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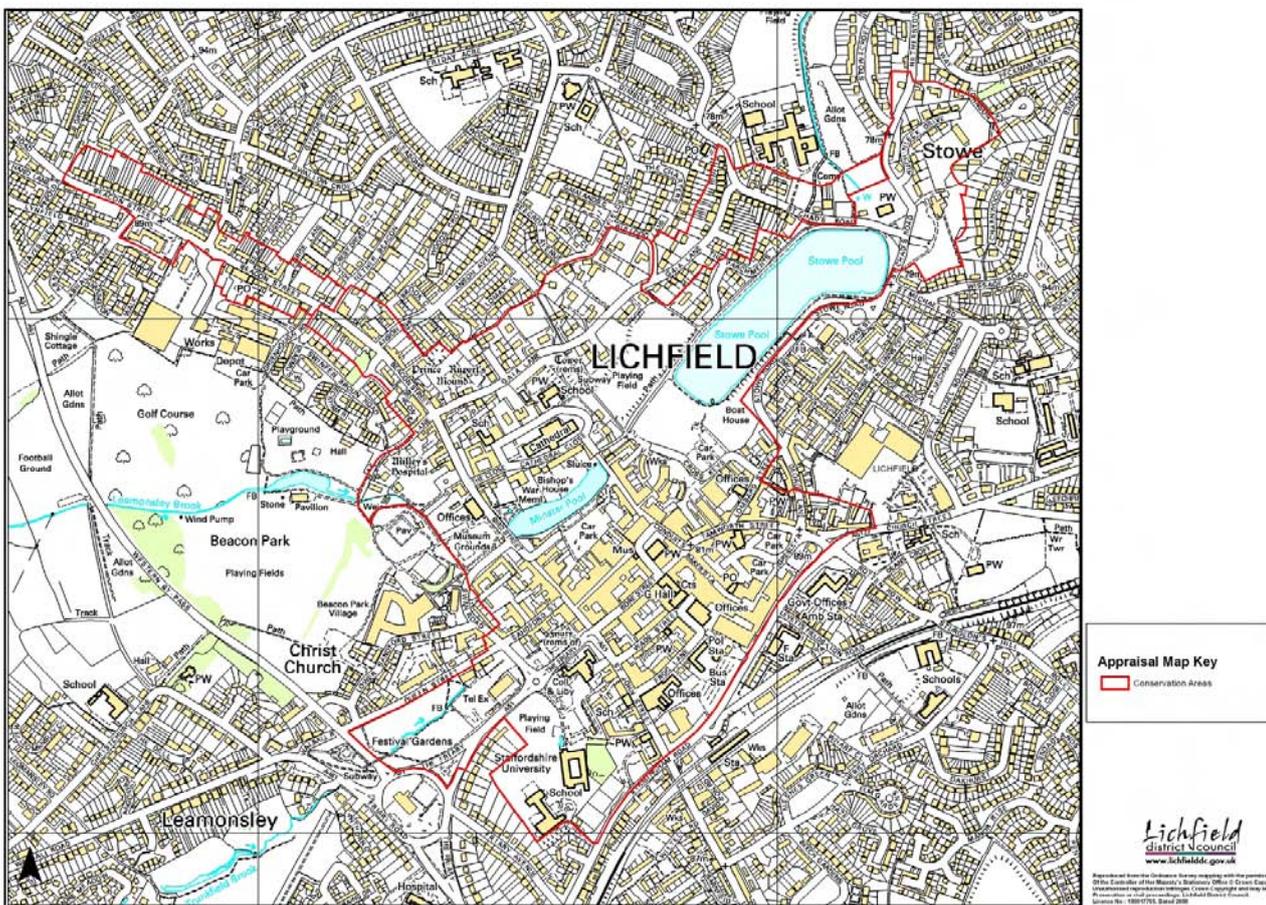
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1 Introduction

1.1 The Lichfield City Centre Conservation Area was first designated on 3rd March 1970 to cover the centre of the historic city. It was extended on 6th October 1999 to include further areas of Gaia Lane and St Chad's Road. In June 1998 the Lichfield Gateway Conservation Area was designated covering the area around Beacon Street. For the purposes of this appraisal these two conservation areas will be integrated and will be known as the Lichfield City Conservation Area. The conservation area covers a total of 88.2 hectares and includes over 200 listed buildings.



Picture 1.1 Lichfield City Conservation Area Boundary

1.2 Conservation areas are defined within the Planning (Listed Buildings and Conservation Areas) Act 1990 as “areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance”. When a conservation area is designated, the Local Authority has a duty to “draw up and publish proposals” for its preservation and enhancement. This document fulfils that duty.

1.3 The purpose of this conservation area appraisal is to provide a sound basis for determining planning applications and for developing proposals and initiatives for the future management of the area. The appraisal should inform, through a consultation process, the production of a management plan for the area and help to inform the future of the conservation area. In addition, the appraisal will form part of the evidence base which the appraisal will be used to help develop locally distinctive policies within the Local Development Framework and to update Lichfield District Council's historic resource.

1.4 In accordance with the English Heritage document "Guidance on conservation area appraisals", it is important to note that no appraisal can ever be completely comprehensive. If a building, feature, space or view is not mentioned this should not be taken to imply that it is of no interest.

1.5 Additional, more detailed historic and archaeological information on the area can be obtained from the [Historic Environment Record \(HER\)](#) held at Staffordshire County Council.

1.6 Lichfield has a unique character which is a product of its location and history. The first part of this document therefore summarises the issues which have influenced Lichfield's form and considers the key characteristics which define the city we see today. Within the city boundary there are several distinct 'character areas'. These are identified in the second part of the document and their special characteristics defined.



2 Executive Summary

2.1 Lichfield is a key regional city, with an estimated population of 30,100, standing at the heart of Staffordshire. Lichfield is one of the smallest of England's cathedral cities.

2.2 The Lichfield we see today is the product of over 800 years of development. While Lichfield was an ecclesiastical centre by the 7th century, the physical origins of the city date from the 12th century when many of the streets were laid out. The Conservation Area is characterised by densely packed two and three storey buildings in the central shopping streets, many still on the 12th century burgage plots; staggered blocks of buildings along Beacon Street and St John Street and random, lower density development in the Gaia Lane, Stowe and Friary areas.

2.3 The Cathedral unquestionably dominates the northern half of the city and St Mary's Church, St Chad's Church in Stowe and the Friary Clock Tower are other prominent landmarks. In terms of the natural environment notable features include the heavy tree cover, particularly towards the west, north and east, and Stowe Pool and Minster Pool and their associated parks and gardens.

2.4 Lichfield is sited upon Keuper Sandstone and this geological foundation has provided both fertile soil and an important building material. The topography of the city is predominantly flat with gentle variations in height.

2.5 Lichfield's wealth grew in line with its importance as an ecclesiastical centre. The original settlement prospered as a place where pilgrims gathered to worship at the shrine of St Chad and this practise continued until the reformation when the shrine was destroyed.

2.6 In terms of physical evidence for the history of Lichfield much of the existing layout of the city dates from the 12th century when it was laid out on a grid pattern. Built evidence from the medieval period is relatively sparse, with a few notable exceptions, but from around 1500 more and more buildings survive. Following the ravages of civil war and plague in the mid-17th century, the city was restored and reconstructed and by the beginning of the eighteenth century was experiencing a golden age. It is from this period that many of the buildings we see today date, some masking earlier buildings and some as fine examples of Georgian architecture. In the 20th century, redevelopment and demolition took its toll on the city and residential developments were built to form the city that we see today.

2.7 Throughout its history much of the wealth of the city has been generated by its many visitors, and relatively little by its industry. There was a cloth and leather industry in the medieval period when much of the area surrounding Lichfield was still open pasture. The Civil War in the 17th century and the loss of a third of the population to the plague saw a decline in the prosperity of Lichfield but, following the Restoration, the city became a desirable place to live and, by the 18th century, Lichfield had become a busy coaching centre. The invention of the railways saw a decline in coach travel and with it came a decline in Lichfield's prosperity. The Victorian and

Edwardian periods had a relatively limited impact on Lichfield due to its lack of industry. However, in the second half of the 20th century, the population of the city rose rapidly from 10,619 in 1951 to 22,660 in 1971 due to a massive increase in house building.

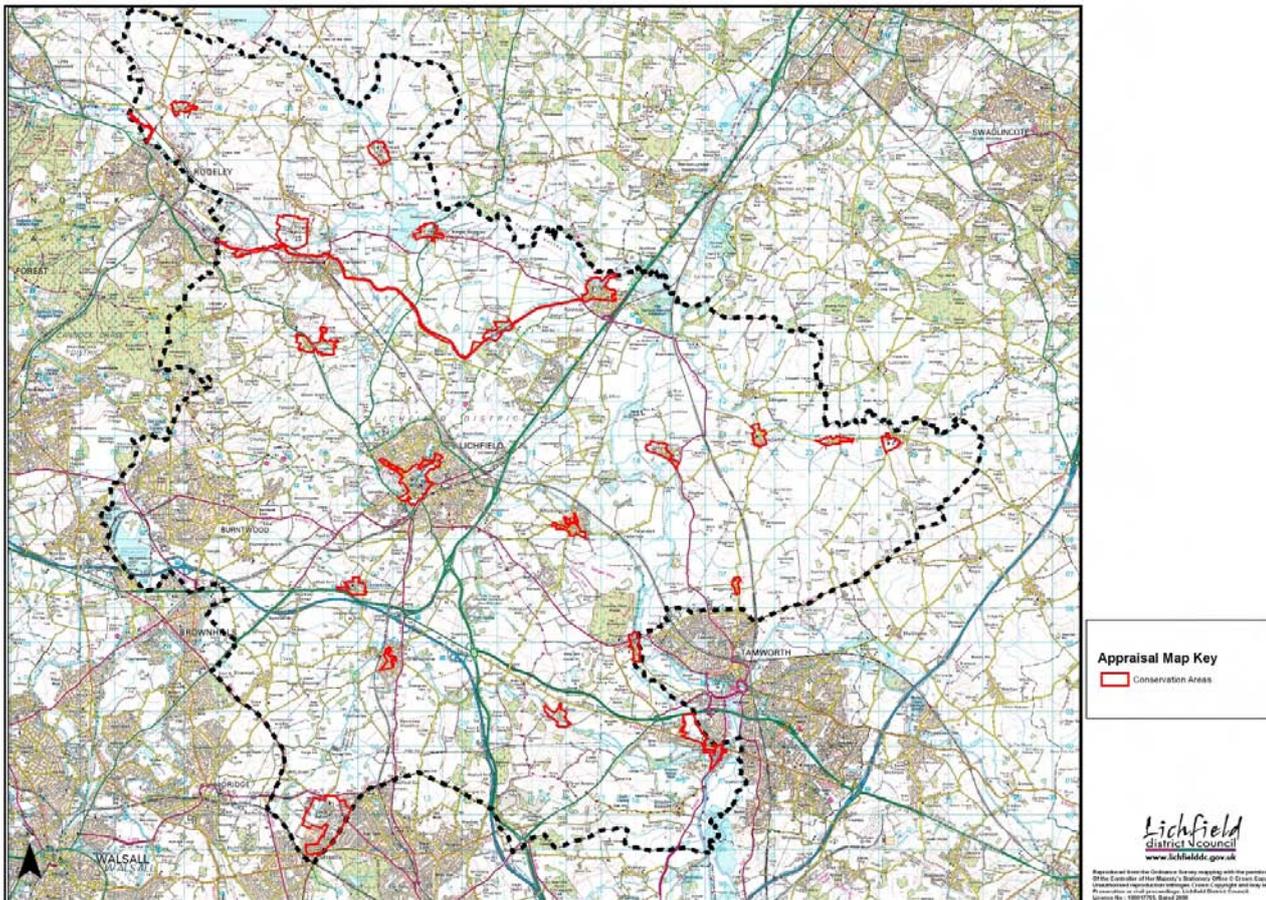
2.8 Today Lichfield is an attractive city to live and work in. There continues to be investment in improving the city and encouraging redevelopment where it is appropriate and it is hoped that this appraisal will help to guide this investment towards preserving and enhancing the historic core of the city.

2.9 Lichfield clearly has a strong identity and 'sense of place'. However, its character varies within the city. The Lichfield City Conservation Area covers the historic core of the city including the full extent of the medieval city and parts of the more recent residential areas that have grown up along the principle routes into the city. The conservation area can therefore be divided into a series of 'character areas' which are identifiable because of their distinctive townscape, greater concentrations of a particular building type or material, or presence of open spaces or more modern buildings. These areas are defined, and their key characteristics are described in the second section of the appraisal.



3 Location & Context

3.1 Lichfield is situated in the county of Staffordshire and is located 16 miles from the county capital of Stafford. Lichfield is a small city and civil parish, one of only six single parishes with city status in England.



Picture 3.1 Map of the District showing the distribution of conservation areas

3.2 The population of the city of Lichfield at the last census in 2001, was approximately 27,900 and it is estimated that this is now likely to have risen to over 30,100 (2008) and that this will rise further in future years due to the continued programme of house building. The population of the District as a whole stood at 92,232 in 2001. The earliest estimate for the city's population is from 1327 when it is estimated that about 108 people lived in Lichfield. The population then increased to around 1,642 by the 15th century. Plagues and civil war affected the population of the city but, by the end of the 17th century, it had once more become a desirable place to live. In 1685 the population is estimated at around 3,040 people and from this point onwards the population grew rapidly to 4,840 in 1801, 7,900 in 1901, 10,200 in 1951, 14,090 in 1961 and 22,660 in 1971. The rapid increase in population of the city follows on from an extensive

house building programme, to date this has been carefully managed to avoid a negative impact on the historic fabric and setting of the city and this should careful approach should be continued in the future.

3.3 Lichfield has always relied on its road network for its communications bringing pilgrims and other visitors as well as traders and their wares into the city. The two main roads the A5 and A38 pass close to the City and both have their origins in the Roman period. In 1729 Lichfield became the centre of the turnpike network which made travel easier and more comfortable.

3.4 In the mid 18th century there were a number of unsuccessful proposals to create a canal linking Lichfield to the Trent and Mersey canal. However, by the 1770's there was a wharf at Kings Bromley which served the city. The Wyrley and Essington canal opened in 1797 joining the Birmingham Canal to the Coventry Canal and this ran to the south of the city. The Lichfield stretch of the canal was closed in 1954. In 1847 the Trent Valley Railway arrived in Streethay and in 1849 the South Staffordshire Railway arrived in Lichfield and the Lichfield City station was built. The railway and canal network passed outside the historic core and so had a relatively limited impact on the fabric of the city.



4 Topography & Landscape

4.1 Lichfield is sited upon Keuper sandstone, between the high ground of Cannock Chase to the west and the valleys of the Trent and Tame to the east. Lichfield's city centre is formed on rocks from the Triassic period, mostly Keuper red marls, which have provided the basis for a fertile soil. The sandstones of the region have also provided an important building material.

4.2 The ground within the city slopes down from 382m above sea-level in the north-west to 282m on the sandstone shelf where the cathedral stands. The market place lies at 265m while the south and east of the city centre stand on a ridge which reaches 341m at St. Michael's Church on a spur at Greenhill. To the south-east the levels drop to 226m where the Tamworth Road crosses the city boundary into Freeford. There is another ridge in the south-west of the city where the level reaches 423m on the boundary at Aldershawe and Harehurst Hill.

4.3 The city sits within a shallow bowl, with the outskirts generally being situated at a higher level, so views across the city can be seen from a number of high points surrounding the city. Furthermore, because the city has not spread beyond the containment of this landform longer distance views of the spires are not spoilt by other buildings. From within the city the appearance of much of the city is flat with little variation in height. There are a few locations where there is a notable change in levels in particular, along Beacon Street to the north of the city and along Tamworth Street and George Lane to the east. There are more subtle variations in height in a number of locations which often only become apparent when views are glimpsed between buildings.

4.4 The land is fertile and there are large areas of open space for flora and fauna which are a notable feature and environmental strength of the city. There is limited vegetation within the city core itself due to building densities but the city is surrounded by a belt of mature tree cover which is vital to its character.

4.5 The belt of open space and trees that runs through the city just to the north of the commercial core includes Beacon Park, Minster Pool through to Stowe Pool and is a Grade II Registered Park and Garden. Other significant open areas include the Cathedral Close, Market Place and the Festival Gardens.

4.6 The setting of the conservation area is enhanced by the large number of mature and maturing trees within private gardens, particularly to the north-west and north-east of Stowe Pool. These trees form one of Lichfield's principal treescapes and are predominantly the result of Victorian and Edwardian plantings.

4.7 Areas just outside of, and on the approaches to the conservation area provide an important context to the area affecting views to and from the area. These areas include Greenhill and Upper St John Street and as such development within these areas can be considered to affect the setting of the conservation area.

5 History & Archaeology

Early Evidence

5.1 Little archaeological evidence has been recovered to suggest early occupation in the Lichfield area although Neolithic flints have been recovered from St Michael's Church and evidence of a Neolithic settlement has been identified on the southern side of the sandstone terrace occupied by the cathedral. Scattered finds of Romano-British date indicate activity in the area although, to date, no structural evidence dating to this period has been recovered.

Sub-Roman and Anglo-Saxon Developments

5.2 Recent work close to Stowe Pool in the centre of Lichfield has revealed evidence of a two celled structure, partially built of reused Romano-British rubble, dating to the 5th/6th century AD. This structure was destroyed by fire and was overlain by two phases of Anglo-Saxon sunken floored building both of which were destroyed by fire. The area then appears to have been abandoned sometime after the 11th century, as the area close to the pools became increasingly waterlogged. This is the first evidence of pre-12th century occupation outside the immediate environs of the ecclesiastical complex.

5.3 Records first identify Lichfield as being an ecclesiastical centre during the 7th century when Bishop Chad founded an Episcopal See at the site (c.670AD). Prior to this the Mercian bishops had been peripatetic in nature. It is thought that Lichfield commended itself as a central place because of the presence of an early church and its proximity to the Roman Ryknild and Watling Streets. The early church hypothesis may be associated with the recent sub-Roman and Anglo-Saxon finds close to Stowe Pool.

5.4 The thriving cathedral community at Lichfield must have suffered considerably at the hands of the Danes in the late 9th century. Evidence for this comes from several sources; Domesday records indicate that by 1086 the religious community had dropped from 20 cannons to 5. The final destruction phase of the Stowe Pool sunken floored buildings (779-971AD) may also relate to this period. The impact of the Danes is also clear through Lichfield ceasing to be the seat of a Bishop and indeed in its demotion to the status of a 'Minster church'.

Medieval Prosperity

5.5 By the early 12th century, Lichfield had been restored as an ecclesiastical centre and the Cathedral Close was fortified by Bishop Clinton. Clinton also developed a new town to the south of Minster Pool with the settlement laid out on a grid or ladder plan. A central market place was provided with St. Mary's Church probably being founded centrally within the market at the same time. Subsequent encroachment has taken place on the southern side of the church. A market and mint were granted to Bishop Durdent by King Stephen (later confirmed in 1154), although the mint had closed by 1198.



5.6 Bishop Clinton also enclosed the town with a bank and ditch with gates erected where the main roads entered the town. He is thought to have founded the hospital of St. John outside the gate in St. John Street (1208). Recent excavations in the car park of the council offices on Frog Lane have revealed the ditch (5m wide and 2.6m deep) and the remnants of what may have been the bank. The defences not only provided protection for the town but also prevented free access and egress to merchants, who were encouraged to only enter through the main gates and thus pay the appropriate tithes.

5.7 District Council Office car park excavations also extended out beyond the defences. Results indicate that agricultural land extended right up to the defences during the medieval period. It may therefore be the case that little medieval urban development occurred beyond the medieval borough as identified by the town's defences. Only along the main roads into the town did medieval suburbs extend out beyond the defences. Within the historic core of Lichfield excavations have revealed evidence of intensive and substantial rebuilding on individual plots, from the thirteenth century through to the present day, resulting in complicated and potentially deeply stratified archaeological deposits.

5.8 The town continued to thrive during the 13th and 14th centuries. Growth was encouraged through the proximity of the cathedral to specialised service industries including goldsmiths, glaziers and a bell founder located in the town. Other more worldly trades such as tanning, parchment makers, leather production and shoe making were also important industries. Lichfield was an important mercantile centre and this was enhanced during 1307 when the three day Whitsun fair was extended to fifteen days with a separate four day fair added in November.

5.9 Lichfield's location on several major roads attracted many important personages and Royal visitors including Edward II as Prince of Wales (1296), Edward III (1328) and Richard II (1397). Numerous public houses were present within the town and the secular importance of the town was maintained throughout the period, with assizes held here until the 16th century.

5.10 The history of the water supply in Lichfield has had an important impact on the city as well as bringing influence in the wider area of the Midlands. The Close had a water supply from the mid-late 12th century which was supplied from Pipe in Burntwood and the town itself had a supply from as early as the 1270's. In 1301 the Franciscans were granted the right to their own water supply and it was they who constructed a public conduit in Bird Street which became known as the Crucifix Conduit. Following the dissolution of the monasteries the Conduit Lands Trust was formed to maintain and extend the water supply within the town. Through the South Staffordshire Waterworks Company which was founded in 1855 helped Lichfield to supply much of south Staffordshire with water during the later parts of the industrial revolution with water being pumped from both Stowe and Minster Pools.

The Reformation and Civil War

5.11 The Reformation resulted in the dissolution of Coventry Priory and the award of full diocesan control to Lichfield Cathedral (1541). Church guilds and the Franciscan Friary were also dissolved, although both Milley's and St John's hospitals survived through this period of unrest. Agriculture continued to be important to the economy of Lichfield, although in general the 16th and 17th centuries were a period of economic decline.

5.12 The Civil War also seriously impacted upon the economy and infrastructure of the town. Three separate sieges caused considerable damage through artillery fire, burning and looting; the Cathedral and Close suffering in particular.

The 18th, 19th and 20th Centuries

5.13 Following the Restoration of Charles II work began on the reconstruction of the town, and visitors such as Celia Fiennes (1697) and Daniel Defoe (1720) were remarking upon the quality of Lichfield's urban environment. Fire frequently plagued medieval towns which were dominated by timber framed buildings in close proximity to each other. Lichfield was ravaged by fire in 1681 and again in 1697 and in response the Corporation ordered that all thatch be replaced by tiled roofs. Brick buildings started to be built in Lichfield from the late 17th or early 18th century and this process has continued up until the present day.

5.14 During the 18th century Birmingham became the industrial and commercial centre of the Midlands, but in the absence of any regional university, Lichfield could claim to be its cultural capital. This was a remarkable achievement for a city where the population was only 3,088 in 1695 and 4,842 according to the 1801 census. Samuel Johnson emphasised its importance when he told his biographer Boswell that Lichfield was a city of philosophers; "we work with our heads, and make the boobies of Birmingham work for us with our hands". This was a caricature, but Lichfield was the intellectual heart of the region in at least two different respects.

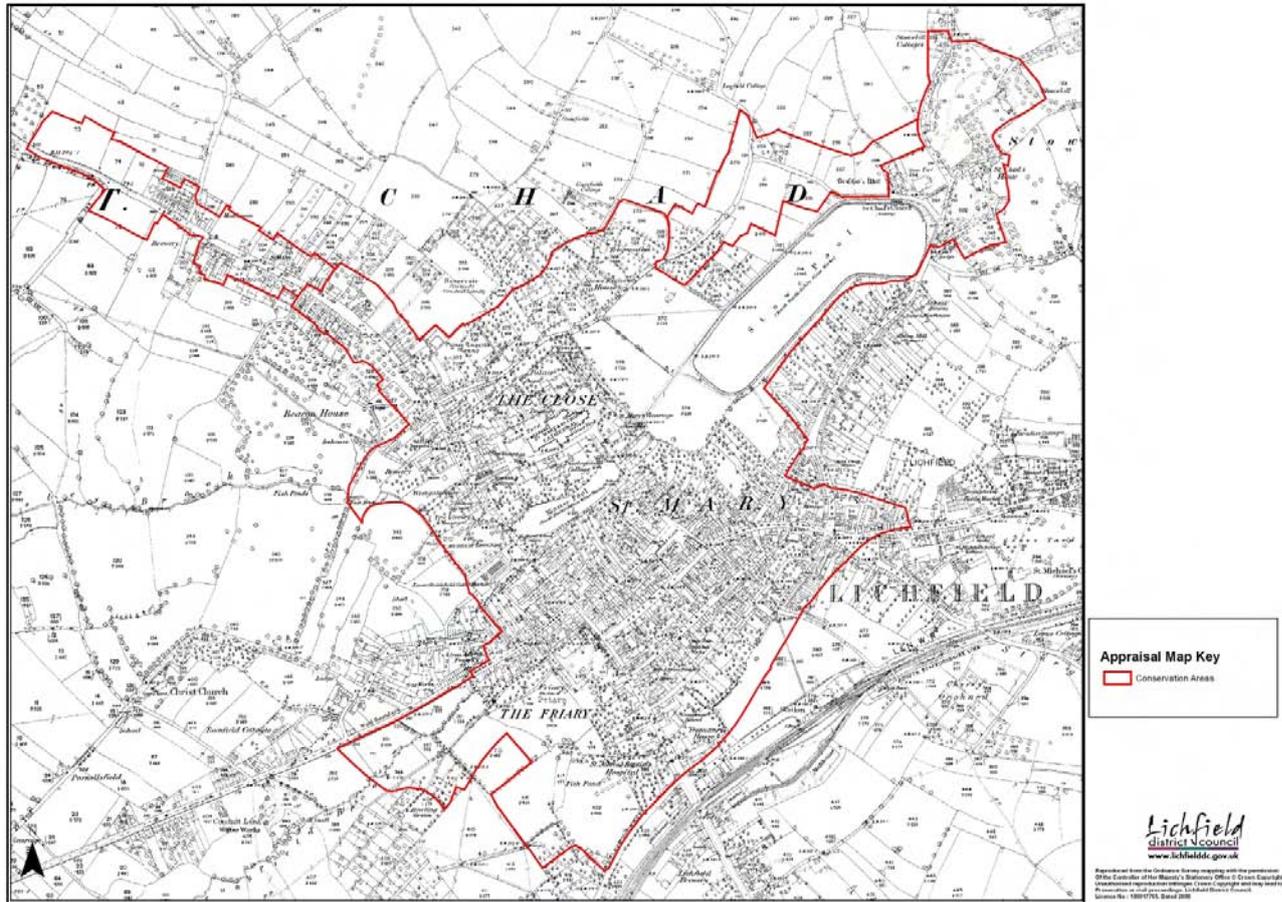
5.15 First, a number of individuals who made their impact on British cultural life were born in Lichfield or educated locally. They included Elias Ashmole, the antiquarian, Gregory King, the statistician, Joseph Addison, the essayist, Samuel Johnson, the writer and David Garrick, the actor-manager.

5.16 Secondly, Lichfield became the home of several residents who achieved intellectual importance whilst living in the city. They included the physician, Sir John Floyer, the antiquarian Richard Greene, Erasmus Darwin, doctor and scientist, Anna Seward, the poet, Thomas Day, the humanitarian campaigner and Richard Lovell Edgeworth, the inventor and educationalist. Darwin, Day and Edgeworth were members of the Lunar Society who were part of a wider network of creative individuals in Derbyshire, Staffordshire and Warwickshire. The "Lunatics" met at each others homes at the time of the full moon and made central contributions to Enlightenment thinking and industrial innovation.

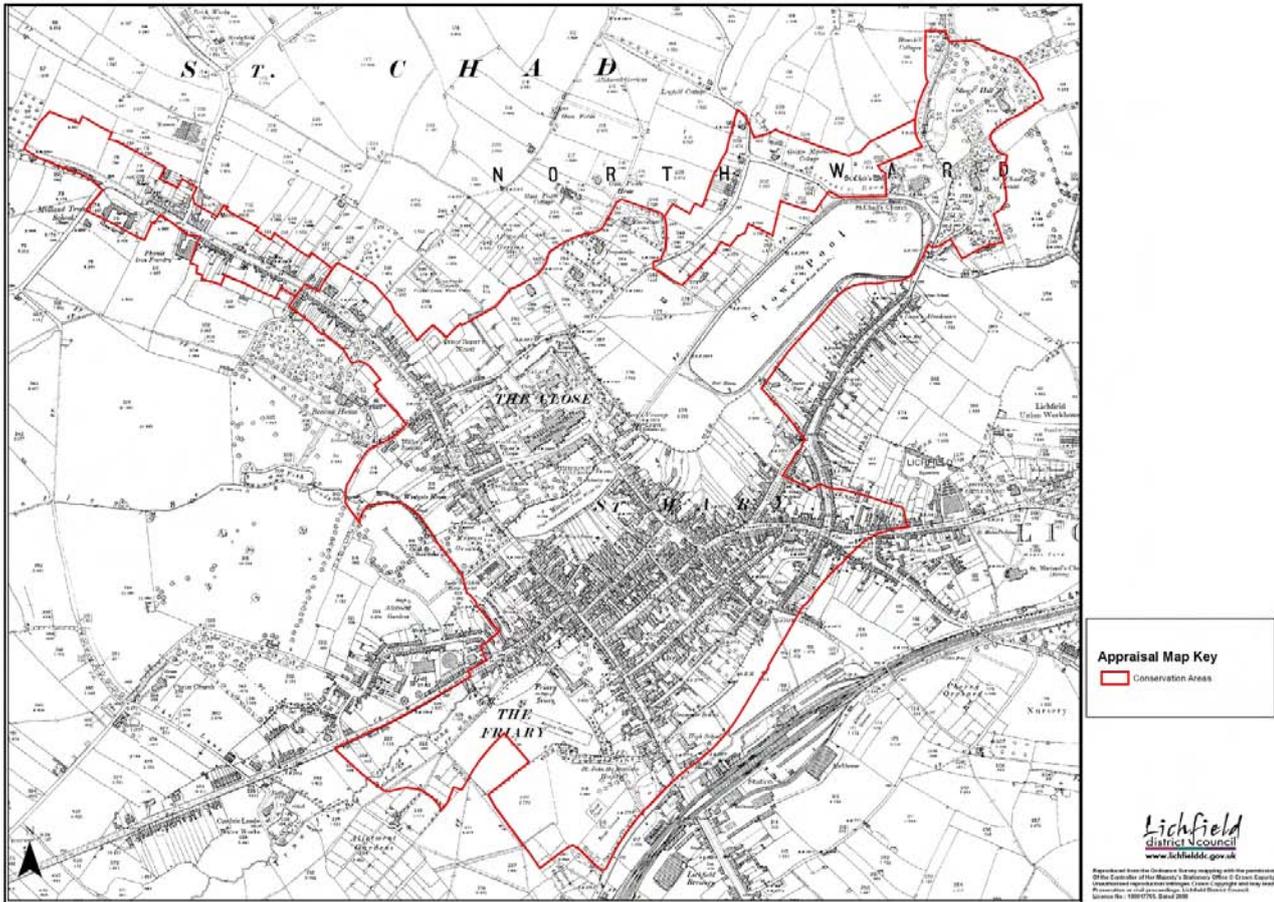


5.17 Despite raised expectations following the Restoration, Lichfield does not appear to have expanded significantly beyond its medieval town defences until the 19th century. The town's economic focus continued to be retail led and little industry beyond coach making, tanning, leatherworking and cloth manufacture appears to have located close to town during the 18th and 19th century.

5.18 The population of Lichfield had remained largely static up until the end of the 18th century; in 1801 the population was measured at 4,840 and this had risen to 7,900 by 1901. The completion of the railway at Lichfield significantly reduced the quantity of coach traffic passing through the town. Within Lichfield itself, rebuilding occurred at many of the municipal and religious sites, including the guildhall, St. Mary's Church. New buildings were constructed such as the Corn Exchange and Savings Bank on Conduit Street (1849), a public library and museum in Bird Street (1859). Many of the 16th and 17th century buildings within the historic core of Lichfield have survived to some extent. This may be as below ground remains or, in some cases, as standing structures where previous owners have re-fronted in more modern materials to save the expense of a completely new building. During the 19th century many of the medieval suburbs were significantly extended out into the surrounding agricultural landscape. This process of expansion beyond the medieval core resulted in the town defences being levelled and ditch filled in.



Picture 5.1 OS Map from 1884 showing the area of Lichfield City conservation area



Picture 5.2 OS Map from 1901 showing the area of Lichfield City conservation area

5.19 During the 20th century the road system around Lichfield was altered with a new road extending across the Friary site and into the heart of the medieval settlement. Much of the building during the 20th century occurred on the outskirts of Lichfield with several housing estates and industrial parks constructed to service the growing population. The growth of rapid rail transport into Birmingham and London has resulted in Lichfield's growth as a commuter settlement.

6 City Landmarks

6.1 Landmarks are the punctuation marks of a city. In the case of Lichfield the three spires of Lichfield Cathedral are visible from the surrounding countryside and provide a guide for those travelling towards the city. Within the city itself smaller landmarks provide focal points and guide the visitor around the city. Given the gentle topography of the city, the principle landmarks are all man-made rather than natural.

6.2 From several important approaches and angles of view, the Lichfield city skyline is formed by mature trees, punctuated only by spires, reinforcing a traditional image of the historic centre which has green space running right up to and through its heart.



Picture 6.1 View from Southern By-pass to the south and Grange Lane to the north

6.3 The main landmarks in the city are Lichfield Cathedral with its three spires, St Chad's Church, Stowe and St Mary's Church. St Michael's Church in Greenhill, while situated outside the conservation area is also visible from a number of locations. These landmarks are principally viewed as a spire or spires rising above the tree canopy.

6.4 Other locally distinctive landmarks include the Market Place which contains two statues and is dominated by the Johnson Birthplace Museum which is housed in a fine example of a Queen Anne style three storey house.

6.5 The Library and Record Office on the corner of the Friary and St John Street and the Hospital of St John without the Barrs on the corner of St John Street and Birmingham Road are also local landmarks on prominent locations at road junctions.

6.6 Lichfield has been fortunate in that much of its historic core remains intact. Areas of new development have generally been in character with the historic city. This is particularly important when it comes to landmarks and views and it is a notable, positive aspect of the city today that no modern building draws attention away from the historically important buildings.



7 Building Materials

7.1 Prior to 1500 all but the most important buildings would have been constructed of timber framing with wattle and daub infill panels and thatched roofs. Thatched roofs have now disappeared from the city centre but timber framing is still much in evidence. Timber was one of the cheapest and most convenient sources of building material being grown locally.

7.2 From the sixteenth century onwards red brick began to be used throughout much of Lichfield, beginning with the more prestigious buildings and gradually being used for even the most humble dwelling. The bricks were made from local clay. Bricks were considered very fashionable and allowed buildings to be constructed in line with the latest fashions.

7.3 Lime render has been used throughout the city for surface treatment or infill of panels in many sixteenth century properties as well as being a decorative finish for some buildings within Lichfield.

7.4 Stone continued to be used for the most prestigious buildings including the Cathedral and parish churches. The stone was sourced from local quarries and is Keuper sandstone.

7.5 Clay tiles largely replaced thatched roofs and were widely used throughout Lichfield due to their durability and strength. The material would have been sourced locally to the city and then fired in a kiln and produced on a mass scale for the area.

7.6 Slate was first introduced during the mid-eighteenth century and was primarily used for the roofing on houses or buildings which were less important or less central. However, as prices inflated and the quantity of materials required increased it became more expensive to build and so slate, which was the cheaper alternative, became more popular and is now seen frequently around the new areas developed within the city, or areas post 18th century.

8 Building Types

8.1 The city can be divided up into different character areas, each of which is typified by different building types.

8.2 Ecclesiastical buildings generally form significant landmarks and their location and surroundings compliment and enhance their setting. The Church buildings represent some of the oldest buildings in the city with St Chad's Church and the Cathedral having 12th century and 13th century origins respectively. St Mary's Church, however, was re-built in the 1860's.

8.3 Residential houses are mainly found to the north of the city along Beacon Street and in the Gaia Lane and Stowe areas. These vary from small terraced housing, to large townhouses and to modern detached houses set in large grounds. Within the boundaries of the medieval city almost all buildings had a residential function as well as a commercial function. The large townhouses generally date from the Georgian period and are two or three storeys high with brick or stuccoed facades, timber sash windows and tiled roofs. The smaller, terraced housing spans a greater period with examples dating from the 18th century along Beacon Street to the early 20th century houses along Gaia Lane. They are principally two storeys, with simple brick or rendered facades, timber sash or casement windows and tiled roofs. The more recent terraces are much more ornate in design being heavily influenced by the Arts and Craft style. The detached residential housing generally dates to the late Victorian and Edwardian periods and is often heavily ornamented. There are a large number of mid to late 20th century houses within the conservation area, these have been included as they have been constructed on previously undeveloped land close to the city boundaries and are often distributed between older buildings. These houses vary in style and architectural merit but generally are now an established part of the conservation area.



Picture 8.1 Houses dating from the 15th to the 18th century and 15th century framed houses



Picture 8.2 Mid 18th century townhouses and a c1750 house in the Baroque style



Picture 8.3 Early 20th century housing and Late 19th century cottages



Picture 8.4 Mid-Victorian house

8.4 Commercial buildings dominate the centre of the city but are also found dispersed all over the city. Shops, banks, offices and leisure uses such as bars and restaurants prevail in the centre, again spanning the spectrum from small shops to large hotels. The ages and styles of these buildings vary enormously. The impact of shopfronts and associated signage is very important in defining the character of the conservation area as this is the level that most people see as they navigate through the city. There are a number of very fine examples of shopfronts and signage and the principles for the design of new or altered shopfronts can be found in the adopted Supplementary Planning Document 'Shopfronts within Lichfield City Conservation Area' 1992.

8.5 In many cases the ground floors of commercial buildings have undergone much more significant alterations than the upper floors. In some instances the ground floor alterations have removed much of the historic features, more often than not by the insertion of an unsympathetic shopfront. However, in almost all these cases, by looking at the upper floors it is possible to see the architectural and historic interest of a building. In terms of preserving and enhancing the character of the area, the improvement of the ground floors that have been the subject of such alterations would be welcomed.



Picture 8.5 Early 20th Century shop and Mid 18th century houses now offices



Picture 8.6 Late 20th Century Shopping Arcade and Early 20th Century Public House

8.6 Public buildings are found throughout the conservation area. They tend to be substantial in scale and use quality design and materials making them prominent local landmarks. They include very modern as well as historic buildings. A selection is illustrated below.



Picture 8.7 Late 19th Century Corn Exchange and Early 20th Century Guildhall



Picture 8.8 Public buildings as local landmarks



9 Building Pattern

9.1 The grain of development within Lichfield is vital to its character. This includes plot sizes, the size of a building within its plot and buildings lines, i.e. whether a building is set back or not. Clearly this grain varies greatly and this is described in greater detail within the individual character areas, however, as a broad description within the historic grid layout of the city, plots still relate to the historic burgage plots with a consistent building line and closely spaced buildings with only the occasional narrow alley to provide access to the rear of the plots. Further away from the centre the plot sizes are generally, but not always more generous with the more high status of buildings sitting within larger plots but the smaller properties still being situated on smaller plots.

10 Public Realm

10.1 The spaces in between the buildings contribute as significantly to the character and appearance of an area as the buildings themselves.

Paving

10.2 The quality of paving throughout the city varies. The recent repaving scheme (completed in 2007) centres on the Market Place and also includes Conduit Street, Tamworth Street, Breadmarket Street, part of Bore Street and part of Market Street and is a good example of a well thought out scheme that puts pedestrians at the heart of the city and uses good quality traditional materials. The success of this paving scheme highlights the fact that some of the adjacent areas of paving now look worn and in need of some improvement. In the areas of Gaia Lane and Stowe the lack of a pavement on one or both sides of the road provides a more rural character to these areas which is very significant.



Picture 10.1 Examples of paving within the conservation area

Boundary Treatments

10.3 Throughout much of the city centre the buildings are built at the back of the pavement and so there are no boundary treatments as such. Where there are boundary treatments, either at the front of some of the more prestigious buildings or at the rear of buildings, these are almost always constructed of red brick, with a few exceptions being stone. There are also a small number of railings. In the locations where there are front boundaries, these are mainly found in the residential outskirts where buildings are set back there is a greater variety of boundary treatments. They are predominantly red brick, either with or without cast iron railings. There are some stone walls and some boundaries in the more suburban areas of Beacon Street and Gaia Lane have hedges. There are also non-traditional boundaries of timber fencing in some locations; however, but these do not generally positively contribute to the area.

10.4 The importance of boundary treatments is illustrated by the fact that sections are listed, either in their own right or as an integral part of a listed building (all boundary walls attached to listed buildings are automatically included in the listing but these examples have been specifically mentioned in the listing description). Listed boundary treatments include the balustrades to the Museum Gardens, Beacon Street and the balustrades attached to the former Public Library and Art Gallery also on Beacon Street and also the balustrades and gate to the war memorial

on Bird Street. The front walls, railings and gates to Angel Croft House, Beacon Lodge and Westgate House all on Beacon Street and the railings at Donegal House, Bore Street are also listed, as are sections of brick gardens walls and railings along Lombard Street. Large sections of boundary walls and railings within the Cathedral Close are also listed.



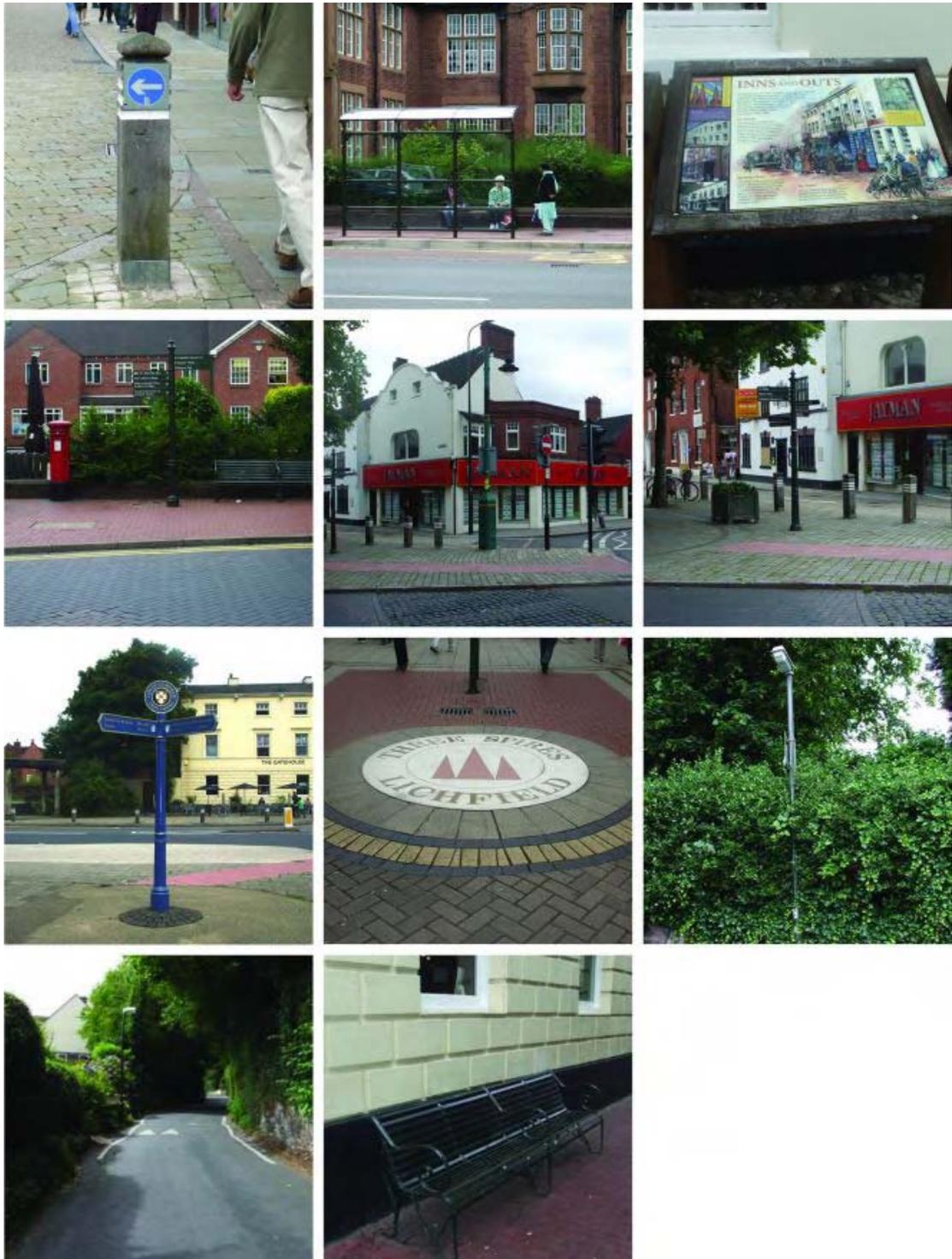
Picture 10.2 Examples of boundary treatments within the conservation area



Street furniture

10.5 There is an inconsistent use of street furniture throughout the conservation area. In some locations the lampposts are painted dark, juniper green and have a slightly more traditional design but in other areas, standard galvanised street lamps are still used. The quality of other street furniture such as bins, benches, bollards, railings and signs varies significantly and the character of the area would be greatly enhanced by a consistently high quality style of street furniture.

10.6 There are some elements of historic street furniture remaining which should be conserved and remain in use. Some of the most important elements are actually listed in their own right and these include, amongst others, two K6 telephone kiosks near the Corn Exchange on Conduit Street and another K6 telephone kiosk near to number 20 St John Street. Two lamp posts in the Cathedral Close are also Grade II listed.



Picture 10.3 Examples of street furniture within the conservation area



Trees and Vegetation

10.7 The presence of trees throughout the conservation area is a very important, positive contributory factor to its character. Within the core itself there are a relatively small number of individual trees which provide a natural element to the townscape. Toward the outskirts of the core there are substantial areas of tree cover, such that, from a distance the city looks very green with the Cathedral and church spires being the only built features that protrude above the tree canopies.

10.8 All trees within the conservation area benefit from a specific level of protection, in that six weeks notice must be given to the Council, in writing, of any works proposed to be done to any tree within a conservation area, but a significant proportion of trees within the conservation area are also covered by Tree Preservation Orders.



Picture 10.4 Examples of important trees within the conservation area

Monuments and Memorials

10.9 A significant number of important historic structures within the conservation area would fall into the category of monuments and memorials.

10.10 Listed structures within this category include the War Memorial on Bird Street, the Edward VII statue and the Captain John Smith statue both in the Museum Gardens on Bird Street and also the fountain in the Museum Gardens. In the Market Place there is the Boswell statue and also the Dr Johnson statue which is Grade II* listed.

10.11 Within the graveyard of St Chad's Church, Stowe there are five Grade II listed gravestones.

10.12 There are also a number of inscriptions and plaques within the conservation area which provide important historical information relating to event and people. Where possible these should be retained and appropriately maintained.

Evolving public realm

10.13 Lichfield District Council is working, together with other interested bodies, to enhance and improve the public realm. This is an ongoing process and is highlighted in the opportunities and constraints sections of each of the character areas.



11 Policies & Guidelines

11.1 Lichfield District Council is the Local Planning Authority and as such it determines applications for Planning Permission, Listed Building Consent and Conservation Area Consent as well as other planning related applications. Some of the key policies and guidelines that are used to determine such applications are outlined below.

11.2 This information is correct at time of publication.

Local Development Framework

11.3 The Local Development Framework (LDF) is a folder of Local Development Documents that will replace the existing land use planning system of District-wide Local Plans. Some of the Local Development Documents in the LDF, including the Core Strategy, are known as Development Plan Documents (DPDs) because they are part of the statutory Development Plan setting out the Local Planning Authority's policies and proposals for the development and use of land and buildings in the Authority's area. Decisions on planning applications are required to be made in accordance with particular policies in the Development Plan unless material considerations indicate otherwise.

11.4 The Core Strategy will be the first Document to be produced, likely to be adopted in early 2010. When prepared, the Lichfield District Core Strategy will form a key part of the LDF for Lichfield District. It will contain a vision and strategic objectives for the District, leading to a small number of Core Policies that will set the basis for directing change in the District for the next 15 to 20 years. The Core Strategy will provide the framework for future LDF documents which will then detail plan policies and specific sites for development in the District. The Conservation Area Appraisals form an important element of the evidence base that will be used to inform policies and proposals in the LDF.

Local Plan

11.5 Until the LDF is adopted Lichfield District Council have a number of policies that are contained within the adopted Local Plan of which a number relate to building conservation. The key Local Plan policies are set out below.

Local Plan Policies

Character of Conservation Areas

Policy C.2

Development Proposals

11.7 Development will be permitted in Conservation Areas provided it would enhance or preserve the character of the Conservation Area. Development will not be permitted where:-

11.8 (a) Development would prejudice the essential features of the Conservation Area, including historic plan form, relationship between buildings, the arrangement of open areas and their enclosure, grain, or significant natural or heritage features.

11.9 (b) The detailed design of buildings, including height, density, mass, layout, proportions, or materials would not respect the character of an area.

11.10 (c) The development would prejudice the setting and surroundings of a Conservation Area or spoil the inward or outward views.

11.11 (d) Where a proposed use of land would prejudice the appearance or ambience of a Conservation Area.

11.12 (e) In order to determine the effect of proposed building and engineering works in Conservation Areas the District Council will require the submission of detailed Plans and will not grant outline planning permission.



Policy C.3

Demolition

11.13 The District Council will seek to secure the retention, restoration, maintenance and continued use of buildings within Conservation Areas. The District Council will not grant consent for demolition of buildings which are of architectural or historic merit or which contribute positively to the character or appearance of the Conservation Area unless it can be demonstrated that the buildings are incapable of reasonably beneficial use through alteration or extensions for which the Council would normally grant permission and which would be consistent with the land use policies of this plan or unless Policy C.7 applies. The District Council will not grant consent for such demolition until planning permission has been granted for a replacement building and a contract for the redevelopment of the site has been let unless the condition of the building represents a danger to the public.

Policy C.7

Buildings out of scale or character

11.14 The District Council will encourage the redevelopment or refurbishment of individual and groups of buildings which are out of character or scale within Conservation Areas subject to the achievement of a high standard of design and to meeting the Council's development control standards.

Policy L.46

Shopfronts

11.15 In the Conservation Area the design of new, replacement or alterations to shop fronts will be required to be sympathetic to the remainder of the building and to the character of the street as a whole. The District Council will not permit the replacement of those shopfronts which date from the nineteenth century or earlier or are of architectural merit.

Policy L.47

Cathedral Close

11.16 The District Council will not permit the change of use of buildings within Lichfield Cathedral Close which involve the introduction of commercial activities unrelated to the existing functions of The Close, or the loss of residential accommodation. See also Cathedral Parking and Traffic Management - Policy L.30.

Policy L.48

Protection of Views

11.17 When considering new development proposals special care will be taken to ensure that views from public places from and into the city, and in particular long distance and local views to the Cathedral remain unspoilt. New development will be encouraged to incorporate such vistas within their layout and conversely development which would materially detract from views of the Cathedral spires from public places will not be permitted.



Policy L49

Framework Open Space

11.17 In the following framework areas of open space new development other than for recreation and open space purposes will not be permitted. Proposals for buildings on framework open spaces within the green belt will need to comply with Policies E4, R2 and R3.

1. Beacon Park and land to the west of the A.51 (Green Belt).
2. Land adjoining Eastern Avenue (Green Belt).
3. Minster Pool.
4. Friary Gardens and land adjoining The Friary.
5. Darnford Park.
6. Dam Street - Netherstowe 'Green Corridor'.
7. Land at rear of King Edward VI School.
8. Land at Greenhill.

Shopfront Design Guide

11.18 Lichfield District Council has a design guide for shopfronts within the Lichfield City Conservation Area. This was published in 1992 and copies are available. This document details the main guidelines that the Local Planning Authority will use when assessing applications relating to shopfronts or advertisements within the conservation area.

National Legislation and Policy

11.19 At the time of publication of this Conservation Area Appraisal the principle legislation that covers conservation, the Planning (Listed Buildings and Conservation Areas) Act 1990 is being reviewed. However, the Heritage Protection Bill White Paper was not included in the Queen's Speech in 2008 and therefore the earliest it could be considered by parliament is during 2009-2010. If made law, the new legislation will significantly alter the terminology and consent procedure for listed buildings, conservation areas and scheduled monuments, although the fundamental conservation principles will remain unchanged.

11.20 The Government has announced its intention to publish a new Planning Policy Statement (PPS) to replace Planning Policy Guidance Note 15 and they hope to produce a draft for consultation in 2009.

11.21 Until the Heritage Protection Bill becomes law or the new PPS is published Lichfield District Council will continue to refer to the Planning (Listed Buildings and Conservation Areas) Act 1990 and Planning Policy Guidance Note 15 – Planning and the Historic Environment 1994.

English Heritage guidance

11.22 English Heritage has published a number of documents that are relevant to this appraisal. These include:

- [Guidance on Conservation Area Appraisals 2006](#)
- [Guidance on the Management of Conservation Areas, 2006](#)
- [Streets for all, 2005](#)
- [The Heritage Dividend, 2008](#)
- [Suburbs and the Historic Environment, 2007](#)
- [Heritage Works, 2005](#)
- [The Heritage Dividend, 2008](#)
- [Climate Change and the Historic Environment, 2006](#)
- [Suburbs and the Historic Environment, 2007](#)

Local List of Buildings of Special Interest (Lichfield City Conservation Area), 2008.

11.23 This document lists buildings that whilst not considered suitable for national listing, are nevertheless of special local interest and make a positive contribution to the character of the conservation area. The local list will gradually be extended to cover the whole of Lichfield District.



12 Opportunities & Constraints

12.1 There are opportunities within current legislation and policy to provide additional protection to certain historic buildings within the conservation area. Unlisted, historic buildings which make a positive contribution to the character and appearance of the conservation area have been highlighted on the maps associated with each of the character areas. These buildings have been chosen based upon the criteria published by English Heritage in Guidance on Conservation Area Appraisals, 2006 in Appendix 2.

12.2 Consideration will then be given, where appropriate, to include particular building on the Council's Local List. In addition where the building is in residential use and faces the public highway the Council has the opportunity to introduce an Article 4.2 directive to tighten controls over important buildings that are not listed.

Boundary Changes

12.3 It is proposed to merge the Lichfield Gateway Conservation Area with the Lichfield City Conservation Area to create a single conservation area which will be known as the Lichfield City Conservation Area.

12.4 There are a number of proposed boundary changes to the Lichfield City Conservation Area. These are described in detail and marked on the maps associated with each separate character areas.

13 Introduction to Character Areas

Methodology for defining character areas

13.1 The Lichfield City Conservation Area is large and diverse. In order to undertake a meaningful appraisal, the conservation area has been divided into fourteen smaller, more manageable, character areas which, in turn, can be put into three broad categories based on the principle land uses. A detailed appraisal of each character area has been undertaken.

13.2 The character areas are based on the areas defined in the Lichfield City Conservation Area Document published in 1997. Some of these areas have been grouped together and some boundaries have been revised to ensure that the character areas reflect the conservation area today.

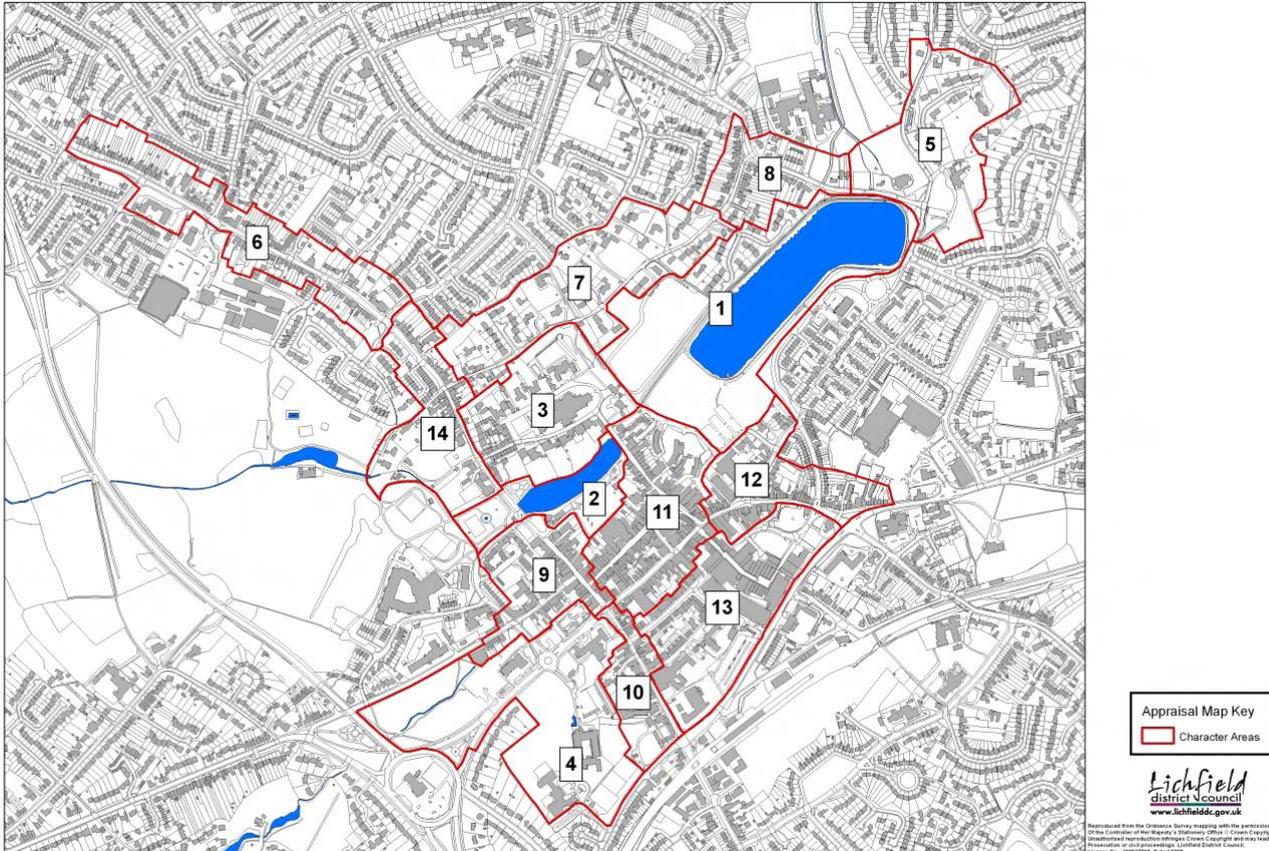
13.3 By dividing the conservation area into smaller character areas, the intention is to allow for a more informed and relevant appraisal but also to make the appraisal document more accessible. Character areas should not, however, be seen in isolation as they all contribute to the character of the wider conservation area.

13.4 The three categories into which the character areas can be divided are “Cultural Spaces” which include buildings and spaces used by the community, “Residential Outskirts” which include the areas of the city which are principally, although not exclusively, residential and “Commercial Core” which includes the mainly commercial core of the city.

13.5 The Lichfield City Conservation Area has been divided into the following fourteen character areas.



Character Areas



Picture 13.1 Lichfield City Conservation Area - Character Areas

Cultural Spaces Character Areas

13.6 The cultural spaces include buildings and places from which the community can benefit and derive enjoyment.

13.7 Within Lichfield City Conservation Area these consist of the following four character areas:

1. Stowe Pool
2. Minster Pool and Museum Gardens
3. Cathedral Close
4. Friary and Festival Gardens

13.8 These areas represent some of the most historically interesting and important areas as well as areas that are used for recreational purposes and provide Lichfield with open expanses, landscaped areas and many of the most significant views.

Residential Outskirts Character Areas

13.9 Residential areas frame the commercial and cultural core of the city. Of these it is the areas immediately to the north and east that are included within the conservation area.

13.10 Within Lichfield City Conservation Area these consist of the following four character areas:

5. Stowe
6. Beacon Street (North)
7. Gaia Lane
8. Gaia Lane Extension

13.11 These areas retain the historic building lines and street patterns enabling the wide variety of ages and styles of properties to present a coherent character.

Commercial Core Character Areas

13.12 The commercial character areas are situated in the centre of the city. These include many of the streets laid out in the 12th century and today form the busy core of the city.

13.13 Within Lichfield City Conservation Area these consist of the following six character areas:

9. Bird Street
10. St. John Street
11. Core
12. Tamworth Street and Lombard Street
13. Birmingham Road
14. Beacon Street (South)

13.14 These areas retain the historic building lines and street patterns enabling the wide variety of ages and styles of properties to present a coherent character.



14 Cultural Spaces

Character Area 1: Stowe Pool

Summary

14.1 The Stowe Pool Character Area encloses the full extent of Stowe Pool, including its surrounding open spaces, hedges and individual or groups of trees. It also includes an area of 20th century housing development to the north-west of the pool.

14.2 This expansive, predominantly natural area is situated to the north-east of the city core. It is well used as a recreational area and pedestrian route between the city core and some of the residential areas to the north and east.

14.3 The principle character of this area is derived from its natural environment, openness and the views it provides.

City Morphology, Archaeology and History

14.4 Stowe Pool is thought to have been artificially created to act as an extensive mill pool for a mill formerly located near St Chad's Church. The physical form of the pool has varied over its extensive history. On Speed's Map of 1610 the pool is shown much as it is today. By the 1780's however, it had mostly turned into marshy land and this was the case until the South Staffordshire Waterworks Company leased the Pool from the Council in 1855 and transformed it into a reservoir as it is seen today.

14.5 The footpath running along the north bank of the pool follows the same line as that shown on Speed's map. A formal walk around the pool was laid out in 1790.

Landmarks and Views

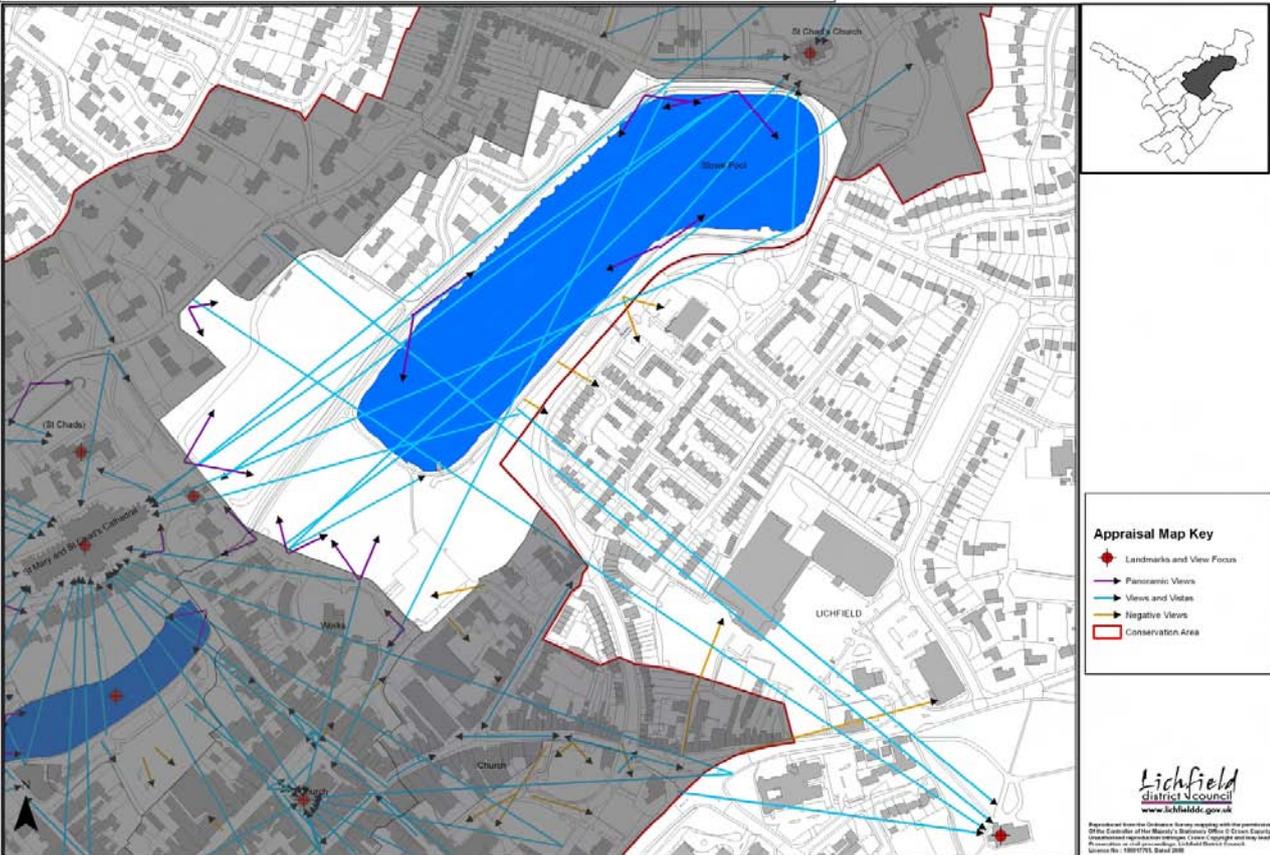
14.6 Spectacular views of the city can be seen from a variety of points within this character area. Stowe Pool is characterised by its openness and is one of the places in the city which provides views of most of the major landmarks including the Cathedral, St Mary's Church, St Michael's Church and St Chad's Church. Indeed some of the finest views of the city are visible from the vicinity of Stowe Pool. These landmark buildings and other smaller buildings in the city are glimpsed through the canopies of the mature trees which surround Stowe Pool.



Picture 14.1 View across Stowe Pool with the Cathedral spires visible and the boathouse on the left hand side



CHARACTER AREA 1: STOWE POOL: VIEWS AND VISTAS



Picture 14.2 Stowe Pool Character Area - Map of Views and Vistas

Key Building Groups

14.7 There is an Edwardian boathouse situated on the south bank of the Pool. Aside from this all the buildings within this character area are residential dwellings built in the second half of the twentieth century. They form part of the setting of the pool but have little architectural value in their own right. Other buildings contribute to the setting of the pool but these are either in another character area, and therefore described elsewhere or outside the conservation area.

Current Uses

14.8 Stowe Pool is used for recreational activities including walking, cycling and fishing. The properties within the area are residential with the exception of the boathouse.

Townscape Elements

14.9 The area of Stowe Pool is characterised by its openness although it has numerous hedgerows, these are often low lying and their purpose is to define edges and boundaries. There are a number of relatively small groups of trees as well as individual large trees which

significantly contribute to the character of the area creating a semi-rural feel. Of historical importance is Johnson's Willow which while not the original tree that was connected with Lichfield's most famous son is believed to be derived from it.



Picture 14.3 View across Stowe Pool showing the dense tree canopies

14.10 The topography of the character area is almost entirely flat, with a slight dip towards the playing fields to the south of the Pool.

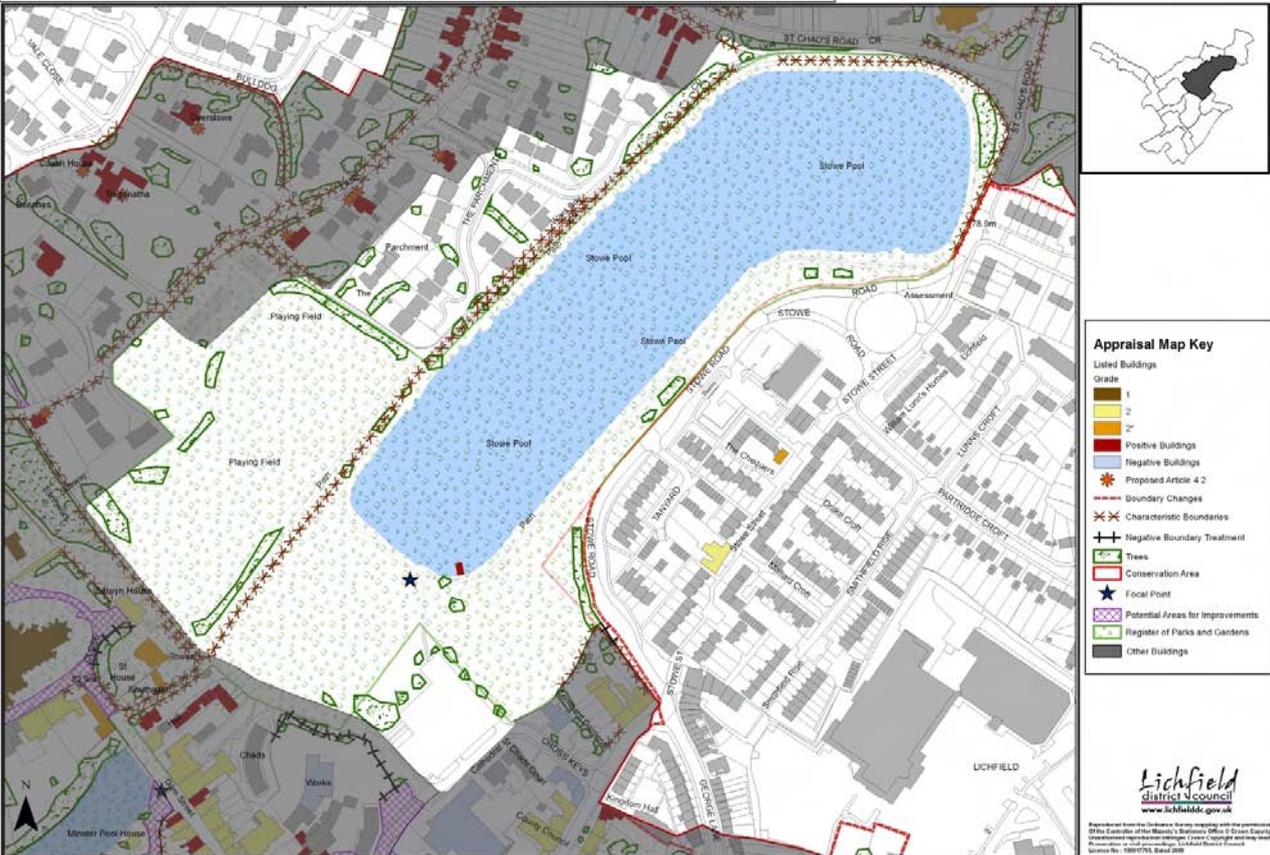
14.11 The public realm is of a basic standard and does not at present positively enhance the setting of Stowe Pool. The tarmac path and benches around the Pool are tired and would benefit from being renewed preferably as part of a scheme to enhance the setting of the pool.



Picture 14.4 The public realm adjacent to Stowe Pool showing no continuity in design or materials



CHARACTER AREA 1: STOWE POOL: TOWNSCAPE QUALITIES



Picture 14.5 Stowe Pool Character Area - Map of Townscape Qualities

Building Types and Details

14.12 The only building of historic merit within the character area is the boathouse, dating to the early 1900's. It is an attractive Edwardian boathouse built in red brick with hanging tiles.

Opportunities and Constraints

14.13 There is an opportunity, when resources permit, of improving the public realm within the character area, drawing on the historic and natural importance of Stowe Pool and enhancing its setting.

14.14 The trees and landscaping in this area significantly contribute to its character; however the majority of the trees are mature. This means that the views in this area are fragile and may change significantly in the future owing to storms or the natural decline of the mature trees. Opportunities should be sought to manage the existing trees and to plant new and replacement trees and these should be pursued.

14.15 There are a number of footpaths and alleys within the area that require maintenance to remove graffiti and litter.

14.16 The boathouse should be repaired and brought back into use.

Boundary Changes

14.17 There are no proposed boundary changes within this character area.

Character Area 2: Museum Gardens & Minster Pool

Summary

14.18 The Minster Pool and Museum Gardens Character Area includes the Museum Gardens to the west of Bird Street, the Garden of Remembrance to the north-west of Minster Pool, Minster Pool and Walk to the south of the Second World War Memorial Gardens and associated buildings on the south side of the Pool. These areas are listed Grade II on the English Heritage Register of Historic Parks and Gardens.

14.19 This area forms a continuous band of open space through the centre of Lichfield between the commercial core and the cathedral.

14.20 The character of the area is principally derived from a number of formally laid out open areas which contrasts with the built up nature of the surrounding areas. Furthermore the relative tranquillity of the Museum Gardens and Garden of Remembrance to either side of Bird Street is an important feature.

City Morphology, Archaeology and History

14.21 Minster Pool dominates this area. Minster Pool Walk was laid out at the behest of Anna Seward in 1771 as a link from Bird Street to Dam Street. At the same time the north bank of the pool was landscaped to its present shape, thought to have been based on the Serpentine in London.

14.22 The Museum Gardens were once the site of the medieval Bishop's Pool which as it silted up became known as the Swan Moggs. By the eighteenth century the Swan Moggs was used as osier beds to provide willow for basket making. In 1855 South Staffordshire Waterworks leased Minster Pool from the Corporation as it formed part of the strategic water supply for the Black Country. Minster Pool was dredged and the arisings used to build up the land now covered by the Museum Gardens. The Museum Gardens were landscaped with funding from the Conduit Lands Trust and opened in 1859 to compliment the adjacent Free Library opened in 1857. The gardens original layout was purely a perimeter tree lined path. A fountain was added in 1871 with various statues added during the twentieth century.



Picture 14.6 The Causeway Bridge, Bird Street. As seen from the Memorial Gardens

14.23 The existing bridge, which is visible on the eastern side of the road, dates to 1817 but a bridge has existed on the site since around 1300 when it was built to provide access to the Market Square. The bridge was widened in the 1760's then re-built in 1819 to its existing form to cope with the demands of coaching traffic.

14.24 The Garden of Remembrance was landscaped after World War I and contains a fine memorial from 1920.



Picture 14.7 The Garden of Remembrance with The Close and the spires of Lichfield Cathedral in the background

14.25 The area that is now the Bird Street car park appears, from the historical maps, to have never been developed but was formerly the rear gardens or burgage plots for the properties facing Market Street and Bird Street.

Landmarks and Views

14.26 Within the character area there are no prominent landmarks that can be viewed from other areas. However, from within the character area some spectacular views can be seen.

14.27 The Cathedral can be seen over the tree canopy from a number of vantage points including from the Garden of Remembrance and along Minster Pool Walk which provides some of the most iconic and well loved views of Lichfield.

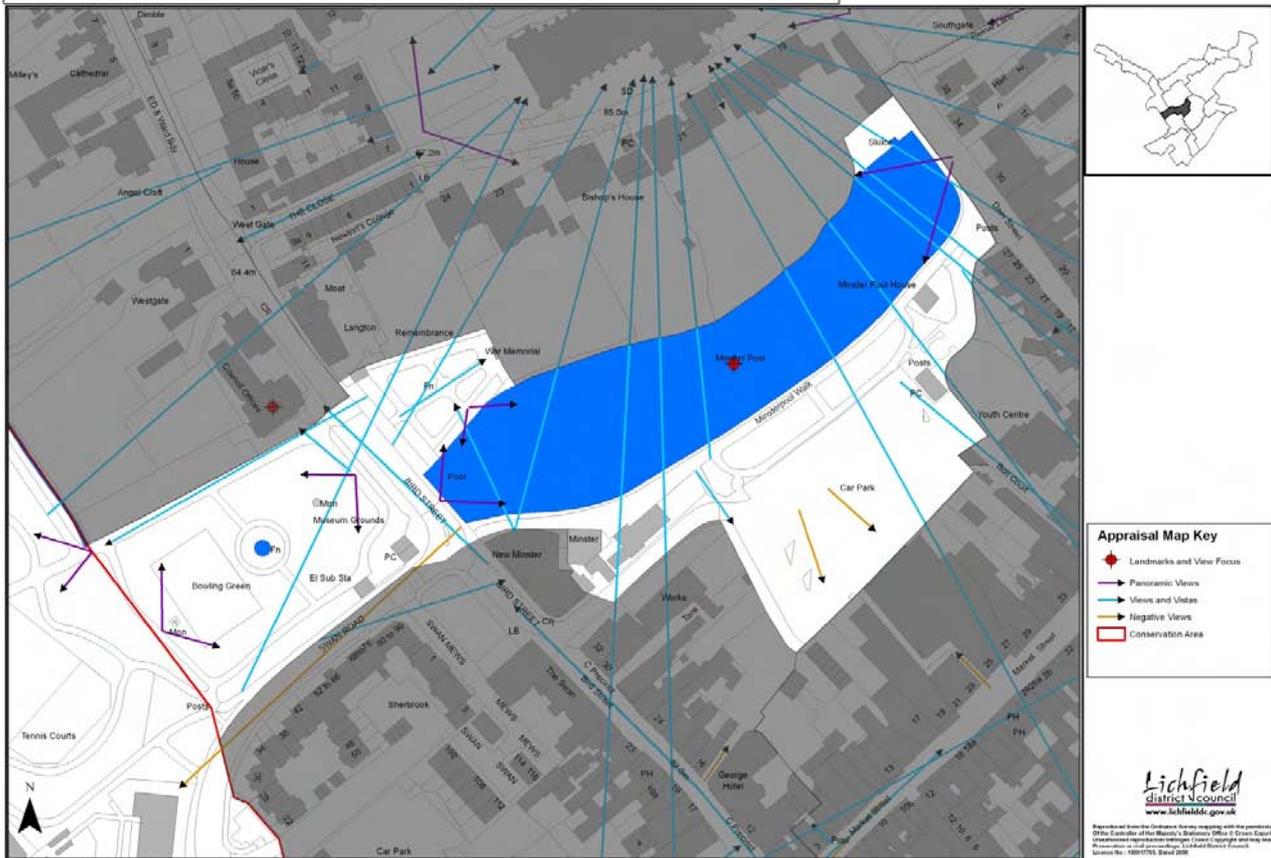
14.28 Views across Minster Pool both looking west from Dam Street and looking east from Bird Street are dominated by the pool and surrounding tree cover, with buildings having a relatively minimal impact.



Picture 14.8 View across Minster Pool looking from Bird Street to Dam Street



CHARACTER AREA 2: MINSTER POOL: VIEWS AND VISTAS



Picture 14.9 Minster Pool Character Area - Map of Views and Vistas

Key Building Groups

14.29 The majority of the listed structures within the character area are ornamental structures with only three being traditional buildings. The listed structures include two statues, of Edward VII and the other of Captain J Smith of the Titanic, an ornate ashlar and iron fountain and the ballustrading fronting Bird Street. The Garden of Remembrance contains listed structures, namely the war memorial, ballustrading and gate piers and the gardens walls. The adjacent Bird Street bridge is also listed and is reputed to have been built on the original fourteenth century foundations. The three listed buildings are situated along the Minster Pool Walk and consist of Minster House, a large stuccoed 18th Century house with some fine Venetian windows, the Former St Mary's Infants School which is built in red brick with buff brick diapering and ashlar dressing and, finally, Minster Cottage, a Gothic style Regency house of around 1830.

14.30 In addition there are three other historic structures within this character area which, although unlisted, have a special quality and should be noted. One of which is the mock tudor toilets of 1930, said to incorporate parts of the demolished Friary building.

Current Uses

14.31 Most of the listed structures are ornamental or commemorative and are situated within an area that is principally used for recreational purposes and that is open to the public. The buildings are generally in commercial use.

Townscape Elements

14.32 The topography of this area is relatively flat. Bird Street is sited higher than its immediate surroundings with steps down into the war memorial and a slope down into the the Garden of Remembrance and a slope down into the Museum Gardens.

14.33 The area is characterised by open space and mature trees with few buildings. The spaces are mainly formally laid out with ornate structures providing focal points and complimenting the natural landscaping.

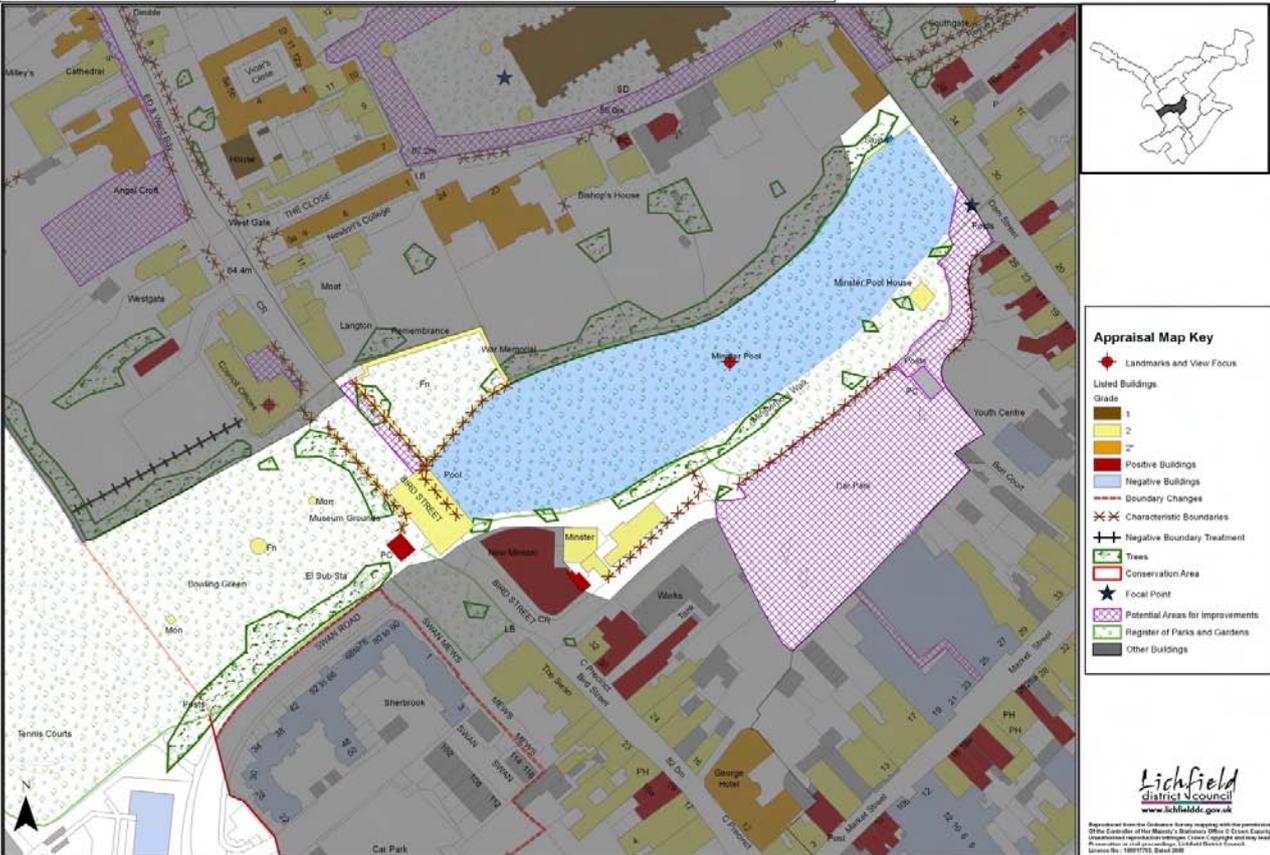
14.34 The character of this area is dominated by Minster Pool. Minster Pool Walk is an attractive and pleasant promenade to the south of the pool. The pool is enclosed by landscaped planting and the the Garden of Remembrance on the north side.

14.35 Natural elements provide a great deal of character to this character area. Green areas are an important element throughout with individual large trees, groups of trees and small open spaces such as the paved area to the east of Minster Cottage.

14.36 This area, with its important views, that for many typify Lichfield, is very sensitive to change; in particular, views can easily be marred by unsympathetic street furniture, signage, and highways alterations.



CHARACTER AREA 2: MINSTER POOL: TOWNSCAPE QUALITIES



Picture 14.10 Museum Gardens and Minster Pool Character Area - Map of Townscape Qualities

Building Types and Details

14.37 There are relatively few buildings within the character area. The ornamental structures contribute significantly to the character of the area. The Bird Street bridge and the Beacon Park balustrades are constructed of stone which is relatively unusual, as stone is generally only used for ecclesiastical buildings within the city so it indicates the prestige of these structures.

Opportunities and Constraints

14.38 The trees and landscaping in this area significantly contribute to its character, however the majority of the trees are mature and a proportion have been lost in the last decade. This means that the views in this area are fragile and may change significantly in the future owing to storms or the natural decline of the mature trees. Opportunities should be sought to manage the existing trees and to plant new and replacement trees.

14.39 Included in the character area is the Bird Street car park, this is a site that presently does not positively contribute to the character of conservation area and represents a poor use of land on the edge of the city centre. The District Council owns the car park and a planning brief is currently being prepared for this site, although it is acknowledged that other adjacent land could be incorporated into any development.



Picture 14.11 The gatepiers and gates to the Memorial Gardens that would be restored as part of the Lottery bid.

14.40 A partnership of Lichfield District and Lichfield City Councils has been successful in achieving a 'Stage One' pass from the Heritage Lottery Fund (HLF)/Big Lottery (BIG) for the Lichfield Parks Project and is currently working up a Stage 2 bid to release £3.919 million ringfenced by the HLF/BIG for this project. The Lichfield Parks Project aims to restore Beacon Park, Minster Pool and Walk and the Garden of Remembrance which are a nationally recognised heritage asset listed Grade II on the English Heritage 'Register of Historic Parks and Gardens'. This project not only intends to restore the parks, including listed features such as statues and the fountain in the Museum Gardens, war memorial and gatepiers to the Garden of Remembrance, but also to provide for improved long term management and maintenance of these. It also aims to increase usage of these through the provision of events, education, training and volunteering.

14.41 The trees and landscaping in this area significantly contribute to its character, however the majority of the trees are mature and a proportion have been lost in the last decade. This means that the views in this area are fragile and may change significantly in the future owing to storms or the natural decline of the mature trees. Opportunities should be sought to manage the existing trees and to plant new and replacement trees.

14.42 The street furniture and signage adjacent to the former arts centre has a detrimental impact on views across Minster Pool to the Cathedral and this classic vista would benefit from a review of the siting and design of these items.



Boundary Changes

14.43 There are no proposed boundary changes within this character area.

Character Area 3: Cathedral Close

Summary

14.44 The character area of the Cathedral Close includes the cathedral and the surrounding buildings that serve the cathedral. The buildings within the area are, with only a single exception, of outstanding quality and immense historical and architectural significance. This is demonstrated the fact that The Close contains the highest concentration of listed buildings in Lichfield including three Grade I and twelve Grade II* buildings.

14.45 The area is dominated by the cathedral which is, in turn, enclosed by the buildings of the close which face it. The Close is substantially surrounded by walls, with the exception of the section adjoining Minster Pool, although the location of these boundaries has changed slightly over time. The character of the area is defined by its enclosed nature with its central focal point which is complemented by the relative tranquillity and openness of the spaces in between.

City Morphology, Archaeology and History

14.46 The Cathedral Close is the most historically important area in Lichfield. The earliest known ecclesiastical use of the site was in 667 AD. The first cathedral on the site was built following the death of St Chad in c.700 and was replaced by a Norman cathedral between 1085 and 1148. The current structure was built between 1195 and 1350 although the cathedral as we see it today in terms of architectural style and layout, has been altered by a succession of cataclysmic events. The Reformation stripped the church of many treasures and saw the destruction of St Chad's shrine in 1538. The Cathedral suffered severe damage during the Civil War including the collapse of the central spire. Restorations commenced following the restoration of the monarchy in 1660. The final stage of alterations was carried out by George Gilbert Scott in the mid-nineteenth century, however, he died before it was completed and the work was completed by his son, Oldrid Scott.



Picture 14.12 Remains of sandstone, fortified walls incorporated into St Mary's House

14.47 It is likely that there were buildings on the site of The Close that were contemporary with the earliest Saxon cathedral. However, the current form of The Close is thought to have been laid out in the 1130's and continued into the early fourteenth century which is when The Close was fortified. Despite the destruction and damage sustained during the Civil War, several buildings still date in part to the medieval period. Following the Restoration, buildings such as the Bishops' Palace were built and The Close became a focal point for polite society and notable literary personalities. Most of the buildings were substantially altered in the eighteenth century when the fortunes of Lichfield were at their peak.

14.48 The topography of The Close constitutes a slight gradient from north to south. The cathedral is surrounded by a grassed area and the buildings of The Close are set back behind a narrow road. Behind the buildings of The Close are the boundary walls most of which are listed in their own right, and part of the moat is a Scheduled Monument.

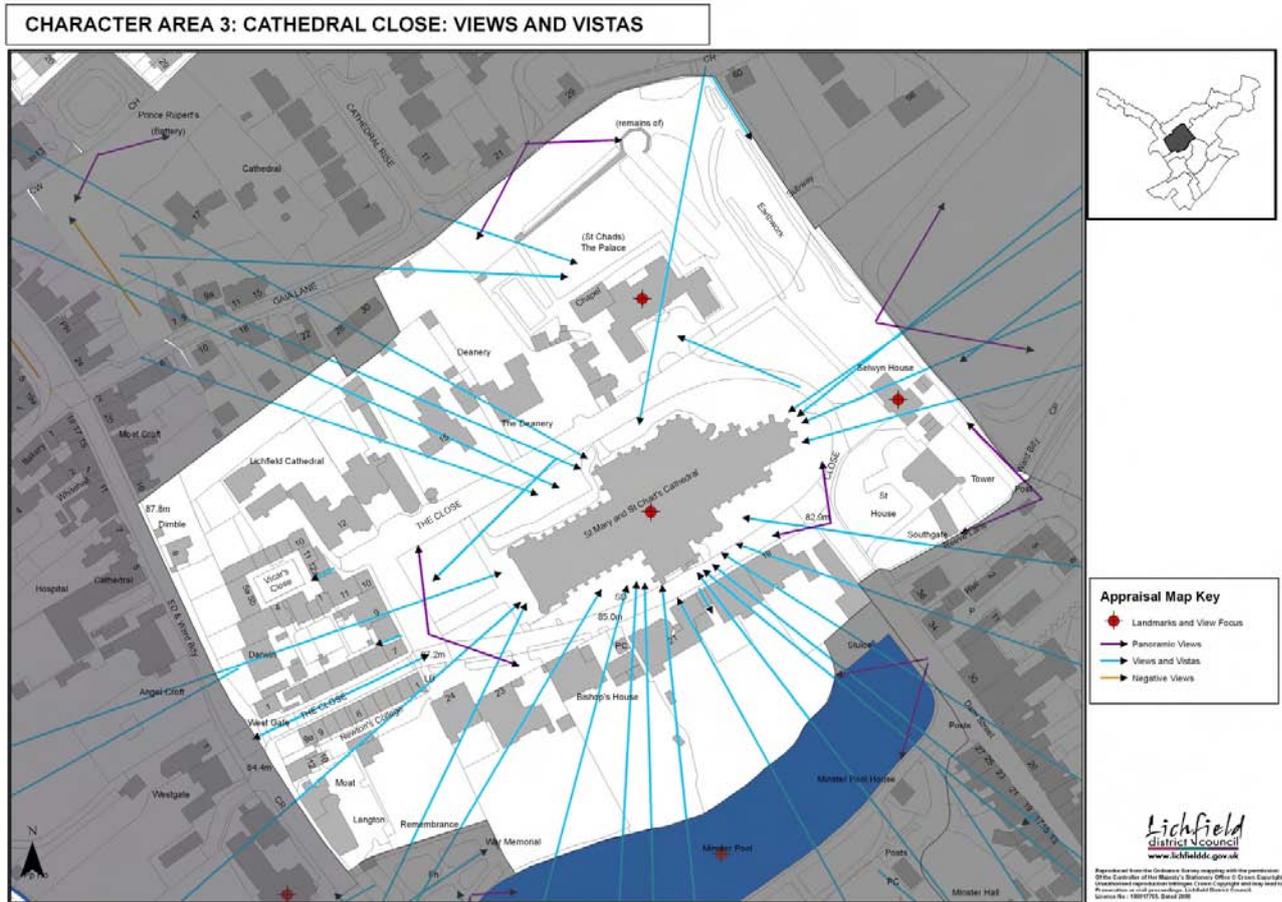
Landmarks and Views

14.49 The Cathedral is situated on a sandstone platform and is central to The Close. Its 79-metre spire dominates the seventeen-acre Close.



Picture 14.13 View from Beacon Street into the Close

14.50 The intimate and complete nature of The Close is exceptional and provides an outstanding setting for the cathedral, giving it an isolated atmosphere away from the bustle of city life. The views from within The Close epitomise this as there are relatively few places from which areas outside the Close can be seen. As a direct contrast, the Cathedral is the principle landmark visible both from within the city and from many areas further afield. Selwyn House is also a prominent building being visible from across Minster Pool.



Picture 14.14 Cathedral Close Character Area - Map of Views and Vistas

Key Building Groups

14.51 Aside from the Cathedral, there are a significant number of important buildings and groups within The Close and it is the pleasing juxtaposition of buildings of different ages and styles which gives the close its character.



Picture 14.15 View of the west side of the Close, numbers 7-12

14.52 The Close contains some of the finest examples of Staffordshire styled vernacular buildings in the city, particularly within the Upper and Lower Courtyard of Vicar's Close.

14.53 Amongst the other buildings of note are The Deanery, Selwyn House, Bishop's House, St Chad's School, The Palace Cottage and Newton's College. In addition sections of the medieval Close wall remain at the west gate adjacent to number 1 The Close and at the south gate incorporated into St Mary's House.

14.54 There is only one modern building within The Close which is No.21 The Close. It is a late 20th Century building, and its simple architectural style ensures that it does not detract from the character of The Close.

Current Uses

14.55 The buildings within The Close continue to be used as diocesan offices and dwellings for uses associated with the cathedral. St Chad's Cathedral School, occupies a number of buildings to the north-east of the cathedral, formally listed as The Episcopal Palace and Chapel, previously a residential dwelling for the Bishops. Other uses for buildings include a gift shop, coffee shop and other visitor facilities.

Townscape Elements

14.56 The topography of the Close is a gentle slope down towards the city core and Beacon Street; the cathedral itself is cut into this slope.

14.57 Trees and green spaces make up a large proportion of The Close. The trees within the Close are predominantly planted in lines, worthy of particular mention is what was known in the 18th century as Dean's Walk, an avenue of mature lime trees which extends to the north and

eastern side of the Close to Selwyn House and which is believed to be one of the earliest lime walks in the country.. Green areas around the Cathedral are open, in contrast to the enclosed spaces around the properties in The Close which are enclosed by boundary walls and hedges.

14.58 The pavements in the close are relatively wide, designed for ease of pedestrian use, which from medieval times has been heavy. This was an alternative to the main thoroughfare which would have been busy with carts. The pavements are York stone with stone kerbs. Cobbles and setts line the edge of the road providing a traditional feel.



Picture 14.16 Paving details in the Close

14.59 The light within The Close undergoes a transformation between daytime and evening. In the daytime, The Close has a spacious and open feel. It therefore has a good exposure to sunlight. In the evening, The Close is supplied with artificial light; the lampposts are strategically placed around the perimeter of the Cathedral cascading attractive light on the neighbouring structures.



CHARACTER AREA 3: CATHEDRAL CLOSE: TOWNSCAPE QUALITIES



Picture 14.17 Cathedral Close Character Area - Map of Townscape Quality

Building Types and Details

14.60 The built form generally reflects the residential use. Historically and presently The Close housed the clergyman and lay staff who serviced the Cathedral. The ecclesiastical status of the individual clergyman was illustrated in the scale of the residence. The former Episcopal Palace site, which occupies the north-east corner of The Close, is twice the size of the adjoining Deanery. Some of the dwellings today provide necessary amenities for visitors who frequent the site on a daily basis; this includes the Cathedral Visitors Study Centre and the main Cathedral shop.



Picture 14.18 Vicar's Close, showing the timber framing

14.61 The earliest buildings in the Close are timber-framed, as can be seen in the Vicar's Close although some have been re-fronted in brick. St Chad's Cathedral School (the former Episcopal Palace) is an outstanding ashlar building of 1687-8. The predominant built style, however, is the Staffordshire red brick vernacular, which is complementary to the dark red sandstone of the Cathedral. Sandstone is used throughout the Close; the remains of the Close walls are composed of crenellated, sandstone walls that are high. The remains of the South and the West gates are probably the best preserved parts of the wall. The most dramatic views of the remains of these fortifications can be seen from Gaia Lane, across the deep dry moat and at the south-east corner where they are partly built into St Mary's House.

14.62 Roofs within the area are most commonly clay tile with brick stacks. There are some variations which include tile and slate roofs with brick stacks and tile roofs with crow-stepped gables and brick end stacks. The Deanery has a hipped roof with two brick stacks.

Opportunities and Constraints

14.63 The ownership of buildings in The Close is complex; 22 The Close is owned by the Church Commissioners, 21 The Close, College Hall and Selwyn House are owned by the Lichfield Theological College Trust. 5 and 15 The Close are owned by Mr Mainwaring. Everything else, including the Cathedral, is owned by The Corporation of the Cathedral Church of St Mary and St Chad and are managed by the Chapter of Lichfield Cathedral. A Conservation Plan was written and adopted in 2004 which sets out in detail policies to manage and enhance the area.

Boundary Changes

14.64 There are no proposed boundary changes within this character area.



Character Area 4: Friary & Festival Gardens

Summary

14.65 The character area of the Friary and Festival Gardens covers the south-western corner of the conservation area including the Festival Gardens and the previous site of the Franciscan Friary. It also includes Queens Croft Community School, Staffordshire University and Lichfield Library. The Friary, which cuts through the character area towards the city core, is one of the most important and well used routes into Lichfield.

14.66 The character of this area is principally derived from large, open, well landscaped spaces including grassed areas with a large number of mature trees both as individual specimens and in groups. Within these open areas are a small number of very substantial buildings.

City Morphology, Archaeology and History

14.67 The Franciscan Friary was founded in the 1230's and comprised a large church and a series of outbuildings around typical cloisters set within extensive grounds. It was a significant part of Lichfield until Henry VIII substantially demolished it following his dissolution of the monasteries in 1538. Friars Alley marked the northern limit of this complex.

14.68 With the Reformation the site came into the ownership of Gregory Stonynge, a leading Lichfield figure, who retained some of the buildings, including what may have been the Friary guesthouse, and converted them into a large house. This house was successively altered by later owners and now forms one wing of the Library and College complex. Some other buildings, including the Friary Church, are marked out within the area of the Scheduled Monument.

14.69 From the Clock Tower the road channels traffic into the city centre through an area that is predominantly open space. This road was opened in 1928 as commemorated on a plaque on the Clock Tower. Unfortunately, this meant cutting across the site of the Franciscan Friary and demolishing what may have been part of the original Friary complex. The Clock Tower is a reminder of the historic significance of the Conduit Lands Trust who, using income from lands belonging to the powerful guild of St Mary and St John the Baptist, maintained Lichfield's water supply and conduits from 1545 until the 20th century.

14.70 This site also includes listed walls that run along the edge of Friary Road past the college and library and around the back of the site of the Franciscan Friary.

14.71 The area is likely to be of archaeological significance as the line of the city ditch is believed to run across the area and there are likely to be remains associated with the Friary towards the north of the character area.

Landmarks and Views

14.72 Within the character area views are dominated by the canopies of the numerous mature trees. From within the Festival Gardens the eye is drawn towards the brook which runs through the centre of the gardens. Some landmarks, such as the nearby Clock Tower are also visible from within the gardens. In contrast with the relative flatness of the area, the site of the Franciscan Friary is situated on a raised platform from which views across to Lichfield College and Lichfield Library or, in the opposite direction, across the city to the Cathedral can be seen.

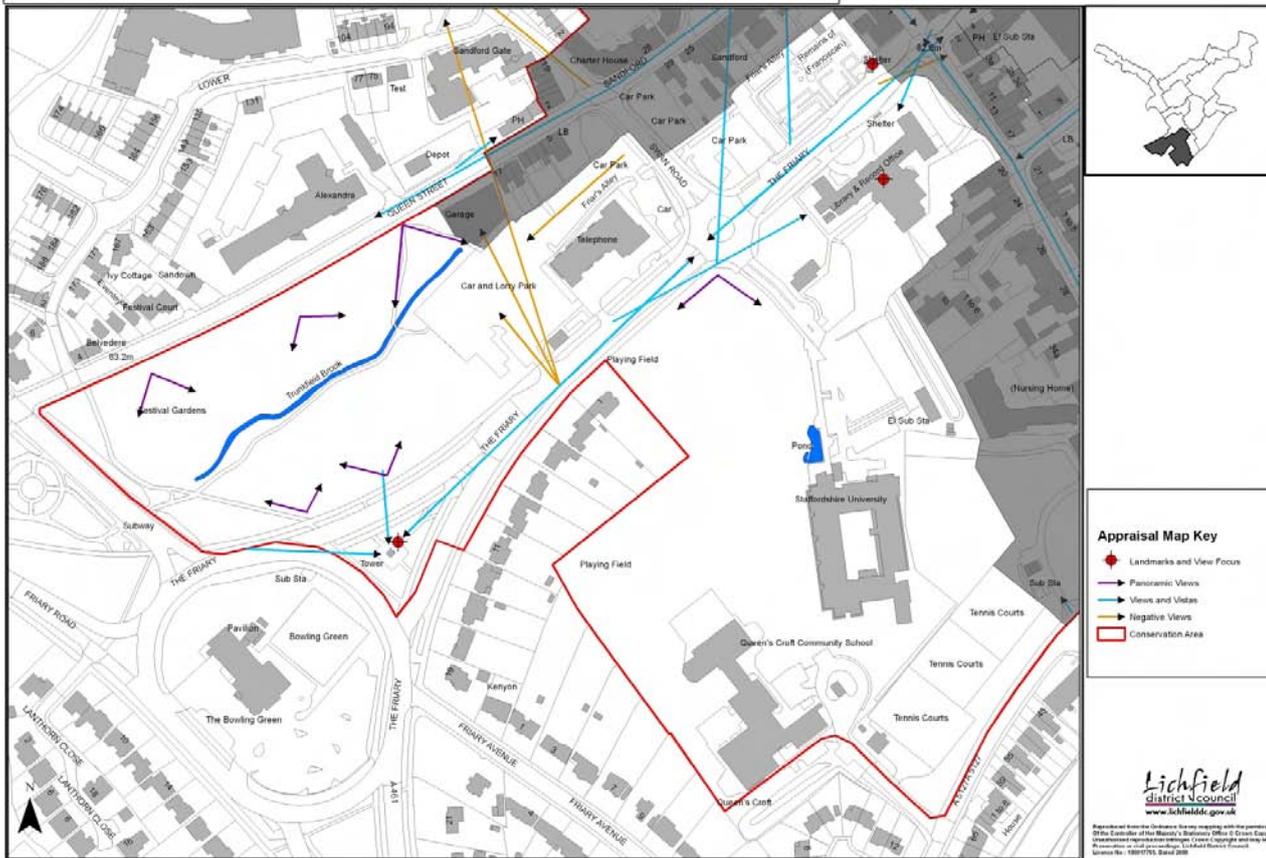


Picture 14.19 View along Queen Street
with the spire of St Mary's just visible in the distance

14.73 The scale of most of the buildings within the character area is such that they act as local landmarks. The Clock Tower and Lichfield Library buildings are both very important historic landmarks.



CHARACTER AREA 4: FRIARY AND FESTIVAL GARDENS: VIEWS AND VISTAS



Picture 14.20 Friary and Festival Gardens Character Area - Map of Views and Vistas

Key Building Groups

14.74 This section of the conservation area includes two main sites of historical importance as well as the Clock Tower within Festival Gardens. These two areas are the site of the Franciscan Friary which is a Scheduled Ancient Monument and Lichfield Library which is Grade II listed. The buildings within the area sit as individual buildings and do not form a cohesive group.

14.75 The older, western wing of Lichfield Library incorporates elements of the Franciscan Friary built around 1295. This part was substantially altered in 1538 with further alterations in the 18th Century. The bulk of the building, as it stands today, was constructed in 1921-8 in brick with ashlar dressings set back behind a low wall and railings.

14.76 The Clock Tower was designed in the Norman style and was originally built in 1863 on the west side of St John Street, near Bird Street junction. It was relocated to its present site with the laying out of the new Friary Road in 1928. Plaques on the tower record its history.

14.77 The Classical Portico while unlisted is of interest and is located within the site of the Franciscan Friary. It is an unusual four columned portico of sandstone and timber erected in 1937 as an entrance feature to the site.



Picture 14.21 The Classical Portico, unlisted, within the site of the Franciscan Friary

Current Uses

14.78 The main buildings within the area, in particular Lichfield College and Lichfield Library, house an educational and community use. The site of the Franciscan Friary should be noted as a former, major religious complex.

Townscape Elements

14.79 The natural environment within this area provides a very important part of its overall character. Historically the land was partly outside the city limits, open and undeveloped. There is still a relatively dense tree covering throughout the area. This is still being actively managed and improved with a large tree planting scheme in 2002-2003.



Picture 14.22 View across Festival Gardens

14.80 The road network is particularly intrusive and traffic noise is audible throughout the character area despite its leafy feel. The Friary is a tree-lined boulevard dating from the 1930's and Swan Road was only constructed in the early 1990's. The quality of the landscaping goes some way towards mitigating the presence of the road and the openness of the area draws the eye across the road rather than to the road itself.

14.81 The topography is flat with a slight gradient down towards the brook within the Friary Gardens the remains of the Friary themselves being raised above the current ground levels.

14.82 There are a number of hard surface car parks within the area. However, given the landscaping and mature tree cover, they are not overly visually intrusive.



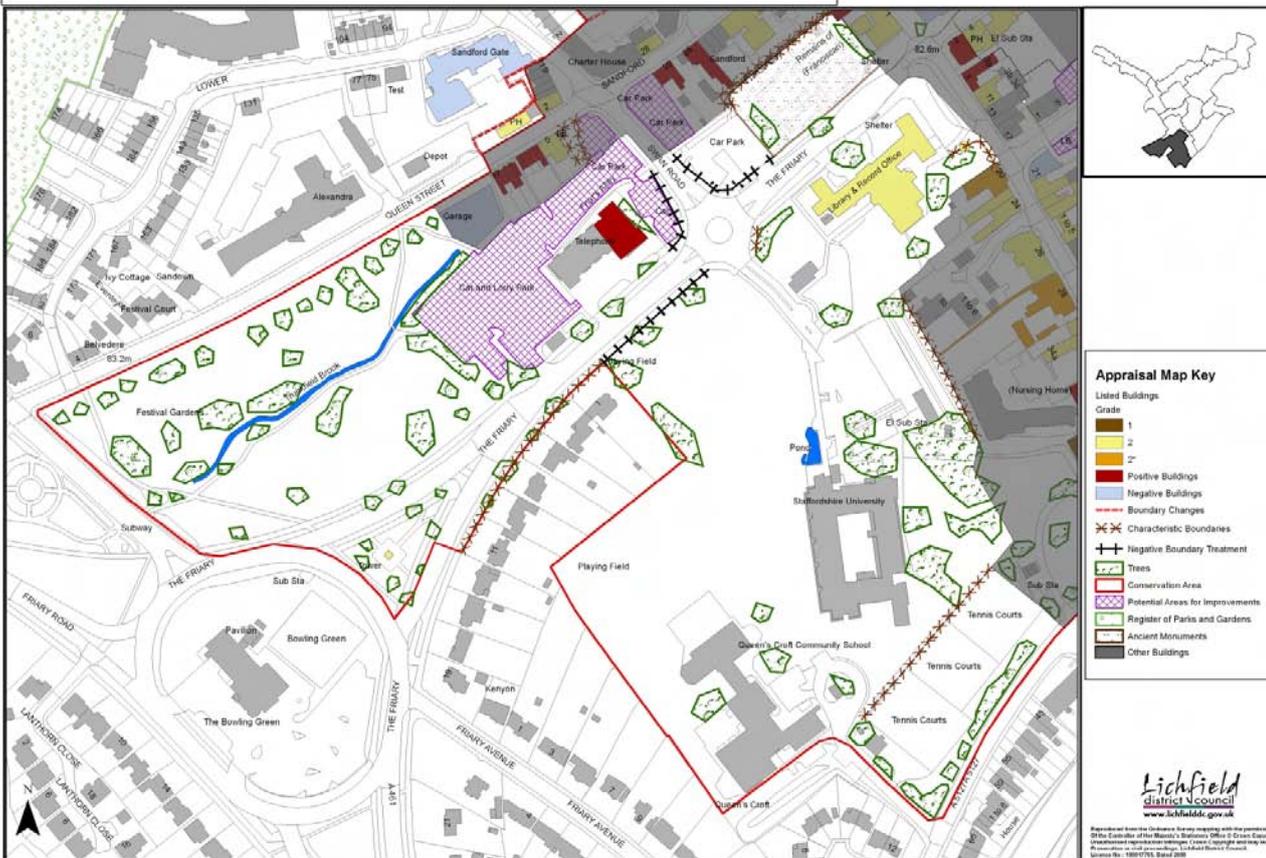
Picture 14.23 Public Realm details

14.83 The public realm, in terms of the hard landscaping and street furniture, is of mixed quality; some aspects are of a quality appropriate to conservation area status, others would benefit from improvements. There are a number of structures that are also worthy of note, they include the K6 Telephone box and a water fountain near the site of the historic crucifix conduit all of which are situated in front of the Lichfield Library and College on St John Street in an area that was landscaped in 2001.



Picture 14.24 Gates at Lichfield Library and College

CHARACTER AREA 4: FRIARY AND FESTIVAL GARDENS: TOWNSCAPE QUALITIES



Picture 14.25 Friary and Festival Gardens Character Area - Map of Townscape Quality

Building Types and Details

14.84 The area has an eclectic mix of architecture encompassing a variety of ages, materials and styles.

14.85 The historic buildings within the character area are constructed of both brick and stone. The Clock Tower and the Portico are both important examples of stone structures and reflect earlier forms of architecture. In terms of buildings and boundary treatments the predominant material is red brick.

14.86 Although well designed the more recent buildings within the area are constructed of a variety of contemporary materials including render, steelwork and cladding as well as the more traditional brick, and these represent a poor introduction to the city for regular and tourist visitors alike.

Opportunities and Constraints

14.87 Visually the Friary Outer car park represents a poor introduction to the city for regular and tourist visitors to the city and there is a significant opportunity to improve the site. Planning permission has been approved for a development on the site.

14.88 In order to mitigate the impact of Swan Road on the overall townscape it would be desirable to create new built frontages along the road.



Picture 14.26 Poor view across Friary Car Park

Boundary Changes

14.89 There are no proposed boundary changes within this character area.



15 Residential Outskirts

Character Area 5: Stowe

Summary

15.1 The character area of Stowe lies at the opposite end of Stowe Pool from the Cathedral Close and is to the north-east of the city centre. Stowe was once a separate village with its own church, St. Chad's, and its own grand properties. The character area encompasses the full extent of the historic village.

15.2 There are a small number of historic buildings within the character area that, historically, were situated within substantial grounds although much of these grounds have now been developed as housing. As well as the historic buildings, the substantial tree cover and narrow roads ensure that this area retains a semi-rural feel.

15.3 The principle character of this area is derived from its leafy, rural feel and the spaciousness of both the built forms and the spaces in between which contrast with the enclosed, narrow roads.

City Morphology, Archaeology and History

15.4 Until the mid 20th century, the area of Stowe consisted of two, large landscaped gardens around Stowe Hill and Stowe House and also St Chad's Church and churchyard. Although partly broken up by post war housing, the area retains an open feel with numerous mature trees that previously formed part of these landscaped gardens.

15.5 The site of St Chad's Church is thought to be where Chad once preached. St Chad's Well is an ancient holy well and pilgrimage site devoted to Chad.

15.6 The topography of the character area is relatively flat immediately to the north of Stowe Pool in the area around St Chad's Church but it rises steeply to the north and east so that both Stowe House and Stowe Hill are significantly higher.

Landmarks and Views

15.7 The Church of St Chad is a landmark and is visible from across Stowe Pool. Depending on the time of year and the level of tree cover, both Stowe Hill and Stowe House can also be seen from a distance across Stowe Pool.

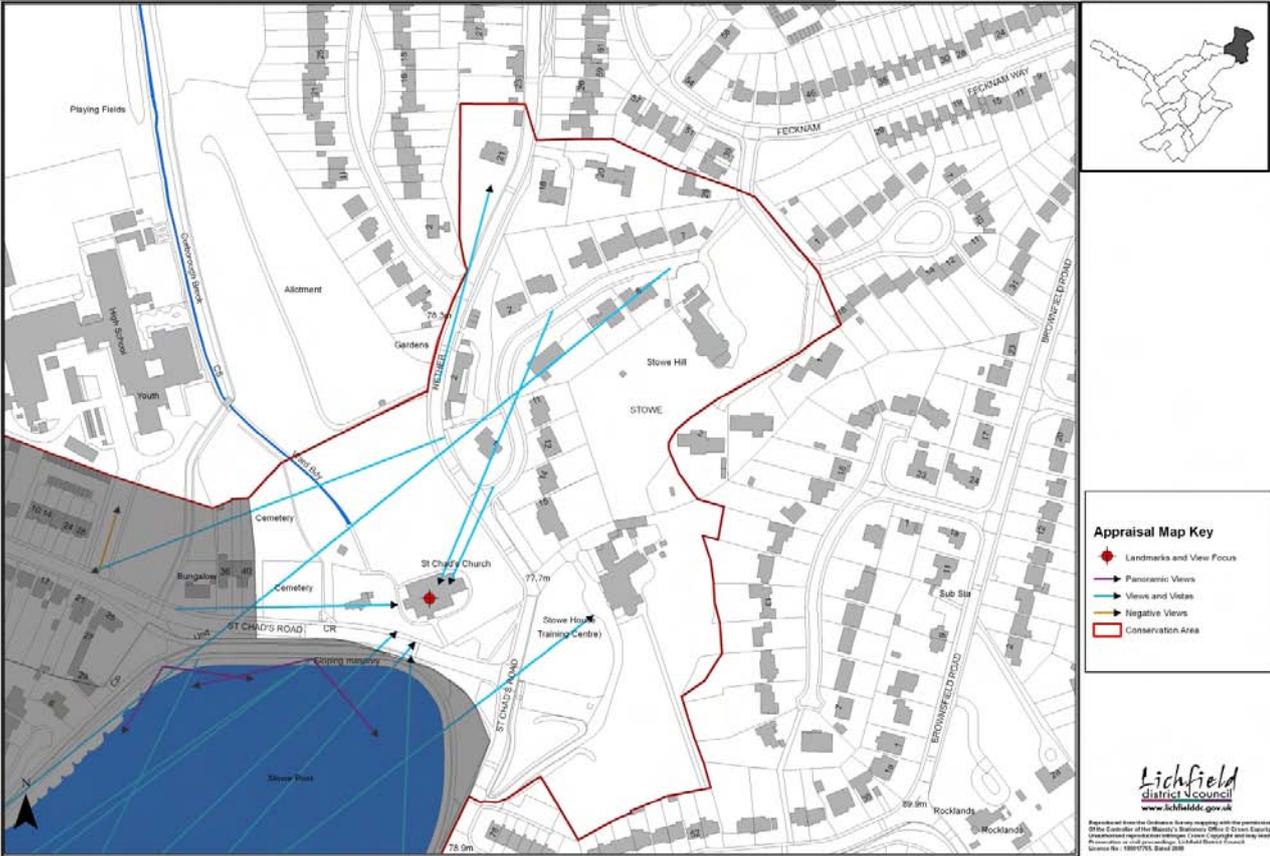


Picture 15.1 View down Netherstowe. There is no pavement on the right hand side and the tree canopies shade the road giving a rural feel

15.8 Within the character area, particularly when the trees are in leaf, most of the views are enclosed and channelled along the roads framed by buildings, trees and boundaries. Stowe House is a prominent building and overlooks the area in front of St Chad's Church. From certain locations within the character area there are views out across Stowe Pool towards the city centre and both the cathedral and St Mary's Church spires are visible.



CHARACTER AREA 5: STOWE: VIEWS AND VISTAS



Picture 15.2 Stowe Character Area - Map of Views and Vistas

Key Building Groups

15.9 Both Stowe Hill and Stowe House are high status early Georgian houses influenced by the Baroque style of architecture.



Picture 15.3 Stowe Hill

15.10 The 20th century housing within the character area is non-traditional in terms of design and materials. However, the scale and massing does not detract from the historic buildings and it could therefore be considered a neutral feature within the conservation area.



Picture 15.4 Sandstone wall showing historical boundary and 20th century housing development

Current Uses

15.11 The buildings within the character area are almost exclusively residential. St Chad's still retains an active congregation. Stowe House is a commercial training centre.



Townscape Elements

15.12 There are substantial lengths of sandstone and red brick walls, which form the original boundaries to Stowe House, Stowe Hill and St Chad's churchyard, which are worthy of note. They form an important part of the character of the area and should be retained.



Picture 15.5 Sandstone boundary and railings to Stowe Pool showing raised level of Pool

15.13 Netherstowe has a pavement on one side only and sections are overhung with tree canopies giving a semi-rural feel.

CHARACTER AREA 5: STOWE: TOWNSCAPE QUALITIES



Picture 15.6 Stowe Character Area - Map of Townscape Qualities

Building Types and Details

15.14 St Chad's Church with its medieval origins, and its crenellated tower, dominates the area. The church has significant parts from the 12th, 13th, 17th and 19th Centuries. There are a number of interesting monuments within the churchyard, mainly of eighteenth century date, a number of which are listed.

15.15 Stowe House is a substantial three-storey house built around 1750. It has high quality craftsmanship and is brick with ashlar dressings. Stowe Hill is contemporary with Stowe House and is again built in brick with ashlar dressings.

15.16 In addition there are other historic buildings which contribute to the character of the area including number 2, Netherstowe, a former coach house or stabling to Stowe Hill house, which has been heavily altered and which dates to the 18th century and a two storey red brick house at number 21, Netherstowe, with a former coach house to the north, built around 1800.



Picture 15.7 Number 2 Netherstowe

15.17 The predominant materials are brick and sandstone. Stowe House has a slate roof but all the other historic buildings have clay tile roofs.

Opportunities and Constraints

15.18 There are some opportunities for improvements in the public realm, by the gradual replacement of galvanised lamp posts with the heritage green lamp posts and also potentially by re-surfacing some of the informal parking areas in front of the church.

Boundary Changes

15.19 It is proposed to extend the boundary of the conservation area to include number 25, Netherstowe. This is an attractive mid to late 18th century house with a tile covered, double pitched roof, horizontal sliding sash windows and a hooded door frame.

15.20 Further minor boundary changes are proposed to ensure that the conservation area boundary follows a logical and clearly definable line. These are all marked on the map.



Picture 15.8 Number 25 Netherstowe

Character Area 6: Beacon Street (north)

Summary

15.21 The majority of this character area was formerly the Lichfield Gateway Conservation Area but for ease of management this conservation area is now incorporated into the Lichfield City Conservation Area. It includes the area from the junction with Anson Avenue and Beaconfields up to the junction with Stafford Road and Cross-in-the-Hand Lane.

15.22 This part of Beacon Street historically has been an important entrance to the city. It is now a predominantly residential area with some other uses scattered throughout.

15.23 The character of this area is defined by a linear street, built up on both sides with relatively few gaps, and most of the properties are built to the back edge of the pavement. Almost all the buildings are two storey residential houses.

City Morphology, Archaeology and History

15.24 Just outside the north-western tip of the conservation area is the last remaining Pinfold in Lichfield. Pinfolds were built to contain stray animals and were located on the main entrances into towns and cities. The first OS map dating to 1884 shows a number of buildings along this stretch of Beacon Street and that although there was some housing, this was also an area of industry. The relics of this remain today in some of the road names for example, Foundry Lane. Former uses include a smithy, a malt house and a brewery. After the First World War the street



became more built up and the industrial uses continued with the construction of engineering works and a foundry. Beacon Street is a good example of linear development along a main route into the city.

Landmarks and Views

15.25 The topography peaks at either end of the character area; to the south-east at the junction with Anson Avenue and Beaconfields and to the north-west at the junction with Pinfold Road and Cross in the Hands. The road slopes downwards from these points to the lowest point at the roundabout with the supermarket. The topography also slopes downwards from north to south which is most clear when looking along the side roads which lead off Beacon Street.



Picture 15.9 View down Beacon Road into the city with the Cathedral spires visible in the distance

15.26 The principle landmark in this character area is Beacon School which has been converted into residential units. Other than this, the public houses and former St Chads School, now a private day nursery, represent the only local landmarks. The main views are down Beacon Street where the line of sight is framed by buildings on either side of the street all of which have a degree of uniformity in terms of scale and massing such that no single building stands out.

CHARACTER AREA 6: BEACON STREET NORTH: VIEWS AND VISTAS



Picture 15.10 Beacon Street Character Area - Map of Views and Vistas

Key Building Groups

15.27 There is a single listed building in this character area and this is Beacon Street School, built in 1883. Public houses remain a dominant feature and reflect the road’s importance as a route and relative proximity to the centre.



Picture 15.11 The former Beacon Street School, now converted into residential apartments

15.28 Residential houses form the largest building group and are predominantly two storey and either semi-detached or terraced.



Picture 15.12 Different styles of houses along Beacon Street

Current Uses

15.29 The principle use is residential with a mixture of houses and apartments. There are a small number of commercial uses including three pub/hotels, a garage and two shops.

Townscape Elements

15.30 The boundary treatments mainly consist of low level red or blue brick boundary walls some with hedges behind. There are a few examples of low level stone walls. These boundary walls are important to the character of the area, and while there is pressure for off road parking, where this would require the removal of front boundary walls this would have a notable negative impact on the area.

15.31 While there are a mere handful of street trees in the character area almost all the views include substantial mature trees most of which are in the grounds of residential dwellings.



Picture 15.13 Substantial trees and hedges

15.32 The public realm consists of tarmac pavements and concrete kerbs with little embellishment except for small areas around bus stops. These areas should not be over embellished as this presents too much of a contrast, but simple white lining and asphalt treatment would suffice. The landscaping around the supermarket, which is just outside the conservation area, does much to screen the buildings and to minimise their impact on the street scene.



Picture 15.14 Public realm and railings boundary treatments

CHARACTER AREA 6: BEACON STREET NORTH: TOWNSCAPE QUALITIES



Picture 15.15 Beacon Street North Character Area - Map of Townscape Qualities

Building Types and Details

15.33 In the eastern section the main building type is a small two storey cottage, mainly with casement windows and little detail or ornamentation. These are mainly built to the back of pavement and have pitched, clay tile roofs.

15.34 Further away from the city centre the houses become larger and mainly semi-detached with some detached houses. They are still relatively simple in design being influenced by the Arts and Crafts style with front facing gables breaking up the roof line. They are also mainly two storey but are still significantly taller than the cottages. They are generally set back from the road with front gardens bounded by brick or stone walls and landscaping.

Opportunities and Constraints

15.35 There are areas of hard surface car parking, in particular that adjacent to The Feathers public house that would benefit from enhancement.

15.36 There are some relatively poorly designed modern developments, including that on the corner of Greenhough Road and Pavillion Court and Langton Court, that while maintaining the overall massing of the street, use inappropriate materials and details. If the opportunity arises the Council would work with the owners to encourage the enhancement of these sites.

15.37 Traditional boundary treatments should be maintained to ensure that dwellings retain their enclosure and the street scene is preserved.

15.38 The Council will consider the use of Article 4 (2) directives on traditional residential properties.

Boundary Changes

15.39 It is proposed to amend the boundary of the conservation area to include the former sanatorium which is included in the listing of Beacon School.

15.40 Further minor boundary changes are proposed to ensure that the conservation area boundary follows a logical and clearly definable line. These are all marked on the map.



Picture 15.16 The former sanatorium to the south-west of Beacon School

Character Area 7: Gaia Lane

Summary

15.41 The character area of Gaia Lane is situated to the north of the Cathedral Close. The boundary of the character area extends from the rear of the properties facing Beacon Street to the junction of Gaia Lane and The Parchments.

15.42 It is characterised by large, principally detached, residential dwellings set back from the road in large grounds. Most of the properties date to the early 19th century although there is a variety of ages and styles of buildings.

City Morphology, Archaeology and History

15.43 Gaia Lane itself was originally a country lane running below the walls of The Close. It is an old road, formerly known as Gay Lane, as it led to the Gay fields, and its thought to have been in existence since medieval times. In the mid 19th century, villas set in large grounds, were built on the north side of the lane. Their mature gardens give an illusion of a rural setting both for these houses and the Cathedral.

15.44 An important historic site within the character area is Prince Rupert's Mount which is also a Scheduled Monument. It was the location of a battery set up by Prince Rupert in April 1643 when he undertook the second siege of The Close which he captured for the King in two weeks. The bombardment from this platform proved ineffective and Rupert recruited miners to tunnel beneath the north-west tower where they successfully laid the first land mines ever to be used in Britain.



Picture 15.17 Car park with Prince Rupert's Mount behind the line of trees

15.45 Some of the spaces between the historic properties have been in-filled in the 20th century with residential properties. This has led to the loss of many of the open spaces and the sub-division of plots. As these properties now sit within the character area further subdivision of plots would not be desirable.

Landmarks and Views

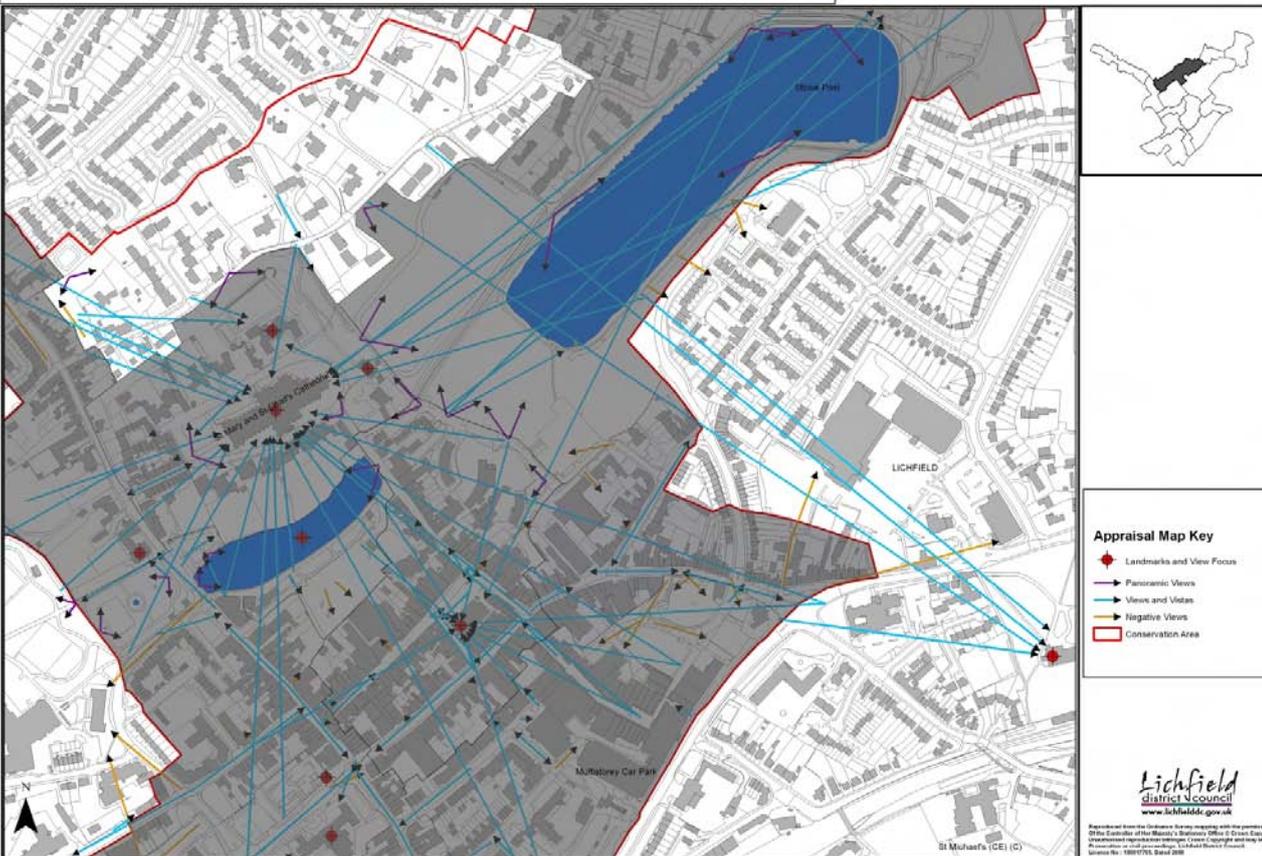


Picture 15.18 View along Gaia Lane with the high brick wall of the rear of The Close on the left hand side

15.46 Views within this character area are generally framed by the mature vegetation and trees that line the road and also by the boundary treatments. The slightly curved route of the roads also limits most views.



CHARACTER AREA 7: GAIA LANE: VIEWS AND VISTAS



Picture 15.19 Gaia Lane Character Area - Map of Views and Vistas

Key Building Groups

15.47 There are four large villas to the north of Gaia Lane that are of local historical importance 47, the former Stowe Rectory House, and Tregonatha are the first being on the first OS map. Overstowe and Star Croft are slightly later. Towards Beacon Street there are a number of historic properties that appear on the first OS map of 1884. Overstowe and Star Croft are slightly later. Towards Beacon Street there are a number of historic properties that appear on the first OS map some of which have been significantly altered. Numbers 7 and 9 on the north side of Gaia Lane and number 60 to the south side epitomise the turn of the century development which occurred within this character area.

15.48 There are a number of later 20th century buildings most of which can be considered as neutral buildings.

Current Uses

15.49 The character area is exclusively a residential area with some recreational use of the green space near the remains of the battery platform of Prince Rupert's Mount and where Gaia Lane meets the fortifications of The Close. This is used in part by the Lichfield Cathedral School for outdoor facilities.

Townscape Elements

15.50 Natural elements contribute greatly to the character of the area. There are green elements throughout with high hedges and mature trees both set in groups and individually, hedges around properties, small open spaces such as the site of Prince Rupert's mount and large open spaces particularly around the large suburban villas.



Picture 15.20 Views along roads with no pavements and overhanging tree canopies shading the road giving a rural feel

15.51 Boundary treatments are very important to the character of the area consisting mainly of low level walls topped with hedges. Where new boundary treatments are proposed they should be in keeping with the traditional boundary treatments.

15.52 There is also a number of interlinking public footpaths between the residential areas.



CHARACTER AREA 7: GAIA LANE: TOWNSCAPE QUALITIES



Picture 15.21 Gaia Lane Character Area - Map of Townscape Quality

Building Types and Details

15.53 The large villas date to the Victorian period and are relatively ornate constructed principally of red brick with clay tiled roofs. They vary considerably in appearance with number 47 Gaia Lane being Gothic in style with Gothic arches over the window and doors with blue brick detailing and stone window surrounds and mullions. Overstowe is Mock-Tudor with white render and black half-timbering at first floor level and Star Croft is Classical in style.



Picture 15.22 47 Gaia Lane



Picture 15.23 Star Croft, Gaia Lane

15.54 The smaller historic buildings are situated closer to Beacon Street and these are early to mid 19th century cottages of red brick with clay tiles roofs and very simply designed.

15.55 The modern housing is scattered amongst the historic housing. The buildings vary in style depending on the age of the property although they are generally all constructed of red brick. The scale and massing of the modern housing is generally in character with the scale and massing of the historic housing and these modern houses are now an established part of the area.

Opportunities and Constraints

15.56 The setting of Prince Rupert's Mount would benefit from being enhanced for it has been infringed upon by 20th century development.



15.57 Future incremental development proposals should respect the historic features, particularly those relating to the Cathedral Close.

15.58 Future incremental development proposals should respect the well-vegetated nature of the area and the importance of trees in the area for the immediate setting and the contribution that the trees in this area make to longer views of the city. There should be no net loss of trees as a result of development proposals.

Boundary Changes

15.59 Cathedral Rise is a cul-de-sac of late 20th century houses. It is proposed to remove numbers 2 to 10 Cathedral Rise from the conservation area. Numbers 1 and 11 will remain in the conservation area, to protect the setting the walls of The Close which are on the opposite side of the road.



Picture 15.24 Cathedral Rise

Character Area 8: Gaia Lane Extension

Summary

15.60 The Gaia Lane Extension Character Area is located immediately to the north of Stowe Pool. It extends north-west from the junction of Gaia Lane with Parchment Lane to include St Chads Road and part of Curborough Road.

15.61 The character of the area is defined by early 20th century residential houses in a combination of mostly semi-detached houses with a small number of short terraces and some detached houses almost all of which are distinctly Arts and Crafts in style. There is a range of later 20th century housing within the character area principally on the north side of St Chad's Road and in The Parchments off Gaia Lane.

City Morphology, Archaeology and History

15.62 Prior to the end of the 19th Century there was only one building within this area, Golden Meadows Cottage on the north side of St Chad's Road which survives today. This was surrounded by open fields. The 1901 OS map shows a number of buildings on the west side of Gaia Lane and Curborough Road. Between 1908 and 1909 the south side of St Chad's Road and the east side of Gaia Lane were built up.

Landmarks and Views

15.63 There are no significant landmarks within this character area. In fact much of the character comes from the domestic scale of the buildings and their relative uniformity.

15.64 Within the character area views are framed by the houses on either side of the road. There are a small number of vantage points within the area which enable views out across the city. The best of these is from The Parchments which gives a wonderful view across Stowe Pool to St Michael's Church, Greenhill.



Picture 15.25 View from Gaia Lane across Stowe Pool to St Michael's Church

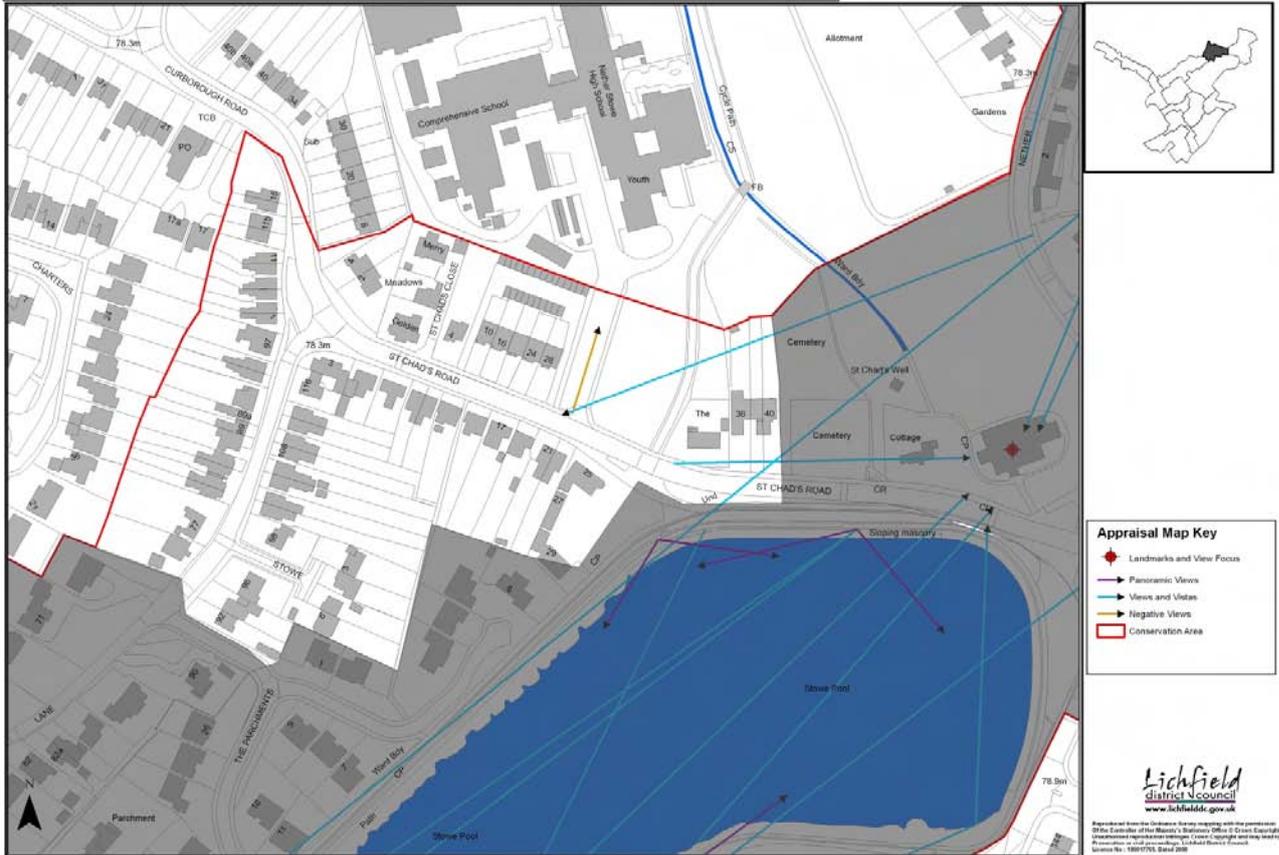


Picture 15.26 View down Curborough Road



Picture 15.27 View down Gaia Lane towards the junction with Curborough Road, depicting some buildings that have Article 4 (2) directives on them.

CHARACTER AREA 8: GAIA LANE EXTENSION: VIEWS AND VISTAS



Picture 15.28 Gaia Lane Extension Character Area - Map of Views and Vistas

Key Building Groups

15.65 The two main groups of historic buildings are the late 19th century cottages to the west of Gaia Lane and Curborough Road and the early 20th century houses to the south of St Chad's Road and the east side of Gaia Lane.

15.66 A further group of buildings are the later 20th century houses. These are now an established part of the character of the area but were built on previously undeveloped spaces between the historic buildings. Further sub-division of the remaining open spaces would erode the character of the area.



Picture 15.29 Late 20th century houses, screened from the road by trees

Current Uses

15.67 The properties within this character area are all residential.

Townscape Elements

15.68 The topography of the area is almost totally flat.

15.69 There is a substantial amount of tree cover within this character area although much of this is within the rear gardens of the houses. There is a belt of trees to the north of St Chad's Road that screens some modern housing from the road. There is also an individual tree at the junction of Gaia Lane, St Chad's Road and Curborough Road which enhances the road junction.



Picture 15.30 Junction of St Chad's Road, Curborough Road and Gaia Lane

15.70 The vegetation including the soft landscaping in front gardens and hedges all positively contributes to the character of the conservation area and compliments the domestic style of the houses giving the whole area a suburban feel.



Picture 15.31 Gaia Lane Extension Character Area - Map of Townscape Qualities

15.71 All the buildings are set back from the road and have small front gardens. The boundary treatments are predominantly low brick walls often combined with hedges. These are integral to the character of the area and the loss of boundary treatments has a detrimental effect on this character.

Building Types and Details

15.72 The late 19th century cottages are relatively simple in design, either red brick or render, with a pitched roof in clay tiles and brick chimneys.



Picture 15.32 Late 19th century cottages

15.73 The early 20th Century houses are Arts and Crafts in style with ornate timber work including bargeboards, half-timbering, and decorative porches. All are constructed of red brick with some, limited, areas of render. All the buildings are two storey in height.



Picture 15.33 St Chad's Road



Picture 15.34 Curborough Road, the design details of the late 20th century houses on the left are not traditional but the massing of the house is in keeping with the character of the area

Opportunities and Constraints

15.74 The reinstatement of lost boundary treatments, such as brick walls, would enhance the character of the area.

15.75 Future incremental development proposals should respect the well-vegetated nature of the area and the importance of trees in the area for the immediate setting and the contribution that the trees in this area make to longer views of the city. There should be no net loss of trees as a result of development proposals.

15.76 Parts of this character area including properties on St Chad's Road, Gaia Lane and Curborough Road have an Article 4.2 Directive. The Council will consider whether there are other properties that may also benefit from an Article 4.2 Directive and consult with the property owners where appropriate.

Boundary Changes

15.77 There are no proposed boundary changes within this character area.



16 Commercial Core

Character Area 9: Bird Street & Sandford Street

Summary

16.1 The Bird Street character area is situated within the city core at the west side of the conservation area. It includes the section of Bird Street from Minster Pool to the junction with The Friary. It also includes Sandford Street and small sections of Swan Road and Queen Street.

16.2 The principle characteristics of this character area are the continuous built frontages along Bird Street and most of Sandford Street, the relative uniformity of building lines and heights of buildings and the proportions and materials used in their design.

City Morphology, Archaeology and History

16.3 The predominant building type in this area is Georgian, three storey, red brick although originally the buildings had a wider variety of uses including some town houses. Bird Street is however, most famous for its links with the coaching trade with the Swan and George Hotels both being well known coaching inns. Both of these inns have strong associations with the turbulent politics of the 18th century, the Swan traditionally with the Tory Party and the George Hotel with the Whigs. In the high point of the early 19th century there would have been daily coaches to various cities leaving from Bird Street. By 1808 the carriageway was paved with granite sets and fringed by York stone flags, and this was the first city street to be 'macadamised' or tarmaced, in the 1820's.

16.4 Sandford Street in contrast was one of Lichfield's most important and heavily built up medieval streets. Before the opening of Friary Road in the 1920's it was the main thoroughfare for traffic from Walsall and Wolverhampton. There are still some high quality buildings both timber-framed and Georgian which indicate its past importance.

16.5 Queen Street dates to the 19th Century and Swan Road was opened in 1991.

Landmark and Views

16.6 Approaching the city from along Queen Street the views are channelled through Sandford Street towards the centre with a view of The George on Bird Street. The George and The Swan, both very imposing buildings act as local landmarks. The recently constructed, contemporary designed New Minster House overlooking Minster Pool is also a new local landmark.



Picture 16.1 Landmark buildings both new (c2008) and old (The Gatehouse c1820)

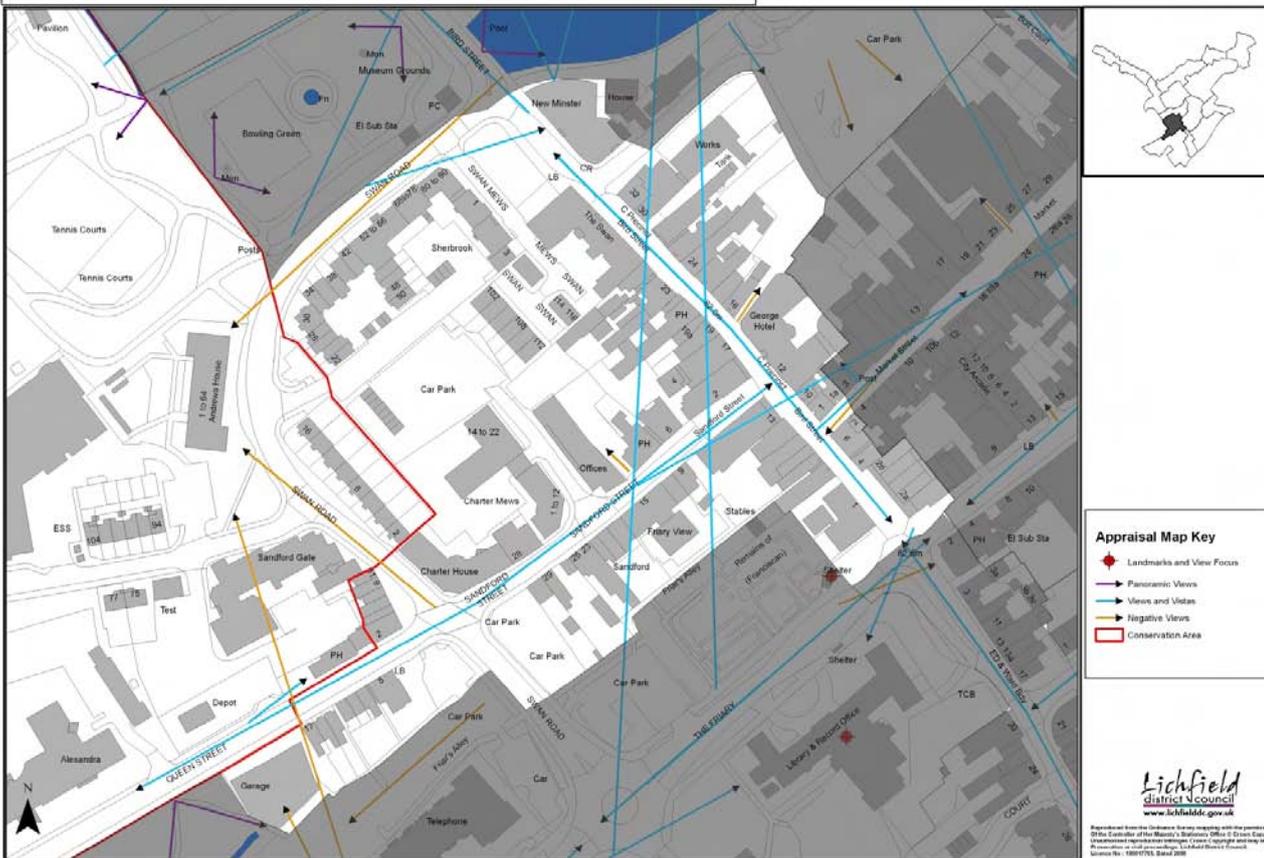
16.7 From Bird Street there are views down the roads running off either side of it. As these are predominantly pedestrianised it gives is the feeling of being at the centre of a historic town. Looking southwards up towards St. John Street the view opens up at the junction with The Friary where it is softened by a small group of trees on the left hand side and is then enclosed and framed by the building line. Looking north the tree canopies and hedges near to the Swan and the Museum Gardens provides a green end point to the views.



Picture 16.2 View looking south down Bird Street



CHARACTER AREA 9: BIRD STREET: VIEWS AND VISTAS



Picture 16.3 Bird Street Character Area - Map of Views and Vistas

Key Building Groups

16.8 The hotels form a small but significant group of buildings. Elsewhere along Bird Street the remaining properties form a cohesive group with a uniform building line and significant similarity in terms of scale and proportions.

16.9 Along Sandford Street, there is a greater variety of building types with more modern infill development. Numbers 6 and 9 Sandford Street are very significant both containing timber framing, an indication of the early importance of the road. Another important cluster of buildings is near the corner of Queen Street and Swan Road and includes numbers 2 and 5 Queen Street and the Queens Head Pub.

Current Uses

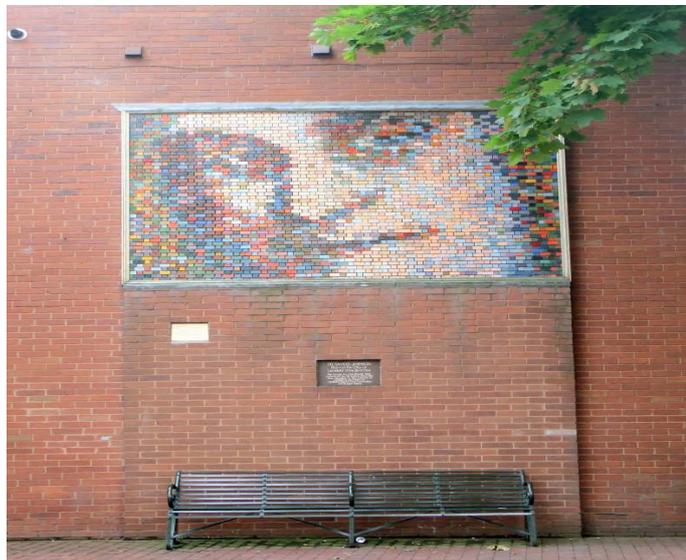
16.10 There are a wide range of uses within this area. The main uses that contribute to the character of the area are those on the ground floors which includes restaurants, hotels, retail, pubs. Other uses that are less visually prominent include office and residential uses.

Townscape Elements

16.11 Bird Street is mainly pedestrianised with only limited vehicular access allowed. This lack of vehicular traffic, noise and visual intrusion creates a more traditional feeling to this area. Pedestrianised streets run off either side of Bird Street. Bird Street and many of the adjoining streets were re-paved in 1992, however, now when compared to the more recently paved areas for example in Market Place, the public realm looks outdated and in need of some improvement. In front of The George and The Swan the paving is York Stone with timber bollards which enhances the setting of these important buildings.

16.12 There is some high quality street furniture, including metal benches and interpretation panels which complements and positively contributes to the character of the area. Other areas are not so well served, for example the road into the Bird Street car park has rusty lamp posts, although these will be replaced as part of a scheme by Staffordshire County Council.

16.13 There is a significant number of trees within the character area, and also that are visible from within the character area. Important groups of trees include the small group opposite The Gatehouse, the group adjacent to number 32 Bird Street and the trees and other vegetation in the garden area immediately north of The Swan and also the trees that frame the car parks along Swan Road and Queen Street.

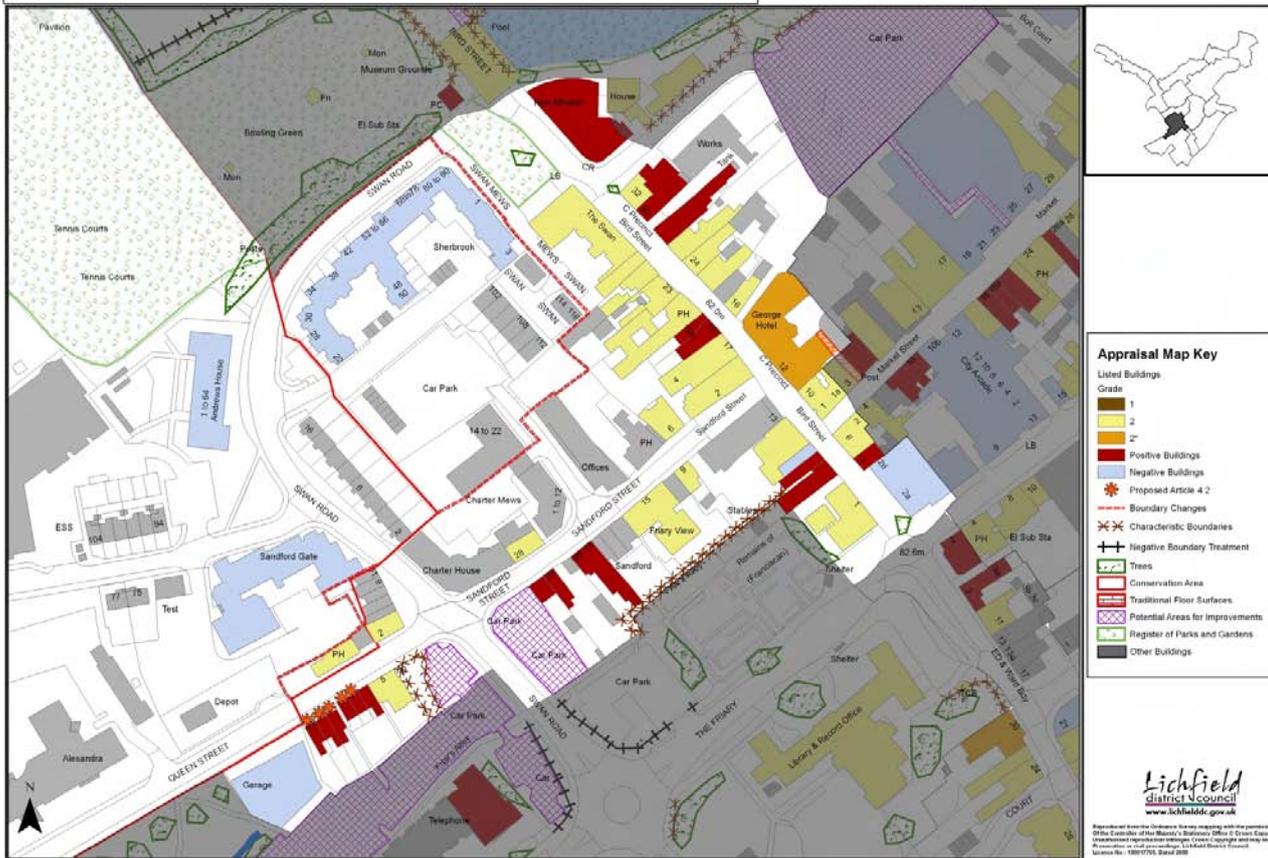


Picture 16.4 Mosaic of Samuel Johnson

16.14 This area has a fine piece of public art in the form of a large mosaic of Samuel Johnson on the side of number 32 Bird Street. It was created by John Myatt and dedicated to the citizens of Lichfield by the Civic Society in 1976.



CHARACTER AREA 9: BIRD STREET: TOWNSCAPE QUALITIES



Picture 16.5 Bird Street Character Area - Map of Townscape Quality

Building Types and Details

16.15 The George Inn has an outstanding Greek influenced façade with six Ionic pilasters at first floor level highlighting the centre of the hotel. The arch, now infilled, used to be for stage coaches to pass through into an enclosed cobbled yard. The Swan has a similar coach arch.



Picture 16.6 The George

16.16 The predominant building material is brick, two of the most prominent buildings in the area, The George and The Gatehouse Pub are finished in stucco with banded rustication at ground floor level and there are a small number of other buildings that are rendered or have painted brickwork. Most of the roofs are not visible from street level but the majority are covered in clay tiles with the occasional slate roof, such as The George.

16.17 There are some high quality, traditional shopfronts in the area, including, amongst others, the early 20th century shopfront at number 16 Bird Street and the late 19th century one at number 27 Bird Street.



Picture 16.7 Historic shopfronts at numbers 16 and 27 Bird Street

16.18 The two buildings on either side of Sandford Street, numbers 13 and 15 Bird Street both have recessed ground floors. While maintaining the building line above ground floor level this feature detracts from the character of the area, and in particular where it has been carried



out to a historic building, in the case of number 15 Bird Street it is unfortunate. Numbers 2a-2d Bird Street are part of a 1960's shopping arcade and are set back from the building line, these buildings detract from the character of the area as they are out of character in terms of design, proportions and materials. They are screened by a small number of trees which goes some way to mitigate their impact.



Picture 16.8 Office buildings along Sandford Street

Opportunities and Constraints

16.19 The Council will work with its partner organisations to ensure the appropriate maintenance of street surfacing using matching materials.

16.20 There has been a shift in the use of this area to a popular evening destination and there should be a public realm to suit this.

16.21 When the opportunity arises the 1960's development on the corner of Bird Street and Bore Street would benefit from redevelopment. Currently it does not positively contribute to the character and appearance of the conservation area.

16.22 The access road to Bird Street car park would benefit from the replacement of some of the existing street furniture, especially the lamp posts, with the juniper green used elsewhere in the conservation area.

Boundary Changes

16.23 It is proposed to remove an area of modern buildings along Swan Road from the conservation area. This area was originally included as it has historically formed the backyards to the properties facing Bird Street and Sandford Street. However, this area is substantially developed now and therefore it is considered prudent to remove it from the conservation area.

Character Area 10: St. John Street

Summary

16.24 The character area of St John Street is situated just to the south of the city core and runs south-east to the edge of the conservation area. It includes the whole length of St John Street from its junction with Bird Street and The Friary to its junction with Birmingham Road.

16.25 The principle character of this character area is derived from the linear nature of the road and the almost continuous built line. It differs from other similar streets within the city core as it is not pedestrianised and has a high volume of traffic.

City Morphology, Archaeology and History

16.26 From the medieval period until the present, St John Street has been the main thoroughfare into the City from the south. Like Bird Street it included coaching inns such as the Lord Nelson, now part of the District Council Offices, and the Harts Horn Inn (now demolished but originally north of St John's Hospital). It was clearly a street for affluent 18th century residents as shown by the range of high quality Georgian buildings, such as numbers 20, 26 (Marlborough House) and 28.

16.27 The medieval ditch that marked the boundary of the city runs across this character area, crossing St John Street just north of the Hospital of St John without the Barrs. The hospital originally stood just outside one of the main city gates, known as Culstubble Gate. Historically St John Street would have continued past this point however, since the construction of Birmingham Road in the 1960's this has become a major junction and a logical point at which to draw the conservation area boundary.

Landmark and Views

16.28 Within the character area the main landmark is the Hospital of St John, it stands on the busy junction with Birmingham Road. The views within the area are linear and channelled between the strong built line on either side of St John's Street. Looking north the spires of Lichfield Cathedral are just visible and looking south the road junction and the railway bridge can be seen.



Picture 16.9 Views looking north and south along St. John Street

CHARACTER AREA 10: ST JOHN STREET: VIEWS AND VISTAS



Picture 16.10 St John Street Character Area - Map of Views and Vistas

Key Building Groups

16.29 The linear nature and relative uniformity of scale mean that the buildings combine to create the characteristic appearance of the area. Along the east side of the street there is greater variation in age and scale but a more continuous building line. To the west side the buildings are generally large, prestigious Georgian buildings which presents are very impressive street frontage, although on both sides some of the brick facades hide earlier timber-framing.

16.30 The Hospital of St John without the Barrs is a Grade I listed building and is considered to be one of the finest 15th Century brick built buildings in the country.

Current Uses

16.31 Current uses include mainly commercial use, including restaurants, retail, and offices with residential units at first floor level and above.

Townscape Elements

16.32 Green areas of trees and vegetation can be seen to the rear of St Johns Hospital and adjacent to number 20 St John Street, behind the listed wall. These areas provide a pleasant, green backdrop to these historic buildings.



CHARACTER AREA 10: ST JOHN STREET: TOWNSCAPE QUALITIES



Picture 16.11 St John Street Character Area - Map of Townscape Qualities

attractive spaces and natural contributions to the area. The trees and hedges to the rear of the Hospital also act as a shield from the road and the tennis courts that are adjacent to Staffordshire University.

16.33 The public realm is varied in this area. At the southern end of St John Street the pavement on the east and west sides are different with tarmac on the east side and concrete slabs and bricks on the west. The area would benefit from a more cohesive public realm and the replacement of some of the more tired elements.

Building Types and Details

16.34 The predominant architectural styles within the area are Queen Anne and Georgian with the majority being constructed in red brick with some rendered. Almost all the roofs are clay tiles, with many of the Georgian houses having parapets and hipped roofs.

16.35 St John's Hospital is one of the finest 15th century brick built buildings in the country, and was located just outside of the City Gate (known as Culstubble Gate). There is an 18th century commemorative plaque on the building.



Picture 16.12 Grand entrances along St John Street

16.36 Of the buildings on the eastern side of St John Street some date back to the mid-19th century, with red brick façades and they are 3 storeys in height. Some are older, dating to the 17th century and have been re-fronted in later years.

16.37 The buildings on the west side of St John Street are almost all listed and include a Grade I and two Grade II* listed buildings. With the exception of the Hospital of St John these are all classical Georgian in style.

Opportunities and Constraints

16.38 For many visitors travelling by car or by foot, St John Street represents an introduction to the city centre. This means that features in the public realm, such as signage, need to be very carefully considered. The signage on number 2 Bore Street on the corner with St John Street is out of character and makes this property a landmark for the wrong reasons. The replacement of this signage with more traditional signage would improve the appearance of this part of the conservation area.



Picture 16.13 Number 2 Bore Street.

16.39 There is a need to co-ordinate the paving in this area and to carry out an audit of street furniture and signage to ensure that they do not detract from the conservation area and from the setting of a number of important listed buildings. This would include in particular the speed camera warning signs, the pedestrian refuge near to St John's Hospital and the warning sign for the railway bridge outside the Council offices.

16.40 The Friarsgate development will impact on this character area, in particular in terms of new traffic management arrangements and also in terms of the public realm. It must be ensured that any resultant works are carried out sympathetically.

16.41 There are opportunities within the Friary redevelopment scheme to improve the setting of St John's Hospital.

Boundary Changes

16.42 There are no proposed boundary changes within this character area.

Character Area 11: City Core

Summary

16.43 The City Core Character Area is, as the name suggests, the commercial core of the city and is situated in the centre of the conservation area, to the south-east of the Cathedral. The character area includes Market Street, Bore Street, Dam Street, Conduit Street and Breadmarket Street.

16.44 The principle character of the area is derived from the grid layout of streets, little changed from the 12th century and focused on the Market Place; the consistent, unbroken building line; and the uniform scale and massing of the buildings. It is further derived from the many variations of design of the buildings, including a wonderful variety of shop fronts.

City Morphology, Archaeology and History

16.45 This area is one of the most attractive and vibrant in the city and the streets which lead into the Market Place are some of the most traditional in the city.

16.46 Bore Street, originally Bord Street which refers to the boards or tables used in the markets, is the widest of Lichfield's central streets and contains many fine buildings. It is thought that the width of the road was intended to make it the principle market street although the market has since gravitated to the Market Place.

16.47 Market Street was formerly known as Saddler's Street and has been a thriving trading area for many centuries. It retains a good mix of buildings with examples from the 16th century to the present as well as some poorer examples of more modern architecture such as the Woolworths building.

16.48 Dam Street clearly refers to the dam formed at the end of Minster Pool and the siting of a causeway here. A mill possibly of Saxon origin, stood near to the site of number 36 Dam Street. Until relatively recently Dam Street was predominantly residential, with only a handful of shops of 19th century date. They provided a passage for traders and in the case of the archaic Dam Street a connection to Minster Pool, where by the early 18th century hawkers were setting up stalls on the waste ground south of Minster Pool to avoid market tolls. The market itself has been in existence in Lichfield since 1153 when King Stephen granted the Bishop a Sunday market in the city centre. The area today is characterised by small specialist shops and cafés and as a consequence the area is quite vibrant with vehicular traffic limited on several streets.

16.49 There are a number of alleyways in and around the city core which form important pedestrian routes linking streets and car parks.

Landmark and Views

16.50 The principle landmark within the character area is St Mary's Church with its high spire. St Mary's sits within the Market Place which is a focal point.



CHARACTER AREA 11 : CORE : VIEWS AND VISTAS



Picture 16.14 Character Area 11:Core:Views and Vistas

16.51 Almost all the views looking from within the character area are characterised by a strong built line terminating with either a built edge or a softer, tree canopy edge. Looking north from Conduit Street up Dam Street the view channelled along the built line and is terminated by the great bulk of the Cathedral, this is softened by the greenery provided by tree cover around Minster Pool.



Picture 16.15 View along central streets



Picture 16.16 View across Market Square and down Dam Street

Key Building Groups

16.52 There is a wide span of building ages and styles within the area almost all of which are a very high quality. There are the timber-framed buildings along Bore Street and Dam Street, there are the later brick built buildings from the early 18th to late 19th century. There are also the stone public buildings of the Guildhall and St Mary's. Some of the brick fronted or rendered buildings that appear to be Georgian in style actually disguise an earlier timber-framed building.

16.53 The roof scape of the area also contributes significantly to its character. From the Georgian parapets which screen the roofs to the steep pitch of the 16th and 17th century buildings the gentle variety of the roof scape presents a pleasing aspect of this area.

16.54 There are also some 20th century buildings. These do not however impose on the quality and character of the street scene to a great extent as there is such architectural quality and a good mix of building types in these areas.

Current Uses

16.55 The area is an important part of the city's shopping provision with an impressive range of specialist shops together with chain shops, pubs, bars, cafes and various bank and office uses. The Guildhall is now used as an exhibition space and a meeting point and also holds book fairs, weddings and city council meetings, complementing the range of uses within the area.

Townscape Elements

16.56 The impact of the Market Place and its contribution to the character of the area is very significant. Despite some of the buildings fronting the Market Place being relatively new or significantly altered they are integral to the character of it as it is the inter-relationship between the buildings and spaces, in particular the scale of the spaces and the buildings, that creates such a feeling of this being the hub of the commercial city.

16.57 Part of the area has recently been re-paved and this has greatly enhanced its appearance. However, this has also made some of the surrounding areas of paving seem tired and in need of some maintenance and/or replacement. It is no longer considered appropriate to have wall to wall block paving in such a historic setting so a complete re-paving should be considered.

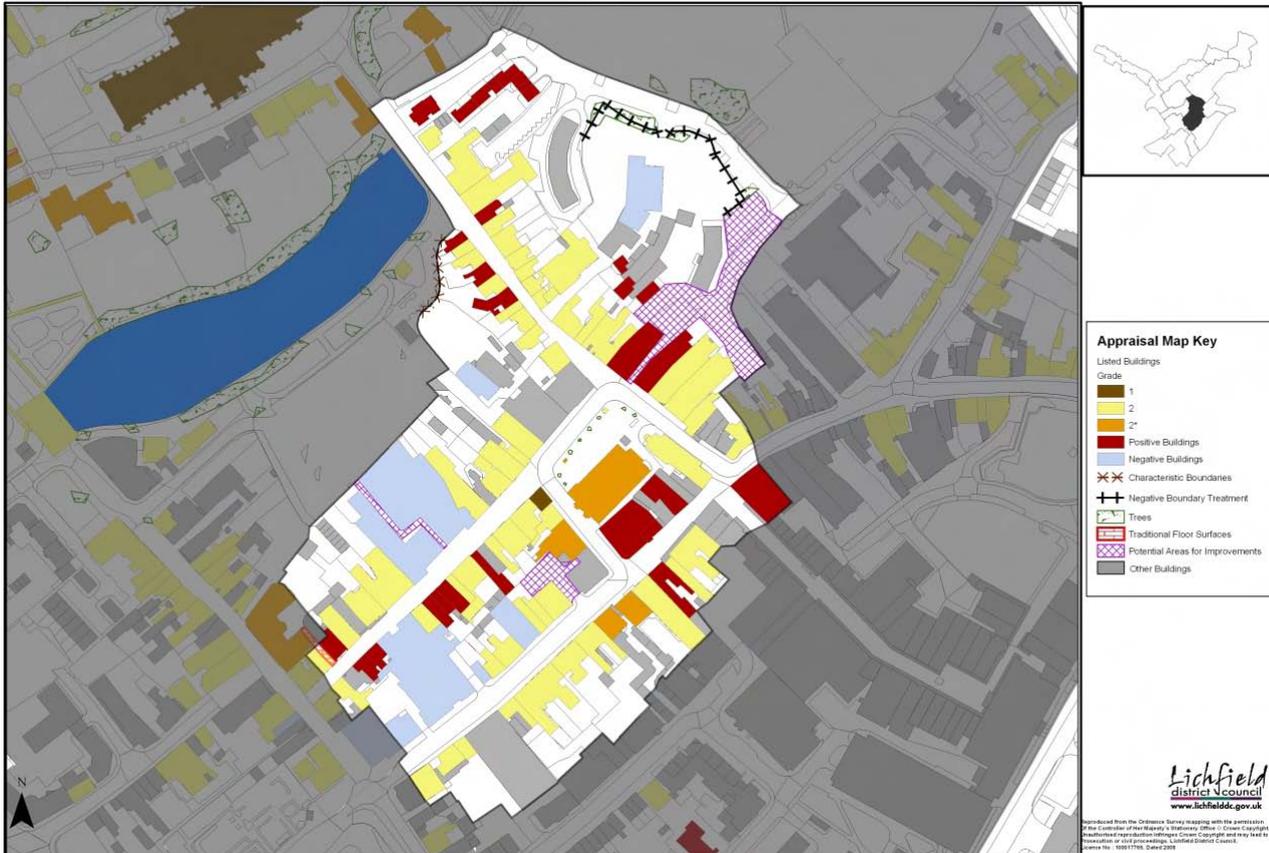
16.58 The city core is relatively free of street clutter and the mounting of street lights on the buildings is beneficial in this respect in that the lighting is very discreet. This should be an important consideration in any future street lighting upgrades.

16.59 The topography of the area is flat.

16.60 There are a number of individual trees that contribute to the character of the area by complementing and softening the otherwise solid building lines.



CHARACTER AREA 11 : CORE : TOWNSCAPE QUALITIES



Picture 16.17 Character Area 11 - Core - Townscape Qualities

Building Types and Details

16.61 This area contains some of the best vernacular buildings in Lichfield with some exceptionally high standards of timber-framed structures. Dr Johnson's Birthplace Museum is the birthplace of Samuel Johnson, which is a Queen Anne town house. It is an excellent example of a building in the transitional style merging timber framing and brick. The 16th-18th century Guildhall originates as the Hall of the ancient trade and religious guild of St Mary and St John the Baptist and later serving the corporation, incorporates the former city prison. "The Tudor of Lichfield," a richly ornate timber framed house dated 1510, although probably late 16th century, with a large range of outbuildings alongside Tudor Row. Donegal House is one of the best early 18th century town houses in the country, the three latter structures occur side by side on Bore Street and their architectural diversity occurring in such close proximity is spectacular.

16.62 The importance of the streets for retail and commercial activities during the 19th century and early part of the 20th century saw alterations to shop fronts. A greater sense of architectural diversity came to Lichfield in this period. Number 4,6 and 8 Tamworth Street are an excellent example of a mock Tudor façade of 1908; influenced by the "Arts and Crafts" movement.

16.63 The use of stone is restricted to some prestigious buildings such as the Guildhall and St Mary's Church. The Church of St Mary is on the site of the medieval guild church, rebuilt in the 18th Century with a steeple replacing a tower in 1853. The remainder of the church was rebuilt in 1868-70.

16.64 Timber-framed structures of the medieval city occur in this area, 'The Tudor of Lichfield,' Numbers 38-44 Bore Street are a row of late 16th or early 17th century timber-framed houses. In addition several structures on Dam Street and Quonians Lane are timber-framed or part timber-framed. Number 18 Causeway House on Dam Street has undergone heavy restorations as a late 16th century timber framed house.

16.65 There are some occasional rendered structures within the city centre such as Number 5 Dam Street although they do not detract from the overall quality of the area.



Picture 16.18 Good examples of shopfronts

16.66 Several of the commercial properties have good, mostly 19th century shop fronts with some earlier examples surviving on Dam Street.

Opportunities and Constraints

16.67 The recently completed paving scheme has set the standard for future phases. The quality but minimal treatment allows city centre activities to develop and thrive. As and when resources permit the Council will consider further high quality public realm enhancement schemes.

16.68 The heavy vehicular traffic along the roads within this part of the conservation area is a significant constraint to the enhancement of the conservation area. The Council will work with colleagues in Staffordshire County Council Highways Department to investigate potential ways to improve junction areas and to minimise the impact of the traffic on the conservation area. The Council will also work with colleagues in the Police and in Staffordshire County Council Highways Department to enforce existing traffic restrictions and parking restrictions.



16.69 Areas of back land may come forward for redevelopment and, where appropriate, the Council will work closely with landowners and partners to draw up development briefs. Where proposals seek to fit in and assimilate with the patters and grain of the city core and where views of landmarks and monuments are retained these have the potential to enhance the character of the area.

16.70 When the opportunity arises the 1960's development on the corner of Bird Street and Bore Street would benefit from enhancement. Currently it does not positively contribute to the character and appearance of the conservation area.



Picture 16.19 1960's development on the corner of Bird Street and Bore Street

Boundary Changes

16.71 There are no proposed boundary changes within this character area.

Character Area 12: Tamworth Street & Lombard Street

Summary

16.72 The character area of Tamworth Street and Lombard Street is situated to the east of the city core. The area covers most of the length of Tamworth Street and Lombard Street and includes sections of Greenhill, George Lane and Cross Keys.

16.73 This character area marks the edge of the extent of the medieval city with plaques marking the site of two of the medieval city gates. Today the area still represents the edge of city core with some residential uses mixed in with the commercial retail and offices uses. The roads with its almost continuous building line channels visitors and views into and out of the city core.

City Morphology, Archaeology and History

16.74 As mentioned above the medieval city boundary ran through this area and its limits are now marked by two plaques, one on the wall of the Lee Garden Chinese Restaurant on the corner of Tamworth Street and Gresley Row and the other on the side of number 39 Lombard Street marking the sites of Tamworth Gate and Stowe Gate respectively. It is also very likely that there would be archaeological evidence remaining of this medieval boundary.

16.75 The western section of Tamworth Street is a mixture of 2 and 3 storey buildings, with the 3 storey properties being most prominent towards the western end of the street. At the eastern end of the character area, the most notable characteristic is the sweep of Tamworth Street, initially forming a fine group of buildings in the vicinity of the former Regal Cinema (formerly occupied by Kwik Save), and then channelling into the gentle curve of the road. The curve in the road is bordered by tall flat fronted properties towards the western end, creating a sense of being drawn into the centre of the medieval city towards the bottom of the street. The western end is very much part of the town centre in layout and atmosphere, but the eastern end, separated by building gaps and the sweep of the road, has much more of a distinctly residential feel.

16.76 The open area at the junction of Tamworth Street and Lombard Street was the former location of a cross known as Stone Cross in the 13th century, and later of the Stone Cross Conduit; a source of water for local people marked by an ornate conduit head.

16.77 During the twentieth century there has been some demolition and some new development within the character area, this has had relatively little impact except along Greenhill where, in the mid-20th century there was substantial demolition prior to the construction of Birmingham Road.

Landmark and Views

16.78 There are no substantial landmarks within the character area that are visible from other parts of the city although the spires of St Michaels, St Mary's and Lichfield Cathedral are all visible from certain vantage points within the area. The predominant views are narrow views down the streets, framed by the solid building line. These either look toward the core of the city where a busy and pedestrian dominated view is seen or look outwards from the city where the views are dominated by roads and vehicular traffic. The most important vantage points are the road junctions which are the most open spaces within this character area.



Picture 16.20 View along Tamworth Street from the junction with Lombard Street with the former Regal Cinema on the right



Picture 16.21 View from junction with Greenhill and Birmingham Road showing slope into city centre and Cathedral spires in the distance

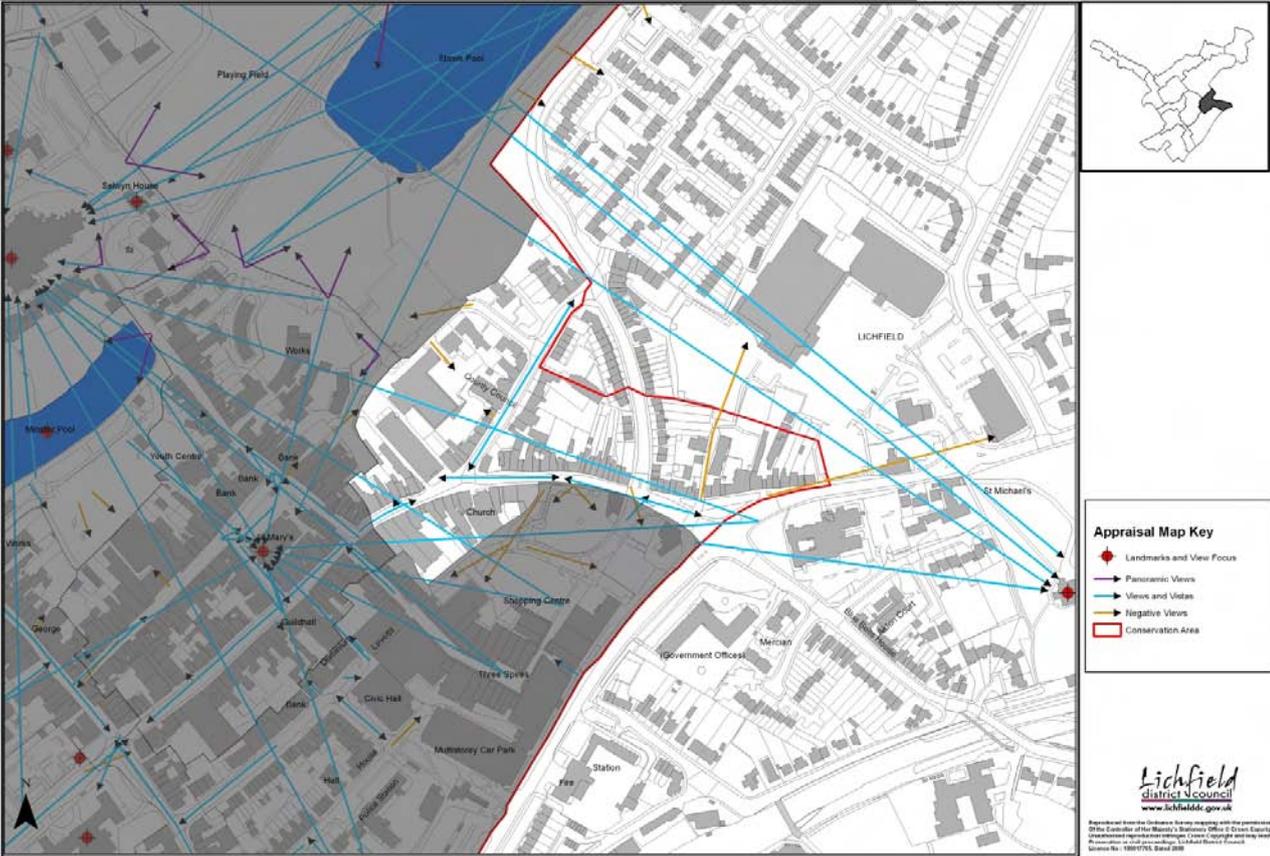


Picture 16.22 View up Tamworth Street

16.79 Important buildings within the area which provide local landmarks include the former Regal Cinema and the Lichfield Methodist Church both on Tamworth Street.



CHARACTER AREA 12: TAMWORTH STREET/LOMBARD STREET: VIEWS AND VISTAS



Picture 16.23 Tamworth Street and Lombard Street Character Area - Map of Views and Vistas

Key Building Groups

16.80 The buildings within this character area date from the 15th century onwards of which there are a number of easily identifiable building groups. Throughout the character area but particularly along Lombard Street and the east end of Tamworth Street many of the two storey buildings, have later, often Georgian facades, either of brick or render, which conceal earlier timber framing.



Picture 16.24 Timber framed buildings along Lombard Street with later brick and render facades

16.81 There are also a number of Georgian houses, mostly now in different uses, many of which are three storey in a mixture of render and red brick. Some of these are of very fine quality in terms of architecture and retain many of their classical Georgian features.



Picture 16.25 Georgian houses, now offices along Lombard Street

16.82 There is a further group of properties which consist of 19th century houses, again now in various uses. These are more domestic in style and scale often with a more cottage style appearance.

16.83 Notable exceptions to these predominant groups are, amongst other, Boots the Chemist dating from 1908 and a fine example of mock Tudor style influenced by the Arts and Crafts movement, the 1930's former Regal Cinema and the Gothic style Methodist Church dating to the 1890's amongst others.



Picture 16.26 Boots the Chemist in Mock Tudor Style and the Former Regal Cinema in Art Deco Style

Current Uses

16.84 The location of this character area between the city centre and the city outskirts has a mixture of commercial and a more residential area in Greenhill.

Townscape Elements

16.85 The topography of the area slopes down away from the junction at Greenhill, it slopes down Tamworth Street towards the city core and down George Lane towards Cross Keys.

16.86 The contribution that natural elements make to the character of this area is limited in comparison to other character areas. There is, however, a small area of open space at the junction of Tamworth Street and Church Street, with trees shielding the buildings from the large road junction, and the building line retaining a channelling effect towards Tamworth Street and towards the town centre. Within this area of open space is the Serjeantson Fountain which is a notable feature within the public realm. It is the a memorial fountain of 1881 to the Rev. J.J.Serjeantson of St Michaels Church and its setting should be considered in any highways or public realm improvements.

16.87 There are a number of trees along Lombard Street, mostly in small front gardens and this greatly enhances the residential feel of the area despite the fact that it is only a small minority of buildings in residential use.

16.88 The public realm is very varied in its quality. The western end of Tamworth Street, up to the junction with Lombard Street has benefited from a recent very high quality paving scheme. The quality of the paving and general public realm along Lombard Street is relatively good, however, further up Tamworth Street, the public realm is relatively poor and the eastern end of Tamworth Street and Greenhill would certainly be enhanced by public realm improvements.



Picture 16.27 The Serjeantson Fountain on the corner of Greenhill and Birmingham Road

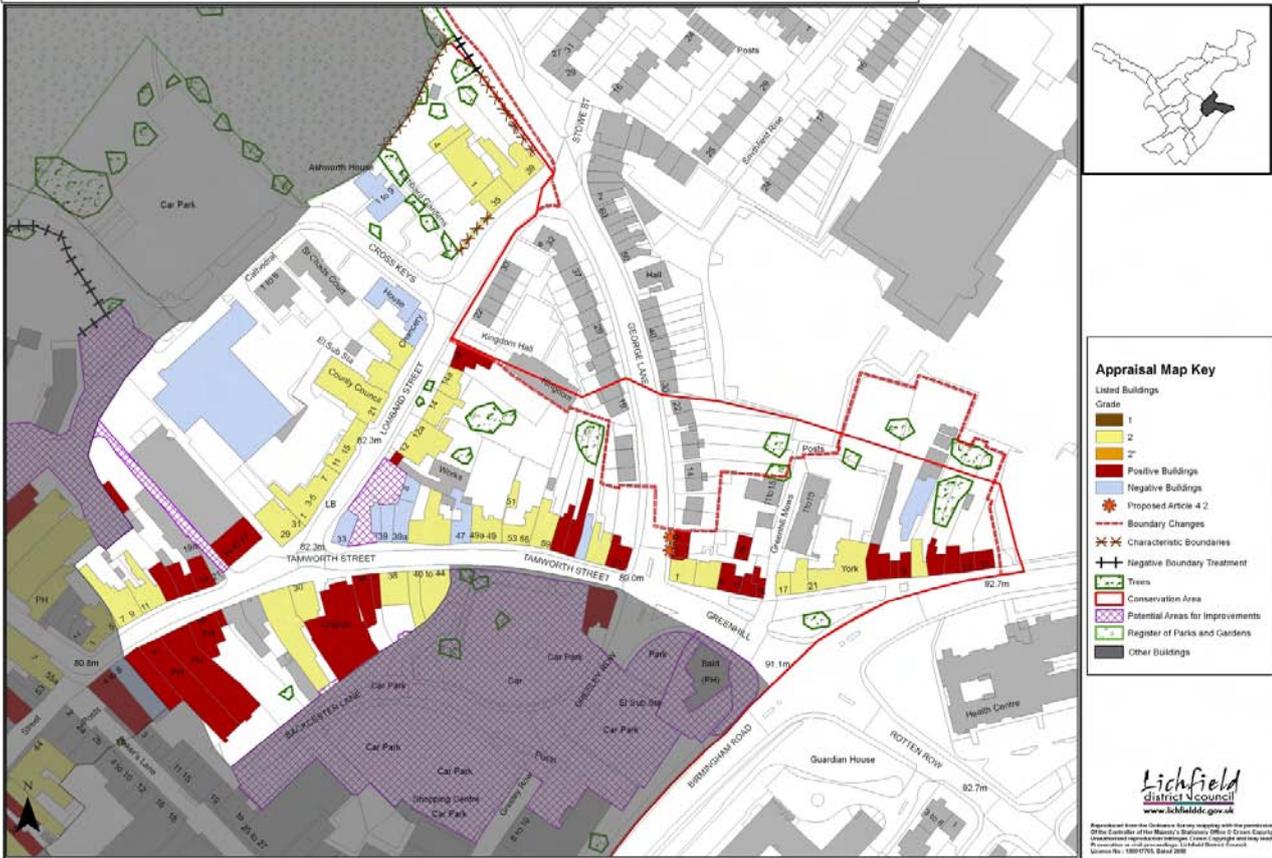
16.89 Most of the properties along Tamworth Street and Greenhill are built to the back of pavement so there are no boundary treatments to note for these properties. There are a number of cottage like properties along the east side of Lombard Street with attractive brick boundary walls. And further up Lombard Street on the west side there is a Grade II listed boundary wall at the front of Lombard Gardens.



Picture 16.28 Grade II listed boundary wall on Lombard Street



CHARACTER AREA 12: TAMWORTH STREET/LOMBARD STREET: TOWNSCAPE QUALITIES



Picture 16.29 Tamworth Street and Lombard Street Character Area - Map of Townscape Qualities

Building Types and Details

16.90 Lombard Street is still partially residential, and this atmosphere is reflected in the styles of most of the buildings. It has a mix of buildings two and three storeys in height, with the two storey buildings generally in the western half of the street. There is an even mix of red brick and rendered properties with clay tile roofs and brick chimneys. On the north side of Lombard Street there are some fine Georgian buildings; notably numbers 21, 35, 37 and 39. Lombard Gardens are private houses and gardens discreetly sheltered behind the high brick wall fronting Lombard Street. The south side of the street has a row of cottages and a fine townhouse, number 14, all set back behind low brick walls and raised up behind small front gardens. On the south side numbers 1-11 (odd) encase elements of timber-framed buildings, only evident with the visible close studding on part of this row.



Picture 16.30 View along Lombard Street showing numbers 12-14 with the Methodist Church in the background

16.91 The eastern end of Tamworth Street including Greenhill and Church Street retain an almost continuous run of two and three storey properties, mostly rendered with dormer windows. They mainly date from the 17th and 18th century and form an attractive and prominent sweep of buildings neatly staggered down the slope of the street. The careful use of colour-wash gives points of interest throughout the area and offers a welcome change from subdued red brick and tiled buildings. This is particularly noticeable in the view from Church Street junction down towards Tamworth Street and the town centre, where the use of white or cream-wash render at focal points highlights the attractive grouping of the shops and cottages, in a variety of styles stepping down the hill and around the curve of the street.

16.92 The south side of Tamworth Street offers a broad variety of building styles with the mock Tudor façade of Boots the Chemist and the Victorian Gothic style of the The Oak Public House and the Methodist Church.

Opportunities and Constraints

16.93 The recently completed new paving scheme has greatly enhanced the conservation area, although it only includes part of this character area. As and when resources permit the Council will seek to carry out further improvements to the public realm to include improvements to the paving and to street furniture.

16.94 The Council will, through its existing policy framework, encourage the re-use of vacant historic buildings, in particular the former Regal Cinema on Tamworth Street.

16.95 The forecourt of the Regal cinema would benefit from re-paving and the removal of the existing parking as part of a scheme to bring it back into use.



16.96 It is considered that there are residential properties within this character area that may benefit from an Article 4 directive. The Council will give further consideration to this and will carry out further consultation with the relevant property owners.

16.97 The heavy vehicular traffic along the roads within this part of the conservation area is a significant constraint to the enhancement of the conservation area. The Council will work with colleagues in Staffordshire County Council Highways Department to investigate potential ways to improve junction areas and to minimise the impact of the traffic on the conservation area. The Council will also work with colleagues in the Police and in Staffordshire County Council Highways Department to enforce existing traffic restrictions and parking restrictions.

16.98 The adopted local plan shows potential city centre redevelopment sites extending out onto Tamworth Street through redevelopment incorporating Backcester Lane surface car park, the explanatory text refers to the large gap in the street frontage and potential here to improve the street scene. Where appropriate, the Council will work closely with landowners and partners to draw up development briefs. Where proposals seek to integrate and assimilate with the patterns and grain of the city core and where views of landmarks and monuments are retained these have the potential to enhance the character of the area.

16.99 Where possible the introduction of additional tree planting in the public realm will be sought. Besides visual enhancement tree planting will increase the provision of shade and cooling.

Boundary Changes

16.100 It is proposed to remove a section of this character area from the conservation area. This is being proposed as the properties date to the late 20th century and do not possess a special character or appearance that it is desirable to preserve. It is proposed to remove the Kingdom Hall off Lombard Street and numbers 11-21 and 8-22 inclusive George Lane from the conservation area. The proposed amended boundary is marked on the map of the character area.

Character Area 13: Birmingham Road

Summary

16.101 The Birmingham Road character area is located to the south-east of the City core and forms the boundary of this side of the conservation area. The character area includes the frontage to Birmingham Road from St Johns Street to the junction with Greenhill and includes Frog Lane, Wade Street and Bakers Lane.

16.102 The character of this area is varied, it includes part of the medieval street plan and archaeological digs have confirmed the location of the historic city ditch but much of the area currently consists of large municipal buildings and spaces constructed in the 1960's and 1970's and smaller buildings constructed in the late twentieth century.

16.103 There are currently proposals for a major, mixed use development scheme within this character area that will bring a new injection of retail and leisure uses along with residential and commercial uses and new public spaces.

City Morphology, Archaeology and History

16.104 Wade Street, Frog Lane and Bakers Lane all form part of the original medieval street pattern as laid out in the 12th century, while Gresley Row appears to follow the original line of the Castle Ditch. John Speed's plan of Lichfield, dated 1610, shows these streets only partly developed and these evidently formed the 'backstreet' areas of the city.

16.105 The area now contains relatively few buildings of historical or architectural importance. It does however contain much important archaeology including the remains of the medieval city boundary known as 'Castle Ditch'. This marked the southern edge of the medieval boundary and was a ditch cut out by Bishop Roger de Clinton. The name of 'castle ditch' led to the myth of Lichfield having a castle in this part of the City.

16.106 This section of the conservation area is home to many modern developments and these are set to undergo changes over the next few years. The new development will provide a fresh outlook for the area and provide regeneration to this part of the city, which is regarded as the 'backstreet' area and often not seen as included in the core of the city. Due to the nature of this area there are relatively few buildings of special character compared to other sites within the city. The buildings within this part of the conservation area as a whole do not have the same wealth of architecture of many of the other focal points of the conservation area within Lichfield, and there is a higher volume of more modern development towards the retail units and the Garrick Theatre. However the area still has character and once the regeneration of the Birmingham Road site has taken place there will be many more focal points and buildings of interest within the site. Whilst the character of the buildings will focus around a more modern approach to development they will provide a contrast to the historic city centre and create a contemporary feel to the area.

Landmark and Views

16.107 Many of the views within the character area are dominated by the twentieth century substantial municipal and commercial buildings. In between the larger buildings views of Lichfield Cathedral and St Mary's Church spires can be glimpsed. These glimpsed views are an important part of the character as they provide a visual link to the historic core of the city.

16.108 The landmarks within the character area are not all positive landmarks, for example the unsightly police station, multi-storey car park and the rear of TJ Hughes are all highly visible from Birmingham Road. However, some local landmarks, such as the Garrick Theatre, while modern, have architectural merit and positively enhance the character of the area.



16.109 The Bald Buck Public House on the corner of Birmingham Road and Greenhill is situated on a very prominent site which acts as a landmark for traffic and pedestrians approaching the city from the north and east. While the building itself dates from the 1930's and has some limited architectural merit, the buildings and its immediate surroundings would benefit from some enhancement. This site is included in the City Centre Strategy 2003, as part of a wider area that could be redeveloped.

16.110 Vehicular traffic dominates much of this area, this includes the provision of service areas and the view down Frog Lane is terminated by one such service area which along with the entrance to the multi-storey car park provides a very poor visual stop to the road. The service area and car park will both be removed as part of the Friarsgate development although there will still be a service area in this location.

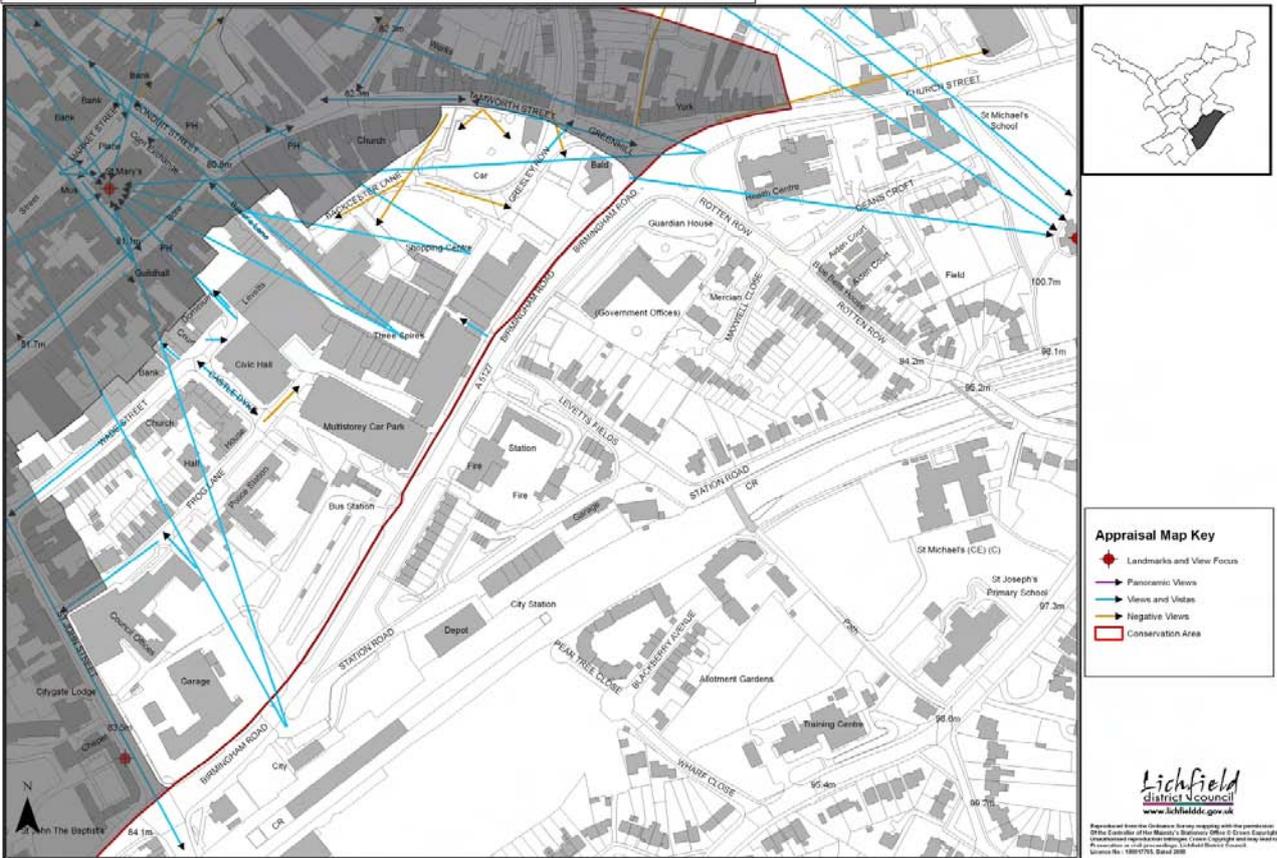


Picture 16.31 View down Wade Street with 20 St John Street in the distance



Picture 16.32 View from Birmingham Road across extensive car parking

CHARACTER AREA 13: BIRMINGHAM ROAD: VIEWS AND VISTAS



Picture 16.33 Birmingham Road Character Area - Map of Views and Vistas



Key Building Groups

16.111 This character area has only three listed buildings, the United Reformed Church on Wade Street, which was built as a congregational chapel in 1812 in a simple classical style, typical of non-conformist buildings, number 39 St John Street and number 45 St John Street both of which form part of Lichfield District Council offices. There are also a few buildings that are unlisted, but of historic or architectural interest. These buildings include the Church Hall which is an early twentieth century red brick hall and a row of eight turn of the century terraced houses on Frog Lane.

16.112 The area also includes a number of substantial late twentieth century buildings from the 1960's multi-storey car park and police station, the Three Spires Shopping Centre that was constructed in the 1960's and refurbished in the 1990's, the 1970's extension to the Council Offices, and the Garrick Theatre which opened in 2003.

16.113 Wade Street consists mainly of late twentieth century commercial and residential buildings that broadly follow the historic building line.

16.114 The Three Spires shopping centre represents a large section of this character area. There is a very distinct change in character as you enter the precinct, in particular as you enter it from Wade Street and also from Bore Street. The precinct is a similar width to many of the historic streets within the city and the buildings are of a similar height and massing but it is distinctly modern and visually uninspired. It is also a very vibrant and busy part of the city.



Picture 16.34 The Three Spires Shopping Centre

Current Uses

16.115 The area includes the bus station, police station, multi-storey car park, and the Garrick Theatre, as well as some residential buildings along Frog Lane and Wade Street. The site also includes retail units towards the north around Levetts Square and Bakers Lane.

Townscape Elements

16.116 The topography of the area is relatively flat although it is situated on a higher level than the Market Place and much of the historic core. There is a very slight gradient along Birmingham Road down from Greenhill to St John Street and a more significant raise in gradient at the top of the precinct of the Three Spires Shopping Centre. There is a significant fall away in levels as you walk along Backcester Lane.

16.117 Soft landscaping and trees are an important part of the existing character along Birmingham Road but less so elsewhere in the character area. Semi-mature trees and areas of planting serve to shield views of the bus station and multi-storey car park; they also soften the lines of some of the more substantial buildings.

16.118 The public realm within the area is fairly standard and would benefit from improvements. Some of the street furniture is co-ordinated in a dark green colour while other items are of a poorer quality and are poorly maintained.



Picture 16.35 Garrick Square, soon to be refurbished

16.119 The area contains both pedestrianised sections and areas where vehicles have clearly been given priority. The use of extensive surface car parking and service and access areas is of great detriment to the character and appearance of the area. While there are a number of pedestrian routes through the area there are also areas where the requirements of vehicles dominate what would otherwise be a positive public space. As part of the Friarsgate scheme service areas will be contained underground and as such will have a lesser impact on the street scene.

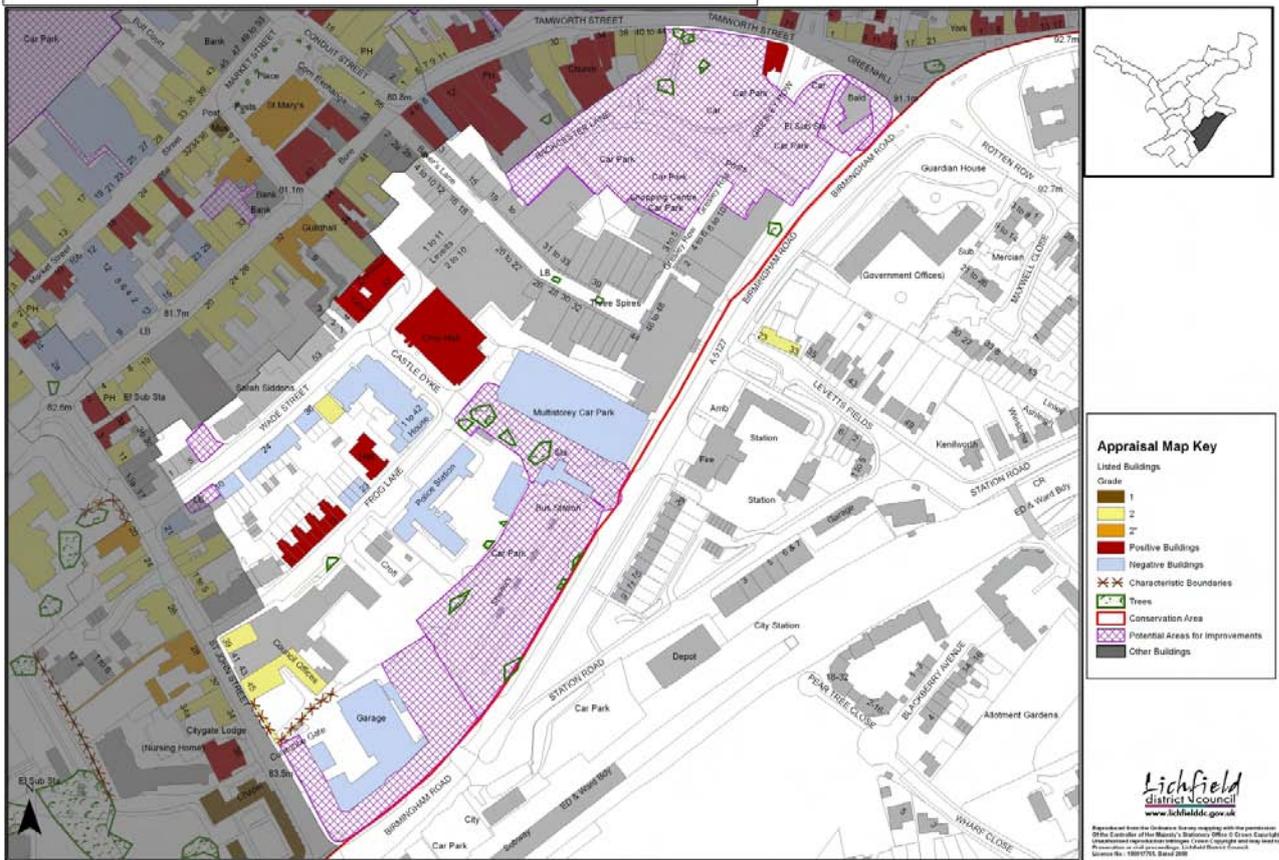


16.120 Boundary treatments vary within the area, with many boundaries being poorly defined, in particular the boundary of the vehicle showroom on the corner of Birmingham Road and St John's Street and the area around the bus station. This area is being redeveloped as part of the Friarsgate scheme which will include more appropriate boundary treatments.



Picture 16.36 Birmingham Road showing lack of active frontages

CHARACTER AREA 13: BIRMINGHAM ROAD: TOWNSCAPE QUALITIES



Picture 16.37 Birmingham Road Character Area - Map of Townscape Quality



Building Types and Details

16.121 The predominant building material throughout the character area for buildings of all ages and types is red brick.

16.122 The Grammar School, now part of the District Council Offices, is an outstanding late Stuart brick building, built only 22 years after the restoration. Founded in 1495, the school had numerous pupils including two of Lichfield's most famous sons David Garrick (1717-1779) and Samuel Johnson (1709-1784).

16.123 The Lichfield District Council Offices contain historical parts with number 39 comprising a house built around 1820, which was formerly part of the Lord Nelson Inn. Number 45 of the Lichfield District Council Offices and attached wall and gates were originally the schoolmasters and boarders house of 1682, with an 18th century rear wing and attached school room (now the council chamber), and a boundary wall of 1849.

Opportunities and Constraints

16.124 This character area is regarded as including the 'back street' area of the city and is outside the core site of historic importance, despite encapsulating the medieval city boundary of 'Castle Ditch'. Modern development within the site should not detract from the character of the conservation area as a whole.

16.125 There are proposals for a major redevelopment within this character area which will consist of the Friarsgate retail-led mixed-use development.

16.126 Extensive areas of surface car parking detract from and dissolve this edge of the city centre. The Council will work with development partners in drawing up development briefs for any redevelopment proposals.

16.127 It is proposed to carry out public realm improvements within Garrick Square and these are due for completion soon. However, the street scene of Wade Street, Castle Dyke and Frog Lane would also benefit from improvement as in parts the street lighting, footways and carriageways are in a poor condition.

16.128 There is an existing Article 4 directive on Mousley Terrace in Frog Lane. It is not considered that there are any other properties within the character area suitable for such a directive.

16.129 The introduction of street trees along the highway verges and public realm would enhance the approaches into the city.

16.130 In Bakers Lane, the 1990's refurbishment only tackled a certain number of shop units, a number of others still retain their 1960's facades at first floor level. In any future refurbishment the opportunity should be taken to redevelop or re-front these units to fit in better with the rest of the precinct.



Picture 16.38 Mousley Terrace, Frog Lane

Boundary Changes

16.131 There are no proposed boundary changes within this character area.

Character Area 14: Beacon Street (south)

Summary

16.132 The Beacon Street (south) Character Area lies to the north-west of the city core on the west side of the conservation area.

16.133 The character area includes the southern section of Beacon Street from the junction of Beaconfields and Anson Avenue, south past the entrance to the Cathedral Close, where Beacon Street becomes Bird Street and includes a small section of Bird Street forming its southern boundary with the Museum Gardens.

16.134 The principle character of the area is derived from the Georgian townhouses which line both sides of the road. The buildings generally become larger and of more high status the closer they are to the city centre.

City Morphology, Archaeology and History

16.135 It is believed that the Georgians changed the name to Beacon Street from Bacon Street, presumably to raise the status of the area, alternatively it may have been named after the Beacon Hill, the name of the high ground referred to during the English Civil War.

16.136 The west side of Beacon Street was undeveloped until the late 18th century when the existing red brick boundary wall was built to form the boundary of the Beacon Place estate. This large Georgian house was demolished in the 1960's.



16.137 Number 26 was originally a toll house for the bridge further down Bird Street which was sited here to avoid people attempting to avoid the toll by following the long route via Gaia lane and Stowe Street into the town.

16.138 Milley's Hospital is the oldest building in the area dating to 1504, it was built by Dr Thomas Milley as an almshouse for women. It has remarkably survived three Civil War sieges between enemy lines and a serious fire of 1649, which destroyed many properties lower down in the southern end of Beacon Street.

Landmark and Views

16.139 There are a number of prominent buildings within the area. Possibly the most visually prominent is the former Library and Art Gallery which is situated adjacent to the Museum Gardens, it acts as a local landmark, particularly when travelling northwards. The entrance to The Close is also very important and provides a view into The Close and to the Cathedral.



Picture 16.39 The former Library and Art Gallery

16.140 Along Beacon Street view to the north and south are framed by buildings but the views to the south are softened by the tree canopies around the Museum Gardens and Memorial Gardens.

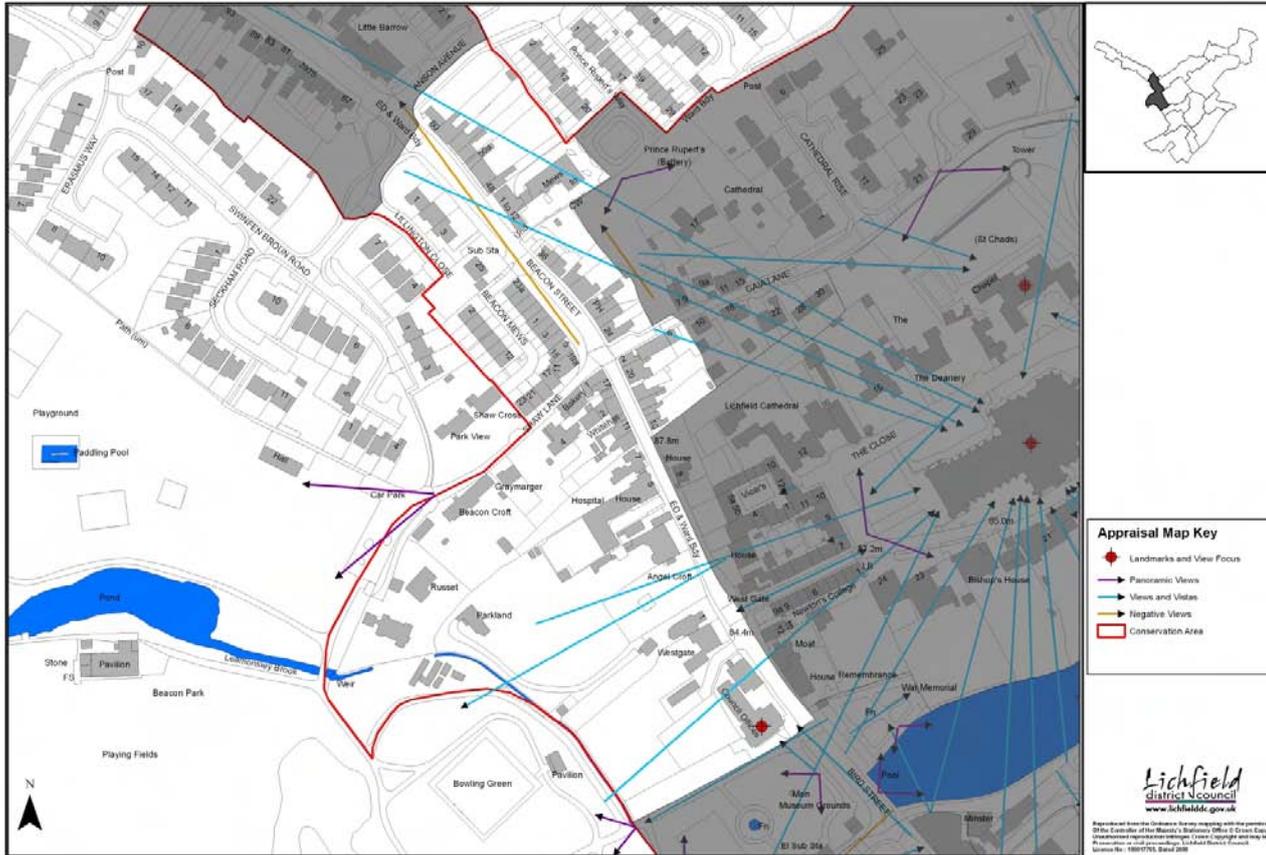


Picture 16.40 View north up Beacon Street

16.141 As important as the views of the street frontages are the views into the area from the rear of the properties. There are some superb views from Beacon Park through this character area to the Cathedral.



CHARACTER AREA 14: BEACON STREET SOUTH: VIEWS AND VISTAS



Picture 16.41 Beacon Street South Character Area - Map of Views and Vistas

Key Building Groups

16.142 The character of the area is not uniform throughout, the houses are larger, and more varied in scale and plot width to the south of the area and this becomes more uniform further northwards with a more consistent plot width and scale and design of properties which are principally townhouses.

16.143 The two principle groups of residential buildings are the mid-Georgian houses and the late Georgian to early Victorian houses. Of the non-residential buildings these are mainly mid-Victorian and very ornate.

16.144 There are nineteen listed structures in the character area, including Darwin House, a grade I listed building of about 1758. It merits particular mention, built on the site of the former common hall of the vicar's choral, stands on the bank of the moat to the fortified close.

16.145 In addition there are numerous non-listed structures, which are still considered to have historic interest, such as The Old Bakery on Shaw Lane, a two storey red brick Victorian building.

Current Uses

16.146 There are a variety of uses within the area. Many of the properties are in residential use either as single dwellings or sub-divided into apartments. There is also commercial use in the form of offices, hotels, retail units and Dimble House is part of the Cathedral School.

Townscape Elements

16.147 Natural elements provide a great deal of character to this area. These are mainly to the west of Beacon Street although there are some significant trees surrounding Dimble House on the east side. Most of the tree cover is found to the rear of the properties fronting Beacon Street and around the more recent developments off Shaw Lane. These trees can be seen from Beacon Street between the properties and provides an important part of the setting of these buildings and positively contribute towards the character of the area.

16.148 Beacon Street like other streets within the city is narrow but as it is not in the immediate centre, the building pattern is generally looser and the houses larger. The road narrows even more so as it drops down towards the junction with Gaia Lane and the greater height of the houses on the northeast side increases the sense of enclosure.

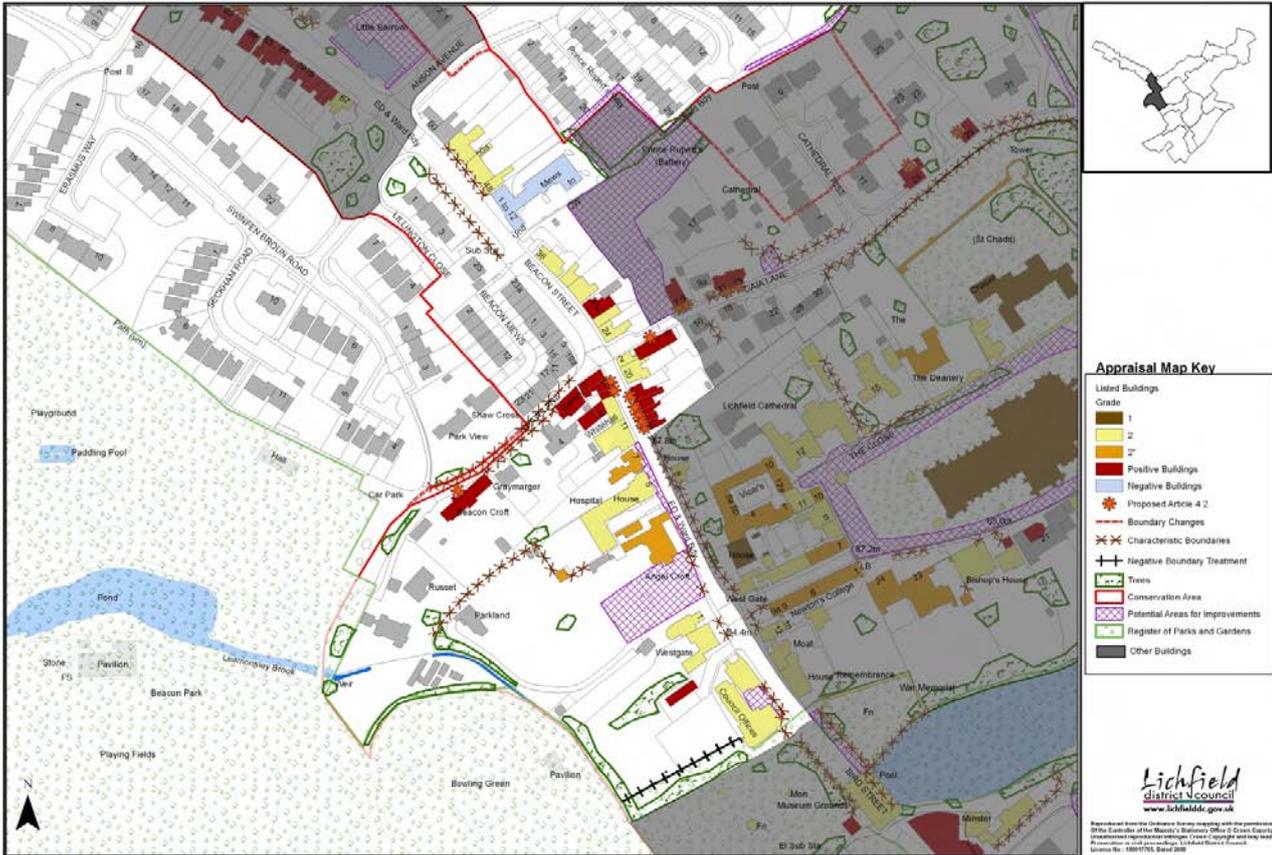


Picture 16.42 Front boundary wall and ornate wrought iron railings to the Angel Croft Hotel

16.149 This sense of enclosure is enhanced by the substantial boundary walls that run between the properties presenting a continuous built line. The boundary treatments within this area are of great important and form an integral part of the character of the area, in particular there are some notable examples of iron railings to a number of properties.



CHARACTER AREA 14: BEACON STREET SOUTH: TOWNSCAPE QUALITIES



Picture 16.43 Beacon Street South Character Area - Map of Townscape Qualities

Building Types and Details

16.150 The defining type of building within the area is the quintessential Georgian, classical style town house. These are principally red brick with clay tile roofs and brick chimneys, some properties are rendered. They have timber sash windows and pedimented doorcases and ornate fanlights.



Picture 16.44 Georgian townhouses on Bird Street

16.151 The late-Georgian to Victorian buildings mainly to the north of the character area are simpler in design and more humble in scale built of red brick and having a cottage like appearance.

16.152 The two mid-Victorian public buildings on Bird Street, the former Public Library and Art Gallery (1857) and the probate court (1856) are both red brick built with ashlar details and slate roofs.

16.153 As a whole the character is largely characterised by red brick frontages (with occasional stuccoed façade), red brick walls, or lengths of railings. Shaw Lane as a medieval lane extends this character, enclosed as it is by high red brick and stone walls.

Opportunities and Constraints

16.154 The re-introduction of street trees along the highway verges would enhance the approach into the city.

16.155 Any future traffic measures to manage traffic speeds and pedestrian safety should be carefully designed to ensure that they do not have a detrimental impact on the conservation area.

Boundary Changes

16.156 There are no boundary changes proposed within this character area.

Auchinleck Drive (both sides)	All properties



Backcester Lane (both sides)	All properties
Bakers Lane (both sides)	All properties
Beacon Mews (both sides)	All properties
Beacon Street (west side)	Numbers 1 to 169 (odd inclusive)
Beecroft Avenue (south side)	Number 22
Bird Street (both sides)	All properties
Birmingham Road (north side)	Lichfield Lawn Tennis Club, Queens Croft Special School, Bus Station and Multi Storey Car Park
Bore Street (both sides)	All properties
Breadmarket Street (both sides)	All properties
Brewhouse Court off Wheel Lane (both sides)	All properties
Bulldog Lane (west side)	Overstowe and Number 10
Bulldog Lane (east side)	Numbers 25 and 27
Castle Dyke (both sides)	All properties
Cathedral Court off Cross Keys	All properties
Cathedral Rise (west side)	Number 1
Cathedral Rise (east side)	Number 11
Charter Mews off Sandford Street (both sides)	Numbers 1 to 12
Church Street (north side)	Numbers 1 to 17 (odd inclusive)
Cleveland Mews off Beacon Street(both sides)	Numbers 1 to 12
Conduit Street (both sides)	All properties
Cross Keys (both sides)	All properties
Curborough Road(west side)	Numbers 1 to 15 (odd inclusive)
Curborough Road(east side)	Numbers 2 and 4

Dam Street(both sides)	All properties
Forge Lane (east side)	Number 1
Friars Alley (both sides)	All properties
Friary View off Sandford Street	All properties
Frog Lane(both sides)	All properties
Gaia Lane(both sides)	All properties
Gaia Stowe (both sides)	All properties
Gaiafields Road (south side)	The Coach House and Number 4
George Lane(east side)	Numbers 2 to 6 (even inclusive)
Greenhill (south side)	The Bald Buck Public House
Greenhill (north side)	Numbers 1 to 21 (odd inclusive) and the former Duke of York Public House
Greenhill Mews (both sides)	All properties
Gresley Row (both sides)	All properties
Johnson Close (west side)	Number 28
Langton Court off Beacon Street	All properties
Lillington Close (west side)	Numbers 1, 2 and 3
Lombard Gardens Off Lombard Street	All properties
Lombard Street(west side)	Numbers 1 to 39 (odd inclusive)
Lombard Street(east side)	Numbers 8 to 16 (even inclusive)
Market Street (both sides)	All properties
Marlborough Court(both sides)	All properties
Minster Court off Bird Street	All properties
Netherbeacon (east side)	Number 2a
Netherstowe (west side)	Numbers 21, 23 and 25



Netherstowe (east side)	Stowe House, The Coach House, Numbers 18 and 20
Patrick Mews (north side)	Friary House
Patrick Mews (south side)	Number 2
Prince Rupert Mews off Beacon Street	All properties
Queen Street (south side)	Numbers 5 to 17 (odd inclusive) and Central Garage Ltd
Queen Street (north side)	Numbers 2 and 4
Quonians Lane(both sides)	All properties
Sandford Street(both sides)	All properties
Shaw Lane(south side)	Numbers 1 and 3, Graymarger, Beacon Croft, Russet, Marsh Croft,
St Chads Court off Cross Keys	All properties
St Chads Road(both sides)	All properties excluding Netherstowe School
St John Street(both sides)	All properties
Swan Road(west side)	Numbers 1 to 11 (odd inclusive)
Swan Road(east side)	Charter House
Tamworth Street(both sides)	All properties
The Close (all sides)	All properties
The Friary (south side)	Lichfield Collage, Library and Record Office and Staffordshire University
The Friary (north side)	Telephone Exchange
The Parchments (both sides)	All properties
The Windings (south side)	St Chad's Rectory
Vicars Close (both sides)	All properties
Wade Street(both sides)	All properties

Wheel Lane (west side)	Numbers 19 to 31 (odd inclusive)
Whitehall off Beacon Street	All properties

Table 16.1 Schedule of properties for Lichfield City Conservation Area