



Worcester
CITY COUNCIL



FIELD TERRACE

Conservation Area Appraisal

April 2020



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01 Introduction

The Field Terrace Conservation Area was designated in January 1989 as Worcester's Conservation Area No.14. The designation recognises the group value of the high quality 19th century architecture and the streets and spaces which make this a characterful illustration of Worcester's social development from the advent of the canal.

A conservation area is defined in the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. This appraisal is in line with sections 69 and 71 of the 1990 Act, which places a duty on the local authority to designate and manage their conservation areas. Designation helps to ensure that an area identified for its special interest and significance is protected and managed appropriately.

Conservation is the management of change to a significant place or asset, in a way that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations. The conservation area appraisal is a means



11-17 Diglis Road

of identifying and assessing what the special architectural or historic interest of an area is, how this contributes to the areas character and appearance, and is an opportunity to identify where this can be enhanced.



The appraisal is prepared in line with Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management (Second Edition) and Historic England Advice Note 3: The Setting of Heritage Assets, to provide a firm basis on which applications within Field Terrace Conservation Area and its setting can be assessed.

This appraisal records and analyses the various features which create Field Terrace Conservation Area's special character, and contribute to its architectural and historic interest. The Townscape Plan indicates the location of listed buildings, locally listed buildings and key unlisted buildings which are significant to the history and/or character of the conservation area (see criteria in Conservation Area Appraisal, Designation and Management, Historic England Advice Note 1 (Second Edition) table 1). The map also shows significant trees, spaces, boundary treatments and objects, and important views both into and out of the conservation area. There is a presumption that all of these features should be "preserved or enhanced", as required by the Planning (Listed Buildings and Conservation Areas) Act 1990.

The document is a material consideration for planning applications within and in the setting of the conservation area, and should be read in conjunction with the management proposals for the conservation and enhancement of the area. The appraisal is intended to be used by planning officers, developers and landowners to ensure

that the special character is not eroded, but preserved or enhanced through development activity. While the descriptions go into some detail, a reader should not assume that the omission of any building, feature or space from this appraisal means that it is not of interest.

The Planning Policy Context

National planning policy, as set out in the National Planning Policy Framework (NPPF), draws attention to the desirability of preserving and enhancing heritage assets in a manner appropriate to their significance, which, subject to appropriate assessment and justification, can also include adaptation and change. In line with paragraphs 185 and 200 of the NPPF, the Appraisal provides a positive strategy for the conservation and enjoyment of the conservation area.

In accordance with NPPF paragraph 186, Worcester City Council designated Field Terrace Conservation Area for its special architectural and historic interest, the significance of which is described within this document. In line with paragraph 200 of the NPPF, new development within the conservation area which enhances or better reveals this significance, and proposals that preserve those elements which make a positive contribution to, or better reveal the significance of, the conservation area will be treated favourably.



Applications within the conservation area will be considered against Policies SWDP 6: Historic Environment, SWDP 24: Management of the Historic Environment and SWDP 21: Design, of the South Worcestershire Development Plan (or future replacement policies) with regard to this appraisal.

Further guidance on the design and protection of historic buildings and places can be found in the Council's Supplementary Planning Documents, and in national guidance from Historic England and other conservation bodies. These provide useful information on appropriate ways to develop within conservation areas, maintain historic buildings, and make environmental and sustainability enhancements. Links to these are provided at the end of this document.

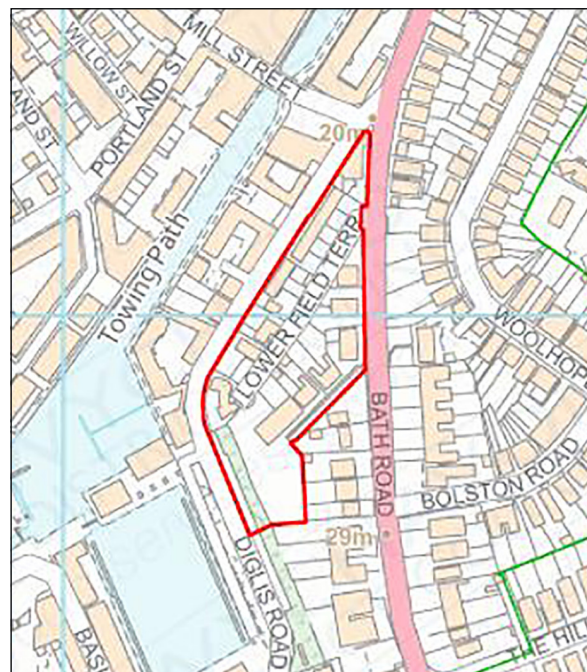
Location and Setting

The Field Terrace Conservation Area is an early 19th century residential area, centred on Lower Field Terrace to the south of the historic city centre. The area is separated from the historic city centre by the Worcester to Birmingham Canal, and the conservation area is narrowly separated from the Canal Conservation Area to the west by Diglis Road.

The area is bound by canal-side development and Diglis Basin to the west, and late 19th and early 20th century development on Bath Road to

the east and south. Streets within and bordering the conservation area include Diglis Road, Lower Field Terrace, Field Terrace and Bath Road, all of which vary considerably in character.

The area is entirely urban but comprises several spacious plots which often incorporate substantial landscaping. This composition, and the areas position high on the ridge line of Bath Road creates an open aspect to the west across Diglis and affords the streets and properties with glimpses of Worcester landmarks and panoramic views.



Location plan



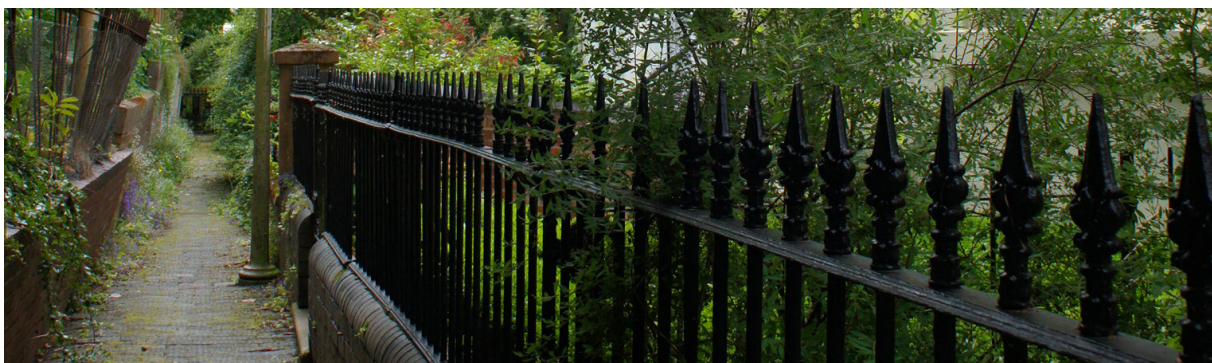
Boundary Review

The original boundary of the conservation area was drawn in 1989. As part of the appraisal in 2019 the conservation area boundary was inspected and reviewed. Whilst it was found that the boundary generally followed a justifiable line along Diglis Road, and southwards as far as 68 Bath Road, encompassing the street, properties and boundary wall and trees off Field Terrace, to the south of Field Terrace the justification for continued conservation area status was considered questionable.

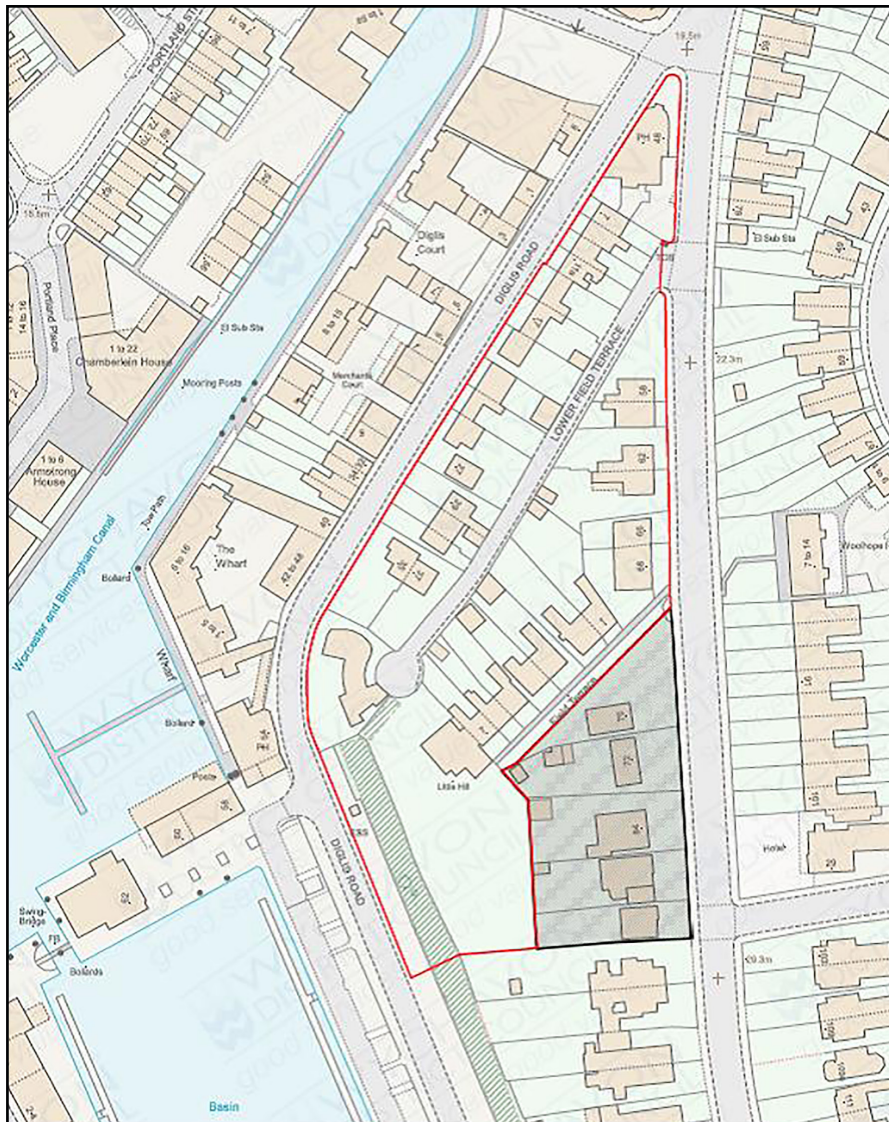
The historical significance of this area was stated at designation to be due to the Ordnance Survey Maps pointing at the site of 88 Bath Road as having been the site of a former fort. This has been identified as a siege castle from the 12th century civil wars. The archaeological interest made designation an appropriate response at a time when there was no protection in planning policy. The buildings and townscape

here however, were not identified as having any special historic interest which would warrant conservation area designation.



70 to 88 Bath Road are ordinary 20th century infill developments, and are therefore felt to have been included in the designation for archaeological significance only. Current planning policy and legislation provides protection for archaeological sites through the National Planning Policy Framework and the South Worcestershire Development Plan. Conservation area designation is intended to preserve places where the special architectural and/or historic interest is experienced through the character and appearance of the area. This evidently applies in the north of the conservation area but is not felt to apply to the conservation area south-east of Field Terrace. This area is therefore proposed to be removed.



Field Terrace iron railings



Legend

-  conservation area boundary
-  removed from conservation area



02 Historic Development

Field Terrace was chosen for the development of ‘Gentlemen’s Villas’ in the early 19th century, because of the fine views this location afforded of the Malvern Hills and wider countryside, and for its proximity to the commercial hub of Diglis Basin. The area is now surrounded by later development but the same far reaching views remain visible from Lower Field Terrace.

The conservation area lies immediately within the city walls. It formerly formed part of Diglis Meadows, which covered the area within the city walls, including Diglis Avenue and the Royal Worcester works, up to the eastern bank of the river. The name Diglis derives from the Anglo-Saxon name Dydda and up to the construction of the canal and the associated industries the meadows were a popular place for recreation, shown by images from the 18th and early 19th century.

The level of the River Severn dropped significantly in the 18th century (possibly due to the number of operational weirs on the river and changes in agricultural practices) reducing its usefulness for shipping and causing a gradual decline in Worcester’s manufacturing industries. Despite recognition of the impact of this on the economy, plans were not laid out until 1784 for a canal to ensure a minimum 4-ft draught for boats between Worcester and Coalbrookdale. 30

miles of canal were built following an Act in 1791 to join up Worcester with the Severn in order that it could supply the industries of Birmingham and the Black Country. It was the second most expensive such undertaking in the Midlands and relatively later than other canal building across the country, reaching the Severn at Diglis only in 1815.

The earliest building in the conservation area, the Albion, was subsequently built in 1822, appropriately sited at the intersection of Bath Road and Diglis Road, close to the newly built canal to provide an inn and brewery (later a Hotel). The bow-ended brick building is typical of canal-side inns and public houses from this period, and the Worcester and Birmingham Canal Company recommended the building as an asset to their trade in the 19th century, prior to the establishment of the Anchor at the entrance to Diglis Basin which started life as a brewhouse.



Crisp's map of 1832, drawn prior to the development of the neighbouring residences, shows the building as part of a larger courtyard development covering the existing parking area. This provided stabling which has since been demolished, as has a well which existed on the site until the 1980s when it was filled in.



The Albion 1951

The river locks at Diglis were completed in October 1844, as part of Edward Leader William's scheme to maintain at least a 6-ft river depth between Stourport and Worcester. This brought great ranges of factories and warehouses to the canal at Diglis and Lowesmoor which began to compete with the Cornmarket and Cross as the commercial foci of Worcester.

The canal significantly increased the city's population. The housing on Field Terrace, Lower Field Terrace and Bath Road were begun in the 1840s, as part of a residential suburb which grew along the Bath Road beginning in the reign of George II. Worcester was now a county capital, an administrative centre, which offered a range of professional, cultural and economic services which were not available elsewhere in the county.

The city was a magnet for the upper and middle classes and Bath Road in particular was attractive to wealthy individuals, merchants and craftsmen due to the panoramic views across to the Malvern Hills and wider countryside.

This made Field Terrace an attractive proposition for merchants who could now live in close proximity to their businesses on the docks, whilst also being able to enjoy rural views from their residences on the countryside edge of Worcester in the fashionable society of Bath Road.



One such example was James Hancock, the grandson of John Hancock, one of the 6 founder members of Royal Crown Derby's King Street Factory. He was a gilder, china painter, enamel and glass colour maker who established his

business 'James Hancock and Son. Diglis Ceramic Art Colour Works', in 1860, living in close proximity to the commercial hub of Diglis Basin at 7 Field Terrace.

JAMES HANCOCK & SON,
Diglis Ceramic Art Colour Works,
WORCESTER, ENGLAND,
MANUFACTURERS OF ALL KINDS OF
Colours, Glazes & Stains
USED IN THE MANUFACTURE OF
PORCELAIN, EARTHENWARE, MAJOLICA, ENCAUSTIC TILES, GLASS, &c., &c.
FOR HOME AND EXPORT.

. The Public are respectfully requested to address their Communications as follows:—

WHOLESALE CONSUMERS, DEALERS AND AGENTS.—To the Works.

STAFFORDSHIRE POTTERS.—To G. Y. SERGEANT, Agent, Hanley, Staffordshire.

AMATEURS.—To HANCOCK & SON'S Retail Depot, Messrs. HOWELL & JAMES, Jewellers to the Queen, Regent Street, Pall Mall, London; where they can obtain all the Colours, together with necessary Appliances, complete in Cases or separate, and Plaques or Slabs for painting upon, &c.

FOREIGN HOUSES will for the future oblige by addressing direct to the Works, Messrs. HANCOCK & SON having now arranged to do all their Foreign Correspondence themselves, instead of through an agent. Correspondence in French and German.

Consultations upon Pottery Management arranged upon application direct to the Works.

PRICE LISTS AND SAMPLES UPON APPLICATION.

Les maisons étrangères sont priées de s'adresser à l'avenir directement à Messieurs HANCOCK & FILS qui se sont chargés de leur correspondance étrangère au lieu de la remettre aux mains d'un Agent.
Correspondance française et allemande.

James Hancock lived at 7 Field Terrace



Other individuals living in the highest status dwellings at Field Terrace included Glovers, Iron Founder Managers, Surveyors, Drapers, their wives and servants amongst others. Sir Edward Elgar is known to have lived at 4 Field Terrace between the years 1883 to 1889, which is commemorated by a wall plaque at the property.

By the 1880s the majority of the existing plots were developed and industrial buildings and residences had filled in the neighbouring area adjacent to Diglis Road, between the conservation area and the canal. These residences on the edge of the canal were subject to less favourable conditions than their neighbours higher up on Bath Road, due to the industries which lined this edge of the canal.

This created a rise in the status of dwellings as you moved up the hill from Diglis Road to Field Terrace.

The layout of the area as shown in maps of the 1880s is mostly retained, with only the addition of 27 and 39 Diglis Road, the demolition of The Albion outbuildings and minor alterations and extensions to distinguish it. The conservation area remained edge of settlement until c.1900 when the 'revivalist' dwellings further south and on the opposite side of Bath Road extended the city. Field Terrace kept an open aspect over the land to the south, including the supposed castle site, until the mid-20th century when the dwellings 70-88 Bath Road were constructed.



The open aspect of Field Terrace until trees were planted following the construction of 70-88 Bath Road in the mid-20th century

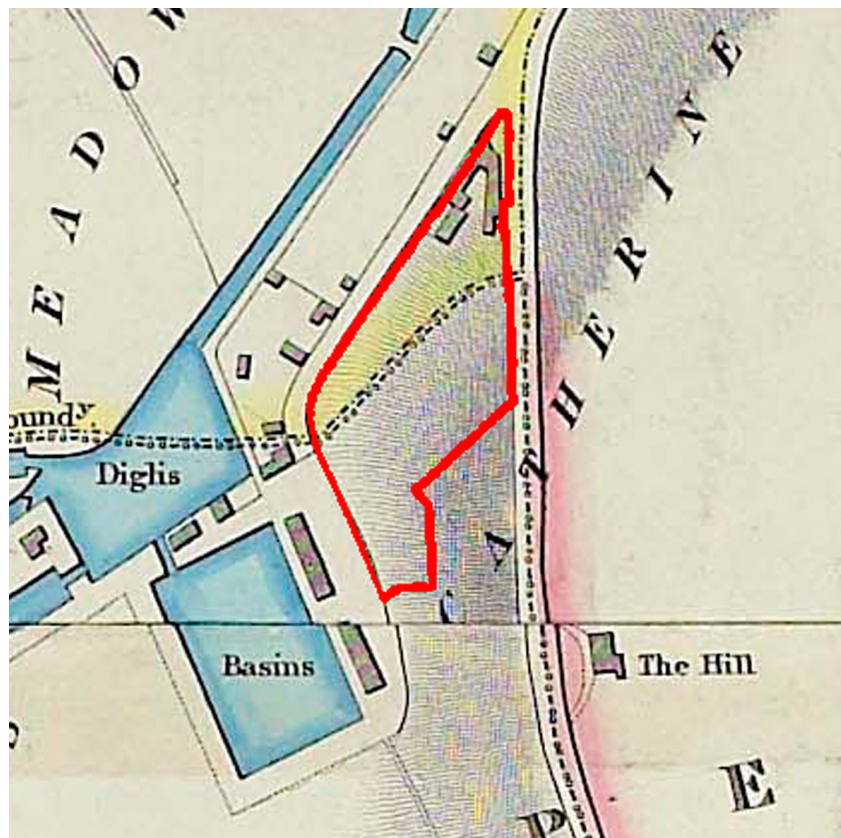


Archaeology

Lower Field Terrace is approximately aligned on the historic city boundary (as identified on Crisp's map of 1832). This may reflect the former presence of visible remains in the Field Terrace area.

Early maps identify the site of a fort in this area. This can probably be identified with Eaton's (1829) description of siegeworks built in 1148-50: 'two mounds, one on Henwicke Hill and one on part of Red Hill near Diglis were raised by Stephen [King Stephen] to besiege the castle, which was held by the Earl of Mellent [Meulant] but without success.' There have been no archaeological investigations of the site.

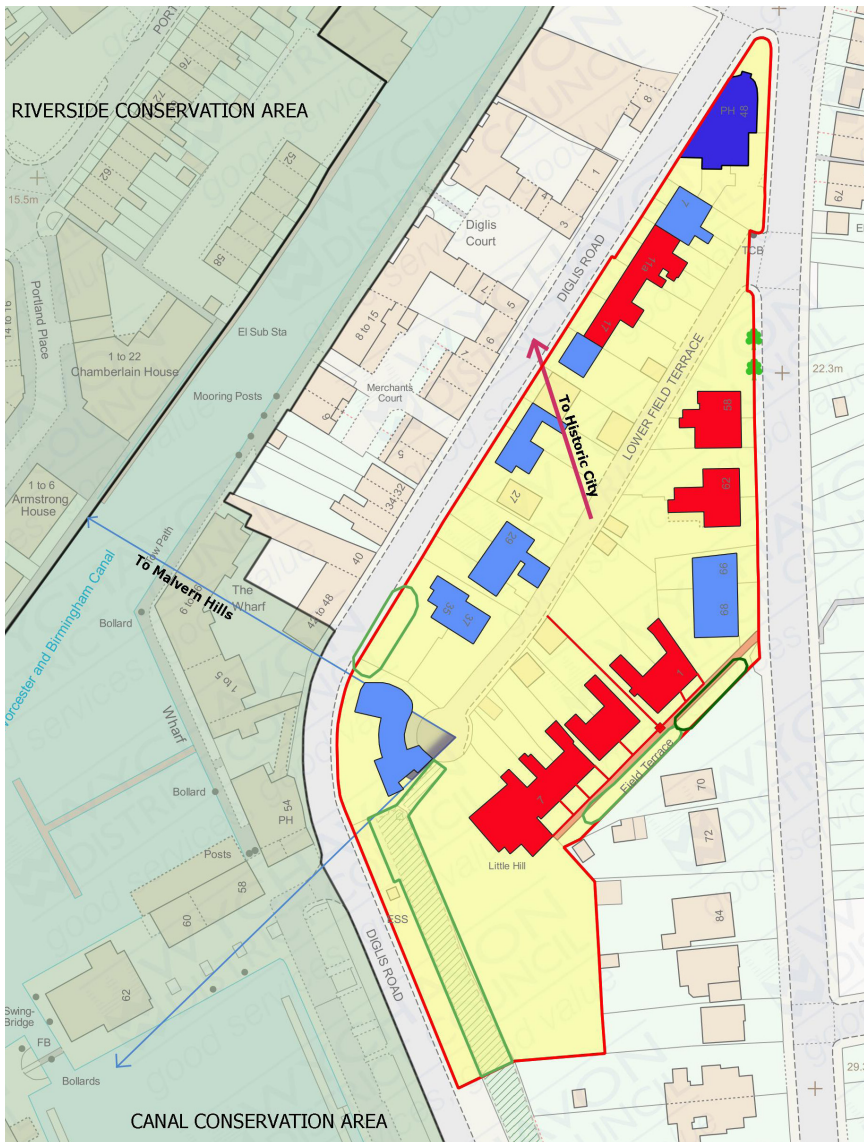
Although the supposed site of the fort is proposed for removal from the conservation area there is potential for archaeological finds in the conservation area itself.



A map of the city and suburbs of Worcester, Crisp 1832



03 Townscape Plan



- Conservation Area
- Neighbouring Conservation Area
- Removed from Conservation Area
- Listed Building
- Locally Listed Building
- Positive Contributor
- Tree Area of Townscape Value
- Tree of Townscape Value
- Boundary Feature of Townscape Value
- Significant Feature
- listed footpath
- listed boundary feature



04 Streetscape Character

Field Terrace Conservation Area historically links the industrial corridor of the Worcester and Birmingham Canal with the fashionable 19th century society of Bath Road. Within the Conservation Area this has created a hierarchy of residential architecture and streets of highly varied character.

The conservation area incorporates no public open spaces but the 4 streets within or adjoining the conservation area have the following contrasting characters:

Diglis Road

Diglis Road is the interface of the Conservation Area with the Worcester and Birmingham Canal and Diglis Basin. A former industrial zone, now comprising a mix of residential and industrial buildings, separates Diglis Road from the canal, such that views through to the canal are limited to glimpses until you pass the Anchor public house.

On approaching the road from the city centre the first view is of The Albion, a locally listed, bow-fronted, brick building which smoothly connects Bath and Diglis Roads, sitting prominently above the decline of Diglis Road.



The first view of the Conservation Area is the Albion



Downhill, the building line is set back behind the front gardens of 2 terraces built in 5 stages during the 19th century. The brick and stucco materiality of these properties reflects the relationship of the area to the canal. The buildings also reflect the effect of social conditions on architecture at the time, through the blind windows, and the variation of symmetry, porches, windows and iron detailing.



Several of the gardens include surface treatments or boundary walls that are Victorian in origin or character

The minimal on-plot parking to the front of properties, afforded by the rear access available from Lower Field Terrace has allowed several of the walls, gates, raised gardens and surface treatments to be retained, some of which are of special interest in themselves.

Parking not accommodated by Lower Field Terrace, is instead provided on-street and in bays serving the basin. The level of hard surfacing that

this creates, alongside the hard surfaced front gardens and minimal street planting, gives an urbanised and formerly industrial character to Diglis Road.

The relationship of buildings to the street begins to disintegrate at 27 Diglis Road as dwellings are raised from the street and/or face away from the road towards Lower Field Terrace.

Boundary features thus become the more prominent feature, including historic walls and high trees which soften the impact of parking and enclose the street where buildings are set-back. A high wall continues around the boundary of a contemporary dwelling on the bend of Diglis Road. Following this, the buildings end on the opposite side of the road, such that the interface of Diglis Road and the canal basin becomes direct. Views continue to be limited by a high hedgerow from the basin but glimpses strengthen the canal-side ambience of the street.



Boundary treatments and planting become most prominent at 27 Diglis Road



Bay parking at Diglis Basin

Lower Field Terrace

Lower Field Terrace (formerly Field Terrace Lane) has the appearance of a back lane providing amenities to the dwellings on Diglis Road, Bath Road and Field Terrace. The topography of the conservation area is most evident here as is the hierarchy of buildings.



The back lane character of Lower Field Terrace

The street is enclosed by outbuildings, boundary walls and vegetation, ending with a turning circle and views out over the roof terrace of 40 Lower Field Terrace.

The road provides the only vehicular access to dwellings on Field Terrace, and consequently the back gardens of these properties have evolved to provide parking, garages and outbuildings with access from Lower Field Terrace. Several of these are integrated with the high boundary walls which screen the dwellings' rear gardens, alongside trees and vegetation within the gardens themselves.

Although Field Terrace Lane (Lower Field Terrace) is likely to have been built to provide service access to dwellings on Bath Road and Field Terrace, by the 1880s all dwellings within the conservation area bar those replaced by 40 Lower Field Terrace had front and rear access between Field Terrace Lane and their respective roads. Dissimilarly to the dwellings off Field Terrace the properties off Diglis Road were set downhill. Consequently their gardens have evolved as terraces accommodating parking and outbuildings.

The relationship and appearance of the buildings to the street illustrates the impact that views and position have had on building design. The rear of the properties facing onto Diglis Road comprise smaller, often less uniform windows, less visible to the public due to screening by the rear boundary walls and the terraces of the respective gardens.



Large windows to the rear of properties on Field Terrace and Bath Road

Windows to the rear of properties off Field Terrace and Bath Road however, comprise of larger areas of glazing, of a more uniform design within properties of larger proportions in general. This reflects the attention paid to views in the design of the dwellings and the higher status of dwellings at Bath Road and Field Terrace.

Lower Field Terrace now provides rear access to most of the dwellings in the conservation area, enabling bins and parking to be accommodated with minimal impact on the surrounding streets.

Field Terrace

Field Terrace is again very different in character and of a more tranquil nature. This character is largely created by a row of trees along the south of Field Terrace. These form an important landscape boundary to the conservation area, separating the street from the more urban

environment of Bath Road. Beyond this, the street consists of only a footway, narrowly enclosed by walls, railings and mature planting. Several of the railings are listed with the properties that they relate to. A Victorian street light by Hardy and Padmore of Worcester and diamond-pattern blue-brick paving are significant to the character of this part of the conservation area, away from the busy traffic of Bath Road.



Hardy and Padmore street light on Field Terrace



Pedestrian only access has prevented frontage parking at Field Terrace and thus front gardens have flourished. These comprise of flowers, shrubs, trees and hedges all of which contribute to the character and biodiversity value of the conservation area.

These dwellings were of the highest status within the conservation area and some of the last of the original development to be built. Pevsner described the dwellings here as 'an attractive stuccoed group' and the detailing and proportions best illustrate the changes in style developing at this time.



Stucco dwellings in a range of styles on Field Terrace



3-5 Field Terrace



Bath Road

Bath Road is the most impacted by cars and furthest from the canal-side character of Diglis Road. Similar to Field Terrace the dwellings here are of grandiose proportions with the same significant areas of glazing to take advantage of views. They are of a more restrained styling than the properties on Field Terrace, following more classical principles and proportions with some Victorian details.



58-68 Bath Road. 66 and 68 are raised by steps

Steps raise 66-68 Bath Road from the road above half basements, which increase the building's height, extending the views from the main living areas across the former countryside.

58-64 Bath Road are shorter with entrances at ground level, though they are otherwise similar in character and proportion. These sit within spacious plots behind brick boundary walls and

landscaping. This landscaping and spaciousness, particularly the mature trees to the north of 58 Bath Road, soften the street scene but the buildings remain the most prominent features.



Boundary walls and landscaping to the front of classically styled dwellings at 62-64 Bath Road



05 Topography and Key Views

Topographically, Field Terrace Conservation Area is set on a steep slope falling from a high ridge on Bath Road down to Diglis Road. The views afforded by this position made it popular for 'Gentlemen's Villas' which ultimately led to the area's development and architectural style.

The effect of this landform on views is most evident on Lower Field Terrace where in most instances the road provides rear access to the properties on Diglis Road, Bath Road and Field Terrace. Here the buildings are set back from the road, allowing for views over the roofscape to the Malvern Hills, canal-side architecture

and the historic city centre including glimpses of the cathedral. 40 Lower Field Terrace, a contemporary dwelling adjacent to Diglis Road, below the turning circle of Lower Field Terrace has successfully kept these views open through a roof terrace design.



Views of the Malvern Hills and Canalside Architecture over the contemporary dwelling



The topography is also a major contributor to the area's aesthetic, as views over the roofs give an open character in what is otherwise a relatively narrow street. The landform also enables views up to the rear of properties on Bath Road and Field Terrace which noticeably increases their sense of scale.



Views over the roofscape offer glimpses of the Cathedral and Worcester landmarks



Views up to the rear of properties on Bath Road give them a sense of scale



06 Built Environment and Architecture

Building Style, Character, Materials and Local Details

A high proportion of the residential buildings survive from the initial development of the area in the early to mid-19th century. These buildings are from the late Georgian to early Victorian period when a wider range of styles was developing from Britain's growing interest in historical and international architecture.

Decoration at the beginning of the 19th century tended to still be applied to a classically supported structure with a symmetrical façade, typical of the Georgian Period. At the accession to the throne of Queen Victoria in 1837 however, a battle of styles had begun between those who promoted classical architecture and those who felt a more home-grown style to be appropriate.

The architecture within Field Terrace Conservation Area shows the very beginnings of the move away from classical restraint to the architectural forms and details which grew in popularity during the Victorian era. It now forms a small pocket of classically influenced architecture surrounded by the Arts and Crafts architecture of revivalist forms built further along and on the opposite side of Bath Road at the start of the 20th century.

The buildings vary in their detailing as a result of the quick change in fashions during the period. The influential 'Encyclopaedia of Cottage, Farm and Villa Architecture and Furniture' was first published in London in 1833, containing over 2,000 house designs in a variety of 'romantic styles'. Architecture began to draw on a much wider range of sources than ever before, creating architectural elements which broke away from the classical restraint of Georgian Palladianism. This has created a varied but ultimately cohesive streetscape of distinctive character.

Building materials across the conservation area are principally brick and stucco, made locally by one of the local brickworks or brought in by the canal. The characteristic features of the architecture found at Field Terrace are the scale, proportions and repetition of the respective elements, but also the detail.



Due to their higher wealth and financial means to follow fashions, this is best illustrated through the stucco dwellings on Field Terrace. Stucco became popular in the early 19th century as a means to simulate finely dressed stonework or rustication, illustrated by the moulded architraves to the doors and windows of 3-8 Field Terrace.



2-5 Field Terrace

1-2 Field Terrace are a good illustration of the more playful style of architecture characterising this era. The façade retains the Georgian characteristic of symmetry but has moved away from Palladian window to wall proportions to wider 3-light mullion and transom windows on the ground floor, drawing on medieval window forms. This is strangely complementary to the Italianate architectural feature of a low pitched, hipped, slate roof with wide eaves (used across 1-8 Field Terrace) and the moulded door pediment. This is a good illustration of how the mass of international and English styles were fashionably combined in this period to make a single unified whole.

Perhaps the most prominent features of classical architecture are the windows. Many of the earlier buildings in Field Terrace Conservation Area have retained their sash windows which illustrate not only the status of the buildings owners and the attention given to views in their design but also the age of the relevant buildings.

The windows of 1-8 Field Terrace have larger areas of glazing than elsewhere in the conservation area incorporating 2 over 2 paned sash windows. By the mid 19th century it was possible to produce larger sizes of glass held in place by progressively thinner window bars. These were however of greater expense. Sashes to the rear of these properties are of a similar scale but the windows have a greater number of smaller panes. This reflects the higher cost of larger glazing and the intention to showcase wealth by the front facade.



The architecture of Diglis Road is comparatively more constrained than Field Terrace but similarly the dwellings show the impact of industrialisation and pattern books on architectural design. Industrialisation meant that houses of more modest size were now able to incorporate greater decoration.

11 and 11a illustrate the impact of this on residential architecture, incorporating fanlights and projecting canopies made with thin iron supports. The buildings have the highest number and smallest size of window panes suggesting them to be some of the earliest in the conservation area and by owners of lesser wealth. The dwellings also retain the iron pintles on which external window shutters were hung, typical of the 18th and early 19th centuries. The upper floor of these properties incorporate blind windows, which became common following the introduction of the window tax in 1696. This was a banded tax based on the number of windows in a house which resulted in the blocking in of windows and new houses being built with fewer

windows. Though the window tax was repealed in 1851 recessed walls as seen in 11 and 11a were used to retain symmetry and proportions.

Similarly 7-9 Diglis Road are likely to be early in the areas development, retaining a more Palladian style of design. As traditional for Georgian buildings they incorporate gauged brickwork lintels and high quality Flemish bond brickwork. They also illustrate the Georgian features of six panel doors, Georgian window to wall proportions and a symmetrical composition.



11-17 Diglis Road



7-9 Diglis Road



15-17 Diglis Road illustrate an alternative approach to classicism, popular from as early as the second half of the 17th century but with the beginnings of Victorian decoration. The dwellings are each individually symmetrical with moulded lintels above sashed windows, though as with the neighbouring dwellings they are starting to show details created via industrialisation and changing fashions. These include semi-circular leaded over door lights, a 4 panelled door, (traditional of the Victorian era) at 17 Diglis Road and moulded parapets.



17 Diglis Road

Throughout Diglis Road, the buildings original to the area are restrained in style and most continue to support sashed windows of Georgian proportions. This is continued on Bath Road at a more grandiose scale where the properties are an extra storey in height. Here they boast large eaves and low pitched roofs as found on Field Terrace but with less elaborate window and door surrounds or window headers similar to those on Diglis Road.

58 Bath Road incorporates a shallow bow window, an alteration typical of the early Victorian era. The six dwellings on Bath Road retain a character of classicism but misaligned windows and tooled surrounds to 62 and 64, and moulded window headers to 58-60 and 66-68 suggest a search for detail and a move away from conformity arising at the end of the Georgian period.



Bow window at 58 Bath Road



The Albion is the earliest building in the conservation area and largely different from other buildings in the area, bar the similar materials of brick and slate influenced by its location adjacent to the canal and industrial areas of Worcester. The building has a curved frontage and layout typical of canal-side inns of the Georgian era though the outbuildings to the

rear have been lost. Also typical of its age are the gauged brick window headers, Flemish bond brickwork and brick corbelled eaves. It also has some interesting status defining features of its own including a detailed ironwork balcony and doors, lantern and boundary fencing.



The Albion



Architectural Features



1. Iron lantern of *The Albion*
2. Decorative surface treatments
3. Door surrounds

4. Iron railings
5. Boundary walls



Architectural Features



- 6. Four-panelled doors and moulded door surrounds
- 7. Shallow bow window
- 8. Sash windows reflecting the status of the dwelling

- 9. Fanlights
- 10. Pattern book details



07 Management Proposals

The management proposals work alongside the character appraisals to identify issues and assist with the management of change in Worcester's conservation areas, helping to ensure that they retain the special qualities that led to their designation. These documents fulfil the Council's duty under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals in order to preserve and enhance the character and appearance of a conservation area. These proposals are particularly relevant where there is pressure for development and where cumulative minor changes may be affecting the character or appearance of the conservation area.

Owners, landowners and developers must give attention to the requirements for planning permission for certain works in conservation areas and for listed building consent for works to listed buildings and their curtilage. Planning applications affecting conservation areas will be determined with regard to the National Planning Policy Framework (NPPF), the South

Worcestershire Development Plan (SWDP), the approved conservation area management proposals, and having regard to advice from the Council's Conservation Advisory Panel. The NPPF is also supported by the Government's Planning Practice Guidance: Conserving and Enhancing the Historic Environment.



Proposals

Any new development should reinforce the character of the conservation area as identified in the conservation area appraisal and be sympathetic to the historical evolution and character of the Field Terrace Conservation Area. Development opportunities which preserve the character and enhance, or better reveal the significance of the conservation area will be looked upon favourably by the Council. Those proposals that threaten the identified character of the area will be resisted. Consideration should be given to the significance of the historic buildings and their setting, the historic layout and street pattern, significant spaces, massing, volume and scale of the existing and proposed buildings and the employment of suitable building materials and architectural features.

Some works can be carried out under 'permitted development rights', which means that home owners do not need to apply for planning permission. In some cases this can harm the character or appearance of the conservation area. Owners are encouraged to take heed of the special historic character and appearance of the conservation area when carrying out these works.




The area is generally in very good condition but the following issues have been identified as risks to the area's preservation or as opportunities for enhancements. In order to focus enhancements in the conservation area individual management

proposals have been formulated to address identified issues. Whilst funding limits when enhancements can be carried out these items will be added to a list of recommended improvements which is reviewed regularly. Proposals by external parties to carry out these enhancements will be supported by the Council subject to the proposals as a whole being in accordance with policy. Successful management of the area is a collective responsibility of the Council, local residents and developers and can only be done through responsible action which addresses these issues, and needs to be considered in the context of the area as a whole.





Iron railings



	Location	Issue	Action	Responsibility	
1		Various	Several of the brick boundary walls are in need of repair or repointing	Boundary walls should be repaired with careful consideration of method and materials	Owners Conservation Officers
2		Field Terrace	Field Terrace street light is in poor condition	A maintenance agreement should be put in place to include maintenance and repair of the street light	Conservation Officers Highways Department
3		Field Terrace	Field Terrace footpath, a subsidiary feature of the Field Terrace listings, has been poorly patch repaired with modern materials	A maintenance agreement should be put in place to ensure that surfacing matching the original materials are used as part of any future public realm enhancements, including the reinstatement of bricks where they have been replaced by tarmac	Conservation Officers Highways Department



	Location	Issue	Action	Responsibility
4	 <p>Rear of the Albion</p>	The gap in the street scene and untidiness has a negative effect on the character and appearance of the area	The area should be enhanced in accordance with the approved plans on completion of the Albion conversion or enforcement action may be required. Further landscape/development proposals which enhance the area will be welcomed	Developers Owners Planning Officers Conservation Officers Enforcement Officers
5	 <p>Wall to the south of Field Terrace</p>	Trees are pushing over the wall	The bank should be stabilised, retaining the trees above and the wall should be rebuilt using appropriate materials	Conservation Officers Owners
6	Various	Views and legibility of the area are at risk of harm by new development	Building heights of new development should preserve key views and the building heirarchy	Developers Planning Officers Conservation Officers



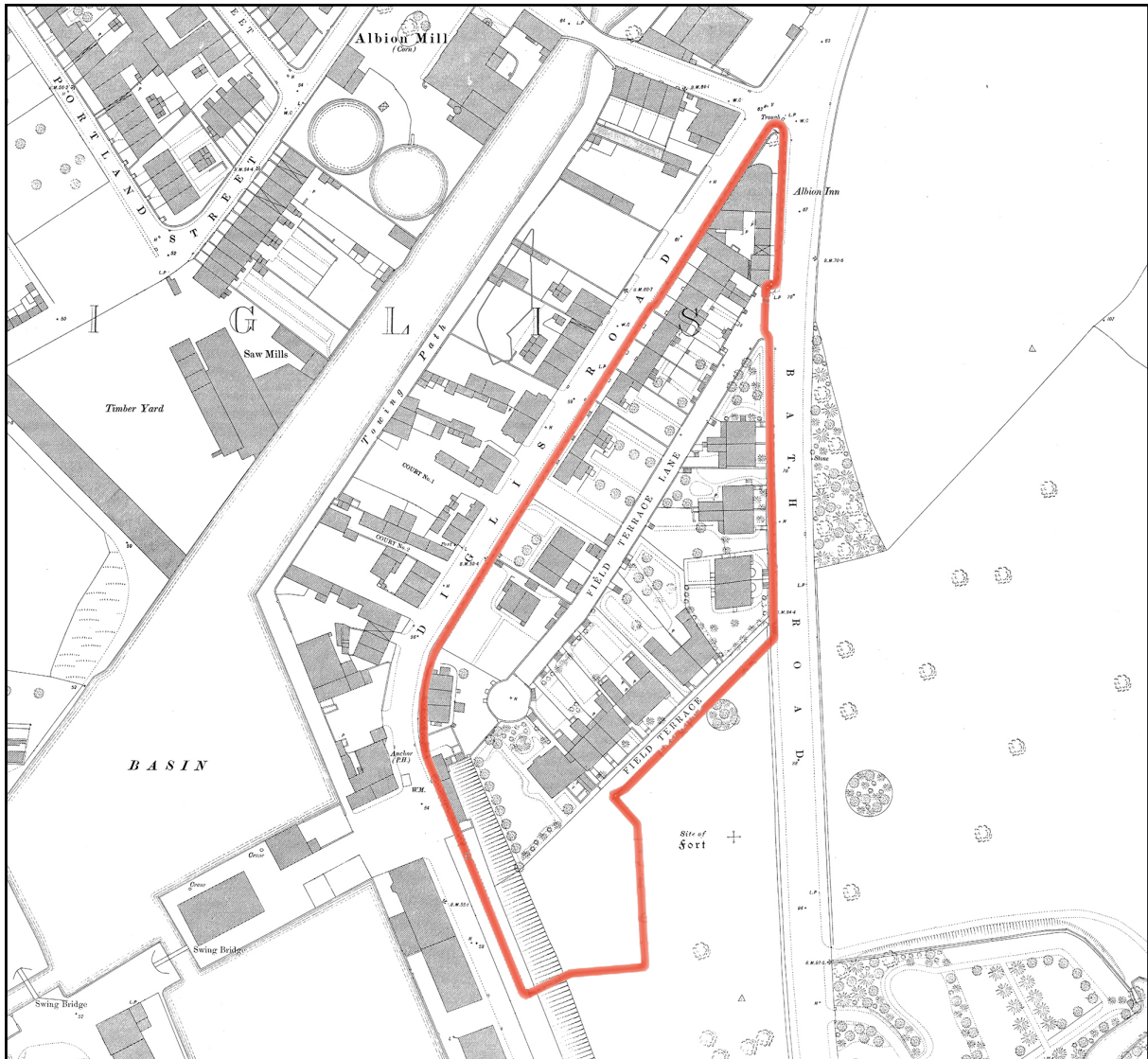
	Location	Issue	Action	Responsibility
7	Various	Trees, planting and spacious plots are important to understand the areas significance, including the architectural hierarchy, origins and location	The Council will resist plot segregation, or the loss of important trees, landscape boundaries and/or green spaces	Developers Owners Planning Officers Conservation Officers
8	Various	Increasing vehicle widths and parking requirements risk the loss of historic boundary treatments and planting	The Council will seek to preserve present garden boundaries	Developers Owners Planning Officers Conservation Officers
9	Various	Alterations to improve energy efficiency can be damaging to the appearance of traditionally constructed buildings and their settings	Advice will be provided of appropriate ways to adapt historic buildings	Owners Conservation Officers



	Location	Issue	Action	Responsibility
10	Various	The existing listing descriptions can be unclear and new designations may be appropriate in the area	The listed building entries will be reviewed and agreed with Historic England where necessary	Conservation Officers Historic England
11	Various	Satellite dishes, alarm boxes and other items can clutter the facade of buildings (especially listed buildings) which detracts from the appearance of the conservation area	These items should be avoided on the front of buildings or in highly visible locations. Listed building owners should seek Listed Building Consent where these are proposed	Owners Conservation Officers

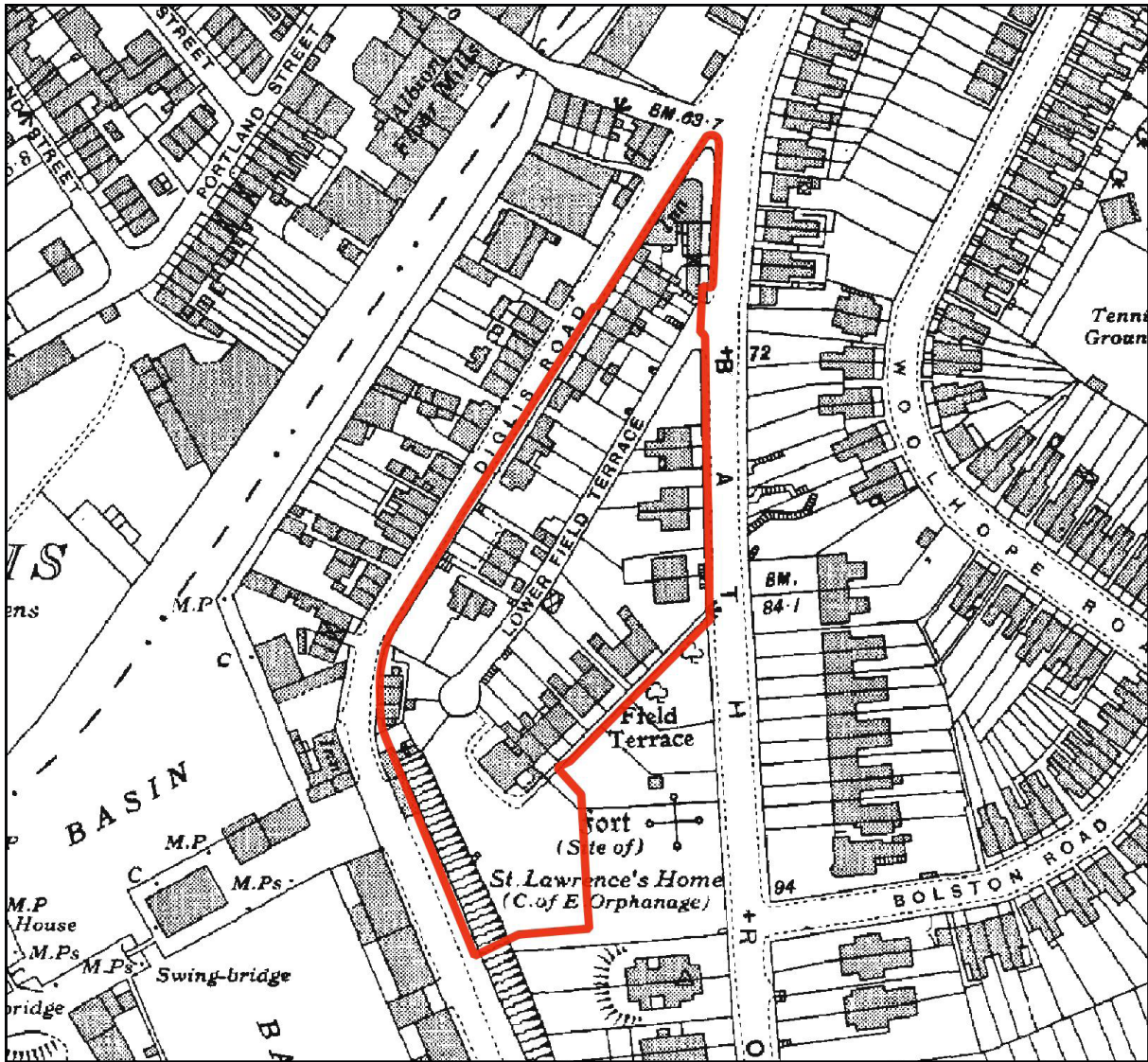


OS Map 1886





OS Map 3rd County Series 1919-1939





Appendix Two - Designations

Follow the link to view the list description:

Listed Buildings

[1389770](#) 11-17 Diglis Road

[1359582](#) 58 and 60 Bath Road

[1359583](#) 62 and 64 Bath Road

[1389790](#) Little Hill (Number 8) and Attached Garden Walls and Railings

[1389788](#) Nos 1 and 2 and Attached Garden Walls and Railings

[1389789](#) Nos 3 and 4 and Attached Garden Walls and Railings

Locally Listed Buildings

Albion Public House



Appendix Three - Links to Further Information

Council Guidance

For Supplementary Planning Guidance, maps and policy including:

- Design Guidance
- Conservation Area Maps and Appraisals
- Historic Environment Record, and
- Information on preparing Listed Building Consent and Planning Applications in Conservation Areas

Historic England Guidance

Providing advice for maintaining historic buildings and improving energy efficiency

Historic Information Sources

Worcester - A Pictorial History, T. Bridges & C. Mundy, Philimore, 1996

Tracing the History of Houses, Trevor Yorke, Countryside Books, 2011

The Buildings of England: Worcestershire, Brooks and Pevsner, Yale UP, 2007

Urban Renewal and Suburban Growth: The Shaping of Georgian Worcester, David Whitehead,

Worcestershire Historical Society,

Ancestry

Worcester City Historic Environment Record

You can also contact the Council at:

Tel: **01905 722549**

Email address: planning@worcester.gov.uk

Address:

Heritage and Conservation

Worcester City Council

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