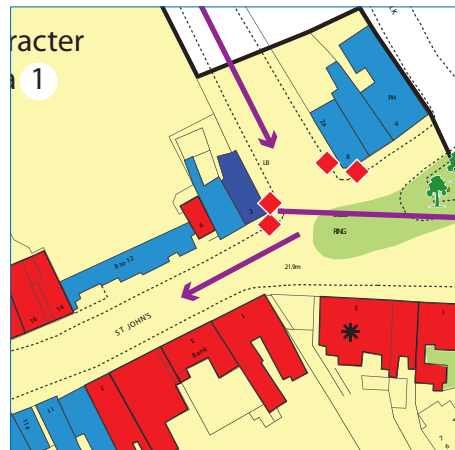
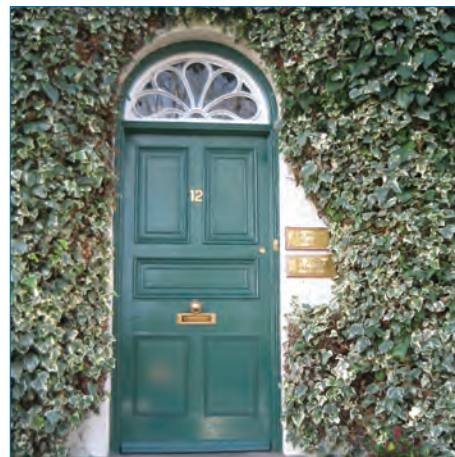
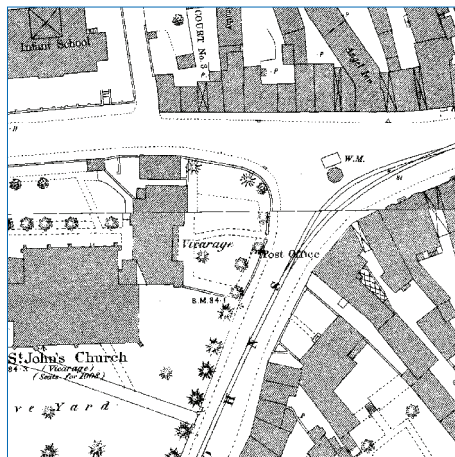


St. John's

Conservation Area Character Appraisal and Management Proposals



Adopted October 2010

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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 St John's Conservation Area its special architectural and historic 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 local policy (see below). It provides a firm basis on which applications for development within the St John's Conservation Area can be assessed.

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 conservation staff at Worcester City Council.

The initial document was prepared by The Conservation Studio, a private consultancy, in 2007. The consultation processes and subsequent redrafting, to take account of the comments and to update the text, was carried out by council staff in 2010.

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 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 St John's Conservation Area.

The layout and content of this document follows guidance published in 2006 by English Heritage, which also recommends LPAs to 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 Local Development Framework for Worcester incorporates the South Worcestershire Development Plan (SWDP) which, when adopted, 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.

1.2 Summary of Special Interest

The St John's Conservation Area was first designated in 1968.

The special interest that justifies designation of the St John's Conservation Area derives from the following features:

- Historic settlement built upon pre-existing Saxon roads;
- St John's Church which dates from the 12th century;
- The architectural and historic interest of the area's buildings including 29 grade II listed building entries and one grade II* listed building;
- Two good examples of restored timber framed 17th century buildings;
- Predominant 18th century appearance with 19th century, and later, infill;
- Prevalence of red brick;
- Historic shopfronts;
- The green churchyard of St John's Church;
- Trees especially in St John's churchyard;
- Interesting roofscape;
- Views across the River Severn to Worcester Cathedral;
- Local details that collectively and individually give the conservation area a distinctive identity e.g. street name signs, historic lamp columns and iron bollards.



1.3 Location and Setting

Location and context

The St John's Conservation Area (area 6.5 hectares) lies above the west bank of the River Severn about 1 km west of Worcester city centre. The whole of west Worcester, whose only access to the main city was via Worcester Bridge, is nowadays known as St John's. The St John's Conservation Area encompasses the historic core of St John's which includes St John's Church, the nearby shops and services along the St John's thoroughfare and a short length of each of Bromyard Road, Bransford Road and Bromwich Lane.

Originally a distinctively separate settlement, St John's is now a suburb of Worcester but has developed a character entirely different from the remainder of the city. St John's has medieval origins and possibly earlier. Until well into the 19th century it was a rural settlement outside Worcester surrounded by fields and orchards. Today the historic core is surrounded by 19th and 20th century developments and has the atmosphere of a small town.

Settlement pattern

St John's owes its existence to its proximity to a major crossing of the River Severn. As the city of Worcester grew up on the east bank of the river, St John's, on the west bank, grew in importance because of its location as the meeting place of roads heading for a river crossing. In medieval times there was a raised causeway which led from St John's to a bridge which spanned the Severn between Tybridge Street and Newport Street. A new bridge and road were built downstream in 1781. The early causeway is no longer visible but it roughly followed the course of today's Tybridge Street. (The short length of road in front of The Bush Inn, Bush Walk, is the stub of 'Cripplegate', the name applied to the road that descended from St John's to the causeway). The late 18th century replacement road and bridge is today's New Road and Worcester Bridge.

The basic framework of roads through St John's was established in or by the late pre-Conquest period, most of the approach roads being recorded in charters. Bromyard Road leading west from the north side of the churchyard appears as a *strete* in 963, and Bransford Road, also leading west, with the long St John's Green on its south side, appears as *suth street*.

The most significant built development in the conservation area sits beside the two main thoroughfares, St John's and Bromyard Road. Lesser development stands along parts of Bromyard Terrace, Church Terrace and Bromwich Lane.

With the exception of No.25 St John's and the former vicarage at No.1 Bromyard Road, development is built to a formal back-of-pavement line with a one-, two- or three-bay frontage. There were few houses or shops on the west side of St Johns (south of the church) until the end of the 19th century which accounts for the contrast in architectural style (18th and 19th century) between opposite sides of the street.

The north side of Bromyard Road between today's Bromyard Terrace and No.28 St John's (St John's House) was not developed until the building of the Infants' School in the late 19th century. The school and the two 20th century buildings (Telephone Exchange and Chantry House) are detached and set back from the road in individual plots. This settlement pattern is completely different to the terraced effect of development along St John's.



St. Johns Church with its green surrounds.

St John's Church, as would be expected, stands in a spacious churchyard. Surprisingly, it is not completely detached but is woven into the street pattern through its proximity and attachment to the large former vicarage which overlooks the St John's/Bromyard Road junction.

Of note are a number of arched ground-floor openings to the rear of properties along St John's. For example, a private through passage beside No.7 accessed a terrace of small dwellings (now demolished) situated within the curtilage of and to the rear of Nos.37 and 39. A passage beside No.31 performs a similar function. Such humble housing, referred to as 'courts', was common in Worcester until the twentieth century clearances.

Landscape setting: topography, geology and relationship to surroundings

The city of Worcester lies on the east bank of the River Severn at a point where the river, meandering within the 500-metre-wide floodplain, cuts into a gravel terrace. St John's sits on a gravel terrace well back from the west bank of the Severn opposite the city's main civic and religious buildings. The land is broadly flat, though the eastern arm of St John's falls away gradually at first and then, at the Bull Ring, more steeply towards the river floodplain. From the Bull Ring there are views across the floodplain to the city and its landmark cathedral tower.



From the Bull Ring - a landmark view.



1.4 Historic Development and Archaeology

Archaeology

Occupation of the St John's area is evidenced from the middle Iron Age onwards. Although there have been widespread finds of prehistoric flints from the wider St John's area, there have been few from the centre of the suburb. Excavation on the Bromwich Lane Tennis Club site (part of Sainsbury's car park) revealed a late Iron Age and Roman enclosure. The very unusual assemblage of pottery and coins found here seems to date the main use of the site to the decade after the Roman conquest, and this may have been a native settlement where trade was carried out with the invaders. Later in the Roman period, a small cemetery was established on this site.

Archaeologists have argued that the alignments of Swanpool Walk, Bromwich Lane and a number of other boundaries mark the defensive lines of an enclosure or fort, from prehistoric or Roman times, over which the medieval settlement was later built, but this was not confirmed by the work at the Sainsbury's site. Henwick Road and Bromwich Lane are also thought to follow an Anglo-Saxon road line (called the *folc hearpath*).

St John's was one of the four suburbs of medieval Worcester, though it differs from the others in that it was detached from the city itself. The parish church of St John in Bedwardine is documented from the 1190s, but there are references to houses 'across the Severn' 100 years earlier, and the suburb was probably first established just after the Norman Conquest. Apart from the church, several late medieval and early post-medieval buildings survive largely complete, or as fragments. Despite a certain amount of archaeological work within the medieval suburb, it has not yet revealed the substantial industrial remains which are characteristic of the other suburbs. Well-preserved domestic rubbish pits are also rare, though pits, some of them containing stacked cattle horn cores,

were found close to Malvern Road, attesting to tanning activity on the edge of the suburb in the 18th and 19th centuries.

Origins and historic development

The area was originally part of the manor of Wick, granted to Bishop Milred in 757.

Evidence indicates that the settlement grew up round a framework of pre-existing Saxon roads leading north-south and east-west. There is a suggestion that it may have developed within a much earlier earthwork enclosure.

The settlement seems to have been based on two clusters of copyhold tenements, one which straggled up the river terrace on either side of the road from the bridge and which served the villeins who lived on the manor belonging to the priory and the other around the junction of what became Bransford Road and Malvern Road.

At the end of the 12th century the hamlet was provided with a chapel, dedicated to St John the Baptist. Originally it was one of two chapels on the west bank of the Severn, the other being at Lower Wick - St Cuthbert's.

During the 13th century, housing plots were laid out on priory land along the line of the river terrace and between the roads leading to Bromyard and to Hereford. A market place was established at the south end.

By 1371, after the Black Death, it was decided to close the Lower Wick church (which had, for a short while been the parish church) as it was in a neglected state and very poorly attended. On the other hand, St John's was a flourishing community near the bridgehead where the drove roads out of mid-Wales converged, and since 1287 had been the place where the vicar lived. St John's was made the parish church in 1372.

Dr. Pat Hughes in *'The Development of St John's'* (upon which most of this short history is based) writes: "It has been assumed that the village of St John's was concentrated round the church and the approach to the

river bridge. To some extent this is true, but, according to the evidence of copyholding, it seems the earliest settlement pre-dated the church, which was established to serve an existing community, while there is some evidence that the south end of the settlement had its own independent identity. At this point the road from Hereford widened into a typical medieval market place...Here a fair took place annually on the Friday before Palm Sunday." This widened area at the end of Bransford Road became known as St John's Green.

The development of the 13th and 14th centuries established the pattern for the succeeding 200 years and while existing houses were repaired and rebuilt there seems to have been little extension of the developed area.

The St John's parish registers for the period 1580 to 1620 are particularly well kept. A number of the wealthier residents were tanners and there were still tanneries in St John's well into the 19th century. (The 1886 O.S. map indicates 'St John's Tannery' in today's Co-op car park). Many of the less affluent were glovers or shoemakers.

The 16th and 17th century saw an increase of dwellings in the vicinity of St John's Green while in the 18th century houses were put up adjacent to the churchyard and many of the houses opposite were rebuilt or refronted. The Civil War in the mid-seventeenth century, however, saw St John's fought over and then occupied by Parliamentary forces. There must have been considerable damage through artillery fire and the scavenging of building materials for defensive works or even for firewood. The church is said to have lost its spire at this time.

Two transport innovations, almost 100 years apart, affected the development of St John's: first, the city's new river bridge was completed in 1781 - it was the centre-piece of John Gwynne's grand improvement scheme, which also included the making of New Road; second, the main railway line to Hereford,

completed in 1860, resulted in the opening of Henwick Halt as a busy station just north of the Bull Ring.

Despite considerable expansion of Worcester west of the river, St John's has retained a distinct identity and a clear sense of its own independence. It has only formed part of Worcester City since 1837.

Until the 19th century, trade in St John's depended heavily on cattle which came in through the turnpike gate at the junction of Bransford Road and Malvern Road. No doubt the extending network of railways reduced the movement of livestock along the roads. The livestock market at St John's ceased and the St John's Mop, a hiring fair, declined in use soon after the 1860s. As the century progressed, farmland and orchards along the Bromyard and Malvern Roads disappeared under a network of new streets.



1.5 Spatial Analysis

The character of spaces within the area

The boundaries of the conservation area have been drawn tightly around the historic core of St John's. The most significant open space is the churchyard of St John's Church which provides a notable gap in the otherwise built-up street frontage along St John's and, to a lesser extent, Bromyard Road.

St John's is characterised by two- and three-storey historic and modern development with few gaps between buildings but several arched openings, giving access to the rear to former 'courts' (identified and numbered on the 1886 O.S. map). One 18th century building, No.25 St John's, is set back behind railings and a small front lawn and, as shown on the 1886 map, has a formal garden with a central fountain to the rear of the property. Significantly, the rear garden of No.25 is still largely open, providing an appropriate setting for the rear of this prestigious town house.



No. 25 St Johns with its set-back indicating a house of high status.

Three spacious junctions punctuate the street known as St John's, all are given over to traffic but nevertheless add interest to the townscape. The increased width of the street at the road junctions affords longer views of buildings than is normally possible across the street, for example when looking north towards The Angel Inn from outside No.23 St John's.

The most easterly wide junction is the Bull Ring, created by the construction of the New Road to Worcester Bridge. The area is dominated by traffic and, though two sides of the triangular space are fronted with 18th and 19th century buildings, the third (east) side has Cripplegate House, one of three dominant high-rise blocks of flats.



The Bull Ring has an open aspect.



Former vicarage and the lime tree.

In the centre the junction of St John's and Bromyard Road has an enclosed, built-up feel and, except for the traffic, has the character of an old market place surrounded by historic buildings. A large lime tree in front of the former vicarage contrasts with the urban sense of the built-up, urban sense. This comes from the continuous commercial

frontages along St John's where the tightness of the plot widths is relieved by the series of alleys heading to service yards behind.

The third junction (the meeting of St John's, Malvern Road and Bransford Road) was once an agricultural market place known as St John's Green. Today, following demolition and changes in the 20th century, this area has lost much of this character although there are still cottages which have the small scale derived from their historic foundations. The spaciousness of the junction is a reminder of the former use as a meeting place and market.



Open feeling because the buildings are set back in Bromyard Road.

Bromyard Road which contains a high proportion of late 19th and 20th century developments has a more open quality than St John's because nearly all of the buildings are set back from the road.

Green spaces, trees and other natural elements

The churchyard of St John's is the most significant green space in the conservation area containing mature trees and a grassed lawn which, surprisingly, is cleared of tombstones. The open space around the Roman Catholic Primary School is the only comparable part but this is not public and does not have the same impact on the conservation area, being towards the fringe of the conservation area and mostly hidden from view.



Graceful cedar tree at No.28 Bromyard Road.

The front garden of No.28 Bromyard Road is a pleasant space in which stand two mature cedar trees. A tiny lawn in front of No.25 St John's similarly enhances the street scene.



The garden provides a wide setting for the Library.

To the west of the library there is a garden area with new trees and seats which provides a wide setting for the former Victorian school building. The traffic-dominated Bull Ring is softened by a small area of trees and grass in front of The Bush Inn, which links to the landscaped area at the foot of the high rise blocks.



Single tree by 19, Bromyard Road.

The trees around St John's Church are a distinctive feature but elsewhere trees are not common in the built-up area. Two lone trees, one in front of the former vicarage and the other, a silver birch, beside No.19 Bromyard Road each make a notable and positive contribution to the conservation area. The evergreen hedge around the garden of No.1 Bull Ring and the trees and green space opposite (outside the conservation area) help to dispel the otherwise hard urban landscape of the Bull Ring. At the east end of Bransford Road the trees on the edge of the Roman Catholic school provide a substantial boundary to the private land and reinforce the enclosure of the street. Here also there are two large plane trees on the south side, outside the present boundary of the conservation area.

These, and other significant trees or tree groups, are marked on the Conservation Area Appraisal Map. There are a few trees protected by Tree Preservation Orders and these are scheduled in Section 3 of this document. **Lack of a specific reference here does not imply that a tree or group is not of value.**

Key views and vistas



Church, vicarage and shops create a village character.

The squat sandstone tower of St John's Church closes the view upon entry to the area from the Bull Ring to the east. Together with the former vicarage and the tree, this view of the church brings a village-like character in the conservation area.

A second pleasing approach view is gained when entering the area from Malvern Road, travelling northwards. Towards the centre along St John's there is a good view of the stepped roof-line of Georgian buildings.



Varied roofline when looking north along St Johns.

Approaching from the north along Henwick Road (outside the conservation area) the good quality Georgian brickwork and regular rhythm of the timber sliding sash windows of Nos.1, 3 and 5 Bull Ring close the view. However, the unscreened Co-operative store car park and bland architecture of the

domestic buildings on the opposite side of the road diminish the setting of the conservation area.



Viewed from the west along Bromyard Road - flat-roofed 20th century buildings are discordant.

Unfortunately, approaching from the west along Bromyard Road, the view on arrival is dominated by twentieth century developments which serve to dilute the historic character and appearance initially created by the stables of St John's House and No.19 Bromyard Road. There are the upper storeys of the tall blocks of flats east of the Bull Ring, which loom large from many viewpoints across the city. Also, there is the strict geometrical outline in bland brickwork of the side view of Nos. 6 Bromyard Road, though it is somewhat masked by the crooked angle of the glazed canopy in front of the Library.

Looking outwards from the Bull Ring and Bromwich Lane, there are good eastward views over the floodplain towards the cathedral. The view northwards along Henwick Road, towards several listed buildings and the level crossing, is also important.



1.6 Elements of Special Significance in the Conservation Area

Activities/uses

St John's has long been a commercial centre serving Worcester's residents west of the river. At the start of the 21st century it no longer retains any of its former agricultural and livestock connections. The school in Bromyard Road and a purpose-built bakery in St John's (No.54) now have new uses as a library and shop/residences respectively.



The area has a wide variety of local shops.

Today, the conservation area contains a mix of uses of which retail shops (e.g. butcher, florist, chemist) and services (e.g. bank, dentist) are the most prevalent. There are many independent specialist shops including a modern purpose-built shopping arcade (King Charles Place). The area also contains several pubs, fast food outlets and eating places. The multiplicity of small shops contributes to the character of the area, which has a busy commercial feel about it, but at the south end of St John's there are empty properties in a very poor state of repair including a pub, cinema and shops. At the opposite end of St John's, some neglected and empty properties may also be seen. While the Co-operative supermarket is of long standing, the commercial impact of the new Sainsbury supermarket, just outside the conservation area, has yet to be fully felt.

Residential uses are more prevalent on the fringe of the conservation area e.g. Bromwich Lane, Church Close, Chantry House and Bromyard Road, beyond which are the surrounding residential streets.

There are two places of worship, a library (formerly a school) and three houses now containing surgeries, one for doctors and two for dental practices.

There is a significant flow of traffic through the area, controlled by traffic lights at the junctions with Bromyard Road, with Bransford Road and at the Malvern Road roundabout at the southern end of St John's. Delivery and other vehicles occasionally park partly on the pavement or ignore parking restrictions, adding to the congestion. Rear access from Swanpool Walk to some shops on the east side of St John's reduces loading along St John's itself. St John's is located on bus routes to/from the city centre, where there are current enhancement proposals.



Traffic congestion is a frequent problem.

Plan form and building types



No.1 Malvern Road - once a distinguished house.

The majority of the historic buildings in the conservation area were built as dwellings, many now with shops on the ground floor, most form part of the two-and three-storey terrace that fronts St John's. Four detached dwellings are of note: No.28 Bromyard Road, No.25 St John's, No.12 Bromwich Lane and No.1 Malvern Road. The only formal terrace of note is Nos.5 -17 Bromyard Road, a row of houses dating from the 1830s.



Striking front porch addition to the Roman Catholic church.

There are two churches in the conservation area. St John in Bedwardine church dates from the 12th century and Our Lady Queen of Peace Roman Catholic church was built as 'semi-temporary' in the 1950s with an arresting entrance and canopy added early in the 21st century. Several historic pubs and

inns are located in the conservation area (e.g. The Angel Inn, The Bush Inn and The Bell Inn).



Built as a bakery, Cousens' is notable because of its size and decorative style.

Three other purpose-built structures are of note: the vicarage, now a clinic, attached to St John's Church; Cousens' Bakery, No.54 St John's; and an Infants' School, now public library, Bromyard Road. All three date from the mid/late 19th century, though the core of the vicarage is of the 17th century. They have similarities in materials (red brick, stone dressings, slate roof) and all three testify to the residential expansion and growth in population experienced by St John's in the second half of the 19th century.

A characteristic of the plan of St John's is the number of narrow plots developed to allow each house to front the principal road while enabling domestic and probably agricultural activities to occur in the long back portion serviced by a public path to the rear. These have survived for perhaps five hundred years. The long brick walls which separate these burgages are important to the character of the locality. Many pedestrian alleys are still to be found running between the properties, to reach yards or residential courts behind. Not generally open to the public, they are important for servicing the shops and sometimes dwellings behind. The two that are accessible, both modern, are valued for their contribution to pedestrian permeability.



This new alley provides helpful access

Architectural and historic character

St John's Conservation Area contains buildings of widely varying ages and architectural quality. Whilst there are a few buildings from the 17th century and earlier (notably St John's Church and at least three timber-framed buildings), the overall architectural character of the St John's Conservation Area is typified by well proportioned red brick buildings from the 18th century. Indeed, most of the buildings in St John's were built, rebuilt or re-fronted in the 18th and early 19th centuries. Many are listed grade II.

No.25 St John's is a typical prestigious Georgian town house with a symmetrical red brick façade. Characteristic period features include a pitched roof, vertical sliding sash multi-paned windows with each window divided into 3 x 2 panes, gauged flat arched window openings, brick-toothed eaves and central pedimented timber doorcase. No.7 St John's has similar characteristic features but is only two bays wide. Its second floor windows are smaller than its first floor windows, a reduction in scale at second floor being another typical Georgian characteristic. Some earlier, often timber-framed, buildings were re-fronted with brick during the 18th and 19th centuries, an example being No.69 St John's.



No. 7 St John's (left) was an early Georgian town-house.

Whilst the frontage of St John's has a generally Georgian appearance (albeit with modern shopfronts), there are key buildings which, because of their greater size, robust detailing and more decorative use of materials are evidently from the mid/late 19th century. These are No.54 St John's, Cousens' Bakery (dated 1897) and The Bush Inn and adjacent buildings. Notably, all have gables. Other typical details are wide eaves, stone dressings and paired windows with large panes of glass.



Victorian design confidence – the Bush Inn is on the right of the block.



A large volume shop designed to be 'contextual'.

The Co-op supermarket, built in 1979, is an early example of contextual design within a modernist architectural development, where the large internal volume, that is inherent to the retail use, is broken down on the street façade. The use of pitched roofs with varied heights, was a brave alternative to the contemporary flat-roofed orthodoxy. Unfortunately, the quality of the building as seen today, is let down by the use of artificial roofing slates, prevalent at the time, and by poor maintenance.

The redevelopment of the Swanpool area has resulted in the provision of another new supermarket, with its car park, and a sports centre, which have a dramatic impact on the setting, while within the conservation area there is a new youth centre. The boundary line along the southern backland of the St John's shops has been changed by considerable infill with residential schemes. The generally small scale of these has ensured that their impact is minimized, and their placement serves to reinforce the earlier plots which had been threatened by the agglomeration of commercial properties. The changes to the terrace of shops at Nos.19-21 St John's have enhanced the area by the re-opening of the path beneath No.19.



Ramp at the library – a striking colour.

The ramp on the frontage of the refurbished library strikes a discordant note in the context of the Victorian school building which, having been cleaned and refenestrated, makes a strong statement in its own right. Traffic pollution and weathering are likely to tone down the impact of the new retaining walls, handrails and posts as time goes by.

Building methods, materials and local details

The most prevalent building material is red brick, locally available and popular with the style of 18th century house-building. Good examples of Georgian brickwork can be seen at, for instance, No.25 St John's and No.28 Bromyard Road. Slight variation in the red brick tone adds interest to the street scene. Unfortunately, on some buildings, 18th century and later brickwork has been painted, including No.57 and No.63 St John's. This can change the character and appearance of the building and might cause damage to the bricks. Twentieth century developments, such as the parades of shops at Nos.2-6 Bromyard Road and Nos.19-21 St John's, are built with a buff coloured brick that sadly does not relate to the prevalent local red brick.



Buff bricks used at Nos.2-6 Bromyard Road.

St John's Church is constructed with local sandstone. Some large buildings dating from the 19th century have stone dressings (e.g. the former vicarage, the library and Cousins' Bakery) but the church is the only one entirely stone-built in the conservation area.



No.6 St Johns, rebuilt framing to front but older fabric is behind.

There are two buildings in the area with external timber framing, both date from the 16th or early 17th century. These are No.6 St. John's, and Nos.43 - 49 St John's (restored in about 1980) which, with the exception of the Commandery, is probably the only surviving medieval hall in Worcester.



A rediscovered 'hall house' at Nos.43-49 St Johns

Both of these were rediscovered through development works and dramatically saved from demolition. The former vicarage, most of which is 19th century, has 17th century timber framing with brick and wattle-and-daub infill to the rear. No.69 St John's is a timber framed building with a painted brick front, but there is exposed timber framing to the rear infilled with brick nogging. Timber framed buildings are typical of vernacular building in Worcestershire in the 16th and 17th century but few are to be seen within the city.

Stucco was a popular facing material at the start of the 19th century. Though there are examples of stucco at No.1 Malvern Road and No.12 Bromwich Lane, the broader incidence of this form of plaster is negligible. Small areas of tile-hanging can be seen in the gables of the former vicarage.



Stucco finish at No.12 Bromwich Lane.

Roofs of historic buildings are covered with red clay tiles but Welsh slate is also common on late 19th century buildings. The replacement of these original characteristic roof materials with concrete tiles generally has a negative effect on the conservation area.

Windows and doors of 19th century and earlier buildings were almost exclusively timber but some, particularly in unlisted buildings, have been replaced with uPVC and aluminium. This loss of original material erodes the character of the conservation area.

The area has a lively roofscape as a result of the variations in building height together with a mix of gables, chimney stacks and pots, clay tile and slate roofs.

Listed Buildings

Altogether there are over 45 properties listed as being of national architectural or historic interest, which is a high concentration. They are colour-coded on the Appraisal map. The most obvious is St John's church (listed II*), and the next most prestigious are the Georgian houses at No.25 St John's and No.28 Bromyard Road, described above. The rest were also built as houses, many converted into shops at the ground floor. These appear to be largely from the 18th and 19th centuries, though two are evidently timber framed from the 16th century, and others may have timber structures embedded behind brick facings.

Key unlisted buildings - buildings of townscape merit and Buildings of Local Significance

Marked on the Appraisal Map in light blue are a number of *unlisted* buildings of townscape merit, being judged as making a positive contribution to the character and appearance of the conservation area.



Locally listed - cottage at No.58 St Johns.

There are six buildings within this conservation area which are on the Council's Inventory of Buildings of Local Significance ('locally listed'). They are: Nos.2, 26 and 28, 54 (Cousens' Bakery), 58, 79, 81 (The Swan Inn), all on the street called St John's. These are identified on the Appraisal Map in dark blue. It is recommended that The Bush Inn, Bull Ring is added to this local list.



Locally listed – once a terrace of three houses, Nos.26-28 St Johns.

All of these buildings are considered to be good, relatively unaltered examples of their type, where the basic historic form of the building has survived, together with original materials and details. There is a general presumption in favour of retaining such buildings, which are seen as heritage assets (as defined in PPS5). Where a building has been adversely affected by modern changes, and restoration is either impractical or indeed not possible, it is excluded.

Shopfronts, advertisements and signs



Shop front details from the 19th century.

Shopfronts, advertisements and signs are a feature of all commercial areas. There are several surviving whole or partly altered historic shopfronts with some good examples of modern replicas.



Pair of shop-fronts a century old.

Examples of these are to be found at Nos. 7, 9, 11, 11a, 29, 33, 41, 41a, 46, 48, 54, 65 and 67 St John's. Good quality mid-20th century shopfronts are at Nos. 23 and 87.



Mid-20th century shopfront, No.23 St Johns.

However, many shopfronts have been altered or are completely modern and these often display a variety of poorly designed details. The most common problems are:

- Over-deep fascias, hiding original features such as string courses, windows, and window cills;
- Use of garish colours;
- Use of plastic lettering and over-dominant lighting;
- The use of plastic advertising banners.



Too many traffic signs.

Road signs and traffic lights, though necessary to control traffic and pedestrian movement, are sometimes poorly sited in relation to listed buildings and contribute to a distracting visual clutter, especially in the eastern arm of St John's. Where one post could support several signs this would reduce the proliferation.

Public realm: floorscape, street lighting and street furniture

The floorscape is predominantly modern. Carriageways are tarmac and pavements are either in a regular pattern of brick paviours (St John's south) or composed of a patchwork of concrete or tarmac (St John's north). There are small areas of old brick paviours to the passages leading off the street under the arched openings, e.g. beside Nos.20 and 31 St John's, and also patchy remnants of stone and brick kerb and gully in Church Terrace but these areas of historic floorscape are isolated and very small.



Old brick paving to alley – No.31 St. John's.

Lighting columns are nearly all modern but there are at least three old decorated columns in St John's churchyard, the narrow footpath alongside the Catholic church and at Church Close.



Historic street lamp off Church Terrace.

Local details and features

The distinctive local identity of the St John's Conservation Area is enhanced by a number of items of street furniture and historic elements that cumulatively help to give the

conservation area a sense of place. Of note are the brick boundary walls and iron railings. Often with black half-round copings, the brick walls are generally above head height and contain the public spaces. There are iron railings along the eastern edge of the churchyard, by the library and in front of No.25 St John's that should be preserved.

Other features of interest include:

- Half a dozen iron street name signs e.g. Bromyard Road, Bull Ring, Church Close;
- Single metal bollards in Powell's Row, Church Terrace (south), four bollards at the south end of Bromyard Terrace;



Bollards across Bromyard Terrace.

- Old street lamp columns in St John's churchyard, Church Close and Church Terrace;
- Stone gate piers at the eastern entrance to St John's churchyard;



Stone gate piers to churchyard.

- Pattern of floor tiles at the entrance to shops, e.g. No.79 St John's;
- Glazed metal lantern on wrought-iron bracket at The Angel Inn.



Painted advertisement fragments – No.31 St John's.

- Oriel window on east wall of No.1 St John's;



Lantern (relocated away from the traffic).

- Fragments of painted advertisements on a brick wall in the alley between Nos.31 and 33 St John's;



Oriel window enjoys views over floodplain.

- Large entrance gates to alley at Cousens' bakery.

Building condition



Some buildings are in poor condition, such as Nos.2 and 4 St Johns.

Buildings in the conservation area are generally in good condition but Nos.2 and 4 St John's are in a poor state of repair. The former cinema at No.73 and the adjacent properties up to No.79 have been damaged by fire and blighted during the supermarket development; they are in need of sympathetic repair and sustainable uses to enhance this corner of the conservation area.

There is evidence of the neglect of routine maintenance and repair of some buildings, especially above ground floor.

Buildings and sites of negative impact



A building of negative impact - telephone exchange.

The Appraisal Map shows a number of places where there are buildings of negative impact, conflicting with the overall visual character,

where redevelopment could reinforce the character of the conservation area. Open sites which have no clear use and attract litter or fly-tipping, or where the uses conflict with the established uses of the area, are also marked as of negative impact.



A site of negative impact – Bromyard Terrace.

Character areas: key characteristics and negative factors

St John's Conservation Area can be divided into two separate character areas each with its own characteristics defined by historic form and layout, and current and past uses and activities.

- Area 1 – St John's and Bull Ring
- Area 2 – Bromyard Road and Church Close

Area 1 – St John's and the Bull Ring

The street named St John's forms the spine of the conservation area. It runs from the Bull Ring westward, turns sharply south-west at its junction with Bromyard Road and then leads to the former 'St John's Green' by Swanpool Walk. It contains many listed buildings and a high proportion of 'buildings of townscape merit' which give the street a strong historic character and appearance despite substantial modern infill and replacement. St John's Church, the focus of the settlement stands on the west side of the street, its tower has a commanding presence over the approach from the river. The green

open spaces of the churchyard, with its trees, contribute to the village-like feel of the conservation area.

The southern side of the street, at the Bull Ring end, has a varied roofline which alternates between two and three storeys. At the other end of the street (St John's Green), the strong eaves line of the pitched-roof buildings is broken up by a series of gabled frontages of late 19th century infill.

The rear plots on the south side, adjacent to the car park have a different character, informal with an emphasis on the service role, except for new housing developments in the eastern third. Infill is subservient in scale to the street-fronting buildings, generally respecting the plot boundaries and reinforcing the long established edge with the car park.

Key assets and characteristics:

- Curving street of medieval origin;
- Survival of burgage plot boundaries often with brick walls;
- Three wide junctions: the Bull Ring; Bromyard Road junction; and St John's Green (junction of St John's, Bransford Road and Malvern Road);
- Arched ground floor openings, with alleys to former rear courts;
- St John's Church and churchyard;
- Two listed 17th century buildings with exposed external timber frames;
- Varied architectural character in which 18th century brick houses predominate;
- Good examples of 19th century building: Cousens' Bakery, the Bush Public House;

- Attractive ensemble of church, former vicarage and mature tree form a focal point to the southern approach;
- Historic, 19th century shopfronts or details, and high quality mid-20th century shopfronts.



Historic shop detail – 1, St Johns.

Negatives:

- Traffic noise and air pollution;
- Visually dominant 1970s tower blocks, outside the conservation area, but affecting the setting;
- Design of some 20th century development fails to preserve the area's predominantly 18th and 19th century architectural character e.g. cinema (in its present altered and fire-damaged appearance), Nos. 19-21 St John's (dated 1956) and the electricity sub-station in Bull Ring;
- The car show-room on Bransford Road opposite the southern boundary of the conservation area is inappropriate to the setting;
- Row of vacant and poorly maintained properties at south end of St John's (Nos. 71 to 87 including the former cinema);



A ruin of negative impact - old cinema.

- Areas of poor quality concrete pavements;
- Poor state of repair of Nos. 2 and 4 St John's with neglected vegetation growth;
- Henwick Road side of Co-op car park is unscreened and unsightly;
- Visual clutter of road signs and traffic lights at west end of St John's;
- Garish modern shopfront signage which spoil historic facades;
- Loss of architectural details such as original windows and doors, also chimneys ;
- Neglected appearance of site to the far rear of Nos.1-5 Bull Ring;
- Inappropriate lighting appliances on shopfronts;
- Proliferation of satellite dishes

Area 2 – Bromyard Road and Church Close

Bromyard Road, though apparently no less old than St John's, has a much more modern appearance deriving from its later development, the deep set-back of the buildings in the vicinity (No.28 and Nos.5-17 Bromyard Road) and the intrusion of two modern buildings (Telephone Exchange and Chantry House).

Its inclusion in the conservation area is warranted by the presence of three notable historic buildings: Nos.5-17 Bromyard Road, a row of seven red brick houses of c.1830; No.28 Bromyard Road (St John's House) and former brick stables, a late 18th century town house with Doric-style pilaster doorcase and open pediment; and, a former late 19th century infants' school, now the public library. No.19 Bromyard Road is a three storey brick late 18th century house which has altered front windows but nevertheless adds to the historic appearance at an important location at the gateway to the conservation area. The positive influence of St John's Church on the townscape is reduced, but not obscured, by the visual intrusion of parked cars and a modern brick extension to the church.

The slight elevation of Nos.5-17 Bromyard Road above the road level might be indicative of the line of some embanked prehistoric feature.

Key assets and characteristics:

- Historic route from Wales and the west;
- Good views of parish church;
- Key historic buildings: St John's House, Nos.5-17 Bromyard Road and the public library;
- Notable set-back of roadside buildings;
- Open space and cedar trees in front of St John's House;
- Paved open area to west of the library planted with young trees;

- Narrowing of road immediately before junction with St John's;
- Variety of boundary walls and railings.

Negatives:

- Design of some 20th century development fails to preserve the area's historic architectural character and appearance, notably the BT building, Nos.2-6 Bromyard Road) and the 1970's tower blocks (outside the conservation area but affecting the setting);
- An area, currently used for parking, on the south side of Bromyard Road between St John's Church and Nos.5-17 Bromyard Road is an indeterminate space that has a negative visual impact on the character and appearance of the area;
- Loss of architectural details such as original windows, chimneys and doors (especially Church Terrace and Church Close);
- Concrete block paving and parked cars spoil the setting of St John's House;
- Neglected appearance in open spaces on the east side of Bromyard Terrace;
- Traffic noise and polluted air.



A negative impact, Nos.37-43 Bromyard Terrace.

1.7 Principal Issues

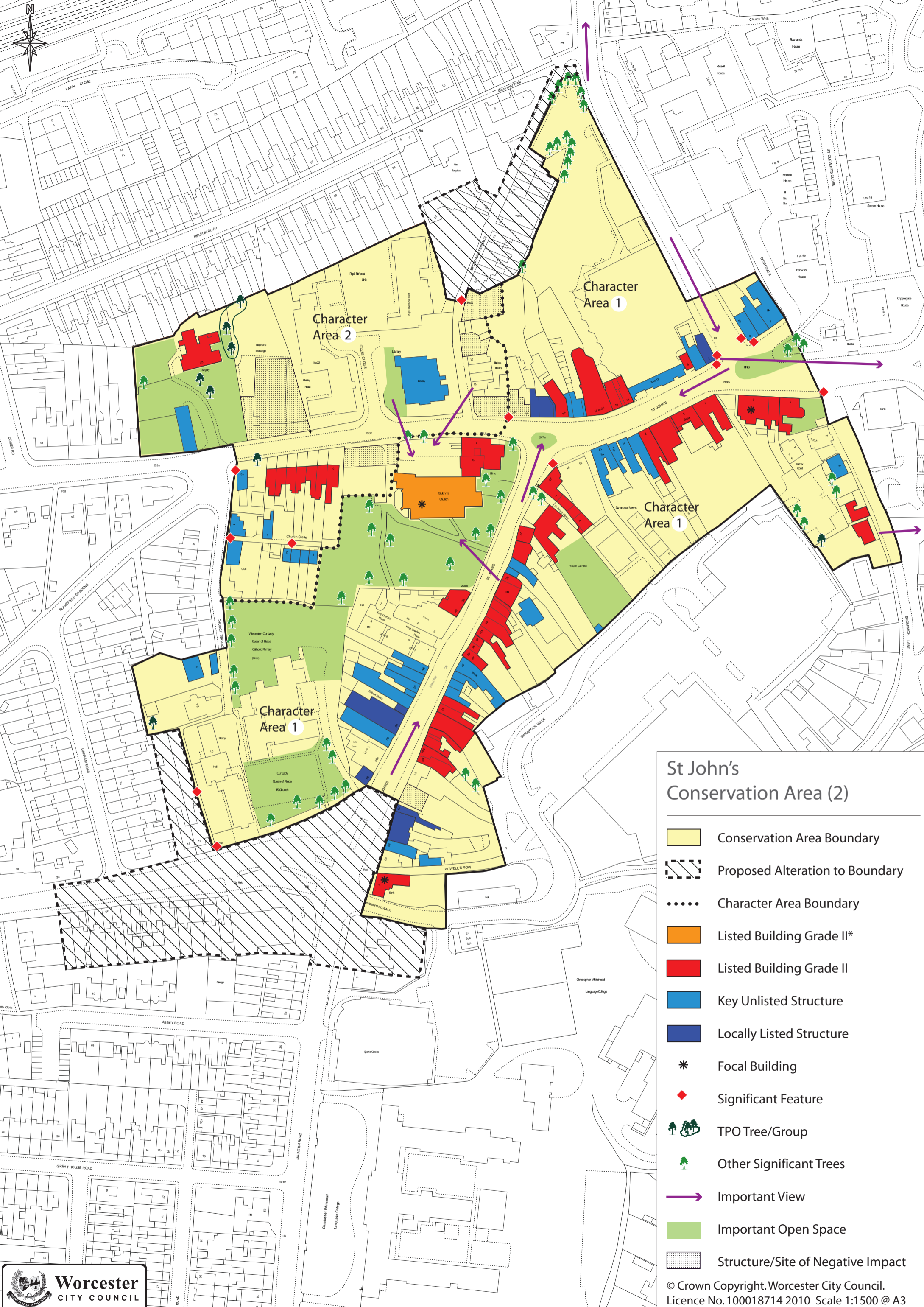
In the light of the above appraisal and the identification of the negative factors in each character area, the following issues have been identified as being most relevant to consideration of the continuing preservation of the special historic character and appearance of the St John's Conservation Area.

- Changes to conservation area boundary;
- Loss of original architectural details;
- Tree management;
- Setting, views and gateways;
- Shopfront design and lighting;
- Historic shopfronts;
- Advertisement control;
- Building maintenance and repair;
- Design of new development;
- Buildings or sites of negative impact;
- Quality of pavement surface.

The issues are discussed and action recommended in Part 2 of this document: 'St John's Conservation Area Management Proposals'.



1.8 Character Appraisal Map

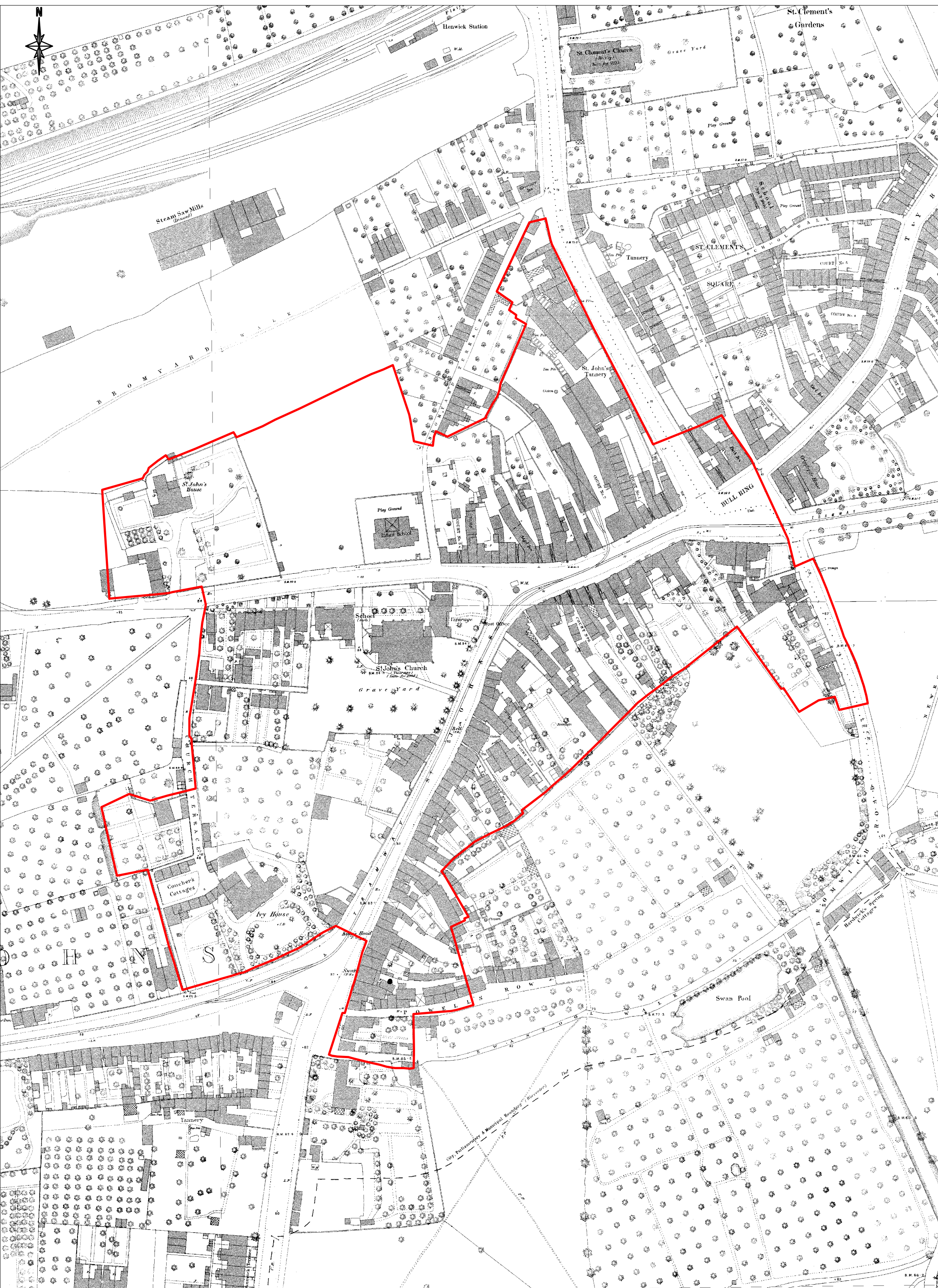


St John's Conservation Area (2)

- Conservation Area Boundary
- Proposed Alteration to Boundary
- Character Area Boundary
- Listed Building Grade II*
- Listed Building Grade II
- Key Unlisted Structure
- Locally Listed Structure
- * Focal Building
- Significant Feature
- TPO Tree/Group
- Other Significant Trees
- Important View
- Important Open Space
- Structure/Site of Negative Impact

1.9 Ordnance Survey map (1886)

Part of 1886 OS Map showing St. John's



2 Management Proposals

2.1 Purpose of the Management Proposals

The purpose of this part of the document is to present proposals to achieve the preservation and enhancement of the St John's Conservation Area's special historic character and appearance, 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.

These specialists also monitor the changes in conservation areas and may administer grants schemes for repairs and reinstatements (see below). When work is being implemented, the conservation staff 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 the appropriate application to the LPA. 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.

The City's Conservation Areas Advisory Committee is asked to comment. 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. Changes to conservation area boundary

As part of the appraisal process and in the light of historical research, the existing conservation area boundary was reviewed. Two proposed alterations to the boundary are identified on the Conservation Area Appraisal map. The proposed new boundary would include Nos.19- 49 Bransford Road, Chevron Garage (Citroen) and Nos.5 and 7 Malvern Road thereby enclosing the site of the former St John's Green. It would also be extended to include the whole of Bromyard Terrace.

Given the significance of St John's Green to the early historic development of the settlement, the exclusion of St John's Green from the conservation area (i.e. the junction of St John's, Bransford Road and Malvern Road) appears to be inconsistent with the desirability of preserving the special historic interest of the ancient settlement of St John's. The enlarged area would include the houses and shops in Nos.29-49 Bransford Road, some with 18th or early 19th century appearance, and a row of early 20th century houses in a typically Midlands Arts and Crafts style in Nos.19-27 Bransford Road. It would also include Nos.5 and 7 Malvern Road, comprising an 18th century building listed grade II.

Bromyard Terrace merits inclusion because of its character as a low-key street of late 19th century terraced properties largely built to the edge of the pavement line, on a path which dates back at least to the early 19th century, and probably identifies the north edge of the medieval settlement.

***ACTION:** The Council will consult occupiers about the desirability of extending the conservation area boundary, and if consultation indicates support for this it will bring a recommendation to the Planning Committee. It will continue to review the boundary of the conservation area periodically in accordance with best practice and guidance on the management of the historic environment.*



No.27 Bransford Road, in a row recommended for inclusion in future



Bromyard Terrace, proposed for inclusion in conservation area

2. Loss of original architectural details

Many of the unlisted, and some of the listed, buildings in the conservation area have been adversely affected by the use of inappropriate modern materials or details such as the replacement of original timber sash windows with uPVC or aluminium, the alteration to original glazing patterns, the loss of original timber front doors, the painting of historic brickwork and the replacement of clay tile or Welsh slate roofs with concrete tiles.

The appraisal identified that the following alterations pose a threat to the special character of the area:

- Loss of original timber windows and doors;
- Alterations to window/door openings;
- Removal of “redundant” chimney stacks;
- Painting of brickwork or application of render.

ACTION: The Council will seek to consider the need for Article 4 directions on a case by case basis, to ensure that the special qualities of all Buildings of Local Significance and key unlisted buildings are protected.

3. Tree management

Whilst trees are not a major feature of this urban conservation area, the few trees that are present make an important contribution to the softening of the townscape and enhancing the setting of historic buildings. Some are young, others are mature. All, especially in this urban environment, will need monitoring and management.

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 ensuring that priorities are agreed and funding set aside for the costs involved in remedial works or replacement.

4. Setting, views and gateways

The setting of the conservation area is very important and development which impacts in a detrimental way upon the immediate setting and longer views into and from the conservation area will detract from its special character. Important views are identified on the townscape analysis map in the character appraisal.

ACTION: The Council will seek to ensure that all development respects the setting of the conservation area and important views within, into and from the conservation area, as identified in the appraisal. The Council will seek to ensure that these remain protected from inappropriate forms of development and that due regard is paid to these views in the formulation of public realm works or enhancement schemes.

5. Shopfronts and signs

The St John’s Conservation Area contains a large number of shops. In some cases, 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.

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.*

With regard to a proposal for ‘living over the shop’, where a shared access exists, its removal will be resisted. If required, a new or additional access will be sought by negotiation.

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).

6. Historic shopfronts

The conservation area contains a number of good examples of whole or partially altered historic shopfronts dating from the 18th and 19th centuries. These are listed in the text.

ACTION: The Council will seek to ensure the retention of historic shopfronts and notable elements of historic shopfront design.

7. Advertisement control

Outdoor advertisements affect the appearance of the building or neighbourhood where they are displayed. The visual appearance of the St John's Conservation Area suffers from some garish advertisements including plastic banners and A-boards which may not be authorised.

ACTION: The Council will ensure that all proposed advertisements accord with policy BE39 of the City of Worcester Local Plan 1996-2011.

8. Building condition

Buildings in the conservation area are generally in good condition but Nos.2, 4 and 79 St John's are in a poor state of repair, as is the former cinema. Other vacant properties may also be at risk of decay.

There is evidence of the neglect of routine maintenance and repair of some buildings, especially above ground floor.

ACTION: The Council will seek to monitor the condition of all historic buildings and, through the Heritage at Risk Register, will report findings and advise action, as necessary. Where the condition of a building gives cause for concern, appropriate steps will be sought to secure the future of the building, including the use of statutory powers.

9. Back lanes

Swanpool Walk provides rear access to properties on the south side of St John's.

ACTION: Development on back land should reinforce historic burgage plot lines and the rear boundary, and be subservient to the principal development of St John's.

10. Design of new development

The design of some 20th century developments fails to preserve the predominantly 18th and 19th century appearance of the conservation area. There are few obvious opportunities for new development within the conservation area, with the exception of replacement building, but any proposed development must be very carefully sited and detailed.

ACTION: The Council will use available policies to improve the quality of the built environment of the conservation area by ensuring that new development is sensitive and responsive to its neighbourhood and site context.

Where a building or site has been identified as having a negative effect on the conservation area, the Council will seek to enhance that building or site.

11. Traffic noise and air pollution

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

ACTION: The Council will seek to improve the public realm in terms of noise and pollution by whatever means possible. The introduction of Park & Ride and dedicated bus and cycle lanes confirms the Council's commitment to improving air quality.

12. Traffic signs

Signs and notices spoil the visual attractiveness of the place. Whilst traffic signs are obviously necessary, some are ill-sited and there may be an over provision. The positioning of other items of street furniture, such as a CCTV pole, indicate a lack of awareness of their damaging impact on the local character.

ACTION: The Council will seek to compile an audit of all 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 latest 'Streets For All' publication.

13. 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 floorscape should be retained where possible and proposed new areas of floorscape should be appropriate to the historic environments in which they are set.

14. Buildings or sites of negative impact

The Conservation Area Appraisal Map indicates a number of buildings or areas of negative impact, for example the Telephone Exchange building in Bromyard Road and an area of open space between St John's Church and Nos.5-17 Bromyard Road. The buildings or sites of negative impact are visually disturbing to the character or appearance of the conservation area.

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

15. 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 listed buildings where the condition 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, when necessary, of an updated edition of this document.*



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 St John's 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 2008, 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, downloadable 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. 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 St John's 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 650. Six City Councillors were sent a copy of the draft document. Fifteen questionnaire returns were received, two being amplified by a letter. The following paragraphs identify the significant issues.

Q.2 There was strong affirmation of the area's suitability for recognition as a conservation area (93%). However the support for the boundaries was less clear-cut (73%), in Qs.3 and 3.1, because there were some who hoped to see the boundaries extended. There was support for the proposed extension to include the eastern end of Bransford Road at St Johns Green.

Other extensions to boundaries were suggested as follows, in order of popularity:-

- Include Henwick Road as far as the YMCA, and so accord value to the level crossing and signal box as well as several listed buildings.
- Include Malvern Road up to the junction with Bromwich Road, to afford protection to the villas and their gardens.
- Include Bromyard Terrace as a more natural boundary on the north side.
- Take in more of Bransford Road and also Barn Close.
- Include Bromyard Road as far as Comer gardens because of the Victorian villas.

One response suggested that the Co-op supermarket site be removed from the Conservation Area.

Q.4 There was strong support (93%) for the identification of the character of the conservation area and for the definitions of the different character areas, though one respondent considered that the Appraisal did not focus sufficiently on the 'eyesores'.

Q.5 There was support at 86% for the descriptions of the special character of the public spaces.

Q.6 Responses to the question about the special character of the buildings was less positive at 66%, though this was largely because people wished to draw attention to the need to extend the area. One person identified the Roman Catholic church and school as being too modern for their context.

Q.7 In answer to the question about elements of character that were at risk, considerable concern focused on the Sainsbury development, which had not commenced when the consultation was held. In particular it was felt to be likely to damage the economic sustainability of the existing shops and the character of the edge of the conservation area. The poor upkeep of many buildings was also cited as a threat, especially the group from Nos.73 to 79 St John's.

Q.8 The support for the elements of enhancement identified in the appraisal was 73%, and suggestions for additional items were as follows:-

- Use sites of negative impact for social housing;
- Urgently seek the redevelopment of Nos.73 to 79 St Johns as the impact of their run-down appearance was spreading to other properties around.

Q.9 In response to the Management Proposals there was two thirds support, but one respondent drew attention to a lack of realism – they were fine in principle, but does the Council have the authority and the finance to take action?. One respondent found the proposals too weak on advertisements and poor maintenance.

Q.10 The final question asked for other comments. One person reaffirmed the uniqueness of St John's and another expressed concern over some traffic issues - parking generally and the junction at the entrance to Sainsbury.

Response to consultation

Suggested corrections to the text have generally been incorporated in the final draft.

Changes to the boundaries provoked considerable comment. Most of these were about the enlargement of the area to include lengths of four of the roads leading in – Bransford Road, Bromyard Road, Henwick Road and Malvern Road. The present policy is to retain the tightness of the boundary line, in that it encloses an area of broadly uniform character. Steps are due to be taken to consider designating a new conservation area along the adjacent part of Bransford

Road, and in due course similar designations will be considered on the other three. The suggestion to include Bromyard Terrace within the area has now been included within the Management Proposals. A further extension along Bransford Road is also proposed.

The doubt expressed by one respondent about the suitability of the 'modern' design Roman Catholic church and school is surprising because a wide range in styles and ages of buildings can be seen within the conservation area.

There was considerable concern at the time of the consultation over the Sainsbury development which was seen as a threat to the character of the back-land around Swanpool Walk, and indeed of the retail area. Several benefits to the public realm are apparent and perhaps the centre of concern now is in the traffic junction where Swanpool Walk meets Malvern Road. The blighted properties in St John's remain to be refurbished or renewed.

While the Management Proposals may seem to lack the bite of the law, they 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

The Development of St John's with particular reference to the south end, *Dr P. Hughes, Worcester City Council Local History Document, 2000.*

Memories of St John's, *P. M. Adams (ed).*

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, *N.M. Herbert (ed.), Oxford University Press, 1988.*

A Brief History of Worcester, *Tim Lambert.*

The Book of Worcester, *D. Whitehead. Barracuda Books, 1976*

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

The Changing Face of Worcester, *Haynes and Adlam.*

Worcester Within The Walls, *Clive Haynes, Osborne, 1996.*

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

Churches of Worcestershire *Tim Bridges, Logaston 2005*

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

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

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

Map of Worcester 1610.

Doharty's map of 1741.

Roper and Young's map of 1808.

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



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 Listed Building Descriptions

1	SO8454SW 620-1/19/138 05/03/85 GV II	Bromwich Lane (west side) No. 10
<p>Former coach-house to No. 12 (qv), now separate dwelling. Early/mid C19 with later alterations.</p> <p>MATERIALS: Painted brick, hipped slate roof, brick stack on right with oversailing detail and pot.</p> <p>EXTERIOR: Single bay front, side entry. Front has one ground floor window 8/8 sash and 4/8 sash to box half dormer.</p> <p>INTERIOR: not inspected. Forms integral group with No.12 (qv).</p>		

2	SO8454SW 620-1/19/139 05/503/85 GV II	Bromwich Lane (west side) No. 12
<p>House. Early C19 with later additions and alterations. Rendered brick, hipped slate roof with wide overhanging eaves. Right-hand and rear painted brick stacks with oversailing detail and pots.</p> <p>PLAN: Double-fronted, double-depth plan with central hall. 2 storeys, symmetrical 3-bay front. First-floor has 6/6 sash flanked by 8/8; similar 8/8 sashes below to ground-floor; all in plain reveals with stone sills. Central doorway with 5-panel door with bolection moulding; radial pattern fanlight.</p> <p>INTERIOR: not inspected. Dept of the Environment list ... District of Worcester (City): London: 1971-).</p>		

3	SO85SW 620-1/3/144 22/5/54 GV II	Bromyard Road (north side) No. 28 St John's House (Formerly Listed as: Bromyard Road No.28)
<p>Large house, now doctors' surgery. Late C18 with later additions and alterations. Red brick with stone dressings, 2-span hipped slate roof partially concealed behind parapet to front and end elevations, stack to left return with oversailing detail and pots; lead flat roofs to flanking wings; timber doorcase. Double-depth, double-fronted with central hall; single-storey wings to left and right returns result in T-plan ground-floor. 3 storeys with cellar. 3 first-floor windows. Stone detailing includes sills and moulded eaves cornice. Ground- and first-floor windows are 8/8 sashes in near-flush frames; all windows under flat gauged brick arches and with sills. 6-panel entrance door, upper panels raised and fielded; panelled reveals; traceried fanlight; Doric-style pilaster doorcase with open pediment.</p> <p>INTERIOR: much altered especially ground-floor, staircase removed.</p>		

4	SO8454SW 620-1/19/142 29/06/82 GV II	Bromyard Road (south side) No.1 (Formerly Listed as: St John's, St John's Vicarage)
<p>Large house. Was vicarage now mixed use, clinic, parish office, and residential. 3 main phases of development, early C17, C18/C19 and C19/C20. C17 core of the building, adjoining the church (qv) is part timber-frame with brick and wattle-and-daub infill to small square panels, clasped purlins; part brick; some stone window surrounds; all under a plain clay tile roof; SE gable is parapeted. Tall brick gable-end stack with corbelled top and pots.</p> <p>PLAN: Possibly originally 'H', now approx. 'T' plan; 4 truss positions identified in north-wing, suggesting 3 bay building including one narrow (staircase?) bay. Two-storeys. 2 first-floor windows to N (rear) elevation; none of the early elevations remain either visible or unaltered so pattern of original fenestration unclear; now mainly timber side-hung casements plus mullion and transom windows to SE corner. Principal elevation probably would have been to SE, entrance now from NW via open porch and 6-panel door.</p> <p>INTERIOR: Retains late C17/early C18 staircase with slender turned balusters, substantial moulded handrail, and flat moulded caps to newel posts. Exposed jowl posts on upper floor; bolection moulded fireplace surround. Black and white tiling to part of ground-floor. Double purlin roof with trenched purlins.</p> <p>HISTORICAL NOTE: from map evidence, phase of extension to church(qv) and vicarage post 1886, pre 1928. (N A D Molyneux: The Vicarage, St. John's, Worcester SO 84055449: 1979-).</p>		

5	SO85SW 620-1/3/143 03/04/89 GV II	Bromyard Road (south side) Nos.5-17 (Odd)
<p>Row of 7 houses. c1830 with later additions and alterations including C19 and C20 extensions to rear. Red brick with Welsh slate roof and various brick ridge and rear stacks. Nos 5 and 9 are 3 storeys and basement, otherwise 2 storeys and basement; 14 first-floor windows (2 per house). No.5 has sashes with gauged brick lintels and on left end a part-glazed door with fanlight. No.7 has 6/6 sashes and reeded doorcase and door, with canted bay to right, also with 6/6 and 4/4 sashes. No.9 has 3/6, 6/6 and 8/8 sashes, gauged brick lintel to ground floor, C20 basement window. Nos 11, 13 and 15 have 6/6 and 8/8 sashes, with gauged brick lintels to ground floor, and reeded doorcase with fanlights and 5-panel doors. No.17 has similar sashes and doorway but with a canted bay window to right with 6/6 and 4/4 sashes. 6/6 sash on right end.</p> <p>INTERIORS: not inspected.</p>		

6	SO8454NW 620-1/15/145 08/3/74 GV II	Bull Ring (south side) No. 1 (Formerly Listed as: Bull Ring Nos.1 and 3, 5 (Eastern Half of No.5))
<p>Terraced house, now dentists' surgery. c1800 with later additions and alterations. Red brick over blue brick plinth; stone sills; stone dressings to rear range. Plain clay tile roof; dentilled eaves, painted. Stack to left rear roof slope and ridge-end right, both have oversailing detail and pots. Timber doorcase. Wrought-iron balconette. PLAN: double-depth with central hallway; formerly single-depth. 3 storeys and cellar. 3 first-floor and 3 second-floor windows, central window on each floor is blind, painted to represent sash. Window to left first-floor 6/6, to right is tripartite 1/1:1/1:1/1; second-floor are 3/3; ground-floor left is 6/6, to right is canted bay 2/2:6/6:2/2; with exception of the latter all windows near-flush-frames with sills and flat gauged-brick arches. 2 roll-edged stone steps to off-centre left entrance, 6-panel door, all raised and fielded, 3-pane overlight; incised pilasters, cornice. Left-return has semi-circular bay to ground-floor (10/10:6/6:10/10), bottom sashes renewed; 6/6 sash above with balconette. Later parallel range to rear projects to left as 3-sided apsidal-end with 1/1 sashes.</p> <p>INTERIOR: Retains joinery details including 5-panel doors, architraves, skirtings, dado and picture rails; staircase has slender turned balusters.</p> <p>HISTORICAL NOTE: The First-Edition OS Map shows curved bay to left return and rear range as extant in 1886.</p>		

7	SO85SW 620-1/3/424 05/04/71 GV II	Malvern Road (east side) No.1 Premises occupied by Barclays Bank: (Formerly Listed as: Malvern Road No.1)
<p>House, now bank. Probably late C18 with later additions and alterations. Stucco over brick with hipped slate roof, 3 end stuccoed stacks with oversailing courses and pots. Double-depth plan with central hallway and 2-storey service range to rear at left, extended. 2 storeys, 2 first-floor windows. 8/8 near-flush-frame, cambered-arched sashes with sills. Central entrance a 6-panel door with overlight with decorative glazing bars and panelled reveals, in Doric porch with frieze and cornice with engaged pilasters. Stepped eaves band. Rear retains 8/8 cambered-arched sash and 6/15 staircase sash.</p> <p>INTERIOR: retains original joinery including within entrance a 4-panel, part-glazed door; panelled architraves with fleurons to angles. Occupies a prominent corner site at the Junction of Malvern Road and Bransford Road and forms a group with Nos 5 and 7 Malvern Road (qv).</p>		

8	SO8454NW 620-1/15/564 20/09/73 GV II	St John's (south side) No. 1
<p>Terraced house, now shop and offices. c1720-40 with later additions and alterations. Red brick with stucco dressings, slate roof; dentilled eaves, painted. Single-depth plan with central entrance hall and rear staircase projection. Service range at right-angles to rear right and C20 range similarly arranged to rear left. 3 storeys. 5 first-floor windows. Upper-floor windows are 3/3, first-floor are 6/6, all near-flush frames under flat gauged-brick arches, painted stucco sills. Ground-floor has 2 early/mid C20 shopfronts (that to left much altered c1991), with individual entrances to left- and right-sides respectively; further central entrance to upper floors, C20 part-glazed doors.</p> <p>INTERIOR: Very little retained part from some door architraves and a quite fine staircase to first-floor and above with 'barley-sugar' balusters.</p> <p>HISTORICAL NOTE: Marks on the brickwork over the central entrance show where a pediment has been fixed; this is far above the head of the present door and overlight. It is also possible to see where 4 ground-floor windows, aligned with those above, have been infilled. The interior layout indicates that the ground-floor has been lowered by the removal of a semi-basement. The 1886 OS map shows an external flight of steps accessing the entrance.</p>		

9	SO8454NW 620-1/15/565 08/03/74 GV II	St John's (south side) No.3 (Formerly Listed as: St John's (South East side) Nos.3 & 5)
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Terraced house, now bank. Mid C18 with later additions and alterations. Red brick with stucco sills; plain clay tile roof. Single-depth plan with entrance to right; service-range to rear left. Asymmetric facade. 2 storeys and attic. 5 first-floor windows, 6/6 near-flush-frames, with sills and flat gauged brick arches. Three dormers with paired 6-pane side-hung casements; hipped roofs. At far-right roll-edged stone step to 6-panel door, flush-beaded; extended fanlight with gothic style tracery; plain pilasters, open pediment; accesses through-passage to rear of properties. Mid-C20 bank-facade to left with central door.

INTERIOR: Some panelled doors (4 and 2-panel), architraves and skirtings retained on upper floors, some wide elm floor-boards; plain C19 staircase.

10	SO8454SW 620-1/19/566 08/03/74 GV II	St John's (south side) No.5 (Formerly Listed as: St John's (South East side) Nos.3 & 5)
<p>Terraced house, now shops and offices. c1820 with later additions and alterations. Red brick with painted stucco detailing; plain clay tile hipped roof. 2 brick stacks to right-return, front one with oversailing detail. Single-depth plan with longitudinal axis at right-angles to the street. Original entrance centre left-return, accessed via door at right of No 3 (qv). 3 storey with cellar and attic. 2 first-floor windows. Stucco detailing includes sills and moulded eaves-band; returns have dentilled brick eaves-band. First-floor windows are 6/6, second-floor 3/3; all in plain reveals with sills and flat gauged brick arches. Mid-to-late C20 shopfront.</p> <p>INTERIOR: not inspected.</p>		

11	SO8454SW 620-1/19/568 05/04/71 GV II	St John's (south side) No. 7
<p>Terraced house, now shop and flats. Mid C18 with later additions and alterations. Painted brick with plain clay tile roof, dentilled eaves. Left-end ridge stack with oversailing detail and pots. Narrow burgage plot with longitudinal axis at right-angles on street. 3 storeys. 2 first-floor windows. First-floor windows are 6/6 under flat gauged brick arches; second-floor are 3/3; all near-flush-frames with sills. C19 shopfront with central entrance in splayed recess, paired glazed doors with overlight; pilasters, ornate console brackets, fascia and cornice, panelled stall-riser.</p> <p>INTERIOR: Retains some early features including panelled doors, architraves, staircase with slender turned balusters, fitted alcove cupboard and shelving with arched head and curved back.</p>		

12	SO8454NW 620-1/15/567 10/05/78 GV II	St John's (north side) No. 6 (Formerly Listed as: St John's, The Bull Ring No.6)
<p>House, surviving cross-wing of large medieval hall-house with 2 cross-wings. c1550 with later additions and alterations. Comprehensive scheme of repair and restoration by Michael Peach c1979. Timber-framed on high brick plinth; handmade plain clay tile roof.</p> <p>PLAN: 2 bays, gable-end on to the street. Original access in west wall from screens passage. 2 storeys on shallow semi-basement. Single first-floor window. Timber frame details include jettied front (S) elevation with close studding and jowled corner posts; collar roof with pair of clasped purlins; some early wattle and daub infill still in situ. Much of the front elevation has been renewed, the jowel posts to the first floor are original. Replica mullion window to each floor based on evidence remaining in framing. Vertically boarded door to right in new opening; access via flight of external steps.</p> <p>INTERIOR: A substantial amount of the framing has had to be replaced; the most complete structure is the west wall which is largely intact including the paired doorways on the ground-floor formerly to the sceens passage. Internal staircase is softwood late C20 inserted as part of repair scheme.</p> <p>HISTORICAL NOTE: Believed to be remnant of a Tudor merchant's house; this eastern range was the service wing containing the buttery and pantry. Survey drawings produced by architect Michael Peach form part of a Listed Building Consent application 78/0586 (copy held by Worcester City Council). The building was listed in May 1978 before the early C19 brick front and late C19 shopfront were removed.</p>		

13	SO8454NW 620-1/15/569 08/03/74 GV II	St Johns (north side) Nos.14 and 16 (Formerly Listed as: St John's (North West side) Nos.14-20 (Even))
<p>Two terraced houses possibly originally one; now 2 shops with flats over. c1780-1800 with later additions and alterations. Red brick with stone sills; plain clay tile 2-span roof, dentilled eaves. Double-depth plan. Central through-passage providing access to upper floors, rooms on these floors interlock over passage area. 3 storeys. 3 (2:1) first-floor windows. First-floor windows are 1/1:1/1:6/6, second-floor are 3/3; all in near-flush-frames with sills; flat gauged brick arches to first-floor. Mid/late C20 shopfronts.</p> <p>INTERIOR: not inspected.</p>		

14	SO8454NW 620-1/15/570 08/03/74 GV II	St Johns' (north side) No.18 (Formerly Listed as: St John's (North West side) Nos.14-20 (Even))
<p>Terraced house, now shop with flats over. 1780-1820 with later additions and alterations. Red brick with stone sills; plain clay tile roof. Party-wall ridge stack with oversailing detail. Timber shopfront. Double-depth plan: Front wall is dog-legged to accommodate bend in street. 3 storeys. 2 first-floor windows. Brick details include dentilled eaves. First-floor windows are 1/1, second-floor 3/3; all in near-flush frames with sills; flat gauged brick arches. Late C20 shopfront with traditional C19 detailing, pilasters, console brackets, turned mullions.</p> <p>INTERIOR: not inspected.</p>		

15	SO8454NW 620-1/15/571 08/03/74 GV II	St John's (north side) No.20 (Formerly Listed as: St John's (North West side) Nos.14-20 (Even))
<p>Terraced house, now shop with flats over. c1780-1820 with later additions and alterations. Painted brick with stone sills; plain clay tile roof, dentilled eaves. Party-wall ridge stack with oversailing detail. Timber shopfront. Double-depth plan. 3 storeys and cellar. 2 first-floor windows. Replacement C20 casement windows; sills to second-floor; flat gauged brick arches. Late C20 shopfront with traditional C19 detailing, pilasters, stall riser, fascia, console brackets. Pedestrian access through archway to left to rear of properties.</p> <p>INTERIOR: not inspected.</p>		

16	SO8454SW 620-1/19/572 08/03/74 GV II	St John's (south east side) No. 23
<p>House, forms end of terrace, now house and shop. Mid/late C18 with later additions and alterations. Red brick with slate roof, hipped to right; dentilled eaves, painted. Stacks to left and right with oversailing detail and pots. Timber doorcase and pediment. Single-depth, L-shaped plan. left-return angled to accommodate corner site; main entrance hall and staircase to centre of right-return. Service range and stabling to rear right. 3 storeys and cellar. 5 first-floor windows. All window openings have sills and flat gauged brick arches and near-flush-frames; first-floor and second-floor are 2/2. Ground-floor has mid-C20 shopfront to left with central recessed entrance, two 6/6 sashes to right. Right-return: 4 first-floor windows, two to left are blind under half-brick cambered head, no sills; 8/8 sashes to right, near-flush frames under segmental arched heads. Second-floor windows are 2/2, near-flush frames with moulded architraves, flat gauged brick arches and stone sills. Ground-floor has 2 blocked windows to left as per first-floor; to right of door is 2/2 near-flush frame sash under half-brick segmental arch. 6-panel door, all raised and fielded; blind gothic-traceried fanlight; replacement doorcase. Later 2-storey range to right with 6/6 sashes; beyond is 2-storey stable block possibly contemporary with the house; cambered arch openings to windows and large double doorway.</p> <p>INTERIOR: not inspected.</p>		

17	SO8454NW 620-1/15/573 08/03/74 GV II	<p>St John's (north side) No.24 (formerly Angel Inn)</p> <p>(Formerly Listed as: St John's (North West side) No.24 Angel Public House) (Formerly Listed as: St John's (North West side) Nos.26 & 28)</p>
<p>Inn, now shop and flats. 1830-40 with later additions and alterations. Brick and stucco under slate roof; dentilled eaves. Glazed metal lantern on wrought-iron bracket. Dog-legged in plan with through vehicular access to right. 3 storeys and cellar. 3 first-floor windows. Stucco detailing includes sills and whole of ground-floor with pilasters, fascia and cornice/first-floor sill-band; below second-floor sills is a long recessed rectangular panel with moulded surround bearing the name "The Angel Inn". Centre first-floor is blind, flanked by 6/6 sashes; second-floor are 3/3; all in plain reveals and with flat gauged brick arches. Large mullion and transom window to left ground-floor with segmental arched head and transom lights; sill. Vertically boarded doors to vehicular entrance set back to right with replacement glazed pedestrian door in left return; blind-overlight.</p> <p>INTERIOR: not inspected.</p>		

18	SO8454SW 620-1/19/574 05/04/71 GV II	St John's (south east side) No. 25
<p>House, now part dental surgery in rear range. 1750-70 with later additions and alterations. Red brick with stone dressings, plain clay tile hipped roof, dentilled eaves. End stacks with oversailing detail. Timber doorcase. Single-depth plan with central hall and staircase. Service range set back to right-return, at obtuse angle dictated by plot shape. Symmetrical facade. 2 storeys with cellar and attics. 5 first-floor windows. Stone details include channelled, engraved and capped keystones to window heads. Centre first-floor window is 12/6 sash with semi-circular arched head, top sash has traceried glazing bars in gothic-style, floral motif carving to arch keystone with egg and dart moulding to cap; other windows are 6/6 under flat gauged brick arches; all sashes in near-flush-frames with timber sills. 2 cellar windows to left under segmental arched heads. 2 stone steps to 6-panel door, raised and fielded; lattice pattern glazing bars to overlight; fluted pilaster doorcase, pediment with triglyph frieze. 3 hipped-roof dormers with paired, 2-pane, side-hung casements.</p> <p>INTERIOR: Black and white stone-flagged hall; slender turned balusters to open-well oak staircase with wreathed and ramped handrail; panelled dado; mainly 6-panel doors with panelled reveals and soffits; 2-panel doors to attic. Panelled window shutters with panelled soffit. Simple timber surround to attic fireplaces (one concealed behind plasterboard lining). Timber and marble surrounds to first-floor fireplaces, one of which retains original cast-iron hob-grate of opposed semi-circle design. Enriched plaster cornice to left ground-floor room only.</p>		

19	SO8454SW 620-1/19/575 05/04/71 GV II	St John's (south east side) No. 27
<p>Terraced house, now with shop on ground-floor. Late C18 refronting of C17 house, with later additions and alterations. Red/brown brick facade, left-return is timber-frame with painted-brick infill panels; plain clay tile roof, hipped to left, dentilled eaves; stack to right front roof slope with oversailing detail and pots. Square double-depth plan. 2 storeys. 2 first-floor windows, 8/8 sashes, near-flush-frames. Mid/late C20 shopfront. Left-return is square framing, 4-panels high, little remains of framing below mid-rail.</p> <p>INTERIOR: not inspected.</p>		

20	SO8454SW 620-1/19/576 05/04/71 GV II	St John's (south east side) No. 29
<p>House, now shop with flats over. Late C18 with later additions and alterations. Red brick, painted at ground-floor level, with stucco dressings, plain clay tile roof, dentilled eaves. Stack to right front roof slope with oversailing detail and pots. Timber shopfront with cast-iron grilles. Part of gable visible at left-return is of timber-frame construction. Out-of-square plan, double depth. 2 storeys with attics and cellar. 3 first-floor windows, that to centre is blind. Stucco details include sills and channelled voussoirs with keystone to flat arches over windows. Sashes are near-flush, 8/8 to first-floor and 2/2 to left ground-floor; to right is early C19 shopfront with entrance at left, plain pilasters on plinths, fluted and carved console brackets, fascia with 4 metal hooks, dentilled cornice and blind box; 4 large ventilation grilles to stallriser. Shop window is four lights, each of 2-panes and intended to lift out, old glass; modern glazed door with ventilation grille over. Gabled dormers with paired 6-pane side-hung casements.</p> <p>INTERIOR: Upper floors are common joists supported by main beams. Partition walls are timber-framed. The remains of an earlier, narrower span, collar and purlin roof survive within the present roof. NOTE: The building was subject to a major scheme of refurbishment in 1992. Centuries of piecemeal alterations were reflected in its poor structural condition. The floors were stiffened by the addition of plywood cladding and tied into the walls to provide them with lateral restraint.</p>		

21	SO8454SW 620-1/19/577 05/04/71 GV II	St Johns (south east side) Nos. 33 and 35 (opening No. 35 The Bell)
<p>2 houses, part of terrace; now shop with flat over (No.33), and pub (No.35). c1780-1800 with later additions and alterations. Red brick; stucco to ground-floor of No.35. Plain clay tile roof; ridge stacks to each end, left-stack has oversailing detail and pots; right-stack rebuilt. Some timber-framing to left-return. Timber shopfront to No.33. Plan: No.33 double-depth, width of ground-floor reduced by widening of through-passage from pedestrian to vehicular (post 1928); central entrance, hall and staircase off this passage in left-return. No.35 double-depth plan with central lobby, staircase off to right; left and right party-walls splayed at obtuse angle to front wall. 3 storeys. 3 (1:2) first-floor windows. Brick detailing includes band below first- and second-floor sills to No.35. Window to left first-floor is 8/12, otherwise 8/8, all with sills and in near-flush-frames; first-floor window openings have segmental heads. No.33 has C19 shopfront with plain pilasters, fluted console brackets, fascia and cornice; recessed entrance at left, panelled door, glazed upper section with pair of small flush-beaded panels below; overlight; 2-pane window to left of door with slender round mullion to corner; all of stall riser and window frame to right of door altered. Entrance to No.35 is off-centre right with paired 6-panel bolection moulded doors and overlight. Fixed 4-pane with shallow transom light to left of entrance, 8/8 sash to right. Elm casement with iron-framed opening light to rear of No.33.</p> <p>INTERIOR: No.33 Staircase with stick balusters, 2 fireplaces on upper-floor.</p>		

22	SO8454SW 620-1/19/578 08/03/74 GV II	St John's (south east side) Nos.37, 39, 41 and 41A
<p>4 houses, part of terrace; now with shops on ground-floor. Late C18 with later additions and alterations. Red brick with stone details. Slate roof. Plain eaves band to Nos 37 and 39, dentilled eaves to right pair. Stack to front roof slope at party-wall between Nos 41 and 41A and to right-hand end, both with oversailing detail and some pots. Timber shopfront to No.41 with brass sills and mullions.</p> <p>PLAN: 37 and 39 double-depth rhomboidal plan with lobby separating front and rear rooms. Central entrance to No.37 in left-return off through-passage. 41 and 41A originally double-depth, now open plan. 3 storeys and cellars. 4 first-floor windows (2:2). Stone details include sills to left pair of houses. First-floor windows are 8/8, second-floor are 4/4 and 3/3 to 41 and 41A; to left in plain reveals with sills and flat gauged brick arches; windows to right have near-flush-frames, those to first-floor under segmental arched heads. C20 door to pedestrian through-passage at ground-floor left accesses rear of properties. Shop fronts to nos 37, 39 and 41A are mid-late C20; that to No.41 is C19/early C20, central splayed recessed entrance, three-quarter glazed door; overlight. Slender circular cross-section mullions.</p> <p>INTERIORS: not inspected.</p> <p>SUBSIDIARY FEATURES: Fire insurance plaque to Nos 41 and 41A.</p> <p>HISTORICAL NOTE: The through-passage accessed the terrace of small dwellings (now demolished) situated within the curtilage of and to the rear of Nos 37 and 39. Such humble housing was common in Worcester, referred to as 'courts'; all that remains are some cast-iron name-plates.</p>		

23	SO8454SW 620-1/15/579 08/03/74 GV II	St John's (north west side) No. 40
<p>End of terrace house, now shop on ground-floor and flat above. Late C18 with later additions and alterations. Red brick with stone dressings; plain clay tile roof, dentilled eaves. Two ridge stacks to right-hand end, both with oversailing detail and pots. Single-depth plan, central hall and staircase (upper floors only). Right-return is curved in plan. Parallel range to rear under outshot. Further service range to rear right, angled to accommodate plot boundary. 2 storeys and attic. 4 (3:1) first-floor windows; right-hand end bay of building breaks forward very slightly with corresponding step in ridge-line. First-floor windows alternate 8/8 and 6/6, all in ear-flush-frames with sills and under cambered arches. Traditional style shopfront with pilasters and console brackets is a late C20 replica. Replacement vertically-boarded door to left under semi-circular arch accesses upper-floors. 6/6 sash to right. 3 gabled dormers with paired 3-pane side-hung casements.</p> <p>INTERIOR: not inspected.</p> <p>NOTE: This building subject to a comprehensive scheme of repair and reinstatement c1989. Brickwork to ground-floor renewed as part of these works.</p>		

24	SO8454SW 620-1/19/580 05/04/71 GV II	St John's (south east side) Nos 43 to 49 (odd)
<p>House(s), now shop. c1475-1525 with later additions and alterations. Major repairs and reinstatement by owners 1977-87 based on F.W.B Charles survey of c1973. Timber frame with rendered infill. Plain clay tile roof. Rectangular plan of 3 bays. Principal axis parallel to street. Part 2 storey. Central full-height window; 2 ground-floor windows. Framing to left is 2-panels high, close-studding with large square panels above; that to right is 4-panels high in small square panels. Renewed windows have mullions of diamond cross-section with fixed glazing. Wide planked doors with cambered heads, one to left, one to extreme right.</p> <p>INTERIOR: Wall painting thought to be C16 on upper floor; shows a bird (identified as a crane) with foliage and fruit; in black, red, and yellow.</p> <p>HISTORICAL NOTE: This building was identified in the 1954 list as 'probably C17...stucco.' Consent for demolition was granted in 1973 but overturned on appeal following discovery of true nature of the building. It was decided as impracticable to repair and reinstate the cross wing. The following is part of an open letter from F.W.B. Charles dated Dec 1974:- "These three little properties were originally one building of c1500. It consisted of a 2-bay hall, open from ground-floor to roof, and a solar cross-wing of 2 storeys, jettied and gabled over the pavement. The cross-wing, at the right-hand end, as one faces the building, is now more complete at the back than it is at the front. The original roof of its front bay has been replaced by one lying in the same line as the hall roof, and the jetty has gone. The hall is much more complete. Its original entrance is still marked by a door at the extreme left-hand end. This was originally the entrance to the so-called screens passage. At about 1600 a floor and enclosed fireplace were inserted making the hall into a two-storey structure with rather low headroom. This typical alteration of the seventeenth century...gives...the impression of a cottage built for small people?.....Possibly there was also a service cross-wing on the other side of the passage corresponding to the solar. But this and many other features of the original building are so far unexplored. The building must obviously be preserved since, excluding the Commandery which is of altogether different social and architectural standing, there is probably no other surviving medieval hall in Worcester."</p>		

25	SO8454SW 620-1/19/581 08/03/74 GV II	St John's (south east side) Nos.59 and 61 (Formerly Listed as: St John's (South East side) Nos.59-67 (Odd))
Terraced houses, now single shop on ground-floor. c1780-1820 with later additions and alterations. Brick with plain clay tile roof, dentilled eaves. Double-depth plan but internal walls all removed on ground-floor. 3 storeys. 3 first-floor windows, that to centre is blind; 2/2 sash to each side, near-flush with sills and under cambered brick arches. Ground-floor is all mid-late C20. 2 large gabled dormers with paired 3-pane side-hung casements. Upper floors not inspected.		

26	SO8454SW 620-1/19/582 08/03/74 GV II	St John's (south east side) No.63 (Formerly Listed as: St John's (South East side) Nos.59-67 (Odd))
<p>Terraced house, now shop on ground-floor. Mid C18 with later additions and alterations. Painted brick with plain clay tile roof hipped to right, dentilled eaves. Stack to rear roof slope with oversailing detail and pots. Single-depth plan. Left-hand side of ground-floor was vehicular access to rear of properties, internal walls now all removed. 3 storeys. 3 (1:2) first-floor windows, all 6/6 in near-flush frames with sills and under-cambered brick arches. Ground-floor is all mid-late C20. 2 large gabled dormers to left with paired 3-pane side-hung casements. Upper floors not inspected.</p> <p>HISTORICAL NOTE: Through passage shown on 1886 OS map; planning application 14489 from 1959 shows passage still extant.</p>		

27	SO8454SW 620-1/19/583 08/03/74 GV II	St John's (South East side) Nos. 65 and 67 (Formerly Listed as: St John's (South East side) Nos.59-67 (Odd))
<p>2 houses part of terrace, upper floors combined to form one unit c1988; shops on ground-floor. 1780-1820 with later additions and alterations. Red brick with stone sills; plain clay tile 2-span roof, dentilled eaves; end stacks with oversailing detail and pots. Timber shopfronts and central doorcase.</p> <p>PLAN: Double-depth with central through-passage. 3-storeys and cellar. 2 first-floor windows. 6/6 sashes to first-floor under flat gauged brick arches, 3/3 to second; all in near flush-frames. Central replacement 6-panel door to passage; doorcase has fluted pilasters, frieze with incised design, cornice. C19 shopfronts with plain pilasters, console brackets and cornice. That to no.65 has recessed entrance at left; left-reveal has 8 flush-beaded panels; right-reveal is splayed; part-glazed door, bottom pair of panels are flush-beaded; overlight; shop window is large 1/1 sash, narrow transom ventilator with vertical bars. Right shopfront has entrance to right, part-glazed door with overlight; 4-light window each light with cambered head.</p> <p>INTERIOR: not inspected.</p>		

28	SO8454SW 620-1/19/584 12/12/75 GV II	St John's (south east side) No. 69
<p>House, part of terrace, now restaurant. C16 or C17 with later additions and alterations including mid-C19 facade. Painted brick, plain clay tile roof; stack to left rear roof slope, upper part of circular cross-section, pot. Timber-framing to end and internal walls. Single-depth plan with later wing to rear left. 2 storeys. 3 first-floor windows. 2/2 sashes in plain reveals with sills. Shop windows and doors to ground-floor are all mid-late C20.</p> <p>INTERIOR: not inspected.</p>		

29	SO8454SW 620-1/19/585 22/05/54 GV II	St John's (north west side) St John's Church
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Church. Late C12, early C14 chancel arcade and south chapel; C15 south chancel arcade, chancel arch and west tower (1481); north aisle rebuilt and south porch of 1841 by Parsons, to house interior gallery; east end extended and north chapel with vestries built 1884 by Ewan Christian. Red sandstone with plain tile roofs.

PLAN: 3-bay nave with north and south aisles, the latter extended by a chapel attached to the chancel.

EXTERIOR: Offset buttresses throughout. East gable has 5-light Perpendicular-style window; south chancel wall has similar 2-light windows flanking pointed arched doorway; similar window to north. North chapel: east wall has rose window above 2 trefoiled lancets. South chapel has C15 flat-arched 3-light east window and doorway with pointed chamfered arch west of 2-light Decorated windows. This is continued as south aisle, refenestrated with gables over each of the 3 bays in the C15: two C15-light windows with panel tracery east of narrower bay to west which has 3-light window and blocked C15 doorway. North aisle has 4 tall transomed Decorated-style windows in the north wall and a rose window to the west end. Projecting porch has diagonally offset buttresses flanking 4-light flat-arched window with segmental-arched heads and sunk spandrels. Tower of 3 stages has recessed west window - similar to All Saints (qv) - 2-light windows to upper stages and battlemented parapet with pinnacles around a pyramid roof with fleche (which replaced a spire destroyed in the Civil War).

INTERIOR: nave arches, rebuilt in 1841, rest on late C12 piers with multi-scalloped capitals and square abaci. Early C14 south chancel arcade with continuous wave moulding; chamfered arches to C15 chancel arch and double-chamfered arches to south arcade, with a squint set into pier adjacent to arch. Mid/late C19 open timber roofs, except C15 carpentry in south arcade which has slight timbers dividing arched plastered vault of E bay into panels; two arch-braced trusses exposed in S chapel. Door from S porch into vestibule which has spiral stair with wrought iron balustrade and panelled dado. North chapel framed by two 2-bay arcades.

FITTINGS: gallery by Parsons; Perpendicular-style pulpit and choir stalls, the latter with openwork Perpendicular-style tracery to book rests, by Christian; oak reredos also by Christian, forming centrepiece to ornate dado with Perpendicular-style panelling, brass communion rail; C17 communion rail. North chapel has Perpendicular-style organ case and screen by Christian.

MONUMENTS: fine series of late C17 to C19 tablets, including Baroque memorial to Abel Gower, d 1669, with female allegorical figures set between twisted columns surmounted by open pediment with putti. Unusual memorial in S porch to John Garmston Hopkins, d1871, with a photograph of the dead boy set into the stone.

STAINED GLASS: small fragments of medieval stained glass in the chancel side windows; E window of 1884 and N aisle window of 1901 (to Albert Buck) by Clayton and Bell; E window in S chapel of 1889 by Burlison and Grylls; S window of S chapel of 1889 by Lavers, Baraud and Westlake; aisle window of 1922 showing the Good Shepherd by Archibald Davies of the Bromsgrove Guild.

HISTORICAL NOTE: granted to the monks of Worcester Priory in the C12. (Victoria County History: London: 501-510; Bridges, T: Churches of Worcestershire: Worcester: 2000-).

3.5 Tree Preservation Orders

Location	Position	Description	TPO No. and ref.
Bromwich Lane	No. 12 on rear boundary	Sycamore	220 T1
Bromyard Road	No. 19 front garden	Silver Birch	222 T1
	Telephone exchange	Purple leaf Sycamore, Norway Maple, Common Lime	276 G1
	No. 28 front garden	Cedar (Atlas)	214 T1
	No. 28 front garden	Cedar (Lebanon)	214 T2
Church Terrace	No. 2 rear garden	Lime	235 T1

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