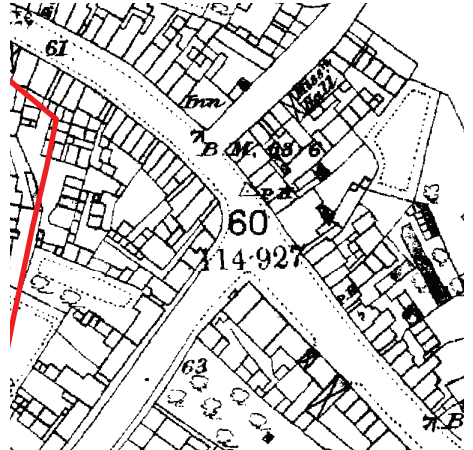
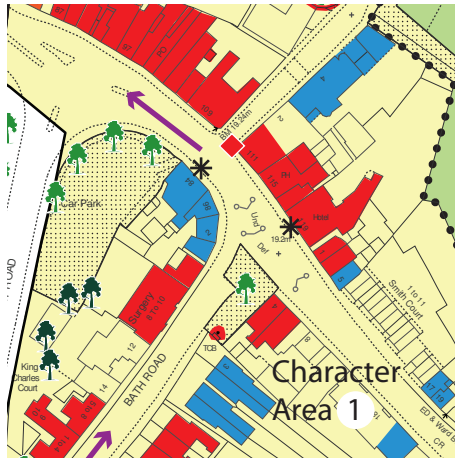


# Sidbury and Fort Royal

## Conservation Area Character Appraisal and Management Proposals



Adopted December 2011

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## 1 Character Appraisal

### 1.1 Introduction

#### Purpose of the appraisal

This appraisal records and analyses the various features which give the Sidbury and Fort Royal Conservation Area its special architectural and historical significance or interest. Significant buildings and spaces are noted and described, and marked on the Conservation Area Appraisal Map along with listed buildings, key unlisted buildings, significant trees and spaces, and important views into and out of the conservation area. There is a presumption that all of these features, as well as other elements of character, should be “*preserved or enhanced*” as required by the legislation, when building work is proposed.

This appraisal builds upon national policy, as set out in Planning Policy Statement 5 (PPS5) - Planning for the Historic Environment, and on local policy (see below). It provides a firm basis on which applications for development within the Sidbury and Fort Royal Conservation Area can be assessed in the process of development control.

The document is intended to be used by architects, local authority planning staff, developers and landowners to ensure that the special character of the conservation area is not eroded, but rather enhanced or at least preserved 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**; if in doubt, please contact the Heritage and Design Team at Worcester City Council (see section 3.3).

The initial document was prepared by the Council in 2006. The consultation processes were held early in 2007. Some redrafting was implemented by council staff to take account of the comments received and the text was updated in 2011.

#### The planning policy context

Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act). A conservation area is defined as “*an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*”. It is the quality and interest of an area, rather than that of individual buildings, which is the prime consideration in identifying a conservation area.

Section 72 of the same Act specifies that, in making a decision on an application for development in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The Government has said, in its Statement on the Historic Environment 2010, that it considers the historic environment to be “*an asset of enormous cultural, social, economic and environmental value*”. That does not imply an automatic presumption against development within conservation areas, however, as that document also recognises the inevitability of change, calling for it to be intelligently managed.

This appraisal should be read in conjunction with national planning policy guidance, particularly PPS5, where there is a presumption in favour of conserving heritage assets. These assets, such as conservation areas, are seen as ensuring the continued sustainability of an area and promoting a sense of place. When considering applications for development which could affect the character or local distinctiveness of a conservation area, Local Planning Authorities (LPAs) are required to treat favourably those which preserve the elements which make a positive contribution. Applications which have a negative impact would need strong justification on the grounds of the other benefits they may provide.

Published alongside PPS5, the Planning Practice Guide expands on the policies. It draws attention to the need, not only to understand the nature of the significance of all the elements of the character of an area, but for applicants to be able to assess the importance of these elements. Applications need to show this understanding and how the proposed development responds to it. This Appraisal document sets out to provide appropriate information for the Sidbury and Fort Royal Conservation Area.

The layout and content of this document follows guidance published in 2006 by English Heritage, which also recommended that LPAs publish proposals for the on-going management of the special interest of the conservation area in response to the identification and recording of its significance.

### Local planning policy

Local Plan policies have been developed by the City Council and explained in the City of Worcester Local Plan, 1996-2011. Many of these original policies were saved when new planning procedures were introduced. In general they are intended to ensure that the character of a conservation area is preserved or enhanced by any development actions.

The South Worcestershire Development Plan is currently being prepared. It is a key component of the Local Development Framework for Worcester. When adopted, this Plan will replace existing Local Plan policies and provide appropriate policies for the city within the context of South Worcestershire.

Conservation area character appraisals, such as this, are considered to be integral with the spatial planning approach of the council. While they are seen as background documents, they support, affirm and in some instances amplify the Development Plan Documents within the Framework.

FORT ROYAL LANE.

## 1.2 Summary of special interest

The Sidbury and Fort Royal Conservation Area was first designated in 1980.

The overall character of the conservation area is of a suburban development, though there are major differences between the commercial extension of the city centre that is Sidbury and the residential parts further north and east. Two major features, one natural and one man-made, are critical to the character of the area. The natural feature is Fort Royal Hill which rises some 20 metres from Sidbury and provides a range of viewpoints looking south and west. The man-made feature is London Road, a historical track and now a principal approach route into the city from the east. It functions as the strong spine to the area while also dividing it.



Traffic volumes damage the character of the area.

The special interest that justifies designation of the Sidbury and Fort Royal Conservation Area derives from the following features:

- The Commandery - listed at Grade I and medieval in origins;
- The Fort Royal earthworks - a Scheduled Ancient Monument;
- Surviving layout of medieval extra-mural suburb;
- The architectural and historical interest of the houses and shops in the area, over a hundred of which are listed at Grade II and others are on the council's 'local list';

- Large private gardens to houses off London Road, which retain their 18<sup>th</sup> or 19<sup>th</sup> century property lines;
- Green open spaces in Fort Royal Park, gardens of the Commandery and Rose Hill;
- Compact development of 19th century terraced houses around Derby Road;
- Many red brick boundary walls;
- Mature trees in the Park and in gardens;
- Views into the conservation area from the city centre and from Bath Road;
- Views out from the conservation area, especially from the ridge in the park;
- Local details that collectively give the conservation area its distinctive identity, such as cast iron street name signs and other decorative ironwork.



Gas lamp in Green Hill Bath Road, a surviving local detail.



## 1.3 Location and setting

### Location and context

The conservation area covers nearly 20 hectares lying to the east of the historic city. Its character is shaped by its adjacency to the historic city on its western side and its finishing a full half mile from the centre at its eastern end. Sidbury and London Road provide the principal access, with the inevitable negative impact of consistent heavy use by traffic. The canal has for almost two centuries acted as a partial boundary, with access only at the bridges on Sidbury and Park Street. Apart from a short run of shops on Sidbury, there is little development at present to its west, because of the City Walls Road, the canal and the redevelopment of the Worcester porcelain site.

The area close to the city centre has the character of an inner suburb, dense in development and well populated, while the more eastern part is more loosely developed and has more of the character of an outer suburb. The Canal Conservation Area is immediately to the west, with the Historic City Conservation Area beyond. On the north, east and south flanks there are wide areas of 20<sup>th</sup> century housing of various types. Field Terrace and Battenhall Villas Conservation Areas cover a terrace of early Victorian houses and a cluster of late Victorian housing, each half a kilometre to the south.

### Settlement pattern

The dominant influence on the area has been the route eastwards towards Oxford and London, with the junction with the route south to Gloucester and Bristol outside the Sidbury Gate. Wylds Lane was a minor track, historically leading to a farm and on to Perry Wood.



Sidbury retains some of its medieval development pattern.

Sidbury retains its traditional development pattern that has extended from within the City walls, of back-of pavement shops built on burgage strips likely to have survived for several centuries. There is no indication of back lanes to service these, perhaps indicating that they developed in an informal manner. It is significant that this is largely confined to the northern side of Sidbury the other being lost in road widening. Bath Road offers a glimmer of a formal planned scheme with a row of large early 19<sup>th</sup> century houses hard on the street, but with a pavement raised above the carriage-way. Houses on London Road, based on 18<sup>th</sup> century foundations, follow the road line very tightly while early 19<sup>th</sup> century developments were set well back from the road. As land became more densely infilled over the next century and a half the houses became closer-packed again.

While it was the normal pattern for houses to be built alongside the roads, and accessed from them, there are some layouts which are exceptions to that principle. The quadrangle of Royal Albert Close provides an unusually enclosed garden, harking back to 19<sup>th</sup> century alms-houses. Rose Hill as a street terminates in a quadrangle – a square layout of terraced houses where the falling ground and the irregularities of the plan partly upset the formality that is implied. This makes a successful layout that manages to express both community and privacy, achieving a high density of houses while preserving some distinguished trees. Both of these are late 20<sup>th</sup> century developments, while a third 'square'

occurs in Victoria Place, where a tall terrace of early 19<sup>th</sup> century houses dominates a shorter smaller row and two modern blocks of flats.

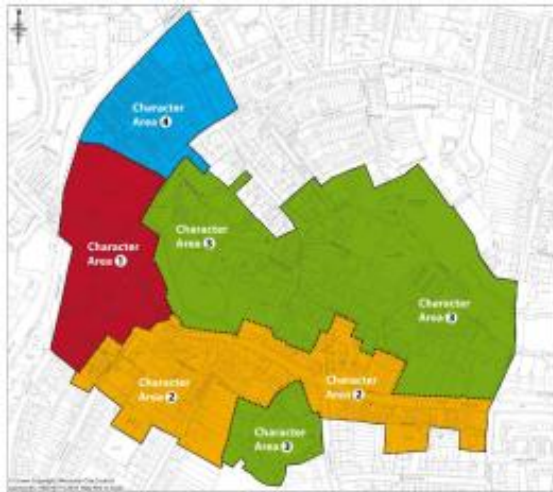


Victoria Place dominated by 19th century terrace.

Another occasional feature in the 18<sup>th</sup> and 19<sup>th</sup> centuries was the locating of a house at the extreme rear of its plot. Examples of this are still to be found at South Hayes, Park House and Nos.2 and 4 Fort Royal Lane, Nos.51 and 53 Fort Royal Hill and Nos.7,8 and 12 Green Hill Bath Road. Usually each has just a small yard behind.

### Landscape setting

The lower half of the conservation area (Character Areas 1 and 4) is generally flat in character, built on river terraces of gravel and silt. The canal to the immediate west is on the line of the old Frog Brook, in a shallow valley draining towards the Severn at Diglis. With limited views, it has an enclosed feel beneath the dominance of the hill to the east. The street are generally orthogonal in layout, based on the line of London Road.



Character areas.

The rest of the conservation area (Character Areas 2 and 3) enjoys a more elevated position on the hill-top, with wider views. It is relatively flat, except on the slope itself. The advantages which this elevation brings have ensured that property values are higher in this part of the conservation area. The roads often follow relaxed curves relating to the contours and allow gradually changing views.



Curving road, Fort Royal Lane.



## 1.4 Historical development and archaeology

### Archaeological significance and potential

The conservation area lies just to the east of the Roman small town and was probably crossed by one or more roads. There have been a small number of Roman finds from the area.

St Gudwal's chapel, on the Commandery site, is thought to have had 10<sup>th</sup> century origins, which seems to indicate that the late Anglo-Saxon suburban development had extended into the area.

However, the known archaeology dates almost entirely to the medieval and post-medieval periods. The medieval Sidbury suburb extended from the Sidbury Gate, across the Frog Brook (later the city ditch and then the canal) and part of the way up London Road. It was characterised by burgage plots with street frontage buildings, with a mix of commercial, residential and industrial activity. There are documentary references to tilers, and a medieval tile kiln was found in the 19<sup>th</sup> century. The main exception to this pattern was the Commandery, which developed as a hospital in the early 13<sup>th</sup> century. Apart from the main building complex, the Commandery occupied a large precinct to the north of the suburb itself. Outside the settlement there would have been fields and gardens, with windmills on top of the hill.

The Civil War defences were critical to the maintenance of the character of the Sidbury suburb. Although there must have been destruction here during the Battle of Worcester in 1651, the enclosure of Sidbury behind the bank and ditch linking the City to Fort Royal meant that it escaped the fate of the other medieval suburbs, which were largely levelled to provide a clear field of fire from the city walls. Fort Royal itself is the only visible part of these defences. Although archaeological investigation of the fort in the 1960s was not very fruitful, objects such as cannonballs are sometimes found in gardens in the area.



## Origins and historical development

This outline of the history of the conservation area is sub-divided into four parts, which are here called Character Areas (see 1.6 for a more detailed explanation of these sub-divisions). However, there were always two distinct parts of the conservation area in terms of its development since the Civil War – the commercial suburb of Sidbury and the remainder, which is largely residential.

The Sidbury area was built up as a commercial part of the city, at least since the 13<sup>th</sup> century. The Sidbury Gate, and the meeting of the routes from the east and the south just outside it, would have meant that the land uses were those associated with travel - hospitality, warehousing and the lodging of horses. While the houses, inns and shops within the gate would have been quite substantial, the Commandery must have been the one significant building outside it, dominating the rather impermanent structures around it. Maps of the 17<sup>th</sup> century show narrow strips of houses lining both the eastern and the southern routes for a hundred metres or so beyond the Sidbury settlement, but then the developments finish (see also further historical information in Section 3 of this document).

The rest of the area, the slope of the hill and the plateau at its summit, was farmland. Some of this was owned by the Browne Wyld Brown family of the Commandery, while the Dean and Chapter were also land-owners. The area of sloping land on the opposite side of Wylds Lane from the Commandery was labelled as 'The Park' on the 1832 map. An ancillary to the pleasure grounds to the north of the house itself and not in agricultural use, it was perhaps the survival of a deer park. While the precise line of London Road may have varied (some argue for a route just to the south, where a number of back lanes almost align, others recognise the deep hollow-way in Perry Wood as an older alignment), the road was the one element of permanence in this part of the conservation area.



Some houses on London Road date from the end of the 18<sup>th</sup> century.

By the end of the 18<sup>th</sup> century, there were several houses along the route of London Road and some have survived, such as numbers 64, 65, 67 and 75 – all close to the road and the site of the tollgate. Particularly along the south side of London Road, there are surviving traces of 'squatter' settlements from the 18<sup>th</sup> or early 19<sup>th</sup> century – houses, often set at an angle to the road, within small enclosures, which developed here on the fringes of the Battenhall estate. These are the early elements of Character Area 2.

A little further out, an imposing pair of semi-detached houses – South Hayes and Cornwall Lawn – would have been seen from London Road, high up beyond a considerable area of parkland or garden. This was the fore-runner of the late Georgian development that comprises Character Area 3. Within the first two decades of the 19<sup>th</sup> century the farm-land was sold off to make a series of estates of large houses with their gardens, kitchen gardens and outbuildings. Their drive-ways survive as small roads today, serving many more houses as the large estates were subdivided over the next 150 years and gardens built on. The process of infilling along London Road, generally by single-family houses, was rather more rapid, the length within the conservation area being completed by the 1880s.

The late Victorian suburb which makes Character Area 4 was linked with the Commandery and its gardens, no doubt in use as vegetable gardens and grazing, being just outside the city wall. The canal was

planned at the end of the 18<sup>th</sup> century and completed in 1815, and by then the part of this area furthest away from the Commandery itself was being developed, intended as a new terrace of high status houses in Park Street, enjoying views across the Commandery's gardens towards the cathedral. Clearly this development did not succeed as only about half the row was built, only on its east side, the intervening sites becoming warehousing. More housing, probably of lower status, was developed in streets further east, behind the row in Park Street. At the end of the 19<sup>th</sup> century further houses, at a humbler scale, were built on the opposite side of Park Street. The tract of land between Park Street and the enclosed garden on the Commandery was divided up for housing development along several small streets, the plots being filled with houses within the 1880s, on the initiative of a few prolific developer/builders, employing local architects.

More historical detail is included in Section 3 of this document.



Prince Rupert Road, part of a compact Victorian development.

### Changes in land use

Sidbury has retained its earlier character as a somewhat haphazard commercial centre, with shops and restaurants, and many of the upper floors still in residential use. A trend across the whole city, within the last two decades, has been the closing of public houses. Five pubs have ceased business within the conservation area in that time, leaving only the Mount Pleasant still trading. Of the closed ones, two have become

restaurants and two private dwellings. All but one were trading in the 1880s, being described variously as tavern, inn or public house in the first edition OS map.

Overall the area has seen a gradual increase of housing use in the last two centuries, first as the city spread beyond its walls with wealthy families setting up home and then, as the larger estates were broken up, their gardens were sold off to be developed with smaller dwellings. In the later 20<sup>th</sup> century many of the remaining larger houses were converted to support institutional uses such as the day-hospice in Rose Hill House (which has now moved away to purpose-built premises), the nursing home in South Hayes and the elderly people's home in 12 Green Hill, London Road. Houses in London Road and Bath Road have been converted to medical and dental consulting rooms and one of these has subsequently been re-converted for use as a womens' charity. A recent return of growth in housing provision has seen the Loch Ryan Hotel and the Wylds Lane Mission Hall refurbished for apartments, and new houses off Green Hill London Road.



New housing formed from Wylds Lane Mission Hall and Loch Ryan Hotel



## 1.5 Spatial analysis

### The character of spaces within the area

Fort Royal Park is the principal public space, providing just over two hectares of garden with winding paths, sloping expanses of grass and a play area for children, equipped with swings and slides. There is an open quality to its character which results partly from the fairly limited number of trees and shrubs, so that little of the soft landscaping makes sheltered spaces. The other contributor to the open quality is the way the ground falls away to the south and west, offering a wide vista of both the city below and the distant hills beyond. While the view is the major asset of the park, some more enclosed spaces would usefully provide variations in scale and might encourage additional public uses, such as picnic spots.



Fort Royal Park - A prime viewpoint.

The gardens of the Commandery offer another half hectare of publicly accessible space, but only within strict opening hours. There is considerably more variety in the landscape here, in contrast with Fort Royal Park, with enclosed, carefully planted gardens and some grassed areas, mostly well shaded by mature trees.

A third public green space is a small grassed area in Rose Hill. Here the quiet seclusion within the enclosure of the houses creates an almost collegiate atmosphere around two dominant specimen trees.

Other public zones in the conservation area are the streets. Generally these are tightly constrained by boundary walls or hedge-planting which is well established. Many roads are so enclosed as to offer a tunnel-like experience, especially the narrow lanes leading north off London Road, which have been trenched because of the easing of the gradient in London Road. The cutting section in London Road, with its high retaining wall alongside Fort Royal Park, also makes a channel space. As a result the few more open points, at intersections, are welcome for their lightness and their views. Two examples of these are in London Road where there is a tree-rich view southwards at the junction with Battenhall Road and Victoria Place, and the view north-west across the city from Fort Royal Hill at its junction with Rose Terrace.



London Road cut into the hillside

There are a number of small alleys, such as Battenhall Place and Fort Royal Lane where the winding route brings a sequence of views and an intriguing sense of mystery.

The public space in Sidbury is seriously damaged by the loss of nearly all the buildings on the west side and by the breadth of the interruption caused by City Walls Road. There are no buildings on either side of Commandery Road and the space has no built enclosure. While the trees at the edge of the car park provide shelter and shade, they do not enclose the space as would a short terrace of shops on the corner of Sidbury and Commandery Road. With careful

design it is likely that an insertion here would assist in the re-creation of Sidbury's identity as a local centre.



The car park makes an unsightly gap in Sidbury.

The narrow streets around Derby Road create a small-scale environment, where the street spaces are tightly enclosed by the houses. The views of mature trees in the Commandery gardens and Fort Royal Park, and to a lesser extent on the canal verge, provide a welcome contrast to the prevalence of brickwork.

### Green spaces, trees and other natural elements

**Fort Royal Park** makes the major contribution to the natural environment of the area. While it has not received much attention to upkeep over recent years, it has mature trees of native species and also some non-native species, shrubs and grasses. Wildlife – birds and insects - can flourish at the margins, where the mowers seldom penetrate and hedging shrubs have not been trimmed. There has been vandal damage to trees which means that young tree specimens struggle to survive and older trees are threatened. While there may be small mammals in the undergrowth it is unlikely that the well-used park shelters larger creatures such as rabbits or foxes. Garden birds are relatively scarce on the park because there is limited diversity in the planting. A corner where wildlife is likely to be most evident is in the south-east where a number of large trees create shade and spring bulbs flourish.

**The Commandery garden** plays a significant part in the area's natural environment, with many mature trees. Its flower and shrub

planting does not seem to thrive, despite being consistently tended, which may be the result of extensive over-shadowing from the trees. Only open for access in the day-time, it may be that nocturnal mammals come here.



Gardens at the Commandery.

The **large gardens** of houses towards the top of the hill have the richest natural life. There are good mixes of deciduous and coniferous trees, some larger structural specimens and many smaller, ornamental ones. The varied plants and the frequent provision of nut-feeders means that a wide mix of garden birds is to be found, along with less common winter refugees such as siskins, redwings and fieldfares. Sparrow hawks and the occasional peregrine falcon or buzzard hunt across the area, while the presence of a heron indicates the attraction of garden ponds. Grey squirrels are widespread. There are foxes and badgers and may be visiting deer. Bats can be seen hunting in Fort Royal Park and nearby roads, so their roosts must be nearby.

There are many **trees** with Tree Preservation Orders (TPO) among the large gardens. These are mostly clustered around the approach to Rose Hill House, along the north side of London Road and in the gardens of Sebright Lawn off Battenhall Road, in areas where infill developments once caused a threat.

Many garden trees play a significant part as landmarks, even when sited behind brick garden walls - notably the lime at the top corner of Cole Hill, sycamores in the Commandery grounds overlooking Wylds

Lane and trees of mixed species in gardens at the northern end of Battenhall Road. The orchard at the foot of the garden at South Hayes is significant, especially in spring and autumn. Trees in other public spaces that play important roles are the cedar, the holm-oak and the mulberry on the green among the houses in Rose Hill and the sycamore in the courtyard area of Prospect Place. While some trees are coming towards the end of their safe life expectancy, there are many younger ones to take their places both in the park and in private gardens.



Mulberry, cedar and holm oak trees in Rose Hill.

Significant trees and tree groups, together with TPO trees, are marked on the Conservation Area Appraisal Map. Lack of a specific reference does not imply that a tree or group is not of value.

### Key views and vistas

The best known view is of the cathedral and the rooftops around it, which appears to travellers on London Road reaching the top of Fort Royal Hill, announcing their arrival at the city. Other principal views from the conservation area are from Fort Royal Park where a wide arc presents itself, from the Malvern Hills in the south to the Lickey Hills in the north-west. The character of this view changes through the day, with morning sunshine picking up the details of fields, orchards and woods, and of the houses of Great Malvern, while sunsets last a long time, silhouetting the cathedral and church towers of the city against spectacular skies. The night-time view of twinkling lights is appreciated by those who venture into the

park at dusk and the park is well-known as a viewpoint for firework displays. Also of great interest is the nearer sight of city centre rooftops showing buildings of many periods with the cathedral dominating it and contrasting with the more distant tower blocks of flats in St John's.



Fort Royal Park offers distant views.

Narrower glimpses of sectors of the same view westwards are available from hilltop positions on Fort Royal Hill and Cole Hill. Green Hill Bath Road provides a glimpse over the canal and the porcelain factory redevelopment. On London Road beyond the conservation area the view to the east is surprisingly rural with Perry Wood in the background. Good views to the south are down the roads into the suburb of Battenhall, mostly of tiled roofs and trees.

Other views of note within the conservation area are those northward along Bath Road and Commandery Road to the close-grained row of shops in Sidbury with occasional larger buildings such as the old Loch Ryan Hotel and the Commandery. The views of greenery in the park from Hamilton Road and in the Commandery gardens from Park Street serve to soften the tight urban character of these streets.

Views into the conservation area are not as spectacular as those from the hill. The view into Green Hill London Road from St Dunstons Crescent shows the rendered houses, against the background of trees in the park. The distant view of Sidbury from the Bath Road is also significant, indicating the imminent arrival at the historic city centre.

Entering the conservation area from the city centre via College Street, there are no near views because of the bend in the road, but there is a significant distant view of houses with light-coloured rendered walls at the top of the hill with trees reaching above. The elevated part of the area can also be glimpsed from parts of the city centre and from Foregate Street Station, again showing roofs under plenty of tree cover; these are all important for the contribution they make to the sense of the city centre sheltering beneath a well-wooded ridge.



Good views out are significant, Battenhall Road.



## 1.6 Elements of special significance

### Activities/uses

Sidbury is commercial in character, though the intensity of activity is distinctly lower than in more central locations. The retailers, all independents, serve a wider catchment than the local population, even though the passing traffic has little scope to park. Retail seems not be sustainable to the east of the junctions with Wylds Lane and Bath Road, though shop-fronts survive here. A number of international restaurants and take-away outlets ensure there is activity in the evenings, otherwise the street becomes a pedestrian artery to the city centre.

There are sporadic workshops and offices on the western part of London Road, and also a public house and a convenience store. The north eastern corner of the conservation area is occupied by part of the Fort Royal Community School. Apart from these the characteristic use is residential.

### Plan form and building types

Generally shops and dwellings address the highways, and occupy plots which allow rear gardens or service yards. They are of two or three storeys, though attics are often occupied also. Properties built before the 20<sup>th</sup> century have cellars, at least under the front portion, often to house coal. Some larger residential properties are subdivided into flats, one has been converted into offices and several have become residential institutions. Most single family houses have front gardens, though in the Derby Road area these are very small. Back gardens are generally accessed from narrow footpaths. Usually front gardens are unsuited for car parking, though some have been paved for that purpose. Heavy on-street, and on-pavement, car parking is a consequence.



Intense pressure for car parking, Derby Road

### Architectural and historical character

**The Commandery** is the principal building in the Conservation Area and the Grade 1 listing confirms its special importance. Architecturally it fails to make the impact its status would suggest, as there is no single point at which it presents a composed whole that indicates its true significance. While the various views, through railings and garden gates, are piecemeal in terms of the house complex, they are very romantic with glimpses of ancient timbers, small windows and steep pitched roofs. From every direction the Commandery strikes the visitor as domestic rather than grandiose – old, rambling and appealing, but architecturally understated. The one exception is the view of the courtyard from Sidbury, once called Commandery Drive, which reveals a medieval scale and consistent timber framing.

While the chapel of St Gudwal, with parts remaining beneath this site, is thought to date from the late 10<sup>th</sup> century, St Wulstans Hospital was probably founded around 1200. However, the timber framed building that is seen today is Tudor rather than medieval, having been rebuilt in the late 15<sup>th</sup> century. As a hospital it offered hospitality to travellers and was strategically sited just outside the Sidbury gate. Following the suppression of religious communities in 1540, it became a mansion house for a family of clothiers and it remained in residential use until the 19<sup>th</sup> century. There were several Georgian additions and the accommodation was subdivided. None of the additions show great

ambition, and though good in themselves they nowhere provide as spectacular a statement of character as the Great Hall. Though this has seen major changes and repairs, with its finely carved and moulded beams and panels, it is an atmospheric and impressive interior.



The Commandery is an assembly of parts from different periods.

Not only significant for its architectural qualities, the Commandery has many important historical associations. It had a critical role in the battle of Worcester, and in the 19<sup>th</sup> and 20<sup>th</sup> centuries it has housed a school for blind pupils and a printing works – both of which have been significant activities in Worcester. For more on the history of the Commandery see Section 3 of this document.

Also of key significance, there is the **Fort Royal earthwork**, a remnant of the fortifications that played an important part in the Royalist defence of the city in the 1640s, and in the 1651 Battle of Worcester. The banks and earth walls would have been very much more formidable when first constructed. Its historical significance justifies its status as a Scheduled Ancient Monument, and it was also recognised as a key site by the future US presidents John Adams and Thomas Jefferson when they paid it a visit in 1786. Another Scheduled Monument is the city wall, just beyond the conservation area at its western edge. Here the wall is not visible, though the footings of Sidbury Gate are embedded within the cellar of No.73 Sidbury, just outside the conservation area.

The settlement of **Sidbury** contributed the first architectural elements to the area. The small scale of many of the shops indicates

their age, some perhaps as early as the 15<sup>th</sup> century, while the 18<sup>th</sup> century and later insertions are altogether taller, some being quite imposing three storey town-houses. Some of the taller, Georgian facades simply provided 16<sup>th</sup> century buildings with a fashionable, modernised front. Dormer windows might have extended the original accommodation of the two-storey buildings into their roof spaces. It is surprising today that the Sidbury frontage of the Commandery should have been concealed by the range of shops from Nos.87 to 99 Sidbury, Nos.91-99 are early 18<sup>th</sup> century and presumably replaced medieval houses while Nos.87 and 89 are 19<sup>th</sup> century and replaced part of the Commandery complex itself.



Sidbury shops conceal the Commandery.

A characteristic of the early buildings is their narrow frontages conforming with the medieval burgages, while many later ones combined old plots to make wider frontages. Unusually wide for its age is No.109, formerly the Red Lion public house, which was probably built as a series of tenements and shops in the late 16<sup>th</sup> century on the corner of Wylds Lane; possibly a further bay was removed so that the corner of the lane could be widened.

East of Wylds Lane, the developments in Sidbury are generally more recent. Of 1760 is No.119, recently the Loch Ryan Hotel but built as a private house, both broad and tall, creating an impression on travellers arriving from the Tewkesbury direction along the Bath Road.



House in Sidbury, built to impress travellers arriving by Bath Road.

The scale of building increases at the junction of **Bath Road** at the east end of Sidbury, and Bath Row, the first section of Bath Road, has some presence as a planned development with considerable unity. There is a row of Georgian houses, the finest being the double-fronted Haresfield House, dated 1740, in brick with stone keystones to the windows. The terrace on the west side has a strongly urban feel being built hard up to the back of the pavement, which is raised perhaps to allow for basements. In a sense this street signifies the edge of the inner city, as the east side feels more sub-urban than the west side; the houses, mostly just as tall, are semi-detached and set back behind front gardens, giving a feeling of open-ness to light and air. Overall the unified quality of this development, which took place gradually through the 18<sup>th</sup> century, comes from the similarity in style of the houses, their proportions and materials, with a consistent use of red brickwork and such details as panelled front doors and sliding sash windows.





Haresfield House, one of the first to be built in Bath Road (1740).

Rising up the hill off Bath Road is **Green Hill Bath Road**, which came slightly later, in the 1840s, as a development to extend the smart earlier housing and to take advantage of the slope. Built with very narrow road widths the first part has no houses and, rising steeply, only serves the carriage and stable entrances to the houses on each side. Once it has gained some height there is a T-junction and the other arm of Green Hill runs along the hill with a row of dwellings on one side enjoying views over the industrial part of the city towards the cathedral. While five of these are two-storey cottages, No.6, the final house of the group, is altogether more ambitious. Of three storeys it is turned sideways to the road and has a double fronted elevation facing south with many features of the Georgian tradition. This and two others have very charming porches with cast iron columns and classical capitals. The houses on the East side of the road play little part in the street scene as they were placed, each at the top of its site, well back from the road behind retaining walls and mature planting. The overall quality of this Green Hill development is of a private, perhaps exclusive, enclave which belies its proximity to the centre of the city. This is made more obvious by contrast with Woolhope Road, the more crowded Edwardian residential street to which it is linked beyond the boundary of the conservation area.



A Georgian house of high status, 6 Green Hill Bath Road

The principal route through the area is made up of Sidbury and London Road which, along their length, show considerable differences in architecture. **London Road** has to cope with a rise of 20 metres within the length of the conservation area, 14 metres of this occurs within the first 300 metres from the junction with Bath Road. Clearly this stretch would have been steeper still if there had not been works to re-grade the slope of the turnpike by digging the roadway into a cutting, resulting in a substantial retaining wall on the north side and sloping ground on the south. The buildings on each side of the road at this part had to be squeezed into a limited area of flat ground and are constructed hard against the back of the pavement on both sides on the slope on London Road. They are two and three storey houses and shops. Several modern infill developments of flats succeed in restoring the continuity of the frontage on both sides of the road, while there are a few outstanding villas – notably No.21 with its large bow window reaching over the road, and No. 26 with its white rendering and larger scale.



These Victorian houses create a striking feature in London Road.

At this point the unusual terrace of houses on Prospect Place can be seen as a backdrop above the roof-lines on London Road. Several workshops in this stretch house the only industrial activities within the area. As the slope eases the large-scale residential neighbourhood appears, and this continues along London Road through to beyond the conservation area. While the majority of the housing is of the Victorian/Edwardian period, there are terraces and free-standing villas from the early 19<sup>th</sup> century, such as St Mary's Terrace, Nos.1 and 2 Battenhall Place and South Hayes. The attractive clusters of smaller scale historic houses on both sides of the road close to the Mount Pleasant Inn mark the approximate site of the toll house when the London Road was a turnpike.



London Road, a cluster of houses and a pub near the site of the toll house.

**Green Hill London Road**, like the upper arm of Green Hill Bath Road, runs along the contour of the hill, allowing the development of a terrace of houses that gain the benefit of the west-facing views over the city and beyond. The falling ground allowed an extra storey to be built below the principal floor level, which is raised higher than the street, each with access via a short flight of steps and sometimes with elegant lead-roofed entrance porches. Some surviving ironwork to balustrades is exceptionally fine for Worcester. With their white rendering and uniformity of design this row has considerable stature within a street which has a consistent character of early 19<sup>th</sup> century elegance. Later arrivals, both in the 19<sup>th</sup> and 20<sup>th</sup> centuries conform with the principles of their neighbours. On the opposite side of the road the three houses are of the same period but, in brick and double-fronted, they have their own presence and make an effective counterpoint to the white terrace. The large Victorian house at No.13, described in Pevsner as "big, bald Queen Anne", was built in the 1880s as the vicarage for St Peter's parish.



Early 19th century elegance in Green Hill London Road.

The architectural character of the **houses** on the top of the hill is more spacious, with early ones, such as Rose Hill House, built with outhouses for coaches and stables and with considerable grounds around them. These arrived at the end of the 18<sup>th</sup> century and in the early years of the 19<sup>th</sup> century. Some have been demolished but three smaller houses - No.10 Fort Royal Lane, and Rose Bank and Rose Lawn (both on narrow lanes off London Road), also date from this period. Generally

of three storeys, either of brick or pale coloured render, they are Georgian, with classical style ornamentation, and with slated roofs; they are distinguished by their large gardens. Some smaller individual houses and terraces of houses survive from this period, either providing low cost housing for industrial workers in the city as in Victoria Place or re-using the outhouses as in Walnut Tree Mews, Rose Terrace. The modern enclave of terraced housing in Rose Hill retains the property boundaries of the large demolished house – also once called Rose Hill House.



Fort Royal Lane has one one grand early 19th century house.

Many other houses and gardens also respect the old property lines of the large estates. The dwellings, which gradually filled in the large gardens over the last 140 years, are generally of modest scale, using similar materials and with timber vertical sliding sash windows. The gardens are mature and their front boundaries are enclosed, often with brick walls.

Along London Road there are houses which date from the end of the 19<sup>th</sup> century, usually with bay windows and decorative features such as barge-boards. The most distinguished of these is No.52, a three-storey villa, with its large stable-yard still in evidence next door. Most though, are pairs of semi-detached houses and some terraced rows where the common overall plan allows one room at the front and another behind with the front door and a connecting passage to one side. Usually there is a rear wing to house the service functions. Though largely almost identical, the small differences would have been important for the middle-class families

who were their early owners. Fairly similar houses are in a lively terrace on Wylds Lane and, at a smaller scale, on Fort Royal Hill.



A lively terrace of Victorian houses in Wylds Lane.

The estate of terraced houses accessed from Hamilton Road exemplifies the same plan principles applied to smaller plots for people of lesser means. Developed over a short period in the 1880s, by small-scale builders using local architects, there is a remarkable consistency in scale, design and materials.

### **Building methods, materials and local details**

A few timber framed structures have survived, notably in the Commandery. Those in Sidbury have their frames now clad in brickwork. It is possible that some of the small-scale early houses in London Road at the crest of the hill were also timber-framed, but again there is no clear external evidence. Some houses are rendered and painted in light tones, but the characteristic materials are red brick for walls and slates, or possibly clay tiles, for roofs. Some houses, subject of 'improvement grants' in the late 20<sup>th</sup> century, have been re-roofed in concrete tiles. Timber sash windows predominated, though these have been lost in many of the unlisted houses, to be replaced by plastic or metal frames. These generally diminish the historic character because their mullions, transoms and glazing bars are thicker than the timber windows they supplanted and often they are repositioned towards the external face of the wall, reducing the shadow-lines. The glazing pattern of the sash windows tends to be fairly uniform while

the proportions and glazing patterns of the substitutes show no consistency. Similar changes have occurred with timber front doors, with similar visual damage resulting.

Many garden walls survive, often related to properties at least 150 years old, some of which have been demolished. These are in red brick, with many variations in shade and texture, bearing the patina of their age. Some are topped with thin stone copings, some with red shallow segmental clay copings, both of which probably date to their original construction, while the rest have half-round blue bricks typical of the late 19<sup>th</sup> century, or bricks on edge, a detail which perhaps suggests a later date.



Garden walls with stone or brick copings - Rose Hill and Rose Bank.

### Listed buildings and scheduled monuments

Altogether there are just over a hundred properties listed as being of national architectural or historical interest, which is a high concentration. They are colour coded on the Character Appraisal map. The most prominent is the Commandery (grade I). There are very grand houses such as Rose Hill House and South Hayes, No.101 London Road, which are grade II. Also listed at grade II are many houses, both individual and terraced, from the first half of the 19<sup>th</sup> century. Smaller listed houses and shops may be from the 18<sup>th</sup> century, while the smallest listed structure is the 20<sup>th</sup> century telephone box on Bath Road. Listed buildings are protected from inappropriate development or change

through planning controls, exercised by English Heritage for grades I and II\*, and by the city council for grade II structures.



A listed structure, telephone kiosk in Bath Road

The area at the summit of Fort Royal Park is a Scheduled Ancient monument which recognises the importance of the below-ground archaeology likely to be present in this area, dating from its use in the Civil War. Scheduled Monuments are protected by a national system of control, through English Heritage.

### Key unlisted structures – buildings of townscape merit and Buildings of Local Significance

Marked on the Character Appraisal map in light blue are a number of *unlisted* buildings which have been judged as being of townscape merit, making a positive contribution to the character and appearance of the conservation area. These are identified as key unlisted structures. They are considered to be good, relatively unaltered, examples of their type, where the original materials and details, together with the basic historic form, have survived well. Where a structure has been adversely affected by modern changes, and restoration is either impractical or indeed not possible, it is not included.

The Council has an Inventory of Buildings of Local Significance known as the 'local list'. Nine buildings within the conservation area are included in the list and shown dark blue on the maps. There is a general presumption in favour of retaining all these structures as heritage assets (as defined in PPS5).



The Chantry, a locally listed structure in Camp Hill Road.

### **Public realm: floor-scape, street lighting and street furniture**

The streets are in modern materials and the pavements mostly in patched tarmac, which looks tawdry and is unsympathetic to the overall character of the conservation area. The pavement in Sidbury has fairly recent York stone slabs outside the Commandery, though often these have been cracked by heavy vehicles mounting the kerb. The reset stone edgings in Upper Park Street recall their historical use throughout the area. There are some surviving rows of granite setts in the gutters at road edges there and in other short sections in Victoria Place and Rose Terrace.

There are raised pavements in London Road and Fort Royal Hill, dating from the period when the highway was lowered to reduce the gradient, while the houses alongside needed access to front doors. Their sides are constructed in hard blue bricks, with the top edges also in blue brick, but they are vulnerable to traffic scouring. In Fort Royal

Hill the raised length of pavement is also surfaced in blue brick, textured with a diamond pattern. This is a significant survival. In London Road the blue brick edging continues for some length as a kerb. There is also a raised pavement in Bath Road, surfaced in concrete slabs with a galvanised steel handrail, looking incongruous in that context. Raised pavements, especially when traditional materials are used, are a significant local feature.



Raised pavement with blue bricks in Fort Royal Hill.

Road signs and traffic lights are important to control traffic and pedestrians but in London Road they are poorly sited and out of scale in relation to historic buildings and contribute to visual clutter.

Concrete street lighting columns are common, and are inappropriate in a conservation area. There is a cast iron, possibly replica, lamp standard in Battenhall Place and several more are in the Green Hill London Road area. Bright yellow 'No Parking' stripes are painted on several road edges but these are not appropriate when the County Highways team have agreed to use pale yellow paint and narrower stripes in conservation areas.

Steel crash barriers protect pedestrians on the north side of Sidbury, but their design and materials appear unsuitable in this context.

### **Local details and features**

**Metalwork:** The listed cast-iron K6 telephone box at the entrance to Bath Road, almost engulfed in climbing plants, provides a rural element that denies the urban ethos of the wide concrete-slabbed pavement at the edge

of which it stands. There are many cast-iron street name-plates surviving in the area, most with similar styles, while the ones on Prospect Place and Rose Terrace are in a less usual style.



Decorative ironwork in Green Hill London Road.

Cast iron may be seen supporting porches in Green Hill London Road and also in the balcony railings to Park House in Fort Royal Hill, which is a prominent landmark. Cast iron garden gates survive in Rose Hill (for St Mary's Terrace), across the end of Greenhill Place and in Green Hill Bath Road. The one time corner-shop at 59 Wylds Lane has several features in cast iron, including three unusual finials. There is wrought ironwork in Green Hill London Road (balusters and handrails). The decorated cast lead rain-water hopper-head with its down-pipe on No.1 Park Street is a remarkable survival from its earlier (and grander) life.



Lead hopper-head, Park Street.

**Claywork:** Many clay chimney pots survive, some in unusual formats – 'Classical' on No.89 London Road, 'Tudor' on No.2 Camp Hill Road and 'Victorian' on No.21 London Road. Many others are moulded in the more usual cylindrical or square styles. All the early pots are in buff coloured clay.



Decorative chimney pots on Rose Lawn and the Chantry .

A very elegant addition to the strictly Georgian facade of St Mary's Terrace is provided by a round window, an oculus, with a baroque brick and stone surround. While it is out of character within the row, it is attractive in itself and 'fits' because it is well weathered and relatively small within the context of the whole elevation.



Oculus window feature, St Mary's Terrace.

Also built of brickwork, but with stone elements too, are the gate piers from older and grander properties that survive, sometimes embedded in boundary walls, as in Fort Royal Hill once leading to the house now called Royal Albert House. Others are

free-standing such as the front entrance to Rose Hill House in Rose Hill and the rear entrance in Rose Terrace.



Surviving gate piers, front and rear entrances for Rose Hill House

**Woodwork:** Unusual joinery can be seen in first floor oriel windows on Fort Royal Terrace, in No.111 Sidbury and No.21 London Road. There are surviving door-cases in Nos.68-72 London Road, and fine carved porch brackets on 4 Fort Royal Terrace. A few examples of Georgian, and many Victorian, front doors have been retained in the area. Some good woodwork is seen on the deliberately varied terrace of late Victorian houses Nos.90-102 London Road.



Audacious joinery, oriel window at 21 London Road.

**Original Features:** Other external features which have survived for almost two centuries include canopied porches in both the Green Hills and the coach-house to No.1 St Mary's Terrace (No.79 London Road). The external gas lighting fixture, on the road-side wall by No.6 Green Hill Bath Road, is a special survival.

There are modern metal items of public art to be seen in the railings to the Commandery, on the parapets of Sidbury Bridge and in the Wylds Lane entrance to Rectory Place.



Unusual feature - coach house, stable and hay-loft, Rose Hill

### General condition of buildings

Buildings in the conservation area are generally in good condition. The boundary walls are more at risk, some showing signs of neglect, others suffering from below-ground pressures from tree roots or earth movement, causing cracks and displacement. The upper floors of several Sidbury shops are unoccupied, which may result in on-going neglect.

### Shopfronts, shop signs and advertisements

Shopfronts, signs, and advertisements create much of the character in all commercial areas and Sidbury is no exception. There are some historic shopfronts which remain unaltered, while others are good examples of modern replicas. However, many are completely modern and often display a variety of poorly designed details. Usual problems are:-

- Over-deep fascias, hiding original features such as string courses, windows and cills;
- Use of garish colours;
- Use of inappropriate lettering and materials, and over-dominant lighting;
- Advertising banners.

### Elements of negative impact

Marked in grey on the Character Appraisal map are several sites which are considered to have a negative impact. Redevelopment or the implementation of improvement works would be encouraged where this would result in enhancements to the appearance of these sites.



### 1.7 Appraisal of character areas

The Sidbury and Fort Royal Conservation Area can be roughly divided into four different sized areas each with its own characteristics defined by the periods of their development and their past and current uses. These character areas are indicated on the map in Section 3 and their boundaries are shown in more detail on the character appraisal map (Section 1.8).

The four character areas, are:

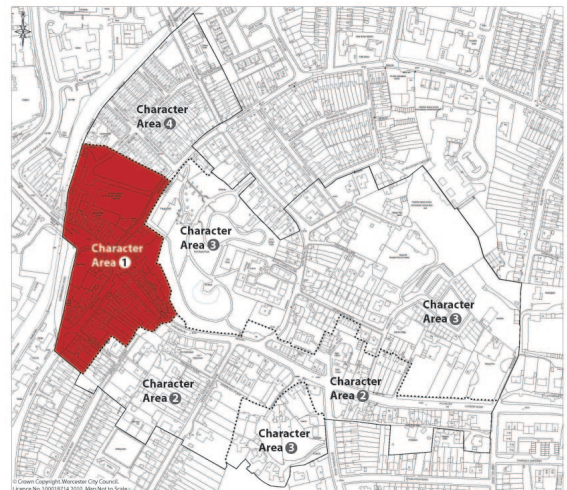
Area 1 – Sidbury, the medieval suburb

Area 2 – London Road, mixed development

Area 3 – Rose Hill, the late-Georgian suburb

Area 4 – Wylds Lane, the late-Victorian suburb

#### Character Area 1 – Sidbury, the medieval suburb



This semi-urban core area with a mix of commercial and residential buildings is closest to the centre of the city, sharing something of its busy feel. The Sidbury properties are grouped tightly together, straight on the street, the pattern of this area reflecting its development in the early medieval period. The low scale of some houses reflects their origin in the 16<sup>th</sup> century or earlier. Generally, the roofs slope down to eaves on the street frontage, though this roofline is broken up by



property lines and gabled dormers. The varied roofline, with complex chimney stacks, is a lively asset. Shop fronts have been inserted in almost all houses over the last two centuries.

Some larger buildings at the east end of this sub-area, such as the *Barley Mow* and the former *Loch Ryan Hotel* have more presence with strong gables and decoration, matched by similarly sized buildings across the street, indicating the change to a later period of development. Bath Road reveals the high aspirations of its developers, with respectable three storied Georgian-styled houses, some accessed from a raised pavement.

*Key assets and characteristics:*

- Many listed buildings including the Commandery (grade I);
- In Sidbury, a continuous street frontage of shops with residential uses above;
- Survival of medieval plot boundaries;
- Shop fronts from the 19<sup>th</sup> and early 20<sup>th</sup> centuries;
- Varied roof-line within small-scale character;
- Georgian style of Bath Road, with terraced, detached and semi-detached houses;
- Raised pavement in Bath Road;
- Mature trees in Commandery gardens;
- Listed telephone kiosk.

*Vulnerable elements:*

- The significance of the narrow plot widths is at risk from shop developers buying adjacent properties and combining them.

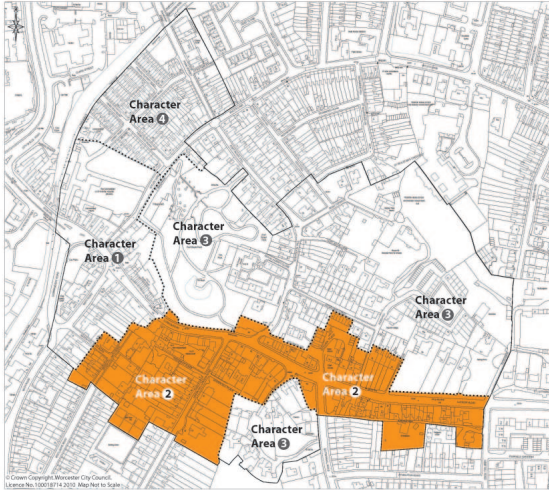
*Negative elements:*

- Traffic noise and air pollution;
- Vacant upper stories in Sidbury;
- Garish modern shop signs and banners;
- Poor quality of pavings, with cracked slabs;
- Poor quality handrails and posts on raised pavement in Bath Road;
- Visually inappropriate crash barriers in Sidbury;
- Commandery Road car park results in lack of street enclosure;
- Neglected concrete paved area by the telephone kiosk at junction of Bath Road and Sidbury, needs re-design to encourage use.



Unightly pedestrian crash barrier.

## Character Area 2 - London Road, mixed development



This area is formed around London Road, as it climbs the slope of the hill and continues eastwards more or less on the flat. It has a suburban feel, being largely residential with considerable open space. The scale and form of the housing is mixed, with some terraces, a few semi-detached and some single houses. These date variously from the 18<sup>th</sup> century to the mid 20<sup>th</sup> century, and are of substantial scale, usually two or three storeys, with large private gardens – signs of a prosperous neighbourhood. Climbing plants soften the aspect of some buildings, and many of the houses are sited well back from the thoroughfare, allowing front gardens with large trees overhanging the wide pavement particularly the north side of London Road.

Changing building styles reflect the gradual in-filling of garden sites over the years, although the majority of buildings are of the 18<sup>th</sup> and 19<sup>th</sup> centuries. A mix of materials can be found, but the houses are principally faced in brick, though some are rendered. Roofs are generally slated though there are examples of clay tiles both hand and machine-made. There is some modern development which contributes little to the character of the area, but this is often set well back from the road and semi-concealed.

### *Key assets and characteristics:*

Many listed dwellings;

Georgian terraces in London Road and both Green Hills;

Brick boundary walls and railings;

Mature trees and strong planting, including street trees in Battenhall Road;

Consistent materials - red brick walls, timber sash windows, slate or clay-tiled roofs;

Ironwork details in porches and handrails;

Mixed uses: public house, convenience store and workshops;

Cast iron 'historic lamp standards in Battenhall Place and Green Hill London Road.

### *Vulnerable elements:*

Major rebuilds/repairs of boundary walls may result in a loss of traditional patina;

Loss of historic detail through inappropriate window and door replacement.

### *Negative elements:*

Traffic noise and poor air quality from London Road;

Traffic direction signs;

Wide areas of tarmac at entrance to Battenhall Place, where alternative paving treatments would be an enhancement.



Oversized road sign.

### Character Area 3 - Rose Hill, the late Georgian suburb



Most of this lies to the north of London Road, where the character is one of quiet, residential seclusion. Many of the roads are only narrow lanes, most of the dwellings are detached and many are set behind high garden walls or hedges; the trees are large and mature. The general feel of a secluded, 'green suburb', reappears in the south of the conservation area, notably in an enclave around Battenhall Place and off Battenhall Road, where the architecture and context share some of the qualities of its northern counterpart.

Once again the dominant palette of materials is red brick and render with slated, often hipped, roofs. As in Area 2, there are some modern buildings which, while they do not contribute positively to the area, have little negative impact by dint of being modest, newer examples of the organic development of the area. Rose Hill House and the school estate to its north make almost no contribution to the public experience of the area.

Fort Royal Park, provides invaluable amenity space and impressive views across the City and countryside. A civic park with a superlative setting, this is not matched by the current state of the hard and soft landscaping. With its primary bias being to benefit from the views to the west and south, it need be no surprise that there is little visual impact from the backs of the surrounding houses to the north and east. The park

contains the site of the Fort Royal, a civil war defensive structure, though the earthworks themselves are now mostly levelled and hard to interpret. It is an underplayed Scheduled Ancient Monument. The entrances via steps from London Road and Wylds Lane are quite threatening spaces, and other entrances do little to attract visitors. Considerable enhancement work is needed if the park is to yield its full potential as an amenity.

#### *Key assets and characteristics:*

Setting of Fort Royal Park and archaeological evidence of the fort;

Views from the park;

Large early 19<sup>th</sup> century houses, many listed, and late Victorian houses;

Unusual layouts of historic houses set to the rear of their plots;

Trees in the park and in gardens including orchard in South Hayes;

Brick boundary walls to gardens;

Blue brick edging and paving to raised pavements.

#### *Vulnerable elements:*

Boundary retaining walls threatened by earth movement and tree roots;

Boundary walls threatened by the need to form new vehicular access;

Loss of historic detail through inappropriate replacement of windows and doors, and other features such as chimneys, gutters and downpipes;

Changes to front gardens to allow for car parking in front of dwellings.

#### *Negative elements:*

Entrances to park are unwelcoming, especially those with steps and pedestrian barriers;

Communal garage area in Rose Hill is unsightly;

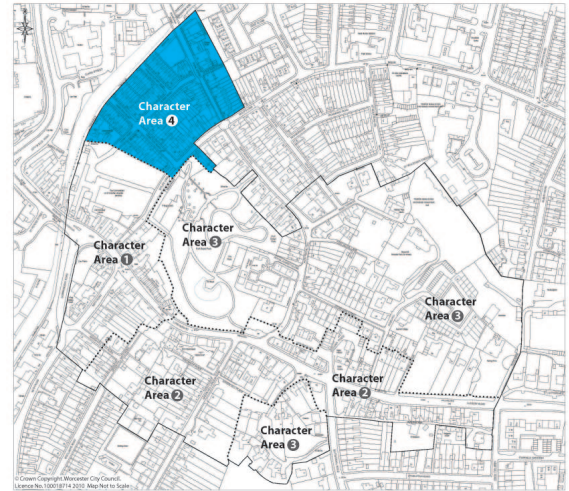
Area of widened pavement in Upper Park Street is unsightly, either bare tarmac or crowded with cars, and would benefit from property subdivisions, with some planting and dwarf fencing;

Poor modern pavement surfaces.



Unwelcoming entrance to Fort Royal Park

#### Area 4 – Wylds Lane, the late-Victorian suburb



This area is the tightly planned housing around Derby Road which consists of three streets of terraced houses, developed in the 1880s, closely packed and of consistent form and appearance. The houses are of two storeys and with small front gardens. The uniformity of character derives from the tightness of the layout and the consistency of details. Constructed in brick, with limited decoration at the eaves, the houses generally have slated roofs, sash windows and canted bays. Though recent attempts at repairs and upgrading have resulted in some loss of some details, this does little to destroy the sense of unity. There are four culs-de-sac, including the garden entrance to the Commandery, but any sense of oppressive enclosure is prevented by the streets being very short, with views out at their ends.

In contrast with this, Wylds Lane was developed on a more generous scale at this point, with wider frontages. Though the details are similar to those in Derby Road, their increased size is more typical of the late Victorian housing in the vicinity. Park Street has a longer history, with some houses dating from the early part of the 19<sup>th</sup> century, in Georgian style. This street is unusual for this area in that it has three buildings that were developed with non-domestic uses –

warehouses or factories in two cases and Zion chapel, which also enjoyed a period of use as a cinema.

*Key assets and characteristics:*

Listed terrace houses in Park Street;

Consistent style, materials and details of houses on Derby Road, Hamilton Road and Prince Rupert Road;

Terrace of late 19<sup>th</sup> century houses in Wylds Lane;

'Original' shop-front at No.59, Wylds Lane.

*Vulnerable elements:*

Historic details of houses lost through inappropriate replacement of windows and doors, and other features such as chimneys, gutters and downpipes;

Changes to front gardens to allow for car parking in front of dwellings.

*Negative elements:*

Intensive car parking in streets;

Poor upkeep of street-scape features such as planters.



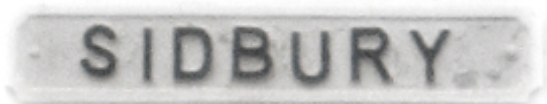
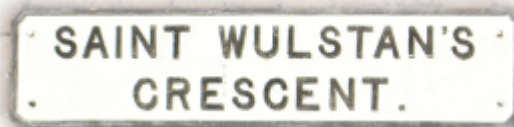
Dilapidated planter Park Street.

## 1.8 Principal issues

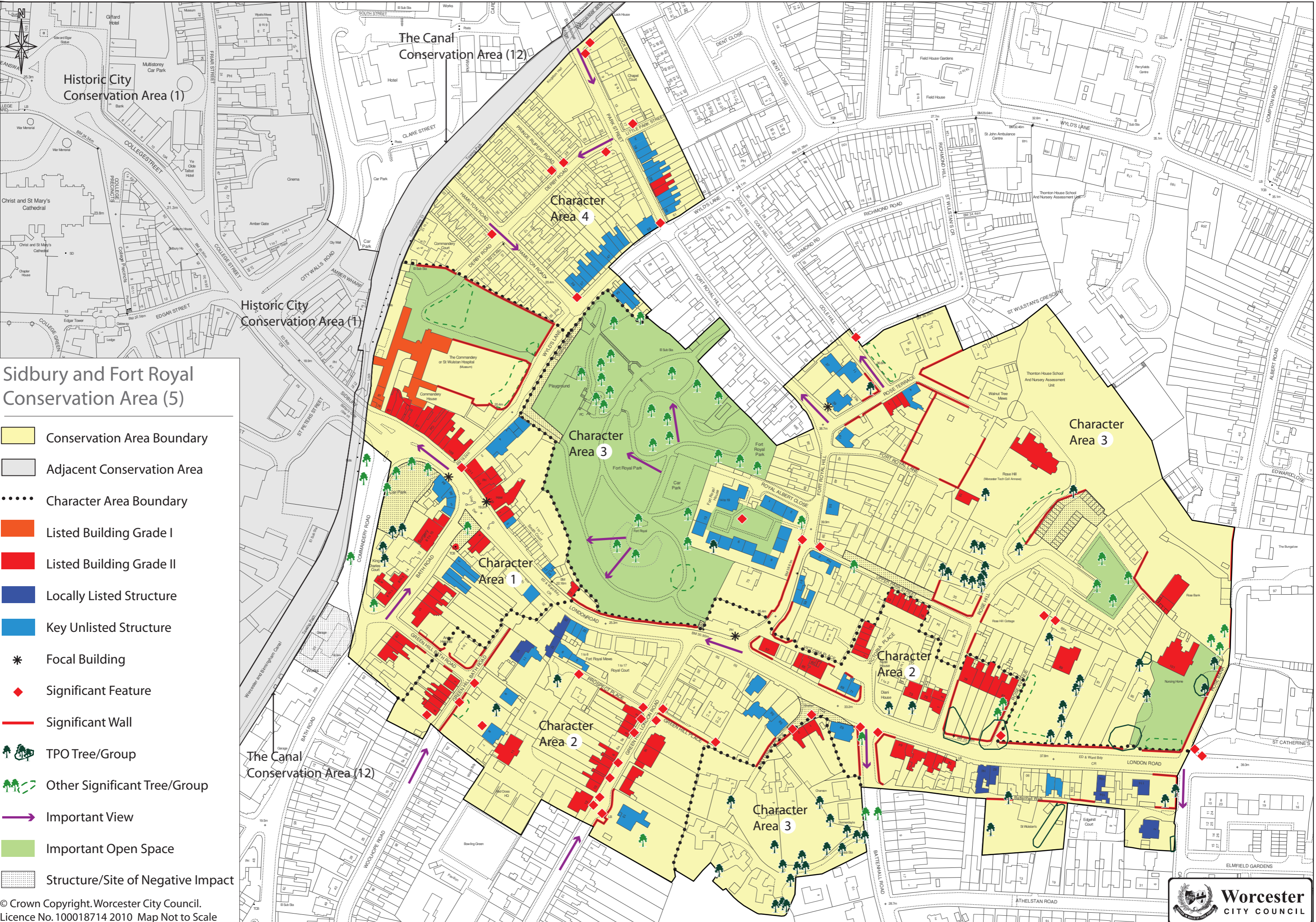
In the light of the above appraisal and the identification of the negative factors in each character area, the following issues have been identified as being most relevant to the continuing preservation of the special historic character and appearance of the Sidbury and Fort Royal Conservation Area.

The issues listed here are discussed, together with recommendations for action, in the following section of the document.

- Loss of original architectural details;
- Tree management;
- Poor quality of pavement surfaces;
- Shop fronts, signs and banners;
- Traffic signs and barriers;
- Traffic noise and air pollution;
- Sites of negative impact;
- Vacant upper floors over shops.



**1.9 Character appraisal map**



**Sidbury and Fort Royal Conservation Area (5)**

- Conservation Area Boundary
- Adjacent Conservation Area
- Character Area Boundary
- Listed Building Grade I
- Listed Building Grade II
- Locally Listed Structure
- Key Unlisted Structure
- Focal Building
- Significant Feature
- Significant Wall
- TPO Tree/Group
- Other Significant Tree/Group
- Important View
- Important Open Space
- Structure/Site of Negative Impact

### 1.10 Historical Ordnance Survey map (1886)



Part of 1886 OS Map showing Sidbury and Fort Royal



## 2 Management Proposals

### 2.1 Purpose of the management proposals

The purpose of this section of the document is to present proposals to achieve the preservation and enhancement of the special historic character and appearance of the Sidbury and Fort Royal Conservation Area, and to consult the local community about these proposals.

The special qualities of the conservation area have been identified in the first part of this document. These management proposals draw upon the themes identified in the 'Principal Issues' section.

The proposals are written in the awareness that, in managing the City's conservation areas, resources are limited and therefore need to be prioritised. Financial constraints on the Council mean that proposals for which it is responsible may take longer than is desirable to implement. However, the Council will continue to encourage improvements to the conservation area in co-operation with property owners, groups and local businesses.

The structure and scope of this document is based on the suggested framework published by English Heritage in 'Guidance on the management of conservation areas' (2006). Both the conservation area appraisal and the management proposals will be subject to monitoring and reviews on a regular basis.



### 2.2 Legislative background

This document satisfies the statutory requirement of section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 namely:

*"It shall be the duty of the local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas."*

#### Conservation staff and advice

A team of staff, with skills in building conservation, work within the City Council's Heritage and Design Team. Overall their duties, in respect of the City's historic assets, are summarised as Identification, Protection, Preservation and Enhancement. Their daily role in respect of conservation areas is to provide specialist advice to planning officers in preparing recommendations on applications for Planning or Conservation Area consent and to offer advice to owners and occupiers of properties within conservation areas when they contemplate making changes. They are sometimes able to help with lists of names of trades-people whose craft skills have been evident elsewhere in the city.

The specialist conservation staff also monitor the changes in conservation areas and may administer grants schemes for repairs and reinstatements (see below). When work is being implemented they may visit sites to inspect the work to see that it conforms with the consent, and to give on-going advice about appropriate materials and methods.

#### Consultation and decision-making

Any building work which is larger than the limits of volume and height for permitted development needs Planning Permission. Also any demolition that is above the limits of permitted development requires Conservation Area Consent. Any work to alter, partially demolish or extend a listed building needs listed building consent. In these situations building owners or developers need to submit

appropriate applications to the local authority. Applications are advertised by a notice fixed to the site, and neighbours are invited by letter to comment on the proposals. Further consultation is carried out within the council, to consider the archaeological, highway and servicing impact.

Comments are sought from the City's Conservation Areas Advisory Committee. This is made up of individuals with specialist knowledge or interest in such areas as building design, historic buildings and archaeology, local history and landscape design. It meets regularly to review applications for consent in relation to listed buildings and conservation areas. The comments are reported to the council's Planning Committee when each application is being determined.

### **Monitoring change**

Each conservation area is reviewed on a five-yearly cycle to monitor the changes that have occurred through the continuous processes of development and through individual changes of use. This review also looks at the boundaries, where the pace of change is perhaps more rapid. The purpose is to re-evaluate the special character of a conservation area, to reach decisions about whether the area still warrants designation and to check that the boundaries are sufficiently clear in response to changes in character. Sometimes an enlargement of the boundary may be justified as related areas are recognised as sharing some of the special characteristics of the conservation area.

It is intended that a photographic record is made of each area at the time of the publication of the Appraisal or the time of its reissue following a review, so that changes can be monitored visually.

### **Enforcement strategy**

If a listed building or a building within a conservation area is found to have been subject to change, without the consent of the City Council, enforcement action will normally

be taken. This will require the owner to return the building to its previous state or to take other actions to alleviate the effects of the unauthorised works. The city has an Enforcement Concordat (2003) which identifies the principles of legality and fairness under which the actions will be taken.



## 2.3 Management proposals

### 1. Loss of original architectural details of some historic buildings

Many of the buildings in the conservation area have been adversely affected by the use of inappropriate modern materials or details such as the loss of original chimney stacks, replacement of original timber sash windows with uPVC or aluminium, the alteration to original glazing patterns, the loss of original timber front doors and the painting of historic brickwork.

*ACTION: The Council will consider the need for Article 4 directions on a case by case basis, to ensure the protection of the special qualities of all Buildings of Local Significance and those identified on the maps as buildings of townscape merit.*

### 2. Tree management

Mature trees on the streets, in the park and in gardens make an important contribution to the softening of the townscape and enhance the setting of the conservation area. Some trees, within the conservation area, are subject to Tree Preservation Orders.

*ACTION: The Council will seek to prepare a Tree Management Programme, identifying all mature trees within the conservation area (privately as well as publicly owned) and seek to ensure that priorities are agreed and funding set aside for the costs involved in remedial works or replacement.*

### 3. Quality of pavement surface

Paving and surface materials throughout the area are generally modern and of poor quality. They fail to enhance or reinforce the historic identity of the conservation area. Where stone, and brick details survive they are vulnerable to removal in small works repair contracts.

*ACTION: The Council will seek to work with the County Council Highways team to review design and materials of paving/streetscape*

*throughout the area with a view to publication of a streetscape manual, setting out principles for public space design.*

*In particular, existing areas of historic paving materials should be retained where possible and proposed new areas of paving should be appropriate to the historic environments in which they are set.*

### 4. Shopfronts, signs and advertising signs

Sidbury and London Road have a number of shops where poorly designed shopfronts, with little regard for the host building and the street scene, spoil the historic character and appearance of a building or street. Advertising banners may be unauthorised and inappropriate to the historic building and setting.

*ACTION: When considering the replacement of a shopfront, the following guidelines should normally be followed:*

- *New shopfronts should be built from timber and painted appropriately;*
- *New shopfronts should follow the traditional relationship of pilaster, fascia, and moulded cornice above a stallriser and glass window;*
- *The use of uPVC or other modern materials should be avoided;*
- *Shop front lighting must follow the council's policy BE39.*

*Occasionally, a simple modern shopfront may be more appropriate than a reproduction 19th century design. However, these should still follow the basic principles governing the historic relationship between the fascia, glazing, pilasters and stallriser, as well as the use of colour, materials signage and illumination.*

*Advice on new shopfronts is given in the Council's 'A Guide to the Design of Replica Shopfronts' and Supplementary Planning Guidance Number 6 – 'Shopfronts' (1998).*

### 5. Traffic signs and barriers

Traffic signs can spoil the visual attractiveness of the area. Whilst traffic signs are obviously necessary, some are ill-sited and there may be an over provision. The design and positioning of other items of street furniture, particularly pedestrian barriers, can have a damaging impact on the local character.

*ACTION: The Council will seek to compile an audit of road signage and street furniture in the conservation area with a view to bringing about a simplified and better co-ordinated approach in line with the principles set out in English Heritage's 'Streets For All' publication of 2006.*

### 6. Traffic noise and air pollution

Noise and air pollution detracts from visitors' experience of this historic area.

*ACTION: The Council will seek to improve the public realm in terms of noise and pollution by whatever means possible. The plans for introducing Park & Ride confirms the Council's commitment to improving air quality.*

### 7. Sites of negative impact

The Conservation Area Appraisal Map indicates a number of areas of negative impact, mostly where paved areas have become 'left over', without clear purpose. These sites are visually disturbing to the character or appearance of the conservation area. Among these Commandery Road car park, with its extensive frontage on Sidbury, has a negative impact which could be reduced through frontage development of commercial buildings perhaps with upper floors having residential use.

*ACTION: The Council will encourage the redevelopment or improvement of those sites which make a negative contribution, to ensure that the character or appearance of the conservation area is enhanced.*

### 8. Vacant upper floors

A number of the shops in Sidbury have under-occupied upper storeys, which could result in neglect.

*ACTION: The Council encourages the full use of upper floors and sometimes offers grant aid for schemes intended to enable residential uses. Where a shared access already exists, its removal will be resisted. If required, a new or additional access will be sought by negotiation.*

### 9. Monitoring and review

*ACTION: The Council will seek to review this document every five years taking into account Government policy. It is intended that the review will include the following:*

- *A survey of the conservation area and boundaries;*
- *An updated 'Heritage Count' comprising a comprehensive photographic building record;*
- *An assessment of whether the management proposals detailed in this document have been acted upon, including proposed enhancements;*
- *A 'Heritage at Risk' survey to identify any buildings the condition of which poses a threat to their integrity;*
- *The production of a short report detailing the findings of the survey and proposed actions and amendments;*
- *Public consultation on the review findings, any proposed changes and input into the final review;*
- *Publication of an updated edition of the Management Proposals.*







## 3 Other Information

### 3.1 Public consultation

#### Introduction

Current advice for local councils about how to care for conservation areas is contained within two booklets, *Guidance on conservation area appraisals* and *Guidance on the management of conservation areas*, both published in 2006. These make it plain that the success of a conservation area depends on the extent to which it is 'owned' by the local community, and local planning authorities are encouraged to work with residents' groups and others. As one booklet says "Heritage is what people value".

A character appraisal for the Sidbury and Fort Royal Conservation Area was completed in draft form and, in accordance with the above recommendations, a consultation process was implemented. This took place in February and March 2007, together with those for several other areas.

#### Consultation processes

The following approaches were used:-

1. Each draft appraisal document was:-
  - placed on the Council's website with a feedback questionnaire, which could be downloaded for return by post;
  - displayed in the customer service area of the Council's office in Orchard House with copies of the questionnaire and a posting box;
  - passed to a member of the city's Conservation Areas Advisory Committee, who made comments using the questionnaire form and a letter;
  - issued to relevant ward Councillors with a letter inviting comments;
  - displayed in public libraries with copies of the questionnaire and a posting box
2. Letters were sent to residents and local businesses on the Council's database. These included a leaflet summarising the appraisal and the full questionnaire form. The letter invited people to respond by post or on the website and also drew attention to the exhibition.
3. The Council's Citizens' Panel (about 1000 residents) was consulted using the summary leaflet.
4. An exhibition was held in the Guildhall over two days, allowing informal discussions with a conservation officer and the opportunity to return a questionnaire there.

#### Consultation findings for Sidbury and Fort Royal Conservation Area

Letters were sent out to people living or working both within the conservation area and close to it, and also to local businesses. The total mailing was in excess of 550. Six City Councillors were sent a copy of the draft document. Seventy eight questionnaire returns were received. The following paragraphs identify the significant issues.

**Q.2** There was full affirmation of the area's suitability for recognition as a conservation area (100%). Support for the present boundaries was also strong (85%) in **Q.3**, though there were some who hoped to see the boundaries extended. There was particular support for a proposed



extension to include the residential streets running south off Wylds Lane - Fort Royal Hill etc, and some support for Woolhope Road, with its blue brick front garden walls and the bowling green. Other suggestions were for the part of Sidbury west of the canal to be included, but this is already within the Historic City Conservation Area. These nominations for enlargements will be reconsidered when the conservation area is reviewed.

**Q.4** There was great support (94%) for the identification of the character of the conservation area and for the definitions of the different character areas. The comments section identified that the Appraisal might have made more of the significance of the Fort Royal and the Commandery, because of their roles in the Civil War. One respondent suggested that the specifically Georgian character of Green Hill London Road should be identified, which has now been incorporated.

**Q.5** It was felt that the Appraisal had identified the special character of the public spaces (94%), though a number of additional items of enhancement were suggested.

**Q.6** Responses to the question about the special character of the buildings was yet more positive at 96%. It was suggested that the old house in Royal Albert Close be included on the council's 'local list' and that more attention could be given to the long back gardens of many houses.

**Q.7** The question about elements of character that were at risk, drew a large response. This summarises the sixty or more items that were raised.

- Intensity of traffic, especially in Sidbury, London Road and Battenhall Road;
- On-street car parking, vehicles partially on pavements;
- Retaining walls damaged by trees and traffic vibrations;
- Infilling by redevelopment in gardens;
- Loss of front gardens and boundary walls for residents' car parking;
- Breaching of brick boundary walls;
- Removal of street trees without replacement;
- Subdivision of houses for multiple occupation;
- The negative trading climate in Sidbury, loss of a local commercial centre;
- Vandalism and wilful damage in the park;
- Window and front door replacements with plastic materials;
- New buildings and extensions above 2 storeys high.

**Q.8** The support for the elements of enhancement identified in the appraisal was 82%, and suggestions for additional items were as follows:-

- Create residents' parking schemes;
- Replant street trees in Battenhall Road which have been felled;

- Use more replica lamp standards;
- Use planting rather than new buildings to screen Commandery Road car park from Sidbury.

**Q.9** In response to the Management Proposals the level of support was down to 78%. There was doubt that they were realistic in the climate of limited public spending. In particular there was doubt that traffic reduction measures would be possible without damaging the commercial vitality of the centre. Also, ideas about the desirability of enhancement where details had been lost were treated with scepticism. There was some doubt that developing the northern part of Commandery Road car park would enhance Sidbury as respondents feared the tighter enclosure of the space, (though denser planting was suggested as an alternative).

**Q.10** The final question asked for other comments, but nothing of significance was added here.

### **Response to consultation**

The overall level of support was an encouragement, especially as it indicated the strength of feeling for the character of the area as it was identified here. Suggested corrections to the text have generally been incorporated in the final draft.

It was the Management Proposals which seemed to draw most concern. Doubt was expressed over the intention to control traffic on London Road and the feasibility of reinstating historic details of buildings where these have been lost. In response there has been considerable redrafting to remove specifics and express general intentions. While they may seem to lack the bite of the law, the Management Proposals represent aspirations which encourage care for what is there and set the benchmark for sustainable enhancement of the conservation area in the future.



### 3.2 Sources of historical information

Urban growth and the medieval church: Gloucester and Worcester, *N. Baker & R. Holt*, Ashgate, 2004.

The Victoria history of the counties of England: the history of the county of Worcester. Vol. IV. The city of Worcester, *J.W. Willis Bund*, St Catherine Press, 1924.

A Brief History of Worcester, *Tim Lambert*, ([www.localhistories.org/worcester.html](http://www.localhistories.org/worcester.html)).

The Book of Worcester, *David Whitehead*, Barracuda Books, 1976

Urban Renewal and Suburban Growth: The Shaping of Georgian Worcester, *D. Whitehead*.  
Worcestershire Historical Society Occasional Publications No.5, 1989

Worcester – A Pictorial History, *T. Bridges & C. Mundy*, Phillimore, 1996.

Buildings of England: Worcestershire, *Alan Brooks and N. Pevsner*, Yale UP 2007.

The Civil War in Worcestershire, *Malcolm Atkin*, Sutton 1995

The Story of Worcester, *Pat Hughes and Anette Leach*, Logaston Press, 2011

'List of Buildings of Historic or Architectural Interest', *Department for Culture, Media & Sport* 2001.

'Inventory of Buildings of Local Significance', *Worcester City Council* 2011.

Speed's Map of Worcester 1610.

Doharty's Plan of the City of Worcester 1741.

Crisp's Map of the city and suburbs of Worcester 1832.

O.S. First Edition 1886, and then 1902, 1928, 1940.

COLE HILL.

GREEN HILL PLACE.

### 3.3 Useful addresses

**For information on listed buildings, trees preservation and conservation areas in Worcester:**

Heritage and Design Team  
Development Management Service  
Orchard House, Farrier Street  
Worcester WR1 3BB  
Tel: 01905 722501

**For further information relating to listed buildings and conservation areas:**

English Heritage  
1 Waterhouse Square  
138-142 Holborn  
London EC1N 2ST  
Tel: 020 7973 3000

English Heritage – West Midlands Region,  
The Axis, 10 Holliday Street  
Birmingham B1 1TG  
Tel: 0121 625 6820

**For an excellent range of technical advice leaflets:**

**The Society for the Protection of Ancient Buildings (SPAB)**

37 Spital Square  
London E1 6DY  
Tel: 020 7377 1644

**The Georgian Group**

6 Fitzroy Square  
London  
W1T 5DX  
Tel: 020 7529 8920

**The Victorian Society**

1 Priory Gardens  
London W4 1TT  
Tel: 020 8994 1019

**The Twentieth Century Society**

70 Cowcross Street  
London EC1M 6EJ  
Tel: 020 7250 3857

**Civic Voice**

Unit 101, 82 Wood Street  
The Tea Factory  
Liverpool L1 4DQ  
Telephone: 0151 708 9920

### 3.4 History of the area

The Conservation Area is notable for the large number of listed buildings within its boundaries. **The Commandery** is listed Grade I, which means it is considered to be of 'outstanding architectural or historic interest'. In fact it is important both for its architectural qualities and for its associations. While the exteriors may not present any set-piece views of outstanding quality, the interior contains a single major space, the great hall, where most domestic life would have taken place when it was built, around 1470. It has rich decorative carving on the structural timbers, especially in the open roof, the screens passage and the minstrels' gallery above it. A tall and elegant bay window brings more light into the 'high' end.

Although its origins may go back to the foundation of St Gudwal's chapel, probably in the 960s, St Wulfstan's Hospital was probably founded around 1200, becoming known as the Commandery from the title of its Master. It was a centre for hospitality, just outside the walled city, staffed by a resident community of males and females. While probably housing elderly residents of the city, who could afford the costs, it may also have served travellers finding themselves kept outside the gates overnight. It may have also have served a medical role. Most of the surviving buildings date to a major phase of reconstruction in the later 15th century. It was sold in 1540 at the dissolution and a decade later was leased to the Wyldes, a family of wealthy clothiers, remaining in their occupation for a little over two hundred years. It continued as a residence for the next century, though subdivided, and was then let as a College for blind boys. This use remained for twenty years to be replaced, at the end of the 19th Century by Littlebury's printing company, though parts were still lived in. In 1973 the City Council finally bought the whole property having failed in a similar attempt in 1903. Repairs were initiated together with some restoration, and in 1977 it was opened to the public as a museum. Further major repairs were carried out some ten years later when the Civil War Centre was opened as a special educational attraction. In the 21st century the fabric was again repaired, and this time altered to improve access for disabled people. At the same time the displays were rethought to draw public attention to the variety of different uses that the Commandery had housed over its seven hundred years.

There were once two internal courts, but over time the courtyard plan has been lost. The chapel only survives as buried foundations, while a probable guest hall on the north side, to match the great hall, was also lost. The surviving building is a complex of quite small-scale units, mostly timber framed, rather than a single grand city dwelling, though clearly it functioned as one for at least three centuries. The great hall is a spectacular central element, while narrow wings partly enclose courtyard gardens. Adjacent to the great hall there is an ornate staircase from the Elizabethan period which represents the Wyldes' attempts to make their house both more comfortable and more showy. The garden front of the house was refaced in the Georgian period.

The Commandery suffered many adventures, both in the Battle of Worcester where it played a central role as a headquarters for the Royalists, the losing side, and in the subsequent centuries. One example was the destruction of part of the great hall to allow a drive to be inserted through its central part to enable carriages from Sidbury to reach the stables in the gardens. When the canal was threaded through between the site of the Sidbury Gate and the Commandery there were slippages in the footings of the timber framed building next to the lock and considerable damage to the west side of the building occurred, which was largely rectified in the late 1980s. The industrial appearance of buildings on the canal side, came late in the nineteenth century when a boot factory was the primary user, before the arrival of the print company.

**Fort Royal** was a defensive fortification built in the Civil War at the apex of the hill sometimes called Wheatsheaf Hill and also known as Mount Pleasant, Cole Hill and (St) Catherine's Hill. Reinforced before the Battle of Worcester in 1651, to deter the Roundheads from setting up artillery there and on the adjacent Green Hill on the opposite side of London Road, its cannons were used to bombard Cromwell's troops in Perry Wood. Later in the battle it fell into the hands of the Roundheads and the guns were turned about, to bombard the city itself. Now a Scheduled Ancient Monument, it is mainly seen as two mounds in Fort Royal Park, with a raised platform between them. There are two more on the edge of gardens further east, though these are harder to identify alongside later housing. The mounds indicate the four corner bastions. Now rather tame hillocks, they do little to indicate the formidable nature of the Fort in its prime with steep, high banks, deep ditches and threatening timber spikes.

Fort Royal Park was made on sloping land bought for the purpose by the Wilson family and, in 1913, given to the city for a small park and playground. Canon Wilson had strong views about the value of playgrounds in open air education. The city also contributed part of the Wylds Lane frontage and, some twenty years later, was able to buy and add much more of the hillside to the east. The park was laid out soon after with paths, playground, flower beds and a pavilion. The upper part was used as allotment gardens until the nineteen seventies, when it also was incorporated into the public park.

**Sidbury**, is the name of the street at the foot of London Road leading into the city, but it also refers to the settlement, once Sudburgh or South Burgh. The Sidbury Gate in the medieval city wall was one of the most important as it both defended the city and advertised its grandeur to travellers arriving from London or the south. No above ground evidence remains at this point to indicate the city wall or its gate, but the lower courses of one gate tower are visible in a cellar of the shop at 73/75 Sidbury. The gate was removed as an obstruction in 1768, by which time its defensive use had long-since disappeared. The 'suburb' part of Sidbury was still outside the city boundary until 1837, when the whole of the eastern part of the developed land was incorporated from St Catherine's Vale to Shrub Hill.

**London Road** was improved as a turnpike in 1790, perhaps replacing a more winding route, indicated by the back lane a little to the south. It is likely that the earlier track would have been wider than the present carriageway, as horse-drawn vehicles sought firm ground to avoid ruts and hollows. To deal with the steep gradient the turnpike was cut into the hillside of the parkland on the north, and there are further cuttings beyond the conservation area. The tollgate was originally just west of the junction with Bath Road, so as also to collect tolls jointly, but was later repositioned at the top of the hill east of the junction with Fort Royal Hill, while another tollgate was installed just within Bath Road. The surviving public house in London Road, just outside the gate, would have stabled the horses of travellers choosing to walk into the city and avoid paying the toll.

**Wylds Lane**, at times called Commandery Lane, was developed from a farm track, and much of it was no more than a bridle track leading into Perry Wood when the railway was built and a level crossing constructed. The western end, within the conservation area, was built up as a road or drive-way for the Commandery in the eighteenth century and, towards the end of the nineteenth century, the road had become the spinal link for several estates of close-spaced Victorian houses, and was re-routed to curve back to London Road close to St Catherine's Vale.

**South Hayes** was built as a pair of semi-detached Georgian houses - the eastern half was named Cornwall Lawn - a mile out of the city centre in 1783. The large gardens sloped southwards to London Road creating an open parkland setting.

**Park House, Rose Bank House, Rose Hill House and Rose Lawn** are examples of houses surviving from the early period of development as the gentry moved out from the city centre seeking fresh air, views and freedom from the fear of the diseases caused by insanitary conditions and overcrowding. Built soon after 1810, on the flattish terrace at the top of the hill, using land released by the Dean and Chapter, they relate to similar developments in Britannia Square, Lansdowne Crescent and Larkhill, though here the density of development is much lower. A fifth large house, also at one time called Rose Hill House, was demolished in the nineteen sixties to make way for more intensive development. A range of small houses was also built on the top of the hill in the early 19<sup>th</sup> century, and survivals of these can be seen in Victoria Place and Rose Terrace.

**St Mary's Terrace** was built a little later, in the 1820s, and differs in concept as it is a high density development. Called Rose Terrace when first built, the five houses included Richard Padmore (iron founder) among their residents, also John Noake (historian) and Ellen Price, better known as the novelist Mrs Henry Wood.

**Bath Row** was a fashionable title for the terrace of Georgian houses, on what was the Tewkesbury Road. Clearly the aim was to develop a residential suburb with aspirations to high status. Among the celebrated Worcester citizens who lived there was Robert Chamberlain the pottery owner, whose company in 1840 became one of the constituents of the present Royal Worcester porcelain company. Haresfield House, dated 1740, was built some sixty years earlier than the main part of the development and is a fine and stylish house that must have made it outstanding, set among existing houses of a smaller scale, similar to those in Sidbury. Later the road was renamed Bath Road, and the gaps were filled with substantial Victorian villas.

**Royal Albert Close** is a cluster of retirement bungalows round a large Victorian house. This was built as Fort Royal Lodge, around the middle of the 19<sup>th</sup> century, by Richard Mence, whose family owned the Commandery and most of the Park land. Occupying the flat ground within the Fort, its gardens took advantage of the mounds and terraces. Its main carriage drive turned in from Fort Royal Hill, opposite Upper Park Street, and part of a gate-pier survives. In the early 20<sup>th</sup> century it was adapted to house the Royal Albert Orphanage, when it moved from the building that is now the Henwick Road YMCA. With the closing of the orphanage, the site was further developed as sheltered housing in the 1970s.



### 3.5 Listed buildings descriptions

1	SO8554SW 620-1/20/40 1359575  05/04/71  II (GV)	<b>BATH ROAD (West side)</b> <b>No.6</b>
<p>House, now offices. Early C19 with later additions and alterations. Pinkish-brown brick in Flemish bond with window arches of dark red brick, stone sills, slate roof and renewed end brick stacks with oversailing courses and pots; raised brick gables. Double depth plan with central hallway. 3storeys on half basement, 3 first-floor windows. First floor has 8/8 sashes, that to centre is narrower; second floor has central blind window and outer 4/4 sashes; ground floor has 8/8 sashes; all windows in plain reveals and with flat arches of gauged brick. 4 renewed roll-edged steps to central entrance a 5-panel door, the lower two panels flush beaded, otherwise with raised and fluted panels; fanlight with radial glazing bars and in flush panelled reveals; fluted architrave with keystone and lion masks. Basement has blind opening to left and 8-pane fixed-light to right, both with flat arches.</p> <p>INTERIOR: not inspected.</p> <p>Nos 11-23 (odd) and Nos 6, 10, 16 and 18 Bath Road form a good group together with Nos 117 and 119 Sidbury.</p>		



2	SO8554SW 620-1/20/41 1359576  22/05/54  II (GV)	<b>BATH ROAD</b> <b>Nos.8-10, Haresfield House</b>
<p>House, now surgery and flats. Inscribed and dated JS 1740 above door, with later additions and alterations including those c1980s to rear. Reddish-brown brick in Flemish bond with ashlar keystones, sills, porch, cornice and copings; slate roof. 3 storeys, 5 first-floor windows. Ground and first floors have 6/6 sashes; second floor has 3/3 sashes; all in near-flush frames with sills and cambered arches with fluted keystones, central first-floor window has acanthus decoration to keystone, moulded sill and apron with date. Central entrance: 2 roll-edged steps to 5-panel door, the lower panels flush beaded, the upper panels raised and fielded, fanlight with petal motif; doorcase has 3/4 engaged Doric columns with frieze and cornice. Crowning renewed frieze and moulded cornice, low coped parapet.</p> <p>INTERIOR: retains original panelling and joinery including panelled shutters and moulded cornices.</p> <p>City of Worcester Award, 1989.</p> <p>Nos 6, 10, 16, 18 and Nos 11-23 (odd) Bath Road form a group together with Nos 117 and 119 Sidbury (qqv).</p>		

3	SO8554SW 620-1/20/43 1359578  22/5/54  II (GV)	<b>BATH ROAD (West side)</b> <b>Nos.16 AND 18</b>
<p>Pair of houses, now flats. c1800 with later additions and alterations including conversions c1980 including attic dormers and ranges to rear. Reddish-brown brick in Flemish bond with slate roof; cast-iron boot scrapers. 2 storeys on half-basements and with attics, 10 first-floor windows. 6/6 sashes throughout in near-flush frames and with cambered flat arches, except basement which has 4 blocked openings under elliptical arches. Modillion eaves band. Attic has 6 box dormers with casement windows. Entrances below 3rd and 8th windows: flights of renewed steps to renewed 6-panel doors in renewed architraves. Boot scrapers to sides of steps, 2 at left and one at right. Left return has three 6/6 sashes.</p> <p>INTERIORS: not inspected.</p> <p>Nos 6, 10, 16 and 18 and Nos 11-23 (odd) Bath Road form a group together with Nos 117 and 119 Sidbury (qqv).</p>		

4	SO8554SW 620-1/20/42 1359577  05/04/71  II (GV)	<b>BATH ROAD (East side)</b> <b>Nos.11, 13 AND 15</b>
<p>Three terraced houses, now house (No.13) and flats. Early C19 with later additions and alterations, including C20 extension to rear at left. Reddish-brown brick in Flemish bond with ashlar eaves band and sills; slate roof, right end and party-wall brick stacks with oversailing courses and pots. 3 storeys on basements, 2:2:2 first-floor windows. All have extensions to rear. First floor has 6/6 sashes; second floor has 3/3 sashes; ground floor has 8/8, 8/8 and two 6/6 sashes, all in plain reveals and with flat arches of gauged brick and sills. Eaves band, low coped parapet. Entrances at left, right and right with flights of steps, those to right are roll-edged, otherwise renewed. Nos 13 and 15 retain original 5-panel doors, the lower two panels flush beaded and upper panels raised and fielded, all with fanlights, 2 to right have petal glazing bars; all in panelled reveals. Outer doorcases have engaged, fluted Doric columns, all have fluted friezes with fleurons and cornices. Basements: at left a fixed-light window, otherwise windows concealed, all have flat arches. Rear: original openings have 3/3, 2/2 and 1/1 sashes.</p> <p>INTERIORS: not inspected.</p> <p>Nos 11-23 (odd) form a group with Nos 6, 10, 16 and 18 Bath Road and Nos 117 and 119 Sidbury (qqv).</p>		

5	SO8554SW 620-1/20/44 1359581  05/04/71  II (GV)	<b>BATH ROAD (West side) No.17</b>
<p>House, now surgery. c1800-20 with later additions and alterations including lean-to set back at right c1960s. Reddish-brown brick in Flemish bond with hipped slate roof, 4 tall end brick stacks to right and left, those at right with oversailing courses and pots, those at left shared with No.15 (qv). Double depth plan with central hallway. Outer 8/8 sashes, central first-floor 6/6 sash, all in plain reveals and with sills. Central entrance: 5-panel door, the lower panels flush beaded and upper panels raised and fielded, fanlight with radial glazing bars, panelled reveals and fluted architrave. Rear has 8/8 and 6/6 sashes.</p> <p>INTERIOR: retains original joinery and plasterwork including simple fluted cornices, panelled shutters, open well staircase with carved tread ends and stick balusters, run-out mahogany handrail and lion's-paw foot.</p> <p>Nos 6, 10, 16, 18 and Nos 11-23 (odd) Bath Road form a group with Nos 117 and 119 Sidbury (qqv).</p>		

6	SO8554SW 620-1/20/45 1359580  08/3/74  II (GV)	<b>BATH ROAD (East side)</b> <b>Nos.19, 21 AND 23 and attached wall to No.19</b>  <b>(Formerly Listed as: BATH ROAD (East side)</b> <b>Nos.19, 21 AND 23)</b>
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Pair of semi-detached houses and attached house with boundary wall adjoining to left. Probably c1800-20 with later additions and alterations including bay windows to house at right Mid C19. Pinkish-brown brick in Flemish bond with stone sills; hipped slate roofs and brick party-wall stacks to front and rear to two left houses and end stacks to right house, all with oversailing courses and pots. PLAN: the two houses at left designed as one build and have end entrances, the right-hand house has central entrance. Pair have three storeys, two first-floor windows (one per house), house to right has two storeys, three first-floor windows. Nos 19 and 21: ground and first floors have 8/8 sashes, second floor has 4/4 sashes, all in plain reveals, with flat arches of gauged brick and with sills. End entrances, renewed steps to original 5-panel doors, the lower 2 flush-beaded, the upper panels raised and fielded, both have fanlights with radial glazing bars; within panelled reveals and with tooled architraves. Left return to Green Hill, Bath Road: 6/6 sash. Rear retains 8/8 and 4/4 sashes in flush frames and with cambered arches over. Wide eaves. No.23: first floor has central 6/6 sash with outer 8/8 sashes, all in plain reveals and with flat arches of gauged brick and with sills. Ground floor has canted bays with 1/1 horned sashes, the upper lights have margin-lights; decorative frieze. Central entrance: ornate 5-panel door, the upper and lower two panels are flush beaded with 3 rows of beads, a circular panel between. Fanlight with petal-type glazing bars. Panelled reveals and tooled architrave with lion masks. Plain eaves band.

INTERIORS: not inspected.

SUBSIDIARY FEATURES: wall to left return approximately 8 metres long and 2 metres high, pedestrian entrance under cambered arch.

Nos 11-23 (odd) and Nos 6, 10, 16 and 18 Bath Road form a group together with Nos 117 and 119 Sidbury (qqv).

7	SO8554SW 620-1/20/49 1359584  04/12/89  II (GV)	<b>BATH ROAD (East side)</b> <b>K6 telephone kiosk at junction with Sidbury and London Road</b>  <b>(Formerly Listed as: BATH ROAD (East side)</b> <b>K6 telephone kiosk, Sidbury)</b>
<p>Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.</p> <p>Forms a group with Nos 11-23 (odd) and Nos 6, 10, 16 and 18 Bath Road together with Nos 117 and 119 Sidbury (qqv).</p>		

8	SO8554SE 620-1/21/51 1359586  22/5/54  II (GV)	<b>BATTENHALL PLACE (South East side) Nos.1 AND 2</b>
<p>Pair of semi-detached houses. c1820 with later additions and alterations. Painted stucco and brick. Slate roof with parapeted gables, stone coping to the left, brick to right; mutular eaves. Party-wall ridge stack, further stack to left gable, both with oversailing detail and pots. Timber doorcases. Lead roof and cheeks to dormer. Double-depth plan, each house has central lobby entrance. Symmetrical facade. 2 storeys with attic and cellar. 5 (2:1:2) first-floor windows. Stucco detailing includes sills, plinth, chamfered rustication to ground-floor terminated by plain band over window heads; first-floor lined to represent ashlar with false quoins flanked by brick piers of gable ends; rusticated aprons below first-floor windows; channelled wedge lintels to window openings, that to centre ground-floor is stepped with lion's head in relief to keystone; window above has eared architrave and semicircular arched head with fluted radial shell motif to tympanum, swag above. Windows are all 6/6 in near-flush frames; centre window to each floor is false. Matching entrances with stone steps to 6-panel door, all raised and fielded; fanlight to left is plain, that to right is a petal design; pilaster doorcase with frieze and cornice; relief decoration includes acanthus leaves, putti and musical instruments. Central dormer with cambered roof; central mullion with 3/3 sash to each side. Sash windows to returns, flat gauged brick arches with keystones.</p> <p>INTERIOR: not inspected.</p> <p>(Buildings of England: Pevsner N. Worcestershire: Harmondsworth: 1968-1985: 335).</p>		

9	SO8554SE 620-1/21/277 1389834  15/05/79  II (GV)	<b>FORT ROYAL LANE</b> <b>No.10 Park House and attached railings (Park House)</b>
<p>Detached villa with attached railings to steps. c1828 with later additions and alterations; said to have been built for Humphrey Chamberlain (of Chamberlain's Porcelain Manufactory, Worcester). Painted stucco over brick with hipped slate roof, boxed eaves. Central stucco stack with oversailing detail and pots. Wrought-iron handrail to entrance steps. Cast-iron column and timber shutters to porch. Timber doorcase. Double-depth plan. Access in right return to stairhall. South Elevation: Unusually tall proportions, 3 storeys and semi-basement. 2 first-floor windows. Stucco lined to represent ashlar, detailing includes plinth; giant pilasters flanking each window, frieze to capitals decorated with anthemias; plain eaves band below moulded cornice; fluted fan and acanthus leaf decoration to tympana above ground- and first-floor windows. Windows to semi-basement are 4/4 sashes, to elevated ground-floor 1/1, to first-floor 6/6, to second-floor 3/3; all in plain reveals with sills; ground and first-floor have round arched heads, second-floor have cambered heads; external blind boxes to ground-floor. Left return: 2 first-floor windows. Stucco plinth and eaves detail continued from south elevation. 3/3 sash to second-floor, otherwise 6/6. External blind-boxes to ground and first-floors. Right-return: 1 first-floor window. Stucco plinth and eaves detail continued from south elevation. 3/3 sash to second-floor, otherwise 6/6. Pointed arch opening to lower left is glazed door to semi-basement. 2-storey outshot to right of elevation forms partially open porch enclosing wall to right and column to left front, space to right of column infilled with hinged panelled shutters; porch accessed from left by a flight of 9 stone steps, wreathed handrail with slender round balusters. 6-panel entrance door, bottom pair of panels triple-beaded, otherwise raised and fielded; fluted architrave, panelled reveals; plain fanlight.</p> <p>INTERIOR: Retains original features including open-well staircase with wreathed handrail and square balusters; panelled doors and shutters; architraves with paterae to doors and windows; decorative plaster cornices; marble fireplace with cast-iron grate.</p>		



10	SO8554SW 620-1/20/689 1389863  19/08/99  II (GV)	<b>GREEN HILL, BATH ROAD (North West side) Nos.1 AND 2</b>  <b>(Formerly Listed as: BATH ROAD Nos.1 &amp; 2 Green Hill)</b>
<p>Pair of semi-detached houses. Numbered right to left, described left to right. c1840's with later additions and alterations. Red brick with painted stone sills, slate roof and brick end stacks. Double-depth plan with adjoining entrances. Symmetrical elevation. 2 storeys and attic on semi-basement. 2-window range with 8/8-pane sashes in plain reveals, pair to ground-floor under flat gauged brick arches. Entrances have fluted pilasters and Tuscan-style canopies supported by fluted cast-iron columns. Late C20 replacement door to left (No. 2), original 5-panel door to right (No. 1). Late C20 rooflight to No. 1. Rear elevation retains some 8/8 sashes.</p> <p>INTERIORS: not inspected but known to retain original plasterwork and joinery.</p> <p>A substantially complete pair of early C19 semi-detached houses with classical porches, part of a group in the late Georgian tradition including Nos 3-6(qqv).</p>		

11	SO8554SW 620-1/20/690 1389864  19/08/99  II (GV)	<b>GREEN HILL, BATH ROAD (North West side) Nos.3, 4 AND 5</b>  <b>(Formerly Listed as: BATH ROAD Nos.3,4 &amp; 5 Green Hill)</b>
<p>Terrace of 3 houses. Numbered right to left, described left to right. c1840's with later alterations. art painted roughcast over brick, stone sills, slate roofs, end and party wall stacks to front and rear roof slopes, that to left retains oversailing detail and pots. Double-depth plan. 2 storeys plus attic on semi-basement. 3-window front with 6/6-pane sashes in plain reveals, 3 to ground-floor with sills. All doors have 3-pane overlights. Doors to Nos. 5 and 4 are C20; upper part of door to No. 3 is margin-glazed including some coloured glass, lower panel is flush double-beaded and incorporates an elliptical design in raised bobbin moulding. Passage access between Nos. 5 and 4. Late C20 rooflights to all houses. 8/8 sashes to rear.</p> <p>INTERIORS: not inspected but known to retain original plaster cornices and joinery.</p> <p>Part of a good group of houses in the late Georgian tradition, which include No. 6 and Nos. 1 and 2.</p>		

12	SO8554SW 620-1/20/691 1389865  19/08/99  II (GV)	<b>GREEN HILL, BATH ROAD (North West side) No.6</b>  <b>(Formerly Listed as: BATH ROAD No.6 Green Hill)</b>
<p>House. c1840's. Flemish bond brick with hipped slate roof and brick stack to rear. Central stairhall plan. 3 storeys; symmetrical 3 window front. 8/8-pane sashes, with 4/4-pane sashes to second-floor; the rusticated lintels have projecting keystones, the central window above the door semi-circular arched with blind tympanum. 6-panel door with fanlight set in panelled reveals with rosettes to flanking pilasters; lead-roofed Tuscan porch with slim cast-iron columns. Right-hand one-window return has similar windows to upper floors, with gauged flat brick arches, above canted bay with pilasters dividing central 6/6-pane from flanking 4/4-pane sashes.</p> <p>INTERIOR: not inspected but known to have retained original plasterwork, joinery and staircase.</p> <p>A complete house in the Late Georgian tradition, providing the westernmost end of a contemporary terrace of houses, comprising Nos. 1-5 Green Hill (qqv)</p>		

13	SO8554SW 620-1/20/305 1389866  22/05/54  II (GV)	<b>GREEN HILL, LONDON ROAD (West side) Nos.2-5 (Consecutive) and attached railings to Nos 2, 4 and 5</b>  <b>Formerly Listed as: GREEN HILL, LONDON ROAD Nos.2-5 (Consecutive)</b>
<p>4 terraced houses and attached railings to Nos 2, 4 and 5. Numbered right to left, described left to right. c1828-30 with later additions and alterations. Stucco, scored in imitation of ashlar, over brick with slate roof, hipped to left and pinkish-red brick party-wall stacks, that to left rendered; wrought- and cast-iron railings. 3 storeys on basements, 2:2:1:1 first-floor windows. Ground and first floors have 6/6 sashes, second floor has 3/3 sashes, all in plain reveals and with sills. Plain eaves band. Basements have casement windows. Entrances: all to left. Flights of 5 steps. All except house at left retain original doors and door furniture: 5-panel doors with 2 lower flush-beaded panels (3 levels of beading); centre panel has oval motif and quatrefoil with ion-head knocker; otherwise a replacement 6-panel door; all have fluted friezes and fanlights, those to right and off-centre left have decorative lozenge glazing bars, all in panelled reveals and with fluted surrounds with lion masks to impostes and keystones. Outshuts to rear. Left return has modillion eaves. Rear returns 6/6 and 3/3 sashes.</p> <p>INTERIORS: not inspected. SUBSIDIARY FEATURES: area railings and to sides of steps, those two to left have heart-and-honeysuckle motif, those to right have rods with scroll motif and stick railings.</p> <p>HISTORICAL NOTE: Green Hill was developed c1828.</p> <p>Nos 2-10 (consecutive) and Nos 12, 14, 15 and 16 form a good group of early C19 houses.</p> <p>(Worcestershire Historical Society Occasional Papers: Whitehead D: Urban Renewal and Suburban Growth: The Shaping of Georgian Worcester: 1989-: 44; NMR: Photograph).</p>		

<b>14</b>	SO8554SW 620-1/20/306 1389867  22/05/54  II (GV)	<b>GREEN HILL, LONDON ROAD (West side) Nos.6-10 (Consecutive) and attached railings to Nos 6, 7, 8 and 9</b>  <b>(Formerly Listed as: GREEN HILL, LONDON ROAD Nos.6-10)</b>
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Terrace of 5 houses and attached railings to four houses at right. Numbered right to left, described left to right. c1828-30 with later additions and alterations. Stucco over brick, scored in imitation of ashlar; slate roofs and stuccoed party-wall and right end stacks with purple brick oversailing courses and pots; cast-iron railings and verandahs which have lead roofs. 3 storeys on basements, 10 first-floor windows (2 per house) with further 2-lower-storey, 1-window entrance bay to left house. First floor: multi-pane fixed-light window in cambered-arched surround; two 6/6 sashes; 8/8 sash; two 6/6 sashes; 8/8 sash; four 6/6 sashes. Second floor has 3/3 and 4/4 sashes where original. Basement has casement windows. All in plain reveals and with sills. Entrances: those to four left houses are paired and between them a round-arched access opening, otherwise entrance to left. 2 steps to left, otherwise flights of 4 steps. Original doors except that to left house, have 5 panels with lower flush-beaded panels and upper glazed panes and with overlights with margin-lights; all in tooled architraves. The paired entrances have shared verandahs with cylindrical posts and embellished friezes. Rears retain 6/6 and 8/8 sashes.

INTERIORS: not inspected.

SUBSIDIARY FEATURES: railings to sides of steps have rods, those to landings embellished are embellished with pairs of scrolls.

HISTORICAL NOTE: Green Hill was developed c1828.

Nos 2-10 (consecutive) and Nos 12, 14, 15 and 16 form a good group of early C19 houses.

(Worcestershire Historical Society Occasional Papers: Whitehead D: Urban Renewal and Suburban Growth: The Shaping of Georgian Worcester: 1989-: 44).

15	SO8554SW 620-1/20/307 1389868  19/08/99  II (GV)	<b>GREEN HILL, LONDON ROAD (West side) No.11</b>  <b>(Formerly Listed as: BATH ROAD (West side) No.11 Green Hill)</b>
<p>2 houses, now house and nursery. c1828-30 with later alterations. Stucco over brick with slate roof, right stuccoed stack.</p> <p>2 storeys, 3:2:3 first-floor windows. The centre projects as a full-height rectangular bay. Plinth; full-height pilasters to left end, between second and third windows, to either side of bay and between seventh and eighth windows, surmounted by raised band and coped parapet. 6/6 sashes except to ground floor of bay a tripartite window with 6/6 between /2 sashes; all in plain reveals and with sills. Entrances: to off-centre left a 6-panel door with overlight with decorative glazing bars and doorcase with tooled pilasters and dentil cornice; second entrance off-centre right a 4-panel door and fanlight with radial glazing bars to head. Left return has two 6/6 sashes. Single storey range to rear.</p> <p>INTERIOR: retains original joinery and plasterwork including egg and dart moulding to cornices and ceiling friezes; hallway to left has dogleg staircase with embellished cast-iron balusters and wreathed mahogany handrail.</p> <p>HISTORICAL NOTE: Green Hill was developed c1828.</p> <p>All the listed buildings in Green Hill form a good group of early C19 houses.</p> <p>(Worcestershire Historical Society Occasional Papers: Whitehead D: Urban Renewal and Suburban Growth: The Shaping of Georgian Worcester: 1989-: 44).</p>		

16	SO8554SW 620-1/20/308 1389869  22/05/54  II (GV)	<b>GREEN HILL, LONDON ROAD No.12 Abbeyfield</b>  <b>(Formerly Listed as: GREEN HILL, LONDON ROAD No.12)</b>
<p>House, now nursing home. c1830-40 with later additions and alterations including C20 extension. Stucco over brick with renewed tile hipped roof, brick ridge stacks; cast-iron porch. 2 storeys, 3 first-floor windows. Plinth; full-height pilasters to ends and between windows, the capitals continue as cornice, with further frieze and roll-moulded eaves cornice, coped parapet. 2 roll-edged and one renewed steps to central entrance a two vertical raised-and-fielded-panel door; porch has barleytwist pillars and bolection-moulded hood with acanthus frieze. Some 6/6 sashes to rear.</p> <p>INTERIOR: not inspected.</p> <p>HISTORICAL NOTE: Green Hill was developed c1828.</p> <p>Nos 2-10 (consecutive) and Nos 12, 14, 15 and 16 Green Hill, London Road form a good group of early C19 houses.</p> <p>(Worcestershire Historical Society Occasional Papers: Whitehead D: Urban Renewal and Suburban Growth: The Shaping of Georgian Worcester: 1989-: 44).</p>		

17	SO8554SW 620-1/20/309 1389870  08/3/74  II (GV)	<b>GREEN HILL, LONDON ROAD Nos.14 AND 15</b>
<p>Pair of semi-detached houses. c1828-30 with later alterations. Pinkish-brown brick in Flemish bond with red brick window arches; slate roof with end and party-wall brick stacks with oversailing courses and pots. 3 storeys, 2 + 2 first-floor windows; outshuts to rear. Ground and first floors have 8/8 sashes; second floor has 4/4 sashes; all in plain reveals and with sills and flat arches of gauged brick. Central entrances, 6-panel doors, the lower 2 flush-beaded otherwise raised and fielded, doorcase has fluted pilasters and panelled friezes.</p> <p>INTERIORS: not inspected.</p> <p>HISTORICAL NOTE: Green Hill was developed c1828.</p> <p>Nos 2-10 (consecutive) and Nos 12, 14, 15 and 16 Green Hill form a good group of early C19 houses.</p> <p>(Worcestershire Historical Society Occasional Papers: Whitehead D: Urban Renewal and Suburban Growth: The Shaping of Georgian Worcester: 1989-: 44).</p>		



18	SO8554SW 620-1/20/310 1389871  22/05/54  II (GV)	<b>GREEN HILL, LONDON ROAD No.16 St Helen's</b>
<p>Vicarage, now house. c1828-30, with later additions and alterations including range to left Mid C19. Reddish-brown brick in Flemish bond with red brick window arches and stone cornice and copings; hipped cement tile roof to right part and slate roof to left part; part-renewed off-centre left 2 right end stacks with oversailing course and pots. 2 storeys, 4 first-floor windows with 2-lower-storey, one first-floor window range set back to left and further extension set back again. Main range has 8/8 sashes in plain reveals and with flat arches of gauged brick and sills. Left range has 2/2 horned sashes in plain reveals and with sills. Main range has continuous moulded cornice and coped parapet. Off-centre right entrance: 2 steps to 5-panel door (the upper panels are glazed, the lower are flush-beaded and those to centre are raised and fielded) with fanlight with petal motif to glazing bars and in similarly-panelled reveals; doorcase has half-fluted columns and open pediment. Further entrance at left a 5-flush-beaded-panel door and fanlight.</p> <p>INTERIOR: said to retain original joinery and plasterwork.</p> <p>HISTORICAL NOTE: built as the vicarage to Church of St Helen (now County Record Office), High Street (qv).</p> <p>Green Hill was developed c1828.</p> <p>Nos 2-10 (consecutive) and Nos 12, 14, 15 and 16 Green Hill(qqv) form a good group of early C19 houses.</p> <p>(Worcestershire Historical Society Occasional Papers: Whitehead D: Urban Renewal and Suburban Growth: The Shaping of Georgian Worcester: 1989-: 44).</p>		

19	SO8554SW 620-1/20/386 1389949  08/03/74  II (GV)	<b>LONDON ROAD (South side) Nos.1 AND 3</b>  <b>Formerly Listed as: LONDON ROAD Nos.1, 3 AND 5</b>
<p>Pair of terraced houses, now shop and flats. Early to mid C19 with later additions and alterations including late C20 shopfront to traditional design. Finely jointed red brick with painted stone detailing and slate roof. Timber shopfront. Party wall stack to rear roof slope with pots. Double-depth plan. 3 storeys and cellar. Three first-floor windows (2 + 1). Detailing includes brick eaves band and first-floor sill band. First-floor windows are 6/6 sashes, second-floor 3/3, all in plain reveals with flat gauged brick arches and sills; window openings to right house (No. 3) similar but windows altered. Shopfront to No. 1 with entrance at left; further 6-panel replacement door at left leads to through-passage to rear, overlight under cambered arch, further cambered arch above reputedly to accommodate horse access to former stable at rear. Entrance to No. 3 at right, replacement 6-panel door, above are two raised and fielded panels below radial pattern fanlight; semi-circular arch is of gauged brick as is cambered arch to window opening to left.</p> <p>INTERIOR: not inspected.</p>		

20	SO8554SW 620-1/20/388 1389951  08/03/74  II	<b>LONDON ROAD (South side) No.21 with attached railings and gate</b>  <b>Formerly Listed as: LONDON ROAD (South side) No.21</b>
<p>House with attached railings and gate. Occupies a steeply sloping site; the main, entrance facade is to the left return. c1800-20 with later additions and alterations. Reddish-brown brick in Flemish bond with flat window arches of dark red brick and with stone sills; hipped slate roof and rear brick stacks with oversailing courses and pots; cast-iron railings and gate. Main facade: 3 storeys, 3 first-floor windows; on basement at right. First floor has 6/6 sashes where original; second floor has 3/3 sashes; all in plain reveals and with flat arches of gauged brick and sills. Ground floor: central entrance a 6-panel door, the lower 2 panels flush, fanlight with radial glazing bars, in pilastered surround; to left a canted bay window with 8/8 and 4/4 sashes; to right a 6/6 sash in plain reveals and with flat arch and sill. Basement, at right: entrance a flush-panel door. Return facade to London Road: 3 storeys on basement, 1 first-floor window. First floor has 6/6 sash; second floor has 3/3 sash; basement has 2/2 sash; all with flat arches of gauged brick and sills. Ground floor has bow window with 8/8 between 4/4 sashes.</p> <p>INTERIOR: not inspected.</p> <p>SUBSIDIARY FEATURES: stick railings to right of main entrance for approximately 1 metre. Gate attached to basement entrance has dog-bars and scrolls.</p>		

21	SO8554SE 620-1/21/390 1389952  18/08/99  II (GV)	<b>LONDON ROAD (South side) No.57</b>
<p>House. c1840s with later alterations. Reddish-brown brick in Flemish bond with hipped slate roof. Main facade to rear: 2 storeys, 3 first-floor windows. Outer 8/8 sashes, first floor has 6/6 sash to centre, all in plain reveals and with sills and slightly cambered arches. Central entrance a 4-panel door with overlight. Rear and returns have 1/1 horned sashes with stuccoed arches with keystones and on scrolled corbels.</p> <p>INTERIOR: not inspected.</p>		

22	SO8554SE 620-1/21/391 1389953  08/03/74  II (GV)	<b>LONDON ROAD (South side) No.63</b>  <b>Formerly Listed as: LONDON ROAD Nos.63-67 (Odd)</b>
<p>Cottage, left end of terrace. c1830 with later additions and alterations. Painted brick with painted stone sills, slate roof with dentilled eaves. L-shaped brick stack to front right roof slope has oversailing detail and pots. Exposed timber lintel over ground-floor window. Timber doorcase. Double-depth plan with entrance to left directly into living-room. Further entrance in left-return to hall and staircase. 2 storeys with attic. 1 first-floor window. 6/6 and 8/8 sashes in near-flush-frames. Stone steps to replacement 6-panel door. Replacement doorcase has broad reeding with paterae at corners and cornice/canopy.</p> <p>INTERIOR: not inspected.</p>		

23	SO8554SE 620-1/21/393 1389955  08/03/74  II (GV)	<b>LONDON ROAD (South side) No.65 York Cottage</b>  <b>Formerly Listed as: LONDON ROAD (South side) Nos.63-67 (Odd)</b>
<p>Cottage, part of terrace. c1780-1820 with later additions and alterations. Painted stucco with stone sills and lintels. Double-span, plain clay tile roof with dentilled eaves. Timber bay window and door case. Double-depth plan with lobby entrance to right. Interlocks with No.67 (qv). 2 storeys with attic. 2 first-floor windows; 6/6 sashes in near-flush-frames with sills and channelled wedge lintels with capped keystones. Canted bay to left ground-floor (4/4:6/6:4/4), flat roof with cornice. 6-panel door, all raised and fielded; 3-pane overlight; fluted doorcase with simple open-pediment. 2 gabled dormers with paired 6-pane side-hung casements.</p> <p>INTERIOR: not inspected.</p>		

24	SO8554SE 620-1/21/395 1389957  08/03/74  II (GV)	<b>LONDON ROAD (South side) No.67 Victoria House</b>  <b>Formerly Listed as: LONDON ROAD (South side) Nos.63-67 (Odd)</b>
<p>House, part of terrace. c1780-1820 with later additions and alterations. Painted stucco, lined to represent ashlar. Plain clay tile roof with dentilled eaves. Timber bay and doorcase. 2 brick stacks to ear roof slope, that to left has oversailing detail, both have pots. Double-depth, L-shaped plan, central lobby. Interlocks with No.65 (qv). 2 storeys with attic and cellar. 2 first-floor windows (that to right slightly higher than left); upper left is 6/6, otherwise 8/8; all in near-flush-frames with sills and channelled wedge lintels with capped keystones. Canted bay to right ground-floor (6/6:6/6:6/6) with cornice to flat roof. Wide 6-panel door, top pair glazed otherwise raised and fielded; doorcase flanked by tapered fluted pilasters with open dentilled pediment; fanlight, narrower than door, has radial scrolled wrought-iron grille. 2 gabled dormers with paired side-hung casements, 6-pane to left, 2-pane to right; skylight between. Right return has 6/12 window to attic and 8/8 to first-floor. Rear wing is in matching style to front range.</p> <p>INTERIOR: not inspected.</p>		

25	SO8554SE 620-1/21/399 1389961  08/03/74  II (GV)	<b>LONDON ROAD (South side) No.73 Rose House</b>
<p>Villa. c1825-50 with later additions and alterations. Red brick with stone sills. Hipped slate roof. Rendered stack to right return with oversailing detail and pots, similar stack to rear. Timber bay windows. Double-depth plan with central hall. Similar but smaller range to rear right. Symmetrical facade. 2 storeys. 3 first-floor windows, 8/8 in plain reveals with sills and flat gauged brick arches. Ground-floor windows are later flat-roofed bays of 3-lights with single-light to each return, fluted corner posts and mullions with frieze and cornice; 2/1 sash to centre light otherwise 1/1. Flight of steps to replacement 6-panel door; fluted door surround, panelled reveals, bottom panel triple-flush-beaded, upper panels raised and fielded with inset radiused corners, matching inscribed design. Radial pattern fanlight with segmental margin glazing. Ionic-style porch with fluted columns.</p> <p>INTERIOR: not inspected.</p> <p>HISTORICAL NOTE: The First Edition 1:500 scale Ordnance Survey Map for Worcester shows the porch but not the bays, suggesting they post-date 1886.</p>		



26	SO8554SE 620-1/21/401 1389963  05/04/71  II (GV)	<b>LONDON ROAD (South side) No.75</b>
<p>House, adjoins rear of Nos 1 and 2 Rose Hill (qv). c1780-1820 with later additions and alterations. Red-orange brick. Plain clay tile roof, hipped to left with plain brick eaves band. Ridge stack and rear gable-end stack both with oversailing detail and pots. Annexe to left has concealed roof with parapet. Timber window sills and doorcase.</p> <p>PLAN: single-depth plan, aligned gable end on to London Road. Entrance lobby and staircase in annexe. Main house is 3-storey. 1 first-floor window, 4/4 (three vertical glazing bars only) in near-flush-frame under cambered brick arch; second-floor window is similar but shorter; both with horns. 10-pane French window to ground-floor with 3-pane overlight, altered; flat gauged brick arch. Annexe which abuts No.73 London Road (qv) is 2-storey. 1 first-floor window, 2/2 with horns in near-flush-frame under segmental arch; ground-floor is similar but under flat gauged brick arch. To left of window is pedestrian access to rear through semi-circular arched open doorway. To right of window is raised and fielded 6-panel door with wide architrave and simple bracketed canopy. 2-storey outshut to rear (north).</p> <p>INTERIOR: not inspected.</p>		

27	SO8554SE 620-1/21/402 1389964  22/05/54  II GV	<b>LONDON ROAD (South side) Nos.79-87 (Odd)</b>
<p>Formerly known as: Nos.15 ST MARY'S TERRACE. Terrace of 5 large houses. c1820 with later additions and alterations. Red brick with stone dressings. Hipped slate roof partially concealed by brick parapet. End and party-wall stacks with oversailing detail and pots. Timber and glass porches. Slate garden steps with wrought and cast-iron handrail. Left house retains C19 cast-iron pedestrian gate. Double-depth plan. End houses (Nos 79 and 87) are double-fronted, otherwise single-fronted. Through-halls. Service ranges to rear left except Nos 85 and 87 where ranges are to right. 3 storeys with cellars and attics. 12 (3:2:2:2:3) first-floor windows. Stone detailing includes first-floor sill band, sills, channelled wedge lintels and semi-circular arches both with keystones, coping to parapet. Second-floor sashes are 4/8 and 3/6, second window in from left is oculus in elaborate surround with pediment, some of 3/6 are blind; 8/8 elsewhere except arch-headed which are fixed paired side-hung casements each of 8-panes, radial pattern glazing to tympanum, some of which are blind; all windows in plain reveals with sills. Glazed porches probably mid-to-late C19; 2 slate steps to door; 5-panel, bottom panels flush triple-beaded, centre and upper pair of panels raised and fielded, further embellished with rectangular design with inset radiused corners; upper door panels of left house glazed; fluted architraves; panelled reveals; fanlights in various designs. Each house has flight of 6-8 steps at garden gate with handrail. Tall parapets continue on returns which have 4/8, 6/6 and 8/8 sashes with sills and wedge lintels as principal elevation.</p> <p>INTERIORS: Retain many original features including staircases with wreathed handrail and square balusters, panelled doors, architraves, skirtings, dado rails, plaster cornices, fireplaces. Some retain cast-iron hob grate in basement. Nos. 79 and 87 each has a fine semi-circular staircase with wreathed handrail. Fire Insurance plaque on right-hand house.</p> <p>(Buildings of England: Pevsner N: Worcestershire: Harmondsworth: 1968-1985: 336; Worcester City Council, planning register).</p>		

28	SO8554SE 620-1/21/403 1389965  05/04/71  II (GV)	<b>LONDON ROAD (South side) No.89 Rose Lawn</b>  <b>Formerly Listed as: LONDON ROAD No.89)</b>
<p>Detached house set well back from the road in a large plot; currently being converted from multiple occupation back to a single dwelling. c1800-36 with later additions and alterations. Red brick with stone detailing. Hipped slated roof partially concealed by coped parapet to all elevations. Stack to left roof slope and right-return wall, both with oversailing detail and pots. Double-depth plan with entrances to rear and from front via French window.</p> <p>EXTERIOR: 3-storeys and cellar. Symmetrical facade with 3 first-floor windows. Stone detailing includes sills and parapet coping; eaves cornice to front elevation. First-floor sashes are 2/1, second-floor 2/2; all in plain reveals with sills; French windows to ground-floor with overlights, stone steps access centre window; all under flat gauged brick arches; external blind-boxes to all upper-floor openings and to left ground-floor. 8/8, 2/2, and 1/1 with margin glazing to returns. Access via flight of external steps and 6-panel door in rear elevation. Original access in left return. Single and 2-storey ranges to rear.</p> <p>INTERIOR: retains many original features including open-well staircase with wreathed and ramped handrail and square balusters; 4 and 6-panel doors, skirtings architraves and picture rails; plaster cornices; some fireplaces.</p>		

29	SO8554SE 620-1/21/404 1389966  22/05/54  II	<b>LONDON ROAD (South side) No.101 South Hayes</b>  <b>Formerly Listed as: LONDON ROAD (South side) No.101 South Hayes (Cornwall House)</b>
<p>Pair of semi-detached houses, now nursing home. 1783 with later additions and alterations including conversions and extensions in the 1980's and '90's. Red brick with stone dressings. Hipped slate roof partially hidden by parapet. Ridge and end stacks with oversailing detail and pots. PLAN: each house single-depth and back to back, with common, main facade to south (London Road) originally designed to look like one large villa and with service wings to north; entrances to east and west facades and with central stairhalls.</p> <p>PRINCIPAL (SOUTH) ELEVATION: almost symmetrical facade; bay to off-centre right breaks forward slightly. 3 storeys and basement. 7 (3:2:2) first-floor windows. Stone detailing includes sills, moulded cornice and coping to parapet. Windows to ground-floor are 6/6; to first-floor 6/9, and to second-floor 3/3; all in plain reveals with sills and flat gauged brick arches; many of the windows have external blind-boxes. Further 3/3 sashes in individual brick areas to basement. Single-storey extension to left ground-floor has four 1/1 sashes.</p> <p>EAST ELEVATION: 3 storey, 3 first-floor windows. Stone cornice continues from principal elevation. Sill band to first-floor windows which are 6/6; 3/3 to second-floor; all in plain reveals with sills and flat gauged brick arches. Left hand window apertures to both floors are blind. Access via late C20 conservatory to central entrance with paired 3-panel doors, upper panels raised and fielded, bottom panels flush-beaded; pilaster doorcase with pulvinated frieze and cornice; overlight with curved lattice pattern glazing bars. Later bay to right with mullion and transom, multi-pane glazing. 2-storey service range to right with 6/6 sashes.</p> <p>WEST ELEVATION: much altered with single, 2 and 3 storey additions. 6/6 and 8/8 sashes.</p> <p>INTERIOR: re-ordered internally by its conversion into one unit for use as a youth hostel, however retains original plasterwork and joinery including panelled shutters to windows, 6-panel doors with tooled architraves and fleurons to corners, cornices, both main narrow openwell staircases between rear and front rooms with stick balusters, carved tread ends and wreathed handrails.</p> <p>HISTORICAL NOTE: map evidence suggests the south facade was symmetrical in 1886 i.e.(2:2:2), a single window range had been added to the left (west) return by 1926. Known on 1884 O.S. map as South Hayes and Cornwall Lawn.</p>		

<b>30</b>	SO8554SW 620-1/20/387 1389950  18/08/99  II (GV)	<b>LONDON ROAD (South side) Nos.4 AND 6</b>
<p>Pair of terraced houses. c1830-40. Render over brick with slate roof and brick end stacks. Double-depth plan. 3 storeys; 4-window front. Second-floor 3/3-pane sashes; 6/6-pane sashes to first-floor; to ground-floor are horned 2/2-pane sashes flanking panelled doors with overlights.</p> <p>INTERIORS: not inspected.</p>		

31	SO8554SE 620-1/21/392 1389954  05/04/71  II (GV)	<b>LONDON ROAD(South side) No.64</b>
<p>House, end of terrace. c1780-1820 in 2 stages of build and with later additions and alterations. Painted stucco with stone detailing. 2-span roof, part slate, part plain clay tile partially concealed by parapet, hipped to north. Brick stack to north end with oversailing detail and pots. Double-depth plan with central stairhall in return. East and west walls not parallel making some rooms out-of-square. Although the property is addressed as London Road, the principal and entrance elevation is that to the west facing onto Battenhall Road. 2 storeys and attic. 3 first-floor windows. Stone detailing includes coping to parapet with swept ramps leading to returns surmounted by ball finials; sills. 6/6 sashes in near-flush-frames throughout. Off-centre right entrance has replacement part-glazed panel door; moulded architrave.</p> <p>LEFT RETURN (London Road): 2 storeys. 2 first-floor windows, 6/6 sashes in near-flush frames; similar pair to ground-floor.</p> <p>RIGHT RETURN: single-storey outshut with canted bay (6/6:8/8:6/6) to left; 2/2 and 6/6 sashes to right. Hipped roof dormer with 3/3 sash. Bay window to rear has French doors between 6/6 sashes.</p> <p>INTERIOR: retains original plasterwork including frieze with scrolled roses to front, right room and joinery at right part with 6-raised-and-fielded-panel doors in tooled architraves and with fleurons.</p>		

32	SO8554SE 620-1/21/394 1389956  05/04/71  II (GV)	<b>LONDON ROAD (South side) No.66</b>
<p>Terraced house. c1780-1820 with later additions and alterations. Painted brick with painted stone sills. Hipped tile roof partially concealed behind dentilled parapet with clay tile coping. Dentilled eaves to short left-return. tuck to right party-wall with oversailing detail and pots. Single-depth plan with principal axis at right-angles to street. Entrance in left-return with porch overlapping adjoining property to east (No.68 qv). 3 storeys. 1 first-floor window, 6/6. 3/3 sash to second-floor; tripartite window to ground-floor (2/2:6/6:2/2); all in near-flush-frames with sills and flat gauged brick arches. 6-panel door to left, top four panels glazed, bottom pair flush beaded.</p> <p>INTERIOR: not inspected.</p>		

33	SO8554SE 620-1/21/396 1389958  05/04/71  II (GV)	<b>LONDON ROAD (South side) No.68</b>
<p>Terraced house. c1780-1820 with later additions and alterations. Red brick with painted stone sills. Slate roof with dentilled eaves. Stack to rear right with oversailing detail and pots. Timber doorcase. 'L'-shaped plan, rear range to right, each 'leg' of single-depth. Central stairhall. Set back from general line of terrace. 2 storeys and attic. 3 first-floor windows, 6/6 sashes; 8/8 sashes to ground-floor; all in near-flush-frames with sills and flat gauged brick arches. Renewed 6-panel door; altered radial pattern fanlight; pilaster doorcase with console brackets to open pediment.</p> <p>INTERIOR: not inspected.</p>		



34	SO8554SE 620-1/21/397 1389959  05/04/71  II (GV)	<b>LONDON ROAD (South side) No.70</b>
<p>Terraced house. c1780-1820 with later additions and alterations. Red brick with painted stone sills. Roof concealed behind tall brick parapet with stone coping. Dentilled eaves to left return. High parapet continues on right return. Timber doorcase. Timber and stucco bay with lead roof. Single-depth plan with principal axis perpendicular to street. Through passage to left accesses central stairhall. Further ground-floor room off passage to rear left interlocks with adjoining house to east (No.72 v). 3 storeys and attic. 2 first-floor windows. Replacement 6/6 sashes to first and second-floors; all in near-flush frames with sills and flat gauged brick arches. Canted bay to ground-floor (6/6:8/8:6/6), abbreviated panelled pilasters, frieze and cornice; flat roof. Replacement 6-panel door; radial pattern fanlight with segmental margin-glazing. Narrow pilaster doorcase with brackets to open pediment.</p> <p>INTERIOR: not inspected.</p>		

35	SO8554SE 620-1/21/398 1389960  08/03/74  II (GV)	<b>LONDON ROAD (South side) No.72</b>  <b>Formerly Listed as: LONDON ROAD (South side) Nos.72 AND 74</b>
<p>Terrace house. c1840's with later additions and alterations. Red brick with painted stone details. Slate roof. Stack to rear right with oversailing detail and pots. Timber doorcase. Single-depth plan with central entrance directly into living room. Through-passage to left accesses rear of property, door off to kitchen. 2 storeys and cellar. 2 first-floor windows. Stone details include channelled wedge lintels with moulded cap keystones to ground-floor windows and sills; plain lintel to side passage. Windows are all 6/6 in plain reveals with sills. 4-panel door, bottom pair double-beaded, upper pair bolection moulded. Panelled pilaster doorcase with cornice, console brackets decorated with shells and acanthus leaves. Open passage way to extreme left of elevation.</p> <p>INTERIOR: not inspected.</p>		

36	SO8554SE 620-1/21/400 1389962  08/03/74  II (GV)	<b>LONDON ROAD (South side) No.74</b>  <b>Formerly Listed as: LONDON ROAD (South side) Nos.72 AND 74</b>
<p>Terraced cottage. C18 with later additions and alterations. painted brick with stucco dressings. Plain clay tile roof. Extended stack to rear left with oversailing detail and pots. Single-depth plan. Entrance directly into living room. Single-storey outshut to rear left. 2-storeys. 3 first-floor windows. Stucco details include sills and wedge lintels to ground-floor windows. Upper-floor windows are paired side-hung casements, with 2-pane lights. 3/6 sashes to ground-floor. Replacement 6-panel door with overlight; simple bracketted canopy over.</p> <p>INTERIOR: not inspected.</p>		

37	SO8554NW 620-1/17/470 390035  18/08/99  II	<b>PARK STREET (East side) Nos.31 AND 33 and attached railings and gates</b>
<p>Pair of houses with attached railings and gates. c1840s. Brick in Flemish bond with stone sills, slate roof, brick party-wall stacks, and wrought-iron railings and gates.</p> <p>EXTERIOR: 3 storeys, 2 first-floor windows (1:1). Double-depth plan with lobby entrance at left. 8/8 sashes to round- and first-floors; 4/8 sashes to second-floor, all in air reveals, with flat arches of gauged brick and with sills. Entrances (alike): steps to 6-panel doors, the lower two panels with bolection moulding, the upper panels raised and fielded; fanlights with teardrop glazing bars. Stacks have oversailing courses and pots.</p> <p>INTERIORS: not inspected.</p> <p>SUBSIDIARY FEATURES: attached railings and gates have bars with arrowhead finials, those to left are more ornate. A modest but unusually unaltered pair of this date.</p>		

38	SO8554SE 620-1/21/486 1390074  18/08/99  II (GV)	<b>ROSE BANK (West side) Rose Bank House</b>
<p>House. 1814 with later alterations. Stucco over brick with slate roof.</p> <p>EXTERIOR: 2 storeys, 4 first-floor windows. First floor has 8/8, 8/8, 6/6 and 8/8 sashes; ground floor has two 8/8 sashes, then entrance a 6-panel door, the upper panels glazed, fanlight with radial glazing bars and tooled architrave. Wide eaves.</p> <p>INTERIOR: retains original joinery and plasterwork including staircase with stick balusters and wreathed handrail.</p> <p>HISTORICAL NOTE: built at the same time as Rose Hill House, Rose Hill (qv) when the Dean and Chapter released land in this area for development. A good example of a Regency stucco house retaining original joinery and plasterwork. The houses were originally known as Rose House and Rose Lawn. (Worcestershire Historical Society Occasional Papers: Whitehead D: Urban Renewal and Suburban Growth .. (in) .. Georgian Worcester: 1989-: 41).</p>		

39	SO8554SE 620-1/21/487 1390075  05/04/71  II (GV)	<b>ROSE HILL (West side) Nos.1 AND 2</b>
<p>Pair of semi-detached houses, adjoined at rear by No.75 London Road (qv). c1820 with later additions and alterations. Red-orange brick; painted stone sills. Plain clay tile hipped roof, dentilled eaves. Ridge and left gable end stack with oversailing detail and pots. Timber doorcases. Wing to left-return is part brick, part painted stucco; further painted stucco outshot to rear of left return. Right-return is painted stucco.</p> <p>PLAN: Left-hand house (No.1) double-depth with lobby entrance to right. Right-hand house aligned at right angles and single-depth.</p> <p>ROSE HILL ELEVATION: Probably originally designed to look like one large house with almost symmetrical facade; entrance to No.2 in right-return. 3 storeys and cellar. 4 (2:2) first-floor windows. 3/3 sashes to second-floor, otherwise 6/6 except right ground-floor which is 2/2; most are replacement with horns; all in near-flush-frames with sills; flat gauged brick arches to ground- and first-floor. 2 stone steps to entrance to left house (No.1), raised and fielded 6-panel door; radial pattern fanlight with segmental margin-glazing. Panelled pilaster doorcase with open pediment. Two-storey wing to left-return; dentilled eaves; blind-window to ground-floor under flat gauged brick arch, no sill; first-floor window partially brick-blocked, sill. Entrance to No.2 via single-storey outshot to right-return, glazed roof concealed behind parapeted front wall; matching doorcase to No.1 but plain fanlight; replacement part-glazed panelled door.</p> <p>SOUTH-RETURN (LONDON ROAD) ELEVATION: 3-storeys. To left first-floor is 6/6 sash; 3/3 to second; both replacement with horns; both in near-flush-frames; sills and gauged flat brick arches. Outshot below has multi-pane sash with side-lights. To right of elevation is 2-storey wing with brick coping to parapeted gable. Oriel window to first-floor (2/2:8/8:2/2). C20 windows and glazed door with overlight to ground-floor.</p> <p>INTERIOR: not inspected.</p>		

40	SO8554SE 620-1/21/488 1390076  15/05/79  II	<b>ROSE HILL (West side) Rose Hill House</b>
<p>Large villa in spacious grounds, now St Richard's Hospice. c1810 with later additions and alterations. Painted stucco with hipped slate roof, wide overhanging bracketted eaves. Stucco ridge stacks with brick oversailing detail and some pots.</p> <p>PLAN: double-depth with central through-hall with staircase. Wing in similar style to right, further lower wing and service ranges to left (west).</p> <p>EXTERIOR: south (garden/London Road) elevation: Symmetrically composed main block with asymmetric flanking ranges. 2 storeys with attic and basement. 8 (4:3:1) first-floor windows. Stucco detailing includes plinth and first-floor sill band. Fenestration to main block is 8/8 to first-floor and 8/12 to ground-floor, all in plain reveals; plinth doubles as ground-floor sill band.</p> <p>Central through-storey semi-circular headed stair light is 9/9; below are paired 2-panel doors, top panels glazed; late C20 flat roofed conservatory over entrance.</p> <p>Wing to left has 3/3, 6/6 and 8/8 sashes; canted oriel window to first-floor (1/1:1/1:1/1).</p> <p>Wing to right has 1/1 first-floor sash; below is French window with overlight.</p> <p>North(principal/carriage drive) elevation: some degree of symmetry to main block, asymmetric flanking ranges. 2 storeys with attic and basement. Stucco detailing as per south elevation. Fenestration to main block is all 6/6 sashes in plain reveals. Central 4-panel door with overlight; flanking bow windows, that to left smaller than on right; each with 3 windows. Late C20 Tuscan-style porch. Left wing has 1/1 sashes; wings to right have 4/4 and 6/6 sashes. Post 1886 canted bay 1/1:1/1(tripartite):1/1 with roofed balcony over to east return.</p> <p>INTERIOR: retains many original features including open-well staircase with scrolled wrought-iron balusters, wreathed handrail; polychromatic ceramic tiled floor to hall; panelled internal shutters and doors, architraves, skirtings, dado and picture rails; moulded plaster cornices.</p> <p>HISTORICAL NOTE: although now known as Rose Hill House, reference to the First Edition Ordnance Survey map of 1886 shows this building without a name; the adjacent property (demolished c1965) to the south and east is identified as being Rose Hill House. This changes on the 1940 revision of the 1928 O.S. map when the subject of this description becomes identified as 'Rose Hill'. The 1886 map shows what is currently Rose Hill House with a plan very similar to what exists now.</p>		

41	SO8554SE 620-1/21/489 1390077  19/08/99  II	<b>ROSE TERRACE Nos.1-3 (Consecutive)</b>  <b>Formerly Listed as: LONDON ROAD Nos.1-3 Rose Terrace</b>
<p>Terrace of 3 houses. c1800-20 with later alterations. Reddish-brown brick in Flemish bond with plain tile roof; brick party-wall stacks with oversailing courses and pots. EXTERIOR: 3 storeys, 4 first-floor windows, 1:1;1:2; ranges to rear. First-floor has 6/6 sashes in plain reveals and with sills. Second floor has 3/3 sashes in plain reveals and with sills. Ground floor has alternate 6/6 and 2/2 sashes, all in plain reveals and with sills. Ground and first floor windows have mostly flat arches of gauged brick. Entrances: at right of each house: 4-panel doors with overlights in architraves with hoods on corbels. Modillion eaves band.</p> <p>INTERIORS: not inspected.</p>		



42	SO8554SW 620-1/20/539 1390176  22/05/54  I (GV)	<b>SIDBURY (North East side) The Commandery</b>  <b>(Formerly Listed as: SIDBURY The Commandery. No.1 The Commandery Drive)</b> <b>(Formerly Listed as: SIDBURY (East side) Nos.79 AND 79A)</b> <b>(Formerly Listed as: SIDBURY (East side) No.81)</b> <b>(Formerly Listed as: COMMANDERY DRIVE No.1 Commandery House)</b>
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Also known as: St Wulstan's Hospital SIDBURY. Also known as: St Wulstan's Hospital COMMANDERY DRIVE. Museum of the Civil War. Originally a medieval hospital, since the Reformation variously a private dwelling, Royalist headquarters, college, and printing works. Founded in C11, but earliest buildings (Hall range) C15, with considerable additions and modifications from C16 to C19, major reinstatement and restoration late 1980s by FWB Charles.

**MATERIALS:** substantial elements in timber framing, some with lath and plaster, much brick infill, later work in brick, mainly Flemish bond, often painted. Roofs plain tile on timber trusses.

**PLAN:** original hospital plan is not now legible, the earliest plan unit being the Great Hall which lies well back from the road (Sidbury) across the site, with a very long, mainly 2 storey wing to the left (NW), adjacent to the later canal, and all in one room thickness. At about midway to this wing a 3 storey crosswing, with through-way. To the right (E) of the Hall a further long wing projects forward towards the street, with 2 later arms towards the NE, and behind the Hall (to its S) a substantial late C18 dwelling (formerly Commandery House) in 2 storeys and attics, with hipped roof. At the street front is a short gabled 2 storey cottage unit with jetty (formerly 79 and 79a Sidbury). The whole complex forms an irregular but extended 'H' plan.

**EXTERIOR:** Street front is in 2-bays, in close studded framing, and with bracing to the left return, the right return is rendered, and continues with a later brick bay, with a 2-light small pane casement above 16-pane sash. The front has a 2 and a 3-light above 2 display windows, all of these of late C20: except to the C18 house unit terminating the right wing, most windows are replacements dating from the 1980s work. The left wing is in framing in square panel, to a continuous ridge but 3 slightly stepped eaves levels, the last section with brick nogging. The rear bays, beyond the through-way, are mainly square panel framing with brickwork, but at about half-way is a higher gable (to the Hall range), with a close studded gable and high casement, above plain brickwork, the wing ends to a hip above a garage door to brick floors, with various replacement casements to each side, and one at eaves level facing the canal. A timber bressumer spans the through-way, and a door to the left, and within the passageway is a wide pair of doors to the right, and smaller opening, left. The principal entrance to the museum is just beyond the front cottage range. The inner face to this wing, facing a narrow courtyard, is mainly in painted brickwork, but with some residual framing, beyond the hall, and principally framed, but with some brickwork, all painted, in the forward part. The higher cross-range is in painted brick, with hipped end. There are some original sashes (ground floor) and casements (first floor) in the section adjacent to the Hall. The Hall range retains substantial original work, but in the C19 a throughway for carriages was cut through at one end, so that much structural and other detail is careful restoration. The front to the street has bays marked by bold posts, with close stud infill. To the left is a wide pair of doors, and at eaves level are two 4-light casements; to the right is a projecting porch in 2 storeys, in framing, with hip above door and casement. The far side has a small section of close studded gables

wing attached to the later brick house, linked by lighter framing, above small doorway, to the bold hexagonal dais bay. The bay has a decorative barge board, and tall narrow casement lights with continuous transom at one-third height, and above a brick breast wall. To the right are 4 bays detailed as to the front, again with one 4-light high casement: the Hall originally had more fenestration, probably as a continuous range, at this eaves level. All this side is painted, and the extensive roof slopes terminate in a plain ridge. The house, attached to the Hall, has 3 blind openings to segmental heads at each level, separated by a 3 course string, and a fourth bay with a sash above C18 door. The outer end is in 2 gables, both rendered, but the first with some exposed timbering to the gable, above a bold 2 storey hexagonal bay with 12-pane sashes, a further sash to the staircase, and a low door (to the basement). The second gable is plain, and the main garden front, which returns to a bold hipped end, is in 2-bays, with small pane casements to flat-roofed dormers, above large flush 16-pane sashes at each level. A 3 course string divides the levels, and returns to the left, with large external eaves stack, door and sashes. The long range to the left is in brick, with 3-course mid-string, probably a refacing to the earlier structure at the time of the building of the attached house. It is in 6-bays, with five 6-pane and a pedimented door to the left, and four 12-pane, and a 16-pane above 20-pane, to the right. Beyond this are the 2 later projecting wings, mainly in plain or painted brick, the furthest with hipped roof, and linked to the main wing by a segmental projection.

INTERIOR: interiors are very varied, with a complex mixture of detail from the C15 onwards, including some careful restoration of the late C20. Room numbers given in parentheses are those used on the Museum's identification plans, only those of particular interest are described here. The Great Hall (G11) has been carefully restructured, following the removal of the C19 breakthrough with a carriageway. In 5-bays, with heavily moulded trusses, modified in the C19 by the addition of a central moulded tie at the level of the original hammer beams. Spandrels are traceried, and 3 ranges of wind-bracing. At one end is the screen in double height panelling with central door, under a balustrade with barley twist balusters, at the dais end, with a bay window to one side, the opposite side has a wide (3m) opening with moulded jambs, giving to the entrance and staircase hall (G18). At this end is bolection-mould panelling, and a slender post to an opening beside the bay. Walls are close studded in heavy timbers on a brick plinth, and the floor has brick paving at the screens end, and 2-coloured diagonal tiling at the other, continued into G18. The main ground floor suite of rooms to the canal-side wing (G1-G30), has been much modified, including insertion of a new staircase in G8, but much early fabric remains. To the first floor rooms F7 and F8 are noteworthy, as they include important remains of C15 fresco painting to ceilings and soffits (uncovered in 1935): subjects include a large central Trinity, and martyrdoms of St Thomas Becket and St Erasmus. Close stud walling is exposed, and in F8 the wind braced roof structure is visible. In this wing towards the Sidbury end is a section without intermediate flooring, rooms F4/G3 which were at one time the brewery. In the other main wing the most significant survival is the so called solar (F21), this is in 3-bays, with fully moulded C15 braced tie-beam trusses having pierced panel spandrel fill, moulded plate, moulded wind-bracing in 2 tiers, and moulded purlins. At one end, adjoining the stair, is a heavy close studded wall, incorporating an internal 4-light opening, and at the other is a fireplace with early C18 bolection mould panelling and fire surround. Rooms F18 and F19, beyond the staircase, have fine Jacobean wall panelling (G18 to the outer wall), and F18 has a very rich fire surround with 6-panel overmantel. The house attached at the outer end to the wing (Rooms G12-G15 and F14-F17) has mainly straight forward late C18 detailing, including many 2-panel fielded doors, and a tight open-well staircase with square newels, turned on square balusters, broad handrail and solid string, floors are generally in wide oak plank. G13, with hexagonal bay, has a broad mid-ceiling chamfered beam, and

a wide elliptical recess with painted intrados adjacent to a C18 eared fire surround under a Jacobean overmantel incorporating the painted arms of Thomas Wylde II. Room F24, at the outer end of the wing, includes a close studded wall and a C18 panelled fire surround.

**HISTORY:** The Commandery, so named '....from the title which its Masters assumed, who, in initiation of the superiors in military convents, styled themselves Praeceptores or Commanders...' (Marsh, p3), has a long and complex building history, reflected in the diverse nature of its exterior forms and interior detailing. A hospital was founded here in the late C11, located at Sidbury Gate, just outside the city precincts, and served travellers as well as its few permanent inmates, who followed the Rule of St Augustine, and known as the Hospital of St Wulstan (sic: Wulfstan is an alternative spelling, normally used, for instance, with reference to the Cathedral). Apart from a few stones from the earliest extant structure is of the C15, in the Great Hall and adjacent rooms: many alterations and additions have been made since the House was dissolved in 1540, when it was granted to Richard Morysyne for the sum of »14/3/5. The complex was leased to Thomas Wylde, a clothier, in 1551, for »498, and remained with this family until the mid C18 when it was purchased by John Dandridge. The Wylde era is evident in many internal details, particularly panelling, fireplaces, and the main staircase. The Dandridges added domestic wings on the E side, including the prominent house at the NE corner: this is not shown on a 1741 map, but appears on one of 1779, and is confirmed in its detailing. In the middle C19 Richard Mence took over, and during his occupancy much damage was done to the fabric; amongst other modifications, he drove a carriageway through the Great Hall, closing off the other half with a full-height heavy brick wall: the Hall was carefully reconstructed in 1954, but the floor still reflects the earlier subdivision, the black and white diagonal quarries having been replaced by brick pavements at the screens end. From 1866 to 1887 a school for blind people occupied the premises, but after that, until bought by Worcester City Council in 1873, the Littlebury family used them as a printing works, undertaking many improvements, including reinstatement of the Hall. In 1977 the property was opened to the public as a Museum of the Civil War, substantial conservation and renewal work was done in preparation for this. A tree-ring date of 1491 (felling date) has been obtained from a board in the great hall roof.

Commandery House was listed on 5/4/1971.

(M Wood: The English Medieval House: 1965-; Old Worcester - People and Places: Gwilliam HW: Old Worcester - People and Places: Worcester: 1977-: 22 & 23; Buildings of England: Pevsner N: Worcestershire: Harmondsworth: 1968-1985: 21,22,24,& 57; Caroline Latta & Nicholas Molyneux: The Commandery or The Hospital of St. Wulstan, Worcester: Worcester: 1981-; Nicholas Molyneux, Pat Hughes, Stephen Price: Vernacular Architecture Group Spring Conference - Worcestershire: 1995-: 2.1)

43	SO8554SW 620-1/20/529 1390167  08/03/74  II (GV)	<b>SIDBURY (North East side) Nos.87 AND 89</b>
<p>House, now 2 shops. Early C19 with later additions and alterations including shop fronts c1970s. Pinkish-brown brick in flemish bond with flat arches with dark red window arches; double-pitch slate roof, truncated left end brick stack.</p> <p>EXTERIOR: 3 storeys, 2 first-floor windows. To left, first and second floors have 1/1 horned sashes in near-flush frames. To right a mid C19 canted bay through first and second floors has 1/1 sashes. Ground floor shop fronts have plate glass windows canted in to outer entrances, part-glazed doors.</p> <p>INTERIORS: not inspected.</p> <p>Nos 79, 79A, 81, The Commandery, No.1 The Commandery Drive, and Nos 87-111 (odd) form a group.</p>		

44	SO8554SW 620-1/20/530 1390168  05/04/71  II (GV)	<b>SIDBURY (North East side) Nos.91-99 (Odd)</b>
<p>Terrace of 5 houses, now shops. Early C18 with later additions and alterations including late C19 shop front. Pinkish-red brick with plain tile roof, brick rear and party-wall stacks with oversailing courses and pots.</p> <p>EXTERIOR: 2 storeys with attics, 12 first-floor windows (3:2:2:3:2). First floor has two 1/1 horned sashes, blind opening, 4 renewed 6/6 sashes, blind window and two 6/6 sashes, all in near-flush frames with cambered arches and sills. 3-course band over first-floor windows, missing over windows 8-10. Ground floor: shop fronts, mainly in Victorian style, that to right has turned mullions and acanthus corbels; glazed shop windows and part-glazed windows. Seven attic dormers with casement windows, three have hipped roofs.</p> <p>INTERIORS: that to left has exposed timbers to staircase, located between front and rear rooms.</p> <p>Nos 79 and 79A, 81, The Commandery, No.1 The Commandery Drive, Nos 87-111 (odd) form a group (qqv).</p>		

45	SO8554SW 620-1/20/531 1390077  05/04/71  II (GV)	<b>SIDBURY (North East side) Nos.101, 103 AND 105</b>
<p>3 houses, now post office and shops. Late C18 with later additions and alterations including late C19 shop front at left. Brick, colourwashed with slate roof. Right end and party-wall tall reddish-brown brick stacks with oversailing courses and pots, that to right rebuilt.</p> <p>EXTERIOR: 3 storeys, 1+3 first-floor windows. First floor has 2 casement windows, that to left a later insertion, then two 6/6 sashes, all in near-flush frames; second floor has casement window, all with sills and flat arches f glazed brick. Modillion eaves band. Ground floor, from left: shop front at left has end pilasters and fluted corbels, frieze and blind box; glazed window and turned modillions incorporating George VI letter box, canted in to left to entrance a part-glazed door. Then 2 mid/late C20 shop fronts with 6-panel and part-glazed doors and glazed shop fronts.</p> <p>INTERIORS: that to left has boxed axial beam, otherwise not inspected.</p> <p>Nos 79 and 79A, 81, The Commandery, No.1 The Commandery Drive, Nos 87-111 (odd) form a group.</p>		

46	SO8554SW 620-1/20/532 1390169  05/04/71  II (GV)	<b>SIDBURY (North East side) No.107</b>
<p>House, now shop. Probably C17, refronted mid/late C19. Painted brick facade and plain tile roof. Right-angle plan, originally gable-fronted to street.</p> <p>EXTERIOR: 2 storeys, 1 first-floor window. First-floor has 2/2 horned sash in near-flush frame. Modillion eaves band. Ground floor has shop front with glazed windows and frieze with blind box, outer pilasters. Entrance at left a part-glazed door.</p> <p>INTERIOR: front part to ground floor has transverse boxed beams.</p> <p>Nos 79 and 79A, 81, The Commandery, No.1 The Commandery Drive, Nos 87-111 (odd) form a good group.</p>		

47	SO8554SW 620-1/20/533 1390171  05/04/71  II	<b>SIDBURY (North East side) No.109 Red Lion Inn</b>  <b>(Formerly Listed as: SIDBURY (East side) No.109)</b>
<p>House, now inn. Probably C17 with later additions and alterations including C18 range at rear. Brick in Flemish bond, colourwashed, with renewed plain tile roof, pinkish-red left end and right rear stacks, 5 altogether, some with oversailing courses and pots.</p> <p>EXTERIOR: 2 storeys, 4 first-floor windows. First floor has three 8/8 sashes in near-flush frames, the second opening is blind. Ground floor has 1/1 horned sashes with flat arches of gauged brick. Off-centre left entrance a 6-panel door in fluted doorcase with blind panel over door and hood. Modillion eaves band. Right return: ground and first floors each have 8/8 sashes in plain reveals and with sills, cambered arches. Outshuts to rear, that to right (east) under catslide roof with 4-flush-panel door with cambered arch in return, that to left (west) under hipped roof and with three first-floor 8/8 sashes.</p> <p>INTERIOR: noted as remodelled to ground floor. On first-floor timber-framed partition wall with wattle and daub square infill panels, further evidence of framing in left end-wall. Raised and fielded panelling to rear bedroom, reused.</p> <p>Nos 79 and 79A, 81, The Commandery, No.1 The Commandery Drive, Nos 87-111 (odd) Sidbury form a good group.</p>		



48	SO8554SW 620-1/20/534 1390172  08/03/74  II (GV)	<b>SIDBURY (North East side) Nos.111 AND 113</b>  <b>(Formerly Listed as: SIDBURY (East side) No.111 (including former No.113))</b>
<p>2 houses, now restaurant and flats. Mid C18 with later additions and alterations including ground floor shop front c1990-6. Pinkish-red brick in Flemish bond with double-pitch, plain tile roof and with decorative ridge tiles to rear ridge.</p> <p>EXTERIOR: 3 storeys, 3 first-floor windows (2:1). First floor has two 6/6 sashes in near-flush frames with renewed sills and flat arches of gauged brick; canted bay with 1/1 horned sashes. Second floor has three 6/6 sashes in near-flush frames and with flat arches of gauged brick and renewed sills. Modillion eaves band. Ground floor shop front in traditional style has plate-glass windows and panelled aprons; off-centre left entrance has part-glazed door. Left return: first and second floors have 6/6 sashes (two per floor) in near-flush frames and with renewed sills and flat arches of gauged brick. Further entrance has 6-panel door and overlight in pilastered surround with corbels, frieze and hood.</p> <p>INTERIOR: front range to ground floor gutted, otherwise not inspected.</p> <p>Nos 79, 79A, 81, The Commandery, No.1 The Commandery Drive, and Nos 87-111 (odd) form a group.</p>		

49	SO8554SW 620-1/20/535 1390171  18/08/99  II (GV)	<b>SIDBURY (North East side) No.115 The Barley Mow Public House</b>  <b>(Formerly Listed as: SIDBURY (North side) No.115 Barley Mow)</b>
<p>Public house. 1898 with later additions and alterations including those of 1997 to interior and extension to rear. Red brick in Flemish bond with plaster decoration to gables and plain tile roof; central brick ridge stack with cornices and pots.</p> <p>STYLE: Queen Anne Revival.</p> <p>EXTERIOR: 3 storeys with attics to gables, 4 first-floor windows; continuous surmounting dentil cornices and 2 surmounting pedimental gables with dentil cornices and oculi, embellished with strapwork decoration. Ground floor has 2 wide, ovolo-moulded, cambered arches with raised voussoirs and on plinths. Within, a recessed bow with three plate-glass elliptically-arched windows to each side with pilaster strips between and on panelled plinths; 2 outer entrances have part-glazed doors and side-lights; continuous multi-pane overlight. Continuous shaped frieze and cornice with egg and dart moulding over ground floor acts as a sill band at first floor. Multi-pane casement windows in plain reveals and with cambered arches within cambered-arched recesses with 2 rows of ovolo-moulding. Cornice over first floor acts as continuous sill band to second-floor windows: multi-pane casements (shorter and wider than those to first floor) with cambered heads and plain reveals.</p> <p>INTERIOR: the dentil moulding, panelling and fitted seat remain to ground-floor bow, dogleg staircase to right side retains turned balusters and ball finials to newel posts, otherwise the ground floor has been gutted. A fine example of a late C19 commercial frontage in this style.</p>		

50	SO8554SW 620-1/20/536 1390174  18/08/99  II (GV)	<b>SIDBURY (North East side) No.117</b>
<p>House, now shop. Early C19 with later additions and alterations including later C19 shop front. Colourwashed brick in Flemish bond with plain tile roof; right rear pinkish-brown brick stack with oversailing course and pots. EXTERIOR: 3 storeys, one first-floor window. First and second floors have 2/2 sashes in plain reveals and with sills. Modillion eaves. Ground floor has shop front with plate glass windows, ornamental corbels and blind box, and incorporates the entrance at right, a recessed, part-glazed door with overlight.</p> <p>INTERIOR: not inspected. A modest, relatively unaltered property of this date which adjoins The Barley Mow Public House (qv).</p>		

51	SO8554SE 620-1/21/400 1389958  08/03/74  II (GV)	<b>SIDBURY 119</b>  <b>Formerly Listed as: LONDON ROAD (South side) Nos.72 AND 74</b>
<p>Terraced cottage. C18 with later additions and alterations. painted brick with stucco dressings. Plain clay tile roof. Extended stack to rear left with oversailing detail and pots. Single-depth plan. Entrance directly into living room. Single-storey outshut to rear left. 2-storeys. 3 first-floor windows. Stucco details include sills and wedge lintels to ground-floor windows. Upper-floor windows are paired side-hung casements, with 2-pane lights. 3/6 sashes to ground-floor. Replacement 6-panel door with overlight; simple bracketted canopy over.</p> <p>INTERIOR: not inspected.</p>		

52	SO8554SE 620-1/21/660 1390246  20/11/75  II	<p><b>VICTORIA PLACE, LONDON ROAD (West side) Nos.7-12 (Consecutive)</b></p> <p><b>(Formerly Listed as: VICTORIA PLACE, LONDON ROAD Nos.1 TO 6, 6A AND 7, 12)</b></p> <p><b>(Formerly Listed as: VICTORIA PLACE, LONDON ROAD Nos.1-6, 6A (Consecutive))</b></p>
<p>Terrace of 6 houses. c1780-1820 with later additions and alterations. Red-orange brick, stone sills. Slate roof, plain eaves band to left pair, dentilled eaves to asymmetric roof of 4 houses to right. Nos 7 and 8 have gable-end stacks to front and rear roof slopes, Nos 9 to 12 have 2 party-wall ridge stacks; all with oversailing detail and pots.</p> <p>PLAN: 2 houses to left are deeper and project forward beyond the rest of the terrace, each house is one room wide, all double-depth. East Elevation: Left-hand pair (7 and 8) are 3 storeys. 2 first-floor windows; 6/6 except second-floor which are 3/3, all in near-flush frames with sills; segmental arches over ground- and first-floor. Stone steps to adjacent renewed raised and fielded 6-panel doors; plain fanlight under semi-circular brick arch. Right of terrace (9 to 12) is 2-storey. 4 (2:2:2:2) first-floor windows, paired 3-pane side-hung casements in plain reveals with brick sills. Ground-floor windows are 6/6 sashes in near-flush-frames; segmental arches and brick sills. Brick steps to replacement raised and fielded 6-panel doors. Single-storey brick-and-slate bin-stores are last quarter of C20. Left-return is renewed brickwork (terrace originally extended further South); right-return is stucco. West elevation: Left-hand houses (12 to 9) are 3-storey. 5 first-floor windows, 8/8 in near-flush-frames; sills and segmental arches; centre window is blind. Four windows to ground-floor are similar 8/8. Second-floor are 4/4 except blind-window to centre. Renewed 6-panel doors to left, centre (2 adjacent) and right; segmental arches over. Elevation of right-pair of houses (8 and 7) identical to east facade.</p> <p>INTERIOR: not inspected.</p> <p>Similar design to Nos 13-19 Victoria Place (qv).</p>		

53	SO8554SE 620-1/21/659 1390247  04/06/75  II	<b>VICTORIA PLACE, LONDON ROAD (North side) Nos.13-19 (Consecutive)</b>  <b>(Formerly Listed as: VICTORIA PLACE, LONDON ROAD Nos.16 TO 22 (Consecutive))</b>
<p>Terrace of 7 houses. c1780-1820 with later additions and alterations. Red-orange brick with asymmetric plain clay tile roof. Painted stone sills and lintels. Three party-wall ridge stacks and right gable-end stack, three further tall stacks to rear roof slope; all with oversailing detail and pots.</p> <p>PLAN: Double-depth. Each house one room wide. South elevation: Terrace assembled as three and a half pairs of semis, each pair symmetrical with entrances to left and right. 3-storeys and cellar. 7 (2:2:2:1) first-floor windows. Stone detailing includes sills and slightly cambered channelled wedge lintels with keystones. 6/6 sashes in near-flush-frames except to second-floor which are 3/3; all with sills and lintels. Brick steps to renewed raised and fielded 6-panel doors; plain fanlights under semi-circular brick arches. North elevation: 2-storey. 7 (1:2:2:2) first-floor windows, paired 3-pane side-hung casements in plain reveals with brick sills. Ground-floor has 6/6 sashes in near-flush frames with brick sills and cambered brick arches. Single-storey brick-and-tile kitchen outshots with entrances in returns.</p> <p>INTERIOR: not inspected.</p> <p>Similar design to Nos. 7-12 Victoria Place (qv).</p>		

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