SAKE OF HIM WHO GAVE
HIS LIFE FOR US
AMEN
RIP'*

5.3.5 Opposite the church, to the southwest and northeast, are large detached and semi-detached residential properties. The use of differing building materials and styles are important distinctions in the use of these residential buildings and contributes to the general character of this area. The former vicarage to the northeast of the Church, currently used as the Conservative Headquarters, is built in a gothic style from stone similar to that used in the church. The similarity of building material and style unifies these building and demonstrates the historical link between them. This building makes a positive contribution to this conservation area.

5.3.6 The remaining residential properties within St Paul's Square are high status brick-built houses. The central properties on both sides of the Square are semi-detached and are flanked by detached properties. Although the majority of these buildings are no longer in residential use this area retains its much of its high status domestic character.



Residential properties along St Paul's Square

5.4 Needwood Street and Rangemore Street

5.4.1 Although Needwood Street and Rangemore Street are not geographically connected they are associated due to their similarity in style and function. They form the perpendicular streets radiating from St Paul's Square and are generally characterised by the terraced and semi-detached houses that dominated them. The corner plots are generally occupied by higher status buildings.

5.4.2 Cartographic evidence suggests



Rangemore Street

that this area developed quickly but the differing size and style of the properties illustrates its piecemeal development and contrast the visually planned character of St Paul's Square.

5.4.3 The properties which line the southwest side of Rangemore Street comprise two-bays with a canted bay window. Their frontage is continuous but the chequered effect of the brickwork provides subtle differences between the properties.

5.4.4 In contrast, the properties at the northeast end of Rangemore Street do not offer a continuous façade and the streetscape contains a variety of styles and shapes of properties unified by their brick building material and their late 19th century date. Beatrice Court, however, is a modern building fronting Rangemore Street, situated behind the former vicarage. Although building material and elements of the style are consistent with the overall

character of the street the property detracts from the general character of the area.

- 5.4.5 Likewise modern flats immediately outside the conservation area on the corner of Rangemore and Byrkley Street also detracts from the character of the area. In this case, however, little regard for appropriate scale and massing appear to have been given.



Beatice Court, Rangemore Street

predominately single-storey with a two-storey central block, result in unimpeded views from Wellington Street past the almshouses towards the Town Hall. Although this building is physically separate from the main elements of the conservation area, its inclusion is appropriate as it is a historically important building which provides further architectural diversity to the area.



Wellington Street Almshouses

5.5 Wellington Street

- 5.5.1 The almshouses along Wellington Street are Grade II listed and form one of the key views from outside the conservation area. The buildings are arranged around three-sides of a grassed forecourt. They are brick-built and gothic in style with limestone dressings and an attractive square tower projecting centrally with an adjacent oriel window. The size of the properties, which are

5.6 Problems, Pressures and Capacity for change

- 5.6.1 The conservation area as a whole is in a good condition and contains some historically and architecturally important buildings.
- 5.6.2 The character of the area is derived from the linear arrangement of King Edward Place, lined with the grand civic buildings of the Town Hall, and leading to St Paul's Square and St Paul's Church, which

- provides a focal point for the whole area. The statue of Lord Burton forms an important element of the space and, together with the war memorial, provide additional historical significance to the area. The proportion of green spaces also contributes to the interest of this area as they provide important open spaces within the urban setting.
- 5.6.3 In relation to the Article 4 Direction it is recommended that the relating documentation be updated to reflect the changes in national legislation and policy since 1973. Features such as satellite dishes and Upvc windows suggest that the Article has not successfully controlled the appearance of street elevations within the King Edward Place Conservation Area.
- 5.6.4 It is therefore considered appropriate that the Article 4 Direction controlling what would otherwise be permitted development of dwellings should remain. However, it is considered proper this should refer primarily to those parts or elevations that are visible from the street. In addition, it is also considered appropriate that the Article 4 Direction should impose tighter controls on the installation or replacement of Upvc window and the erection or replacement of satellite dishes as these features diminish the historic character of the area.
- 5.6.5 The principal buildings that detract from the general character of this conservation area are located immediately outside its boundary. They comprise the modern buildings on Rangemore Street and the southwest end of Needwood Street. In addition, Beatrice Court, within the confines of the conservation area on Rangemore Street also detracts from the area, although some effort has been made to unify the modern development through the use of similar building material and elements of a similar style.
- 5.6.6 The greatest pressure for the conservation area, however, is from the outside and it would be desirable if the good quality of building and general amenity of the area could be a positive impetus to improve the surrounding locality.

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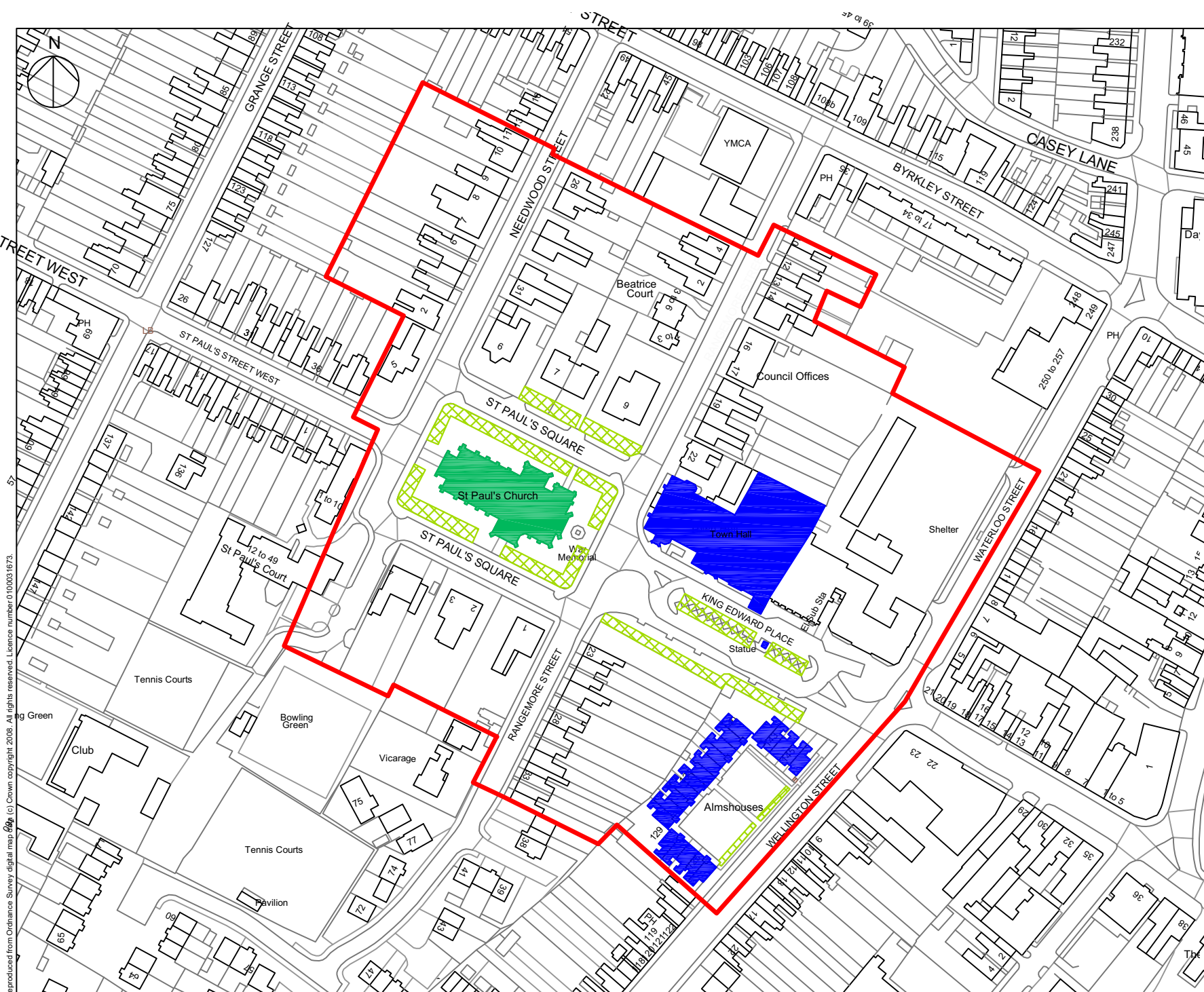
7 Appendices

Listed Buildings

Building	Grade
Town Hall, King Edward Place	II
Statue of Michael Bass, King Edward Place	II
Church of St Paul's, St Paul's Square	II*
Almshouse, 125-145 Wellington Street	II





Buildings which make a positive contribution

Building
1894 & 1939 part of the Town Hall, King Edward Place
Conservative Headquarters (former vicarage), No.9 St Paul's Square
War Memorial, St Paul's Square



This drawing may be used for the Purpose intended and only written dimensions shall be used.

Key

-  Grade II Buildings
-  Grade II* listed Buildings
-  Conservation Area Boundary and Boundary of Article 4 Direction
-  Important Groups of Trees and Vegetation

Revision Details		By	Date	Suffix
		Chk		

Job Title
King Edward Place Conservation Area

Drawing Title
Figure 1: Listed Buildings and Conservation Area Boundary

Scale(s) at A4
NTS

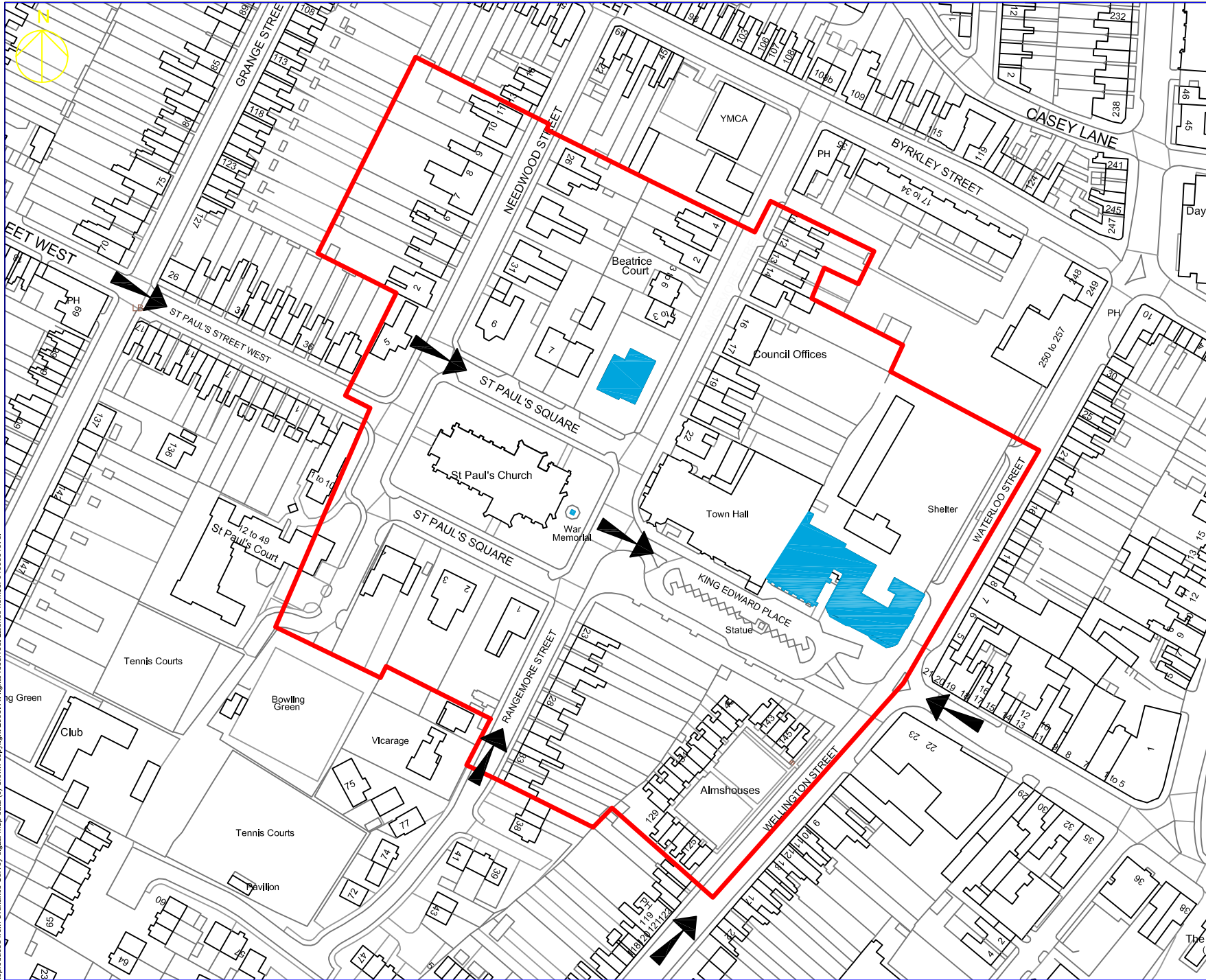
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IM	SH	AH	05/03/08

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Key

- Conservation Area Boundary
- Buildings which make a positive contribution to the Conservation Area
- Key Views

Revision Details		By	Date	Suffix
		CHK		

Job Title
King Edward Place Conservation Area


Drawing Title
Figure 2: Key Views and Positive Buildings

Scale(s) at A4
NTS

Dwn	Chk	App	Date
IM			05/03/08

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