



Hereford Rapid Townscape Assessment

Plan 5a : Development/
Enhancement Potential
(central area)

Legend

-  Site of Development/
Enhancement Potential
-  Settlement Area



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SCALE 1:5000

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APPENDIX V

Hereford Character Area Appraisals

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HCA1 Cathedral-Castle Green Character Area

1. Character Statement

- 1.1 The area has a strong historical identity. Prominent medieval buildings (with later alterations), including Hereford Cathedral, the Bishop's Palace and the College of Vicars Choral, are set in a landscaped green space; elegant 18th and 19th Century buildings line Castle Street and St Ethelbert's Street, many with earlier cores or components; the Castle Green is an open space with embanked earthworks.
Townscape type: HT1 (elements of HT12 and 13)

2. Location and Physical Setting

- 2.1 The character area is located within the Hereford central core, immediately north of the River Wye. The ground slopes gently downwards from the north towards the river, and more steeply near the riverbank. The area encompasses the cathedral and associated buildings, The Cathedral Close, the Bishops Palace and gardens, Castle Street and the cathedral schools, Castle Green, Redcliffe Gardens and Cantilupe Gardens. The area boundaries are the river to the south; Gwynne Street-Palace Yard-Broad Street to the west; The Cathedral Close-Harley Court-East Street to the north; Cantilupe Street-Mill Street to the east.
Landscape type: HL1

3. Historical Development

- 3.1 It is thought that the earliest settlement at Hereford may have been established on the gravel terrace overlooking the Wye in the vicinity of the cathedral. The date is uncertain, but archaeological evidence (artefacts and structural remains) of Roman-period activity has been excavated in the Broad Street area. A Saxon burh (town) was established here by the late 9th/early 10th Century.
- 3.2 A burial ground of late 7th Century date has been identified at Castle Green, and a priory dedicated to St Guthlac (died early 8th Century) is known to have occupied the site later (before moving to a new location at the Priory Portfields during the 12th Century). Hereford Cathedral is recorded as having been rebuilt in stone c. 825, replacing an earlier building, and again rebuilt in the early 11th Century by Bishop Aethelstan. Construction of the present cathedral, dedicated to St Mary and St Ethelbert and the oldest building in the character area, took place during the first half of the 12th Century, probably by Bishop Reynelm. At around this time (late 11th/12th Century) a royal castle was built at Castle Green (the bailey) and on an artificial mound at Castle Hill/Radcliffe Gardens (the keep). This castle was demolished at the end of the Civil War. (The site of an earlier mid 11th Century castle is unknown.)
- 3.3 Construction of the timber-framed hall of the Bishop's Palace took place in the late 12th Century, with 18th and 19th Century additions and alterations. The hall was encased in brick in the 18th Century. The original hall of the College of Vicars' Choral was built on Castle Street in the late 14th Century (part of which still exists at the rear of no. 29). This was replaced in the late 15th Century by a cloistered building on the south east side of the cathedral. (The College was dissolved in 1937 and the buildings became the property of the Dean and Chapter.) A timber-framed barn (originally an aisled hall) on the north side of The Cathedral Close is of late 13th Century date with later alterations. Castle Cliff at Castle Green is also of medieval origin and is thought to have been a domestic building within the castle, later used as a

gaol. Many of the buildings in the eastern part of the character area are of 18th or 19th Century date, but may have earlier components. Examples include 17th Century timber-framed structures at Vaga House and The Buttery, Quay Street, and no. 6 Castle Street; and other 17th Century cores or components at nos. 4 and 5 Harley Court, no. 3 Castle Hill, and a brick gazebo at 29 Castle Street.

- 3.4 Palace Yard (the southern extension of Broad Street) is part of a medieval (or earlier) north-south route that may have included a ford across the river below the Bishop's Palace. The linear grid street pattern of the Castle Street-East Street area is thought to have originated in the street layout of the late 9th/early 10th Century Saxon town. Quay Street gave access to river-side wharves, used by barges for the transportation of goods (including coal) to and from Hereford up until the early 19th Century.

4. Townscape

- 4.1 Hereford Cathedral, set in The Cathedral Close, an open green space, dominates the character area. The building, of 12th Century Romanesque architectural style with later features, is constructed of local red ashlar sandstone under lead roofs; the crossing tower is approximately 53m high. Adjoining buildings include the College of Vicars' Choral, a two-storey cloistered building of coursed sandstone rubble under slate roofs built around an open quadrangle with two attached halls and a boundary wall on the east side of rubble and brick, and the new library building (late 20th Century), an acclaimed modern building of two storeys in sandstone ashlar. The Bishop's Palace, including a gatehouse (with 17th Century timber-framing), chapel (18th Century) and stables (19th Century), is set in its own grounds to the south of the cathedral. The main front, of Georgian architectural style, is of two storeys in brick under a hipped slate roof (encasing the 12th Century hall). On the east side of the gardens is a high boundary wall of coursed rubble.
- 4.2 A number of buildings are set around The Cathedral Close. They include three Georgian houses (18th Century): two are of three storeys, one (a Cathedral School building) of two storeys, all are in brick under hipped slate roofs with central entrances and individual architectural details. Also, two 19th Century buildings: a two-storey house (the former Deanery, now a school building) of dressed sandstone under pitched tiled roofs and of E-plan, and a two-storey school building of Gothic design fronted in stone under pitched slate roofs. There is also a timber-framed barn, originally an aisled hall (13th Century), with brick infill and weatherboarding under a pitched slate roof on a dressed stone base. (The building is to be restored as part of a Heritage Lottery Fund bid.)
- 4.3 Castle Street was described by Nikolaus Pevsner as, "a secluded street of very attractive character" (1963: 189). Castle Street, Castle Hill and St Ethelbert Street are characterised by large Georgian houses (18th-mid 19th Century). Common features include symmetrical front elevation, prominent doorcases and large sash windows. Most are of three storeys (with several of two and one of four); are brick-built (a small number are fronted in stucco); have pitched or hipped slate roofs, in many cases concealed by a parapet. Individual features include flat or pediment hoods, pilasters and fanlights at the entrance; gauged brick flat arches, segmental arches, architraves and pediments to windows; verandah with sheet metal roof; modillions and storeybands. A wing at the rear of no. 29 Castle Street incorporates the 14th Century hall of the College of Vicars' Choral. On Quay Street are two timber-

framed buildings dating to the 17th Century. One, a former barn with brick infill, is now part of a dwelling house; the other, with render infill and recent alterations, is now part of the Cathedral School. Prominent buildings of individual character include:

- No. 1 Castle Street (Grade II*): a six-bay stuccoed house with moulded architraves and pediments, moulded cornice with modillions, square columns at the entrance, set behind an ashlar sandstone wall with piers, gate piers and railings.
- Castle House Hotel (Grade II, formerly Castle Pool Hotel), Castle Street: a six-bay stuccoed Italianate villa (converted from two Georgian houses, c. 1870) with moulded architraves, moulded cornice with modillions, central entrance with moulded frieze on enriched columns, and cast-iron balcony.
- St Ethelbert's Hospital (Grade II), nos. 15-25 Castle Street: single-storey almshouses of ashlar sandstone under stone tile pitched roof, tablet with episcopal seal over door, and Gothic arch windows (rebuilt 1805).
- Nos. 2-12 (even) St Ethelbert Street (Grade II): a row of elegant three-storey townhouses with stuccoed front, engraved cornice and parapet.

4.4 In Ferrers Street there are several three-storey blocks of brick post-1950s walk-up flats. On East Street a former distillery warehouse (19th Century) has been converted into a row of two-storey redbrick houses under a pitched slate roof with small forecourts enclosed by low brick walls. Two large buildings are located on Castle Green. The Fosse (early 19th Century) is a prominent two-storey stuccoed house with pitched slate roofs, a turret with ogee metal roof, balustrades, tall octagonal chimney stacks, a porch with arched entrance, and a small front garden enclosed by a low stuccoed wall with piers and iron railings. Castle Cliffe (13th/14th Century, altered in the 19th Century), a surviving building of Hereford Castle, is a row of two-storey houses of sandstone rubble under hipped tile and slate roofs, rendered to the left, altered and extended, and screened by hedges at the front. Medieval components include door and window surrounds, and a massive fireplace.

4.5 Townscape density in the Castle Street-East Street area is generally high and fine-grained. A number of school buildings are larger than neighbouring houses, with green spaces at the rear. The plan-form is an historic linear grid. Castle Street and St Ethelbert's Street are fairly wide urban streets with narrow footways. Other streets are narrow with a footway on one side only. The townscape of the cathedral precinct is of large grain and buildings are separated by landscaped open spaces and gardens. The Castle Green area is open with few buildings.

4.6 The following are significant features in the public realm:

- Statue of Sir Edward Elgar, The Cathedral Close: bronze, life size.
- Gates, piers and railings (Grade II), Castle Close: cast-iron.
- St Ethelbert's Well drinking fountain (Grade II), Castle Hill: cast-iron, with sculpted 14th Century stone head.
- Nelson's Column (Grade II*), Castle Green: ashlar column on stepped base supporting an urn with dolphins.

4.7 Open green spaces with mature trees are a significant aspect of the character of the area. Trees are also found in a number of private gardens. The following are notable green spaces:

- The Cathedral Close: with hard and soft landscaping and mature trees, provides a setting for the cathedral.
- Castle Green and Redcliffe Gardens: Castle Green is surrounded by trees on three sides and an embankment on the north and east sides. Castle Pool, a section of the former castle ditch, is on the north side; there are views of the river from the south side. In the centre is a bowling green and Nelson's Column, an early 19th Century monument. Redcliffe Gardens, the site of the castle mound and keep, is an adjacent quiet space.
- Cantilupe Gardens: a small public garden with flower gardens beside the Castle Pool.
- The grounds of the Bishop's Palace and the College of Vicars' Choral: a private garden with trees and tennis courts (restricted access).

4.8 There are a number of significant views including:

- Views of Hereford Cathedral and the Bishop's Palace from the south side of the Wye.
- Views along Castle Street of fine three-storey Georgian (late 18th/early 19th Century) brick townhouses.
- A view from St Owen Street of a row of elegant three-storey Georgian (early 19th Century) stuccoed townhouses.
- A view from Cantilupe Street across the Castle Pool to The Fosse, an ornate early 18th Century stuccoed house.

4.9 The following are landmark buildings:

- Hereford Cathedral dominates its immediate surroundings and can be seen from many parts of the city.
- The Bishop's Palace.

5. Heritage Assets and Sense of Place

5.1 The following heritage assets are located within the character area:

- *Scheduled Monument*: site of Hereford Castle.
- *Listed Buildings*: forty-six Listed Buildings, most are Grade II 18th or 19th Century houses (a number have been adapted to other uses) but also include Hereford Cathedral (Grade I); the College of Vicars' Choral (Grade I); the Bishop's Palace (Grade II*); a 13th Century barn (Grade II*); a 14th Century hall (Grade II*); several 17th Century timber-framed buildings (Grade II); a gazebo (Grade II*); a public monument (Grade II*); a drinking fountain; and several boundary walls, piers, gates and railings (all Grade II).
- *Areas*: Hereford Central Area conservation area (part); Hereford Area of Archaeological Importance (part).
- *Trees*: a number of individual trees and groups are protected by Tree Preservation Orders.

5.2 The character area has a strong sense of place generated by the cathedral precincts, the historic buildings and monuments, and open green spaces.

6. Issues

6.1 There is little capacity for major development within the character area, but several gaps in the streetscape on East Street and Castle Street may present an opportunity for small-scale development and enhancement.

- A surface car park adjacent to no. 79 East Street: potential for a small residential or school development (the new Cathedral School sports hall is on an adjacent site).
- A surface car park adjacent to Pullings Mews. East Street: potential for a small residential development on the frontage while retaining access to the car park at the rear.
- A surface car park in front of no. 1 Castle Street, Cathedral School premises: potential for the reinstatement of gardens.
- A surface car park in front of Cathedral School premises between nos. 6 and 7 Castle Street: potential for a small residential or school development on the frontage while retaining access to the car park at the rear.
- A surface car park in front of no. 28 Castle Street, Cathedral School premises: potential for the reinstatement of gardens.
- Barn, The Cathedral Close (a Grade II* Listed Building at risk): potential for a redevelopment scheme (as an ancillary building to the cathedral or the school) that respects the character of the building and the area (consent has been given).

6.2 Traffic congestion occurs on East Street/St Ethelbert Street during the 'rush hour', and in the area generally during the Cathedral School term.

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HCA2 Central Business Core Character Area

1. Character Statement

- 1.1 The area is characterised by its Georgian streetscapes and medieval street plan. Medieval churches, 17th Century timber-framed houses, 18th/19th Century cottages and 19th Century neo-Classical residential, commercial and public buildings contribute to the unique character of the central core.
Townscape type: HT1 (elements of HT11, 12 and 13)

2. Location and Physical Setting

- 2.1 The character area is located within the medieval city defences excluding the Cathedral-Castle Green area (HCA1). The highest point, at High Town-High Street-Eign Gate, is a ridge aligned east-west. The ground slopes gently downwards to the south and more steeply near the riverbank; north and east of the High Town ridge the slope is less perceptible. Much of Bridge Street and the southern part of Victoria Street lies on the flood plain. The area boundaries are Newmarket Street-Blueschool Street on the north side; Victoria Street on the west side; Bath Street-Mill Street on the east side; and the River Wye-Gwynne Street-Palace Yard-The Cathedral Close-Harley Court-East Street-Cantilupe Street on the south side.
Landscape type: HL1

3. Historical Development

- 3.1 The earliest archaeological evidence of human occupation at Hereford consists of artefacts and structural remains dated to the Roman period and recovered in the Broad Street area. Other evidence, dated to the late 8th Century, is indicative of one or more buildings fronting onto Berrington Street, and a north-south road line. Remains of a gravel and clay rampart, dated to the mid 9th Century, found at Deen's Court, St Nicholas Street, are interpreted as a defensive structure on the north and west sides of the settlement. It is suggested that a north-south alignment of parallel streets was laid out in this area, preserved in the present street plan. A timber-faced turf and clay rampart excavated at Cantilupe Street, dated to the late 9th Century, is indicative of an expansion of the settlement to the east. A change in the alignment of the defences at this location (north west to south east) is also echoed in the present street alignment in the area. During the early 10th Century walls were built on both sides of the rampart (on view at the rear of the garden at no. 7 Cantilupe Street), and a road was laid out on the inner side, approximating the alignment of East Street-West Street (previously known as Behyndethewall Lane).
- 3.2 A new market place was established on the north side of the Saxon defences, on the site of High Town, in c. 1069 by William fitz Osbern, the Norman earl of Hereford. Burgage plots were laid out around the market place and on routes leading into it, and French burgesses were introduced from Breteuil. In the late 12th Century the defences were extended to include the Norman market place. A gravel rampart was constructed on the approximate line of the surviving (and reconstructed) city wall. It is likely that burgages on the south side of the market place gradually encroached upon the earlier defences. Archaeological evidence from this period also indicates that burgage plots on Berrington Street extended to the rampart on the west side, and industrial activity (metal working) was taking place on the Tesco site at Bewell Street. By the end of the 13th Century the city wall was completed in stone with six gateways and twenty bastion towers. (The wall was largely rebuilt during the Civil War after falling into disrepair.)

- 3.3 St Peter's Church was founded 1085 by William de Lacy (who fell to his death from the roof). St Nicholas (King Street) was built sometime before 1155 but demolished in 1841 and replaced by a new church outside the walls. All Saints dates to the late 13th and 14th Century, built on the site of an earlier 13th Century church. The present Wye Bridge, constructed in the late 15th Century, replaced an earlier stone bridge of c. 1100.
- 3.4 The market place was eventually encroached upon, initially by stalls and shops, and later by more substantial buildings, including the guild-hall (late 16th Century), the Tolsey (market administration and tolls), houses and shops. By 1837 all had been demolished as obstructions or nuisances, except the Old House at the east end of High Town, built in 1621 and now a museum.
- 3.5 During the medieval and early post-medieval period Hereford was a city of timber-framed houses. Beginning in the 18th century and continuing into the 19th Century many timber-framed buildings were rebuilt or refronted in brick in the Georgian architectural style. At this time, new institutional buildings were constructed, including schools, hospitals and churches. The Paving, Licensing and Lighting Act of 1774 led to the introduction of street lighting (oil), paving, street cleaning and the removal of obstructions. This included the demolition of the city gateways in the late 18th Century, and the demolition of much of the city wall. The medieval street plan of the city has, however, remained generally unaltered.

4. Townscape

- 4.1 The character area comprises the town centre shopping and commercial area. It includes primary shopping streets (High Town, High Street, Eign Gate, St Peter's Street, Commercial Street, Church Street, Maylord Street, Widemarsh Street (most), Broad Street (part) and Bewell Street (part)) and secondary shopping streets (St Owen's Street, most of Broad Street, King Street and Bridge Street, and parts of Widemarsh Street, Union Street, St Ethelbert's Street and Bewell Street). The central part of the character area is densely built-up, while surface car parks fringe the outer areas on the north, west and (particularly) east sides.
- 4.2 High Town, now a pedestrian precinct, is a public place of significant amenity value, historic interest and architectural merit. On the north and south sides is a continuous line of three and four storey buildings, most with narrow frontages of 18th or 19th Century date and architectural design, in brick, or rendered or painted brick, and some in stone, stucco and timber-frame. Many are listed. Common architectural features include a vertical rhythm created by symmetrical sash windows, some with architraves or pediments, and pilasters; parapets with plain coping, occasionally with decorative cornices and balustrades; shopfronts at ground floor, most of which are modern with some attention to historical or Classical detail. In a number of cases there is evidence of 16th or 17th Century timber-framed cores or structures at the rear, and medieval cellars. The Old House, a three-storey black and white painted timber-framed building (17th Century), dominates the east end of High Town. The spire of St Peter's rises above the roofline as a landmark building to the east of High Town; the spire of All Saints is a complementary landmark to the west. In addition to The Old House, the following are prominent buildings in High Town:

- Alban House (south side): a three-storey, three-window range stuccoed building of neo-Classical design (mid 19th Century) with pilasters, cornice and parapet with balustrade; sash windows with architraves and pediments; a 20th Century shopfront with pilasters and fascia; a 16th Century or earlier timber-framed rear wing.
- Lloyds Bank (north side): a three-storey, seven-window range building of ashlar in Classical style (20th Century) with attached columns and pilasters; entablature and parapet with balustrade; and French windows with cast-iron balconies.
- Entrance Gatehouse to the Market Hall (north side): two storeys with clock tower and bellcote with weather-vane, of ashlar in Classical style (19th Century) with pilasters, human figures and armorial bearings; a through-passage with semicircular arch.

4.3 St Owen's Street-St Peter's Square and Broad Street-King Street-Bridge Street are broad thoroughfares with continuous streetscapes of predominantly 18th and 19th Century frontages for much of their length. Most buildings face onto the street from the rear of a narrow footway. St Owen Street has been described by Nikolaus Pevsner (1963: 184) as, "the most consistent Georgian brick street in Hereford". The townscape of St Owen's Street and St Peter's Square is characterised by three-storey townhouses (with some of two and four storeys) with symmetrical fronts of up to seven-window bays, sash windows and prominent doorcases with flat or cambered hoods or pediments, under hipped or pitched slate roofs. A number have a central pediment, inserted 20th Century shopfronts, dormer windows, and have been painted or rendered; many have been converted to commercial or civic use. At the south-east end of St Owen's Street modest two-storey buildings with brick, painted or rendered frontages and inserted shopfronts show some evidence of earlier timber-framed origins or incorporation with the surviving city wall.

4.4 Prominent or distinctive buildings include:

- The Church of St Peter, St Peter's Square: a landmark medieval building (late 13th/early 14th Century) of ashlar sandstone and rubble under slate roofs with tower and spire, stained-glass windows under painted arches and a Perpendicular window under a semicircular arch. On the west side is a redundant cast-iron bus shelter (earlier 20th Century).
- The Shire Hall, St Peter's Square: a large neo-Classical building (early 19th Century) of ashlar sandstone (front elevation) and brick, with a massive portico of pediment and detached columns, set behind a forecourt.
- The Town Hall, St Owen Street: a symmetrical two-storey building (early 20th Century) of terracotta and redbrick, highly decorative with central pediment, lanterns, pilasters, balustrades, figures and central entrance under round-headed arch and hood.

4.5 In Broad Street, the Green Dragon Hotel (mid 19th Century) occupies a nineteen-window range (as a result of incorporating neighbouring buildings) on the west side. The three-storey stuccoed neo-Classical building features an off-centre pediment and central entrance with cast-iron canopy, pilasters, balustrade and finials. In contrast, Hereford Museum and Art Gallery (later 19th Century) is a High Victorian three-storey building in coursed dressed stone with ashlar dressings, with central entrance under pointed arch with

cast-iron gates, and embellished with animal figures and medallions. Much of the remainder of the west side of the street comprises two modern office buildings with extensively glazed frontages. The east side of Broad Street is characterised by symmetrical Georgian buildings in brick and render with parapets of varying heights and inserted 19th and 20th Century shop windows. Two adjacent buildings create a significant contrast. Massive fluted columns support the portico of the yellow stuccoed neo-Classical Church of St Francis Xavier (early 19th Century); the pale grey ashlar former Post Office building is of eclectic late 19th Century Gothic design with steep gables. The west side of Bridge Street is lined by late 18th Century townhouses; most of three-storeys in brick; some with central pediments; a number with timber-framed cores. Inserted 19th and 20th Century shopfronts are more numerous on the east side of the street. Near the south end of the street is a 17th Century timber-framed public house of box framing with brick and plastered brick infill; a continuous range at the rear extends the entire length of the burgage plot to the city wall. An adjacent building of similar date (a former nurses' residence) is of ashlar sandstone with sham timber-framing and two-storey oriel windows. At the south end, overlooking the river, there is modern (late 20th Century) restaurant with bars and terraces.

- 4.6 Widemarsh Street is a narrow street characterised by late 18th/early 19th Georgian three- and four-storey buildings in brick and render with plain parapets, many with inserted 19th and 20th Century shop windows. The Mansion House, a five-window range building with a central passage, is the earliest brick house in the city (c. 1697). Several buildings have timber-frontages; others have timber-framed cores. Church Street is a narrow pedestrian street with a strong sense of enclosure. There is an almost-continuous frontage of two- to four-storey buildings, most of brick with sash windows and inserted shopfronts, many of late 19th/early 20th Century date. Eign Gate is a narrow pedestrian street of three-storey 19th Century frontages in brick or painted brick with inserted shop windows (many of plate glass). Most are fairly plain but some display decorative details including pilasters and modillioned cornices. Several large plain modern buildings, of one to four storeys, disrupt the townscape and the character of the street.
- 4.7 Gwynne Street is a very narrow street with a strong sense of enclosure. On the east side is the high rubble wall of the Bishop's Palace (character area 1); on the west side are two rows of two-storey redbrick cottages (late 18th/early 19th Century) under pitched slate roofs. One row has large casement windows under pointed brick arches; the other has double sash windows under segmental brick arches and flat hoods over entrances; both have small forecourts enclosed by low brick walls with hedges that soften the streetscape. The most prominent building is a five-storey former warehouse (19th Century) of redbrick with yellow brick dressings. Set on a narrow plot at the edge of the carriageway, the tower-like structure has a dominating presence on the street. A block of modern flats of massive scale and matching paintwork, recently constructed adjacent to the warehouse, has reduced its impact.
- 4.8 On several other narrow streets in the area buildings have been demolished leaving gaps in the townscape. Generally, these open spaces are used for parking or deliveries. This situation can be seen on East Street (where the backs of premises fronting St Peter's Street-St Owen's Street are exposed), Aubrey Street (backs of Broad Street premises), Berrington Street and Little Berrington Street. In some cases new buildings have been constructed and

set back further than the earlier frontage (Berrington Street, East Street). At the junction of East Street and Church Street three-storey buildings crowd onto narrow streets and pavements creating a strong sense of enclosure. In contrast, the demolition of buildings on the west side of the junction of East Street and Offa Street has resulted in a loss of intimacy and the exposure of the backs of St Peter's Street.

- 4.9 The plan-form of the character area retains much of the form of the historic settlement. South of West Street-East Street the north-south linear grid of the 9th Century Saxon burh persists. The site of the wedge-shaped 11th Century market place north of the Saxon defences is preserved in the form of High Town. Major historic routes radiating out from the market place are represented by St Owen's Street, Commercial Street, Widemarsh Street and Eign Gate. The high density, fine-grained townscape character of High Town and the principal streets preserves to a great extent the long narrow burghage and tenement plots of the medieval city. In some areas the fine-grained medieval (and 19th Century) townscape has been replaced by larger retail and civic developments, including sites on High Town, Commercial Street, Widemarsh Street, Eign Gate and Bridge Street (retail), and St Owen's Street (civic). There are two areas of large grained townscape. The Tesco supermarket development (1983) in the north western part of the character area replaced a large grained 19th Century industrial site (brewery and timber yard) in an area of 18th Century gardens. In the northern part of the character area a retail and residential development at Maylord Street (1987) replaced a locality of fine and large grained 19th Century development (industrial and residential) on the tails of earlier burghages and tenement plots.
- 4.10 A number of footpaths and passages facilitate pedestrian movement through the area:
- Church Street (south): High Town-Church Street.
 - Booth Hall Passage: High Town-East Street.
 - Brewer's Passage: Commercial Street-Maylord Street.
 - Union Passage: Commercial Street-Union Street.
 - Barroll Street: St Owen's Street-East Street.
 - St Owen's Mews: St Owen's Street-Gaol Street.
 - Mansion House Walk: Widemarsh Street-Bewell Street/Newmarket Street.
 - All Saints Street: Eign Gate-Bewell Street.
 - Passage at no. 30 Eign Gate: Eign Gate-Bewell Street.
 - Gunners Lane: Eign Gate-West Street.
- 4.11 There is a limited number of open spaces within the character area (with the exception of surface car parks):
- High Town: a public urban space used for markets and fairs, of historic interest and architectural merit.
 - St Peter's Square: a public urban space presently used as a bus station, has potential for enhancement.
 - Bowling Green, Bewell Street: a private green space surrounded by high walls and trees, restricted access, reputed to have been laid in the 15th Century.
 - Green space, Wall Street: a walled space with permitted access, formerly a bowling green, has potential for enhancement.

4.12 There are a number of significant views and vistas including:

- Views of Hereford Cathedral: looking east along King Street; looking south along Church Street; looking north east from Wye Bridge.
- Views of the spire of St Peter's: looking north west along St Owen's Street; looking east from High Town; looking south along Union Street.
- Views of the spire of All Saint's: looking north along Broad Street; looking west from High Town; looking east along Bewell Street.
- A glimpse of High Town: looking south along the narrow, enclosed section of Church Street.
- A panoramic vista of the spires of St Peter's and All Saints, and the Town Hall cupola: looking south west over the rooftops from Gaol Street.
- A panoramic vista of Churchill House and grounds on Aylestone Hill: looking north east along Commercial Street:

4.13 The following landmark buildings provide a visual focus and a dominating presence in the context of their surroundings:

- St Peter's Church (Grade II*), St Peter's Square.
- All Saint's Church (Grade II*), High Street.
- Town Hall (Grade II*), St Owen's Street.
- Shire Hall (Grade II*), St Peter's Square.
- The Old House (Grade I), High Town.
- The Warehouse, Gwynne Street.

4.14 The following works or structures in the public realm contribute to the character of the area:

- Wye Bridge (Grade I).
- War Memorial (Grade II), St. Peter's Square.
- Statue of Sir George Cornwall Lewis (Grade II), outside the Shire Hall.
- Entrance Gatehouse to the Butter Market, High Town (Grade II).
- K6 Telephone Kiosk (Grade II), King Street.
- K6 Telephone Kiosk (Grade II), outside the Shire Hall.

5. Heritage Assets and Sense of Place

5.1 The following heritage assets are located within the character area:

- *Scheduled Monuments*: Wye Bridge; Hereford city walls, ramparts and ditch.
- *Listed Buildings*: There are almost 200 Listed Buildings in the character area; the majority (over 84%) were originally houses (or dwellings). There are two Grade I buildings; 23 Grade II* buildings; the remainder (over 87%) are Grade II. Listed Buildings include Wye Bridge (Grade I); the Old House (Grade I); the Town Hall (Grade II*); the Shire Hall (Grade II*) four churches (Grades II* and II); a war memorial (Grade II); a bronze statue (Grade II); the Market Hall entrance (Grade II); and several K6 telephone kiosks (Grade II).
- *Areas*: Hereford Central Area conservation area (part); Hereford Area of Archaeological Importance (part).
- *Trees*: several individual trees and a group are protected by Tree Preservation Orders.

5.2 The character area has a strong sense of place generated by its fine architecture, including a large number of listed buildings and Georgian streetscapes, and its medieval plan-form. Several localities and street frontages contribute significantly to the character and townscape quality of the area, including:

- High Town.
- St Peter's Square and St Owen's Street.
- Gwynne Street (part).

6. Issues

6.1 The following areas are identified as of development and enhancement potential:

- Bath Street/Gaol Street: a number of surface car parks (private and public) with potential for residential, commercial and civic development. A maximum height of three storeys is suggested, with breaks between buildings to avoid massing and to allow views of the city centre roofscape (including the spires of St Peter's and All Saints, the Town Hall and the Shire Hall). The city walls Scheduled Monument may impose restrictions on development.
- East Street junction with Offa Street and St John's Street: two open sites, presently used as private car parks, with potential for commercial (including retail) development to replace the demolished street frontage and contribute to the vitality of East Street. A maximum height of three storeys would complement existing buildings at the junction.
- East Street adjacent to no. 50: an open site, presently used as a private car park, with potential for a small residential development of two storeys to compliment similar recent developments on East Street.
- Bewell Street/Wall Street: a surface car park (Tesco) and an open space on Wall Street (adjacent to no. 20) with potential for residential development of two and three storeys. Much of the green space should be retained and landscaped, with a frontage development only on Wall Street. Reinstatement of the Mansion House Walk car park as a garden or green space continuous with the Wall Street green space would enhance the public amenity value of the area. The Tesco underground car park may impose restrictions on development of the site.
- Berrington Street/Victoria Street: an area of surface car parks (private and public) and several buildings of limited architectural merit (nos. 38-40, 44 and 44a Berrington Street) with potential for residential and retail development of three or four storeys to enhance the vitality of this area and contribute to the economic viability of the city centre. The city walls Scheduled Monument may impose restrictions on development in the western part of this area but the reconstructed walls, bastion and ramparts also enhance the townscape character.
- Little Berrington Street, part of Berrington Street (south) and part of Aubrey Street (east): an area of surface car parks (private and commercial) and open forecourts, and several warehouse-type commercial buildings of little architectural merit, with potential for

enhancement and development of commercial (including retail) services contributing to the economic viability of the city centre.

- Eign Gate/Bewell Street/West Street: a number of buildings fronting onto Eign Gate are of limited architectural merit and detract from the character of the area, particularly nos. 25-29 and 37-41 (south side extending to West Street) and nos. 26, 24 and 18 (north side extending to Bewell Street). The replacement of these buildings as part of an enhancement scheme with a high standard of design, and including pedestrian linkages between Eign Gate and West Street (giving access also to the Berrington Street/Aubrey Street area), would contribute to the townscape character and vitality of the area. Fine 19th Century buildings of brick and painted brick on the south side of West Street should be retained for their historic character and townscape value.
- St Peter's Square: the amenity value of this public open space, with a listed war memorial at the centre and surrounded on three sides by listed buildings, is unappreciated. The presence of a bus station on one side and a taxi rank on another further detracts from the full potential of the site. It is suggested that the area may be enhanced by relocating the bus station (further east on the north side of St Owen's Street) and the taxi rank (Union Street); creating a pedestrian precinct linking the war memorial with St Peter's church; realigning the road junction by removing the central bus stand and the footway build-out on the south-west side of St Peter's Square (at the junction with Offa Street), and rounding-off the build-out on the south-east side of the war memorial.

6.2 The above enhancement schemes would result in a loss of parking spaces in the central area. This may be resolved by the introduction of a park-and-ride bus scheme for the city centre, supplemented by temporary surface parking on the livestock market site (Newmarket Street) pending the construction of a multi-storey car park. These measures would also contribute to a reduction of traffic in the central core of the city.

6.3 Pedestrians crossing East Street at the junction with Church Street are at risk as a result of heavy vehicular and pedestrian traffic flow and limited sight lines.

HCA3 Whitecross-Ryelands-Broomy Hill Character Area

1. Character Statement

- 1.1 The area is characterised by Victorian residential development, with a variety of architectural styles and design elements, undertaken between the mid-19th and early 20th Century. Houses, gardens and mature plantings, and plot and street plan all contribute to the character of the area.

Townscape type: HT4 (elements of HT3, 5, 6, 7, 11 and 13)

2. Location and Physical Setting

- 2.1 The character area is located to the west of the city centre. The land rises to the south, with the highest elevations at Westfaling Street, and then falls more abruptly to the Wye meadows. Whitecross Road/Eign Street (A438), an historical route that entered the city at Eign Gate, is today a major access route passing through the northern part of the area. Victoria Street (A49T), a busy trunk road, is aligned along the east side. Formerly a landscape of enclosed fields (arable and grazing) and orchards, the area is now urban and suburban in character, with a semi-rural element at Broomy Hill.

Landscape type: composite HL1 & 2 (elements of HL4)

3. Historical Development

- 3.1 The present townscape originated as extramural development beyond Eign Gate and Friar's Gate in the late 17th/early 18th Century (following demolition of earlier houses during the Civil War), continuing as discontinuous ribbon development along Above Eign road (later Whitecross Street/Whitecross Road) and Barton Lane (later Barton Road) in the 18th/19th Century, and Broomy Hill in the mid to late 19th Century.
- 3.2 Speculative residential development, with designs by a number of local architects, was undertaken at several sites during the 19th Century where land was purchased and plots laid out awaiting commission. These include Guildford Street-Oxford Street (the Freehold Land Society, 1850s-60s), Baggallay Street-Ranelagh Street (the Conservative Land Society, 1870s-90s) and Ryelands Street-Stanhope Street (Ryeland Estate, 1880s-early 1900s). The area also includes several sites of early (pre- and post World War I) public sector housing at Greenland Road-Mostyn Street, and Breinton Avenue-Breinton Road.
- 3.3 Extensive railway facilities were constructed at Barton Yard by the late 19th Century, and a large cider factory (19th/early 20th Century) east of Ryelands Street. The yards and factory were replaced in the late 20th Century by residential and commercial developments, including a supermarket and a hotel.

4. Townscape

- 4.1 Victorian (mid-19th to early 20th Century) houses, brick-built of two or three storeys in a range of architectural styles, are characteristic of the area. On Whitecross Road large houses of High Victorian Gothic style, with prominent gables and chimneys, polychrome brick dressings and mature gardens, contrast with terraces of small houses with tile and yellow brick dressings and small forecourts. In the Guildford Street-Oxford Street area elegant mid-19th Century houses of Georgian architectural style display hipped roofs and prominent doorcases with flat hoods on consoles.

- 4.2 Large houses of Queen Anne and Victorian Gothic design are present in the Baggallay Street-Ranelagh Street area, where design elements include bracketed eaves, polychrome brick and pargetting. In the Ryelands Street-Stanhope Street area small villas, and semi-detached and terraced houses, display a variety of architectural elements including bay and dormer windows, yellow brick and stone dressings, diapering and pilasters. Here the houses are set on narrow plots behind small gardens with brick walls or hedges, resulting in a sense of enclosure. Ryelands Street itself is lined with ornamental trees. At Broomy Hill large Italianate villas with mature gardens are set behind high brick walls and hedges on a winding country lane.
- 4.3 At Eign Gate three-storey painted brick houses with inserted early and late 20th Century shopfronts and 17th/18th Century timber-framed cores are located at the rear of a narrow footway. A timber-framed building of 17th/18th Century date is located at Barton Road beyond the site of Friar's Gate. Also at Barton Road, a group of elegant 18th Century Georgian buildings (Grade II listed) of brick or painted brick are set at the rear of narrow footways, in some cases, behind ornamental cast-iron railings. Characteristic features include prominent doorcases with hoods, pediments or entablatures supported by consoles, pilasters or columns, and large sash windows. A number of these houses have timber-framed cores.
- 4.4 In the Barton Yard area a number of large modern buildings are set in an extensive area of surface car parks. Distinctive buildings include a large single-story steel-framed supermarket, a large four-storey office building and a three-storey hotel.
- 4.5 Townscape density is high and fine-grained in residential areas, with the exception of the Broomy Hill area where large houses are set on generous plots and are more widely spaced. In the commercial Barton Yard area the townscape density is low and large-grained
- 4.6 The townscape plan-form in Victorian residential areas is a series of rectilinear grids aligned with earlier field boundaries. Backland developments off Whitecross Road are accessed by short cul-de-sacs. A modern residential area and commercial buildings at Barton Yard are accessed by cul-de-sacs, as is a post World War I public sector housing development at Breinton Avenue. Broomy Hill and Breinton Road retain the character of country lanes.
- 4.7 Green spaces include the extensive 19th Century Hereford Cemetery, a playing field at Tower Road, the (former) Whitecross School playing field, a small green space with a cider mill on Whitecross Road, a playground at Foxwhelp Close, the churchyards of Holy Trinity Church and St Nicholas' Church, and a burial ground on Victoria Street. Mature trees are prominent at Hereford Cemetery, Broomy Hill, the Baggallay Street-Ranelagh Street area, Eign Street (south side) near Great Western Way and the burial ground on Victoria Street.
- 4.8 The Great Western Way, a footpath and cycle route, is an import link between the north and south sides of the city, and a safe route between residential areas and schools.
- 4.9 There are extensive views to the south across the Wye meadows from Broomy Hill. The Victorian Water Tower (Grade II) at Broomy Hill is a

landmark building that can be seen from many parts of the city, including the Hunderton Bridge.

5. Heritage Assets and Sense of Place

- 5.1 Heritage assets include 22 Listed Buildings (all Grade II), most of which are houses of 18th or 19th Century date, and also three 19th Century churches, three groups of almshouses, and the Water Tower. The eastern part of the character area lies within the Hereford Central Area conservation area and the Hereford Area of Archaeological Importance; the southern part is within the Broomy Hill Conservation Area. A number of trees in the north western and south western parts of the character area are the subjects of Tree Preservation Orders.
- 5.2 The character area has a unique sense of place due to its concentration of 19th Century speculative residential developments with houses in a variety of Victorian architectural styles by local architects, set in gardens with mature trees and plantings. The following areas are of particular local interest: Guildford Street-Oxford Street, Baggallay Street-Ranelagh Street, and Ryelands Street-Stanhope Street.

6. Issues

- 6.1 Sites offering potential development and townscape enhancement opportunities include:
- Whitecross School site, Baggallay Street, adjacent to an area of large Victorian houses and an open space (former school playing fields).
 - The Greyfriars, Greyfriars Avenue, a large Victorian house and grounds, damaged by fire and now vacant. Development is constrained because the site is on the floodplain.
 - A surface car park (public) at the north end of Greyfriars Street in an area of 1920s-30s semi-detached houses with mature front gardens.
 - A surface car park (private) at the rear of the Horse and Groom public house, Eign Gate, behind a street lined, in this area, by 19th Century, or earlier, houses of (painted) brick under pitched roofs with inserted 20th Century shopfronts.
- 6.2 In a number of cases terraces of large Victorian redbrick houses have been subjected to different decorative or architectural treatments by individual owners resulting in a loss of architectural character. This includes painting or rendering brickwork or dressings, replacing windows and doors, installing dormer windows or porches, and paving front gardens. Further, a number of large Victorian houses have been converted into flats and guesthouses. Throughout the character area, original windows have been replaced by uPVC double glazing, front gardens have been replaced by gravel or hard surfaces, and satellite dishes have been fitted at prominent building elevations. Several small cul-de-sac developments have been undertaken on backland sites that do not respect local architectural design or building materials, and result in the breakdown of the original plan-form. Generally, these developments have adversely affected the historic townscape character of the area, and have resulted in some erosion of a sense of place.
- 6.3 The condition of buildings and streets is generally good. A large Victorian house at a prominent location overlooking the river (The Greyfriars, Greyfriars

Street) was severely damaged by fire some years ago and remains in poor condition.

- 6.4 Whitecross Road (A438) is a major access route into the city and to the A49T, and Westfaling Street-Barton Street is used as a 'short-cut' for access to the city centre and the A49T (south). Traffic volume is high on both routes. In most residential streets there is considerable on-street parking. A residents parking scheme has recently been introduced.

HCA4 Moorfields-Edgar Street Character Area

1. Character Statement

- 1.1 The area is characterised by late Georgian and Victorian residential development undertaken between 1830 and the early 20th Century, and also by more recent post 1950's high-density private sector and public sector/'affordable' residential development, including sheltered housing schemes.

Townscape type: composite HT4, 10 and 11 (elements of HT6, 7, 12 and 13)

2. Location and Physical Setting

- 2.1 The character area is located to the north west of the city centre. Edgar Street (A49T), a busy trunk road, is aligned along the east side. This area of low-lying level ground was formerly meadowland watered by the Ayles, Widemarsh and Yazor brooks. Today, the landscape is urban in character.

Landscape type: HL1

3. Historical Development

- 3.1 Widemarsh Port Field, a medieval open field, was later enclosed and fields within the character area were generally put under pasture. A water mill, Widemarsh Mill (demolished), was located on a channel of the Widemarsh Brook since at least the mid 18th Century. In the late 18th Century the new racecourse ran through the northern part of the character area, but was later moved further north.
- 3.2 The earliest residential development took place between 1830 and 1840 at Portfield Street (the southern part of the present Edgar Street). At the time this road provided access to Widemarsh Mill, Widemarsh Common and fields on the west side of the character area. The road was extended to Newtown Road in the later 19th Century. Further residential development took place during the late 19th Century in the Richmond Street area and, following the extension of Portfield Street/Edgar Street, in the Millbrook Street-Prior Street-Moor Street area (Freehold Land Society Allotments). Development continued during the early 20th Century at Edgar Street and Canonmoor Street, including early public sector housing.
- 3.3 Extensive railway development (mainline track, sidings and facilities) took place in the western part of the character during the mid 19th Century, and in the area between Canonmoor Street and Moor Street in the earlier 20th Century. Public baths and a waste disposal facility were also constructed (since demolished). Much of the railway infrastructure was removed in the mid 20th Century and the land was redeveloped for residential use (Penhaligon Way-Gladstone Drive-Shinwell Road area), including sheltered accommodation, houses, bungalows and flats. Further recent development includes small planned residential developments (e.g., Chester Close and Nolan Road) develop, individual houses, or small groups, on infill sites, and a retail site on Newtown Road.

4. Townscape

- 4.1 Several groups of plain brick three-storey houses of late Georgian design are located at the south end of Edgar Street and Portland Place. Common features include hipped slate roofs, brick modillion eaves, and prominent doorcases with pediments on columns, or fanlights under semi-circular gauged brick arches. All have large front gardens with mature trees enclosed by high brick walls. Most of these houses have been altered or converted (to

flats, offices, a surgery and a club). Several later 20th Century buildings have been constructed on small backland plots on Moorfield Street.

- 4.2 Late 19th Century houses throughout the character area are mainly of two storeys, and several of three, in the form of terraces, with some semi-detached pairs. They are built of redbrick (a number have been painted or rendered in roughcast) under pitched slate roofs. Architectural and decorative details include flat or segmental arches over doors and windows, bands, quoins and yellow brick, polychrome brick or tile dressings. Most are set on functional plots, some very narrow, with a small forecourt and low brick wall, or sited at the rear of the footway. Several groups of early 20th Century houses have a continuous pentice over a bay window and front door.
- 4.3 Two large detached late 19th Century houses are located on Portland Street. Of two storeys, one of yellow brick, one stone fronted under hipped slate roofs, they are sited on truncated plots with forecourts.
- 4.4 Two short terraces of 1914 public sector housing, on Canonmoor Street and Edgar Street, are of Arts and Crafts influenced design. Built of redbrick and roughcast, with gables, under pitched tile roofs they are set on adequate plots with small front gardens enclosed by brick walls.
- 4.5 Late 20th Century housing developments consist generally of groups of two-storey houses, e.g., Gladstone Drive, Millbrook Street and Nolan Road. Other developments of this date include bungalows (Penhaligon Way), flats (Brunel Court, Great Western Court) and sheltered housing (Penhaligon Way). All are of modern construction in brick with pitched tile roofs. Most have small gardens or common landscaped areas at the front and parking areas.
- 4.6 Boundary features are not generally prominent since many buildings are set at the rear of the footway. Where they occur, they include brick walls, iron railings, wooden fences and hedges.
- 4.7 There are a number of large prominent non-residential buildings in the character area. The Courtyard Centre For The Arts, constructed of metal, stone, glass and wood in modern design is located on Edgar Street in the central part of the character area. There is a surface car park at the rear. On the north side of Newtown Road there is a recently developed retail centre in a large single-storey steel-framed building. At the front is a surface car park and a landscaped green space beside the Ayles Brook (which flows through a newly-cut artificial channel).
- 4.8 Townscape density is high and fine-grained throughout much of the character area with the exception of non-residential areas where it is large-grained. Most houses are of two storeys; exceptions include the substantial three-storey houses on large plots at the south end of Edgar Street, and several three-storey houses on Newtown Road (including a public house).
- 4.9 Townscape plan-form in areas of 19th and early 20th Century development consists rectilinear grids made up of short straight streets. Terraced houses on narrow streets with narrow footways create a strong sense of enclosure. Late 20th Century developments are generally in the form of sinuous spinal

streets and short cul-de-sacs. In these areas front gardens and common landscaped areas, although small, create a less enclosed environment.

- 4.10 Beaumont Gardens, Penhaligon Way, is a small public park with play facilities for children and young people. It is the only public green space in the area. Large mature trees are confined mainly to the private gardens of 19th and early 20th houses, particularly in the southern part of the character area. Trees and shrubs (generally recent plantings) are present in Beaumont Gardens and in the vicinity of The Courtyard building.
- 4.11 The Great Western Way, a footpath and cycle route, runs through the southern part of the character along the former railway mainline. This is an important link between the north and south sides of the city. A public footpath also links the character area with Widemarsh Common (to the west).
- 4.12 Due to the generally enclosed character of the area, there are few notable views or vistas. The Courtyard building, since its construction in 1998, has become a landmark building on Edgar Street.

5. Heritage Assets and Sense of Place

- 5.1 Heritage assets within the character area include six listed buildings (Grade II); all are houses of early 19th Century date. These houses are within the Hereford Central Area conservation area. Also within this area, a number of mature trees are the subjects of a Tree Preservation Order.
- 5.2 The 19th Century residential developments, with their late Georgian and Victorian architectural forms, mature gardens and street plan create a strong sense of place. Later 20th Century residential developments, most of which are located in the western part of the character area, are of a more monotonous and nondescript character.

6. Issues

- 6.1 Residential development within the character area is generally of a fairly high density, however, several small sites may have potential for development and townscape enhancement:
- An enclosed space, Millbrook Street (east side, south of Newtown Road). Presently occupied by gardens, this is in an area of late 19th Century residential development. Access through the backs of several long rear gardens would be required.
 - A vacant industrial building and yard, Millbrook Street (east side). Located adjacent to late 20th Century residential development.
 - An industrial building and yard, Portland Street (south side). Located in an area of mid and late 19th Century residential development of large residences (most now sub-divided or non-residential).
- 6.2 Edgar Street (A49T) carries heavy volumes of traffic, especially at peak hours. A significant amount of on-street parking takes place in the character area particularly due to the vicinity of the arts centre and the football ground. A residents parking scheme has recently been introduced.

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HCA5 Edgar Street Grid Character Area

1. Character Statement

- 1.1 The area is characterised by post World War II and recent commercial and light industrial development, and 18th/early 19th Century residential and commercial (livestock and retail) development. There are elements of 14th Century monastic, 17th Century residential, 19th Century transport (railways), early 20th Century educational and recreational (football), and late 20th Century residential development.

Townscape type: composite HT4, 11 and 13 (elements of HT2, 7 and 12)

2. Location and Physical Setting

- 2.1 The character area is located immediately north of the city centre on low-lying, level ground, much of which lies on the floodplain of the Widemarsh Brook. The brook, which is liable to flood, flows through the area in a re-aligned channel, part of which (in the eastern part of the character area) is culverted. The southern boundary of the character area is Newmarket Street/Blueschool Street (aligned approximately with the former medieval city wall and ditch), the eastern boundary is Commercial Road, the western boundary is Edgar Street, and the northern boundary is the railway property line (north side)/College Road Bridge/Burcott Road. Widemarsh Street is aligned approximately north-south through the area.

Landscape type: composite HL1 and 6

3. Historical Development

- 3.1 The character area lies within the historical Liberty of the City of Hereford, an extensive area of agricultural land (arable, pasture and meadow) that surrounded the medieval city. The western part of the character area lay within the Widemarsh Port Field, a medieval open field farmed in long narrow strips, or furlongs. A trackway (later Portfield Street) gave access from the walled city to the open field and to Widemarsh Mill (demolished), located on the Widemarsh Brook near the eastern edge of the character area.
- 3.2 Widemarsh Street and Commercial Road (formerly Bye Street without the gate) were both part of an historic road system radiating out of Hereford. Both roads developed as extramural medieval suburbs, and both suburbs were largely demolished during the Civil War. A building (previously houses, now shops) on Commercial Road (nos. 8-9) with a timber-framed core dating to the 17th Century may be a survivor of the Civil War, or evidence of post war reconstruction. In c. 1614 Coningsby Hospital almshouses were built on Widemarsh Street at some distance from the city wall on the site of St Sepulchre, a 12th Century leper hospital. Further north on the same street a timber-framed house, now the Oxford Arms public house, also dates to the 17th Century.
- 3.3 Monkmoor, an area of meadowland drained by the Ayles, Widemarsh and Tan Brooks, and other artificial channels or leats, lay between, and to the north of, the Widemarsh Street and Bye Street suburbs. The Blackfriars (Dominican) Priory was established here c. 1322 to the east of the St Sepulchre site; a stone preaching cross was also erected in the 14th Century. Both Widemarsh Street and Monkmoor were areas of medieval industrial activity taking advantage of abundant water supplies. Monkmoor Mill, dating to at least the 15th Century, was powered by the Tan Brook and located near the northern end of Bye Street.

- 3.4 The scale of development, residential and industrial, expanded rapidly during the 19th Century. In the early 1800s residential development increased on Bye Street (to be re-named Commercial Road), Coningsby Street and Catherine Street (formerly Hospital Lane/Frere Lane and Catts Lane), and the northern part of Widemarsh Street. The Bluecoat School (now a nightclub) was built in 1827 on Blueschool Street. In 1845 the Gloucester and Hereford Canal reached Hereford and a three-wharf basin was excavated at Monkmoor. Shortly afterwards railway lines were constructed along the northern edge of the character area, and in 1855 Barrs Court Station opened. The arrival of the railways led to the demise of the canal and the eventual infilling of the canal basin. Industrial activities increased at the Monkmoor Mill site to include saw mills, wool and leather working, gas works, carriage works and, eventually, motor works.
- 3.5 Portfield Street (later renamed Edgar Street) was extended to Newtown Road in the mid 19th Century, and c. 1850 a planned housing development began at the north end of Edgar Street and Newtown Road (the Freehold Land Society Allotments). In 1889 the cattle market was moved to the Newmarket Street site and by the early 20th Century a football ground was laid out at Edgar Street. Hereford High School for Boys (now local authority offices) was built at Widemarsh Street in 1912, and Hereford High School for Girls (now St Thomas Cantilupe Primary School) was built at a site opposite in 1915. Small planned residential developments and a wide range of commercial enterprises were established throughout the character area during the 20th Century, including a trading estate on the canal basin site and a supermarket on the site of Monkmoor Mill. A major undertaking, the inner relief road (Newmarket Street/Blueschool Street), was opened in 1969.

4. Townscape

- 4.1 The townscape of the character area is diverse representing aspects of a long history of residential, commercial and industrial development including changes to the drainage regime of the Widemarsh Brook.
- 4.2 *Widemarsh Street (south)*: The narrow street is lined by 19th Century redbrick buildings of three storeys with narrow frontages under pitched slate roofs, set at the rear of the footway, resulting in a sense of enclosure. Townscape density is high and generally fine-grained. This is a continuation of the street pattern of Widemarsh Street within the city wall. Notable 19th century buildings include The Herdsman public house, a highly decorative redbrick Victorian building of three storeys under a hipped slate roof, and no. 83, the former All Saints Vicarage of symmetrical Gothic design in redbrick, of two storeys, under a pitched slate roof (see para. 6.4). Several large late 20th Century buildings are not in character with the rest of the street. They include a multi-storey car park of brick and reinforced concrete and adjacent council offices (both on the west side of the street), and a set back modern building (nos. 72-80, even) fronted with tiles, glass and aluminium under a flat roof. Earlier buildings occupying these sites were demolished; a number of buildings at the southern end of the street were also demolished during construction of the inner relief road (Newmarket Street/Blueschool Street).
- 4.3 *Widemarsh Street (north)*: North of the Blackfriars Street/Coningsby Street junction the townscape is more open. Here many of the buildings are larger, of 20th Century date, and set back from the footway with gaps between them. Pinch points occur where surviving, smaller 19th Century buildings are set at

the rear of the narrow footway. Large modern commercial buildings (including car sales, timber merchants and building supplies) dominate the northern part of the street, imparting the character of a trading estate. The townscape is generally large-grained with small sites of fine-grained 19th Century residential development. Two prominent buildings at the Blackfriars Street/Coningsby Street junction are the former high schools (see para. 6.3). These large two-storey Edwardian buildings of redbrick with sandstone dressings are set back behind walls and railings. Coningsby Hospital, 17th Century single-storey almshouses of sandstone rubble, set at the rear of a narrow footway, makes a significant contrast. The timber-framed Oxford Arms public house, also of 17th Century date, is a further reminder of the historical origins of the street. There are several short rows of 19th Century houses, of two or three storeys, in redbrick under pitched slate roofs. Two more elaborate 19th Century redbrick buildings are no. 28, a former warehouse of three storeys under a pitched slate roof, and no. 179-181, a small villa of two storeys under pitched slate roofs. Most commercial buildings are of post World War II date; the dominant form is single storey, steel-framed with shallow-pitched or flat roof. Walls are of brick, painted brick and block; cladding of corrugated iron and asbestos, and roughcast; and roofs of corrugated iron and asbestos, and felt. Adjacent open areas with hard surfaces function as forecourts, parking and storage areas. At the north end of the street is a large two-storey public house (no. 171) built in 1939 of symmetrical Georgian design in painted brick under hipped slate roofs set back behind a car park.

- 4.4 *Blackfriars Precinct:* The remains of the west range of the 14th Century priory, consisting of sandstone rubble walls, and the ashlar preaching cross (restored 1864). The remains are in a garden setting with flowerbeds, lawns and paths. Access is from Widemarsh Street. The site is known to include burials. Coningsby Hospital is on the west side.
- 4.5 *Newtown Road/Edgar Street (north):* Here townscape density is high and fine-grained consisting mainly of residential development. This includes several rows of two-storey houses (and one of three storeys) of mid 19th to early 20th Century date, most are of plain redbrick under pitched slate roofs on long narrow plots. A former public house (no. 40, Newton Road), with a cellar and carriage drive, occupies a double plot. A row of houses of 1912 includes yellow brick dressings and canted bay windows. Two groups of semi-detached 1920s houses are of brick or brick and roughcast with square bay windows under a continuous pentice. (One group, on Newtown Road, is now a motel). Most of the houses are set at the rear of a narrow footway, or have a small forecourt enclosed by a low brick wall. Several mid-late 20th Century residential developments include a group of three-storey houses and flats, in brick and render, set at the back of a narrow footway, with a surface car park at the rear; and a two-storey sheltered housing development of flats encircling central gardens and car park with hedges and railings. At the entrance to the character area is a modern single-storey restaurant with a surface car park at the rear.
- 4.6 *Commercial Road:* This is a wide thoroughfare of 19th Century residential and commercial development. Townscape density is high and generally fine-grained, with some exceptions. At the south end are continuous frontages of two- and three-storey 19th Century shops and dwellings of brick or painted brick under pitched slate or tile roofs. Several buildings (nos. 8-9) have 17th Century timber-framed cores. The narrow frontages are set at the back of a

wide footway. Most have inserted early or mid 20th Century shopfronts; several have inserted dormer windows. In the central part of the street is a row of two-storey 19th Century redbrick cottages (nos. 35-39) under pitched slate roofs with small enclosed forecourts. The Commercial Road streetscape is punctuated by several large buildings. The Franklin Barnes Building is a landmark four-storey corner building of modern design in brick and tile under a flat roof with two-storey wings and plate glass shop windows. The Merton Hotel (no. 28, 19th Century) is of three storeys in Georgian style, rendered under a hipped slate roof; the Commercial Hotel (no. 44, 19th Century) is also of three storeys, of brick and render with a parapet concealing a pitched slate roof. Monkmoor Court (nos. 31-34) is a modern two- and three-storey office building of brown brick under a pitched roof. The former burial ground creates a gap in the townscape entered through a weathered sandstone arch. At the south end the street are three surface car parks behind low brick walls and iron railings.

- 4.7 *Blueschool Street-Canal Street Area:* This is an area of 19th Century residential and industrial development. Much of the Blueschool Street frontage, extending back to Catherine Street, was demolished during the construction of the inner relief road and large gaps in the townscape remain, utilised as parking areas. Townscape density is variable with local fine-grained residential neighbourhoods (Victorian and modern), and larger commercial, industrial or civic buildings (mainly 20th Century). The Bluecoat School (early 19th Century, presently a nightclub) on Blueschool Street, a two-storey redbrick building with a prominent pediment under pitched and hipped slate roofs, survived demolition. Post 1960s buildings on Blueschool Street include a large two-storey brick building with flat roof, of utilitarian design, and a single-store steel-framed motor vehicle service station. Catherine Street is very narrow and lined with 20th Century commercial buildings of one or two stories set close to the street or behind a narrow forecourt. Buildings are of brick, and some of corrugated iron and roughcast, under flat roofs or pitched roofs of corrugated iron or asbestos. Near the east end of the street is a modern two-storey residential development in brick and render with aluminium dressings and distinct curved and geometrical frontages set around a courtyard. At the junction with Monkmoor Street is a mix of 19th Century brick buildings, including a three-story public house on a large plot with an enclosed yard; short rows of two-storey cottages with a central court; and a small single storey former Sunday school. On the south side of Coningsby Street are several rows of 19th Century two- and three-storey brick houses, only one row of which retains its original brick frontage (others are now roughcast). Larger 19th Century buildings include a house (no. 26) with decorative dressings and a former warehouse (no. 24). At the east end of the street (north side) are several large 20th Century brick-fronted commercial buildings, and a recent three-storey residential development in brick with prominent bay windows and balconies, set around a courtyard. Canal Street is of mixed use with large 20th Century single-storey brick-fronted commercial units; a modern day centre set behind a car park; a short row of 19th Century two-storey brick houses under pitched roofs with small forecourts; a small corrugated iron chapel (now in commercial use); and a former burial ground enclosed by a 19th Century brick wall (extending to Commercial Road).
- 4.8 *Barr's Court/Monksmoor:* The area is dominated by 20th Century commercial (including retail and leisure) and industrial development on the site of the canal basin and 19th Century (and earlier) industrial development. The townscape is large-grained, consisting mainly of large steel-framed buildings

surrounded by parking and storage areas. The railway mainline is aligned along the north east side with several prominent 19th Century railway buildings, including the station and the former goods shed. A range of construction materials has been utilised, particularly brick and corrugated iron, and also block, corrugated asbestos (mainly roofs) and wood. Most buildings are of one or two stories with a low profile under shallow pitched, curving or flat roofs. Prominent modern structures include the Postal Sorting Depot and Morrison's Supermarket. Barr's Court Railway Station is a landmark building of Victorian neo-Gothic design; the railway goods shed is a large single-storey brick building of functional design.

- 4.9 *Newmarket Street/Edgar Street:* The livestock and retail market occupies a large site in the south-west part of the character area (south of Blackfriars Street). In the centre is a hard-surfaced area of livestock pens, an open retail market, and surface parking. A major reconstruction scheme took place in the mid 1950s. Present buildings include large single-story livestock auction sheds of brick and corrugated asbestos under corrugated asbestos and north-light roofs, and narrow rows of one- and two-storey office and retail buildings of brick and roughcast under curved roofs. Hereford United F.C. occupies a large site north of Blackfriars Street. The steel-framed 20th Century stadium was constructed of brick and corrugated iron in a series of building episodes. It includes clubrooms, offices and a shop, grandstands (seating) and terraces (standing). The floodlights are very prominent when lit. In the vicinity (Edgar Street and Blackfriars Street) are several steel-framed retail sheds of brick and roughcast. The oldest building on Newmarket Street is The Newmarket Tavern, a two-storey building in stucco and sandstone rubble under a hipped roof, constructed in 1812 as a private residence. On Blackfriars Street there is a group of late 18th Century semi-detached two-storey houses of brick under pitched roofs with small forecourts.
- 4.10 *Merton Meadow:* This open area is used as a surface car park with livestock lorry cleaning facilities. The Widemarsh Brook flows through the area in a re-cut channel.
- 4.11 *Essex Arms Playing Fields (Dog Training Area):* This open green space was, until recently, a playing field. It is presently used as a dog training area. The Widemarsh Brook flows along the northern and eastern sides in a regularised channel.
- 4.12 The following green spaces are within the character area:
- Blackfriars Gardens: a quiet space with flowerbeds, lawns and paths, the remains of Blackfriars Priory and the preaching cross; public access from Widemarsh Street.
 - Former burial ground, Commercial Street: a grassy area with a footpath shaded by trees: public access from Commercial Street and Canal Road, used as a pedestrian route.
 - Essex Arms playing fields (dog training area): no public access.
 - St Thomas Cantilupe Primary School playing field, Conningsby Street: restricted access.
 - Hereford United F.C. football ground: restricted access.

4.13 In the city centre, the Cathedral tower and the church spires of St Peter's and All Saints rise above the roofscape and are floodlit at night. All can be seen from a number of locations within the character area.

4.14 The following are landmark buildings:

- Franklin Barnes Building, Commercial Road junction with Blueschool Street.
- Barr's Court Railway Station, Station Approach.
- Coningsby Hospital, Widemarsh Street.

5. Heritage Assets and Sense of Place

5.1 The following heritage assets are located in the character area:

- *Scheduled Monuments*: Blackfriars Priory, preaching cross and cemetery, and hospital and chapel of St John in Hereford; the city walls, ramparts and ditch (part).
- *Listed Buildings*: Remains of Blackfriars Friary (Grade II*); Preaching Cross (Grade II*); Coningsby Hospital, including Chapel (Grade II*); Oxford Arms Inn (Grade II); The New Market (inn, Grade II); Nos. 8 and 9 Commercial Road (Grade II); Barr's Court Railway Station (Grade II); Venn's Arch and attached railings and piers (Grade II).
- *Areas*: Hereford Central Area conservation area (part); Hereford Area of Archaeological Importance (part).

5.2 Several localities display a strong sense of place, including the remains of Blackfriars Priory, the preaching cross, Coningsby Hospital and gardens; the former high schools; Barr's Court railway station; and surviving areas of 19th Century residential and commercial development. Much of the area, however, has the monotonous and functional character of post World War II trading or industrial estates of piecemeal development with little consideration given to coherent planning or design.

6. Issues

6.1 The character area is the focus of a major redevelopment scheme by ESG Herefordshire Ltd. The Revised Masterplan identifies areas of proposed development and new roads. The following comments (paras. 6.2 to 6.14) will focus primarily on aspects of the townscape that contribute to the character of the area and should be preserved or enhanced as areas and buildings of local interest.

6.2 *Blackfriars Precinct*: the Scheduled Monument includes the Grade II* standing structures of sandstone rubble and ashlar, i.e., the priory remains and preaching cross (both 14th Century), and almshouses (17th Century), and also areas to the north and east, i.e., St John Ambulance facilities and a Herefordshire Council day centre (both 20th Century). It is suggested that the 20th Century buildings should be demolished and the Blackfriars gardens extended to enhance the setting of the historical precinct. An interpretive scheme should also be considered. The site is of significant national and local interest.

6.3 *The High Schools*: the former Hereford High School for Boys (1912) and the High School for Girls (1914), Widemarsh Street adjacent to the Blackfriars Precinct, large two-storey buildings of redbrick with sandstone dressings

under pitched slate roofs (Boys) and hipped tile roofs (Girls) with gables and prominent doorcases designed by Gavin Jack. The schools are prominent buildings and are of significant local interest.

- 6.4 *Widemarsh Street (east side)*: no. 54, The Herdsman public house (1862, formerly The Old Harp), a prominent three-storey redbrick corner building with polychrome brick, dentil and glazed tile dressings by James Cranston; nos. 82-102A (even), a row of two- and three-storey houses (19th Century) of brick and painted brick with inserted shopfronts; nos. 92-94 (even), three-storey redbrick houses (1885) with decorative tile dressings, brick corbelling and half-hipped dormer windows by J. Powell with inserted early 20th Century shopfronts; no. 128 (1883), a former warehouse, three-storeys, redbrick with arcaded ground floor and fluted brick keystones at upper floors, by W. H. Willett; nos. 130-132 (even), Tanbrook Villas (1876), semi-detached, two-storey plain brick houses with large sash windows and fanlights in symmetrical front elevation, large front garden originally set behind the Tan Brook; nos. 158-162 (even), a truncated row of three two-storey houses (19th Century), redbrick with yellow brick dressings, two gables with exposed studwork.
- 6.5 *Widemarsh Street (west side)*: nos. 79-81 and 85-87 (odd), and no. 1 Blackfriars Street, a row of three-storey houses (late 18th-19th Century) of painted brick with door hoods on brackets and some inserted shopfronts; no. 83, formerly All Saints Vicarage (1856), a two-storey redbrick building with a symmetrical Gothic front, central recessed door, polychrome brick and stone dressings and shaped gables by Thomas Nicholson; Oxford Arms Inn, formerly a house (17th Century), two storeys, timber-framed with render and painted brick; adjoining nos. 113-121 (odd), Oxford Terrace, a row of three-storey houses (mid 19th Century) in plain brick with dentilled eaves; no. 171, a large public house (1939) presently called Karlo's, a two-storey building in symmetrical Georgian style, of painted brick under hipped roofs with prominent doorcases, large sash windows and lateral wings; nos. 179-181 (odd), a small villa (1874) of two storeys and attic in redbrick with blue brick and painted dressings by G.C. Haddon.
- 6.6 *Newtown Road*: nos. 29-39 (odd) and 30-38 (even), two rows of two-storey houses (c. 1850) in plain redbrick with semi-circular brick arch door heads; no. 40, two-storey house with cellar (mid 19th Century), formerly the Newtown Inn, in symmetrical Georgian style, painted brick, prominent doorcase with flat hood on brackets, sash windows, keystones and carriage drive; no. 42, two-storey house with cellar, 19th Century post office, redbrick with inserted shop window, of the same build and architectural details as no. 40.
- 6.7 *Blackfriars Street*: nos. 2-7, two-storey, semi-detached houses (1880) of redbrick with prominent gables, quoins and decorative tympana over windows believed to be by G.C. Haddon; no. 1 Blackfriars Street (see para. 6.5).
- 6.8 *Newmarket Street*: no. 64, The Newmarket Tavern, formerly a house (1812) of two storeys in symmetrical Georgian style of stucco and sandstone rubble under a hipped roof with large sash windows and prominent doorcase, occupied by Thomas Curley, City Engineer (1850s), alterations and addition (1857) by G.H. Morgan.
- 6.9 *Coningsby Street*: nos. 9-15, a terrace of two-storey houses (19th Century) in redbrick with yellow brick dressings and dormer windows; no. 24, formerly a

warehouse (1903) in painted brick under a hipped roof by J. Davies; no. 26, Coningsby House (1883), a two-storey redbrick house with yellow brick dressings, moulded brick keystones, bracketed eaves and dormer windows, a narrow forecourt enclosed by a low brick wall and iron railings, by W.W. Robinson.

- 6.10 *Catherine Street junction with Monkmoor Street*: The Nell Gwynne public house (1862, formerly The British Oak) a plain three-storey corner building, redbrick with rounded corner and an adjacent stable range; nos. 3-5 Monkmoor Street and nos. 40-42 Catherine Street (1907), a terrace of plain two-storey redbrick cottages with wooden sash windows and chamfered corner by Herbert Skyrme; no. 1 Monkmoor Street, a former Sunday school, a single-storey building in redbrick under a pitched corrugated roof.
- 6.11 *Canal Street*: nos. 25-28, a row of two-storey 19th Century brick houses with semi-circular door hoods on brackets and small forecourts; Apostolic Church, corrugated iron with alterations (post World War I on this site, possibly earlier), may have potential for moving to an alternative site.
- 6.12 *Blueschool Street*: The Bluecoat School (1827), redbrick, a broken pediment with dentils and date tablet, painted stone quoins, additions (1888 and 1909) by W.W. Robinson, other alterations (late 20th Century nightclub), a wall of large squared sandstone rubble at the rear may contain reused material from the Blackfriars site or the city wall.
- 6.13 *Commercial Road*: Franklin Barnes Building (1960s), a prominent four-storey corner building with two-storey wings in modern style of brick and tile with plate glass shop windows and metal casements above by C. Corey; nos. 5-18, two-storey (with dormer windows) and three-storey buildings with narrow frontages of brick (19th Century) and painted brick with inserted shopfronts (early and late 20th Century), nos. 8-9 (Grade II) have timber-framed cores (17th Century); nos. 19-23, two-storey (with dormer windows) and three-storey buildings of brick with stone keystones and cill bands (19th Century) and painted brick with inserted shopfronts (early and late 20th Century); Venn's Arch (1890), Grade II sandstone memorial arch, piers, and iron railings, burial ground (disused) with redbrick boundary wall (19th Century); no. 28, Merton Hotel (19th Century), a prominent three-storey building of symmetrical late Georgian style, rendered under hipped roof, a two-storey house (19th Century) at the rear, rendered under a hipped roof; nos. 35-39 (19th Century), a row of two-storey cottages with very narrow frontages, plain redbrick under pitched slate roofs with dentilled eaves, with wooden sash windows and metal casements, segmentary brick arch window heads and semi-circular brick arch door heads and small forecourts enclosed by a low brick wall and iron railings; nos. 40-42, a short row of two-storey buildings with narrow frontages and a carriage drive, painted brick with inserted shopfronts (early and late 20th Century); Commercial Hotel (refronted 1898), a prominent three-storey building of brick and render with parapet and canted bay windows, with later additions.
- 6.14 *Barr's Court Railway Station and Goods Shed*: Victorian station (1855) with Gothic windows, Tudor chimneys and shaped gables by Thomas M. Penson; the goods shed is a large functional redbrick building (mid 19th Century).
- 6.15 *Widemarsh Brook*: the brook and its channels were vital to industrial development in the area from the medieval period to the 19th Century, and

contribute significantly to both the history, wildlife and character of the area. The Widemarsh Brook should be retained as an open stream and its environs enhanced both as a wildlife corridor and a public amenity.

6.16 It is suggested that the boundary of the Hereford Central Area conservation area be amended to include the following buildings of local interest:

- Nos. 79-87 (odd) Widemarsh Street and no. 1 Blackfriars Street (para. 6.5); nos. 2-7 Blackfriars Street (para. 6.7).
- Nos. 25-28 Canal Street (para. 6.11).

6.17 Many of the industrial/commercial buildings in the character area are of limited architectural merit. Their replacement by well-designed residential or commercial/industrial schemes that respect both the historic architectural character and plan-form would contribute to the townscape character of the area.

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HCA6 Priory Portfields Character Area

1. Character Statement

- 1.1 The area is characterised by post World War I residential development, including public sector housing on a planned estate of Arts and Craft influenced design; large Victorian institutional buildings; the County Hospital site, including a 21st Century main building; and commercial and leisure services on Commercial Road.

Townscape type: composite HT6, 12 and 13 (elements of HT2, 3, 4 and 10)

2. Location and Physical Setting

- 2.1 The character area is located on the north east side of the city centre on even ground falling gently to the east where the railway mainline delineates the eastern boundary. Commercial Road (A465), a major access route to the city centre and an area of commercial and leisure activity, is the northern boundary of the area, and Ledbury Road/St Owen's Street (A438), also a major access route, is the southern boundary. On the west side, Bath Street is part of the inner relief road.

Landscape type: composite HL 1 and 2

3. Historical Development

- 3.1 The earliest settlement of the area is likely to have been the establishment of extramural tenement or burgage plots on Commercial Road (formerly Bishopsgate Street, or By-Street-without) and St Owen's Street during the 11th Century following the creation of a market place and burgages at High Town. During the 1140s, St Guthlac's Priory was established on the site of the County Hospital (it was previously located at Castle Green). The surrounding meadowland, later known as Priory Portfields, formed part of the priory holdings. The Eign Brook and Ayles Brook flowed through the area and were used by the priory for domestic and industrial purposes. It is likely that the interruption and realignment of these streams (both now follow artificial channels for most of their courses within the city) was underway by this time. Following the dissolution of the monasteries in the 16th Century, the priory buildings were sold or demolished.
- 3.2 During the 17th and 18th Centuries, almshouses were built on St Owen's Street, and, in 1735, a prison designed by John Nash was constructed on Commercial Road. (The early 19th Century governor's house and the high brick rear wall of the prison still survive.) A number of residential, commercial and industrial developments took place during the 19th Century, including construction of the Union Workhouse (1838), now part of the County Hospital; a corn mill and adjoining public baths (1847), and boys' home (1877) and school (1904) at Bath Street; and a slaughterhouse (1866) at Priory Road (now Stonebow Road). By the mid 19th Century, Commercial Road contained residential properties, the county prison, and a range of commercial and industrial enterprises.
- 3.3 Throughout this time, the Priory Portfields, enclosed by field boundaries, continued to be used as meadows and pasture, gardens and allotments. In 1919-20, a public sector housing development took place on the site. In the late 1930s, the workhouse became part of a new County Hospital. Development on the hospital site continued in the later 20th Century, culminating in a new main hospital building in the early 21st Century.

4. Townscape

- 4.1 The main residential area, concentrated on St Guthlac Street and Central Avenue, is comprised of former council houses constructed to City of Hereford designs in two forms. Houses of Arts and Craft influenced-design are constructed of redbrick with roughcast upper storeys, prominent gables at the front elevation with exposed studwork, and flat hoods over front doors. (A terrace of similar houses is located on Stonebow Road.) Other houses of plain design are roughcast under hipped roofs, also with flat hoods over front doors (replaced by porches in a number of cases). Houses are of two storeys, generally in groups of two to four residences. Housing density is high.
- 4.2 Earlier (19th Century) houses and public buildings are of redbrick (particularly on Bath Street and Kyrle Street). They display a number of design elements, including yellow brick, blue brick and tile dressings, segmental and semi-circular arch lintels, Venetian and tripartite windows, pediments and dentilled eaves. On Commercial Road, surviving houses have been converted to commercial use with inserted shop windows.
- 4.3 In residential areas, most houses have a (small) front and (larger) rear garden. Boundary features include hedges (predominantly), brick and stone walls, and some wooden fences. On Commercial Road, Bath Street and St Owen's Street, most buildings are sited at the rear of the footway. On these streets there are a number of prominent buildings of three or four storeys, including, a mid 20th Century fire station (St Owen Street), a 19th Century mill and a late 20th Century courthouse (Bath Street), and the early 20th Century former Greenlands furniture storage building (Commercial Road).
- 4.4 The County Hospital occupies a large site with car parks and green spaces. Buildings of a range of architectural styles and dates include the former early 19th Century workhouse: a plain two-storey brick Georgian building with pediments, door hoods and sash windows; prefabricated wards of World War II date; mid 20th Century laboratory and educational buildings; and the 21st Century main building of brick, glass and steel.
- 4.5 Townscape density is high and fine-grained in residential areas. On the County Hospital site density is large-grained; intermediate areas include parts of Bath Street (business and civic buildings) and Commercial Road (commercial and entertainment buildings).
- 4.6 Townscape plan-form of the post World War I residential area consists of a rectilinear grid based on St Guthlac/Vaughan Street, and a circus with radial streets focussed on Central Avenue. The area includes several cul-de-sacs. Lineal development is characteristic of Commercial Road, Bath Street and St Owen Street; the present townscape dates from the 17th Century to the present century. The plan-form of the hospital site has resulted from a series of ad hoc developments since the late 18th Century.
- 4.7 Throughout the area, streets are lined by footways with kerbs. Footways are generally narrow in residential areas, and wider in the main commercial area. In residential areas, front gardens with hedges and plantings soften the look of the townscape and introduce a suburban element. This is particularly the case in the Central Avenue area where footways are lined by grass verges with trees. In Commercial Road, trees also line the carriageway; they soften

the hard townscape and create a visual link with the wooded crest of Aylestone Hill.

- 4.8 There are several green spaces within the character area:
- A small urban park at Central Avenue. A local interest group has recently been formed to promote improvement of the park.
 - A landscaped area on the west side of the County Hospital, Union Walk. A quiet space for hospital patients and visitors.
 - A small amenity green space with trees at Daw's Road that provides a buffer between the residences and Bath Street (inner relief road).
- 4.9 Views within the character area are generally limited to the immediate townscape. From the west (upper) end of Commercial Road there is a distant view of Churchill House and Gardens on Aylestone Hill; from Bath Street there is a view of the city centre roofscape, including the shire hall, the town hall and the spires of All Saints and St Peter's.

5. Heritage Assets and Sense of Place

5.1 Heritage assets include four listed buildings, i.e., two groups of almshouses and an associated chapel, and the former governor's house of the county prison; all are Grade II. Much of the character area, excluding post World War I public sector housing, is within the Hereford Area of Archaeological Interest. The western part of the character area is within the Hereford Central Area conservation area.

5.2 There is a strong sense of place generated by almshouses of 17th to 20th Century date; large Victorian institutional buildings; the characteristic architectural forms of earlier City of Hereford council houses; and the 21st Century County Hospital building. This sense of place breaks down on the hospital site where later 20th Century buildings are of more general, utilitarian designs, and on Commercial Street where shopfronts have been inserted into earlier buildings including former residential properties.

6. Issues

6.1 Change of use of buildings, if not undertaken sensitively, may result in an erosion of character, e.g., the insertion of late 20th Century shopfronts into 19th Century residential buildings on Commercial Road. Development on backland sites, particularly on Commercial Road, may result in the loss of the burgage plan-form of the medieval suburb.

6.2 Several sites may offer opportunities for development and townscape enhancement:

- The Country Bus Station (formerly the site of the 18th Century gaol): an extensive open site, including a public car park, between a large 'Odeon'-style entertainment complex on Commercial Road and the County Hospital site. The surrounding townscape is large-grained; the site may support a similar development, such as one or more blocks of flats. Constraints include the former prison governor's house, a Grade II Listed Building.

- A surface (public) car park at Union Walk/Kyrle Street: adjacent to semi-detached Victorian houses, some now converted to business use. May support a limited small-grained housing development.
- A surface (public) car park at Symonds Street/Bath Street including St David's Hall: an area of mixed residential (semi-detached Edwardian houses, brick almshouses and 20th Century 'walk-up' flats) and civic use. May support a limited small-grained housing development.

6.3 Traffic volume is heavy on the arterial roads and the inner relief road during peak times. Parking problems in the residential area have been addressed by the introduction of a residents parking scheme. Parking arrangements at the County Hospital may be inadequate for user needs.

HCA7 St James's-Eign Road Character Area

1. Character Statement

- 1.1 The area is characterised by high density Victorian residential development (mid 19th to early 20th Century), generally of smaller homes including terraces of cottages, with a range of architectural and decorative features including yellow brick dressings. Most houses have small front gardens with plantings and low brick walls.

Townscape type: HT4 (elements of HT3, 6, 7, 8, 11 12 and 13)

2. Location and Physical Setting

- 2.1 The character area is located on the south east side of the city centre on even ground falling gently to the south. The area extends south from Mill Street to the edge of the Wye flood plain where it is delineated by an embankment (Row Ditch). The eastern boundary coincides approximately with the flood plain of the Eign Brook. A major city access route, Ledbury Road/St Owen's Street (A438), is aligned along the northern edge.

Landscape type: composite HL 1 and 2 (elements of HL4)

3. Historical Development

- 3.1 Medieval and early post-medieval extramural buildings on St Owen's Street, including St Owen's Church, were demolished during the Civil War. By the late 18th Century, discontinuous development had taken place on St Owen's Street, continuing along Eign Road, with some houses also on Green Street (previously Green Lane). The General Infirmary (later Herefordshire General Hospital, now a residential development) was constructed in 1781 overlooking the Wye near Castle Mill (demolished c.1853). At this time the area consisted largely of enclosed fields (arable and pasture), orchards and gardens.

- 3.2 In the 1860s residential development took place on Park Street (Bartonsham Estate), Eign Road, Portfield Street and Foley Street. The Militia Barracks (now the County Record Office) was built on Harold Street in 1856. During the later 19th Century streets and house plots were laid out throughout the character area and by the early 20th Century much of the present townscape was in place. Early 20th Century developments (by 1914) include public sector housing at St Owen Gate, Green Street and Eign Mill Road. In the post World War II period a new Territorial Army Centre was built on the parade ground adjacent to the former Militia Barracks. In the later 20th Century the general hospital has been redeveloped for residential use and new homes have been built on the adjacent site.

4. Townscape

- 4.1 Much of the area comprises small Victorian two-storey houses, including short terraces, on narrow plots. At several locations, particularly St James Road and parts of Harold Street and Park Street, larger Victorian detached and semi-detached houses occupy double plots. Most houses are of redbrick under slate roofs. Decorative and architectural elements include yellow and polychrome brick, and terracotta dressings, string courses, segmental brick arch lintels, keyed stucco lintels, bay windows and dormer windows.
- 4.2 There are several sites of early (c. 1914) public sector housing in the area. At St Owen Gate and Green Street they consist of three short terraces of two-storey redbrick houses with yellow brick dressings under pitched slate roofs with dormer windows. At Eign Mill Road there are several groups of two-storey houses of Arts and Crafts influenced design. They are built of redbrick

under pitched slate roofs with gables at the front elevation; in some cases, the first floor is roughcast with exposed studwork in the gable. Small front gardens are enclosed by low brick walls and hedges. Also on Eign Mill Road are a number of pebbledash 'prefab' bungalows constructed in 1944. Hayes Almshouses, Vicarage Road, is a terrace of cottages of Arts and Craft design built in the 20th Century. They are of brown brick under pitched tile roofs with prominent gables and small front gardens enclosed by a brick wall.

- 4.3 Most houses in the area have small or very small front gardens and larger back gardens. In some cases, small courtyards or common areas substitute for gardens, and a number of front gardens have been replaced by hard-surfaced parking pads. Boundary features are generally in the form of low brick walls with distinctive (semi-circular, black brick, terracotta) capping, frequently supplemented by hedges. Cast iron railings are less common.
- 4.4 There are a number of commercial buildings in the character area including: Bartonsham Farm Dairies; two 19th Century public houses; a launderette (originally a chapel (1838) and later a cinema); a restaurant (formerly a 19th Century public house); and several shops and services (one formerly a 19th Century public house, others were 19th Century houses). Other non-residential buildings include St James church (1868 rebuilt 1903); St James CE Primary School; the WRVS Centre (formerly the vicarage); the Territorial Army Centre; and the County Record Office.
- 4.5 Townscape density is high and small-grained throughout much of the character area. Most houses are of two storeys. A small number of Victorian three-storey houses are located on St James Road and Green Street, and on the site of the general hospital residential development at Nelson Street. Areas of larger grain include Bartonsham Farm; the site of St James' church, primary school and former vicarage; the Territorial Army Centre; and the former general hospital.
- 4.6 The townscape plan-form of the St James's area echoes an earlier arrangement of extramural streets and lanes, and field and tenement boundaries. This has resulted in a concentric grid radiating from the site of St Owen's Gate, the eastern entrance to the medieval city. To the north of Eign Road, the rectilinear grid of streets follows the general alignment of earlier field boundaries.
- 4.7 Throughout the area, streets are generally lined by narrow footways with kerbs. A sense of urban enclosure is moderated by small front gardens with plantings, including flowers, shrubs, trees and hedges, which soften the street scene and introduce a suburban element.
- 4.8 There are a number of green spaces within the character area, most of which are privately owned:
 - The parade ground at the Territorial Army Centre, Harold Street: a prominent grassy space of the dimensions of a football pitch. The site is surrounded by a high steel security fence.
 - A paddock at Bartonsham Farm, Green Street: a small irregular field of the approximate area of a football pitch.
 - The playing field at St James CE Primary School, Vicarage Lane.

- A recreational area between Foley Street and Eign Mill Road: an unobtrusive site used by dog-walkers and screened by hedges.
 - A landscaped area with mature trees in front of the General Hospital residential site.
- 4.9 The Wye Valley Walk, a long distance footpath, passes through the southern part of the character area and crosses the river at Victoria Bridge. The 19th Century footbridge (recently refurbished) is also an important link between the city centre and the south side of the city, and a significant feature in the public realm.
- 4.10 The General Hospital is a landmark building that can be seen within its landscaped surroundings from the Victoria Bridge. The tower of Hereford Cathedral and views along the river can be seen from the footbridge. Views within the character area are generally limited to the immediate townscape, however, a distant view of the wooded slopes of Dinedor Hill can be seen from Green Street.

5. Heritage Assets and Sense of Place

- 5.1 Heritage assets include three Listed Buildings, i.e., the General Hospital, Nelson Street; The Crozens, Crozen Lane; and Victoria Bridge (all are Grade II); and a Scheduled Monument, Row Ditch. The western part of the character area falls within the Hereford Central Area conservation area. A short section of Green Street and, St Owen Street and St Owen Gate (in the north-western part of the character area), and Victoria Bridge are within the Hereford Area of Archaeological Importance. A number of mature trees on private land at Crozen Lane are the subjects of a Tree Preservation Order.
- 5.2 The character area has a strong sense of place. The intimacy of scale and wide range of decorative and architectural details contribute to the distinctive character of the area.

6. Issues

- 6.1 Two currently occupied sites, both of which include large green spaces, and a surface car park may have future development potential:
- Bartonsham Farm, Green Street: the site includes farm buildings and a dairy, yards and a paddock overlooking meadows on the floodplain. Constraints include the proximity of the floodplain and a Scheduled Monument, Row Ditch.
 - Territorial Army Centre, Harold Street: the site includes a large military building, cadet centre and outbuildings in an area of 19th Century residential development, including large detached and semi-detached houses on large plots and terraces of smaller houses on narrow plots. The parade ground (a green space) should be retained for its local amenity value.
 - A surface car park, Nelson Street. Any future development should complement, and not obscure views of, St James Terrace, a row of well-preserved 19th Century cottages that contribute significantly to the character of the area.
- 6.2 The east end of Harold Street has the character of a back lane. Development on the Territorial Army site would offer the opportunity to introduce a frontage

of architectural quality appropriate to the character of the area, and to enhance the green space (parade ground) and permit public access.

- 6.3 A recent major housing development has been undertaken on the General Hospital site. The frontage of the 18th Century infirmary building has been treated sympathetically, but new residences on Nelson Street are on a scale that does not integrate well with 19th Century houses on the opposite side of the street.
- 6.4 Ledbury Road/St Owen's Street (A438) carries heavy traffic volumes during peak hours. A residents parking scheme has recently been introduced in the area, and a speed limit of 20mph is applicable in the St James and Bartonsham locality.

HCA8 St Martin's Street Character Area

1. Character Statement

- 1.1 The area is characterised by a streetscape of Georgian townhouses, with a variety of understated but elegant design features, set on a wide thoroughfare. Other elements include several converted 18th and 19th Century warehouses, Victorian terraces and inserted shopfronts.
Townscape type: HT3 (elements of HT4, 7, 8 and 13)

2. Location and Physical Setting

- 2.1 The character area is located on the south side of the River Wye immediately south of the Wye Bridge. This is an area of level, low-lying ground on the Wye flood plain. The area extends south to St Martin's Avenue, and includes Wye Street.
Landscape type: HL1

3. Historical Development

- 3.1 The parish of St Martin was in existence before the Norman Conquest, and the character area developed as a lineal extramural medieval suburb on the main route to the south and south west (now St Martin's Street). Many of the buildings in the area were demolished during the Civil War, including the parish church.
- 3.2 By the mid 18th Century, much of St Martin's Street had been re-developed. This included a coal wharf and warehouses on the south bank of the river. Residential develop continued in the 19th Century on St Martin's Street, Wye Street and St Martin's Avenue.
- 3.3 During the 20th Century, a number of businesses were established on St Martin's Street (including a garage, an equipment wholesaler and several shops) while former commercial premises on Wye Street have been converted to residential use. A mid 18th Century house at the south end of the character area was refurbished and became part of a late 20th Century sheltered housing development built on a large plot at the rear.

4. Townscape

- 4.1 The townscape of St Martin's Street is primarily one of Georgian architectural style (mid 18th to early 19th Century). This is particularly the case on the east side of the street where, between Wye Street and St Martin's Avenue, there is a continuous frontage, including a terrace of seven houses. Most houses are of late 18th and early 19th Century date and exhibit the symmetrical proportions of the period. Buildings are of three storeys or two storeys with attic, of brick, painted brick or stucco, set on stone plinths with cellars. Architectural features include sash windows with cambered heads, panelled doors under fanlights in semicircular arches, and sill or storey bands. Other decorative features include French windows, wrought-iron lattice-work balcony guards, and door hoods on brackets and pilasters. Features that add interest and variety to the roofscape include central gables, modillioned eaves and parapets, and dormer windows.
- 4.2 At the south end of the street, there is a large stuccoed corner house with parapets, engraved central pediments and corner pilasters, and central doorcases with flat hoods supported by scrolled consoles. Near the junction with Wye Street is a highly decorative building of 1900 designed as a public house. It is of three storeys, in redbrick with yellow brick and stone dressings,

corner pilasters and symmetrical doors with pilasters and consoles. (The north wall of the building, with exposed fireplaces, records evidence of a planned residential development that did not take place.)

- 4.3 On the west side of St Martin's Street, Georgian houses are fewer in number and, generally, of plainer design. At the south end, there is a prominent mid 18th Century house with advanced central gable and central doorcase with semicircular hood on decorated brackets and pilasters. Behind it is a recent sheltered housing development. Wye Bridge Motors (vehicle repairs, servicing and testing) occupies a wide frontage. The main building is of 1920s-30s date; it is brick-built of one storey under a shallow pitched corrugated roof. At the front are large plate glass windows and a covered parking forecourt with a building-wide sign board. Further north are a number of 19th and 20th Century two storey buildings of brick and painted brick, some with inserted shopfronts. Several gaps in the building line allow access to parking areas, and to commercial and residential premises on backland sites.
- 4.4 On Wye Street, a two storey 18th Century brick warehouse (with 16th Century core) has been converted to residential use. There is also a 19th Century three storey house and adjoining barn of coursed rubble, brick and render. An adjoining rubble structure has been converted to a sustainable development centre with glass-walled first floor. Facing the river is a terrace of early 20th Century two storey red brick houses with gables at front, yellow brick dressings and ground floor bay windows under a continuous pentice. On St Martin's Avenue, a terrace of 19th Century cottages and one larger house is of plain redbrick with front porches.
- 4.5 Buildings on St Martin's Street are set at the rear of the footway. On the east side of the street, most buildings have rear gardens with lawns and trees. On the west side, some gardens have been retained but backland has also been developed for commercial and residential purposes, and for parking. Boundary features at the rear of properties include brick and stone walls, hedges and metal railings. On the south side of Wye Street, buildings are set at the rear of a narrow footway. A 20th Century residential development has a central communal courtyard garden; a residential terrace facing the river has small paved front gardens with low brick walls. A flood prevention wall of brick has recently been built on the stone riverbank retaining wall. On St Martin's Avenue, a terrace of cottages has small front gardens (one is now a parking pad) with low brick walls, hedges, and wooden and iron railings. The gardens open directly onto the street.
- 4.6 Townscape density is high and, on the east side, fine-grained. Most buildings are part of continuous frontages and a large percentage is of three storeys. Backland on the east side of St Martin's Street includes private gardens, a large surface car park and several large private open spaces.
- 4.7 The townscape plan-form is linear, based on the medieval/early post-medieval pattern. St Martin's Street is a wide thoroughfare with a central island; the carriageway narrows at the north and south ends. Footways have hard kerbs; on the east side of St Martin's Street the kerbs are raised. The basic form of medieval burgage or tenement plots behind St Martin's Street frontages remains intact, however the majority of individual plots have been sub-divided, merged with neighbouring plots, or truncated. Backland development has taken place, primarily on the west side.

- 4.8 There are no public green spaces within the character area with the exception of a narrow strip of river bank on the west side of the Wye Bridge. A large open recreational area, Bishop's Meadow, lies to the east of the area. There are several mature trees on the riverside footpath and on private property at the south end of St Martin's Street.
- 4.9 From the riverside footpath, there are views to the north of the Bishop's Palace and the cathedral.

5. Heritage Assets and Sense of Place

- 5.1 Heritage assets include fourteen Listed Buildings (some of which are comprised of groups); all are Grade II. Most are houses of 18th or early 19th Century date but they include former warehouses and a barn. The character area falls within the Hereford Area of Archaeological Importance and the Hereford Central Area conservation area.
- 5.2 The area has a unique sense of place with Georgian townhouses set on a wide thoroughfare, narrowing abruptly at the Wye Bridge, an historic gateway to the city.

6. Issues

- 6.1 The historic townscape character of the area is generally well preserved, particularly on the east side of St Martin's Street. Two processes that erode the character of the area are of concern:
- The dividing, merging or truncating of historic plots. It is likely that this process of change began during the medieval period but has accelerated during the later 20th Century.
 - Demolition resulting in gaps in the streetscape, particularly on St Martin's Street. This has occurred both as a result of Civil War actions and, more recently, to create access to 20th Century developments on backland sites.
- 6.2 The following locations are identified as sites of development potential:
- St Martin's Street junction with Wye Street (south side). The site has been vacant since the demolition of St Martin's parish church during the Civil War; it is presently used as a car park. Development of the site would contribute to the streetscape balance.
 - A gap between nos. 10 and 16 St Martin's Street (west side). Development would help restore the streetscape balance (while vehicle access to properties at the rear can be retained).
 - Two open spaces at the rear of nos. 21 to 41 St Martins Street (east side). These open spaces are of longstanding (they were orchards in the 18th Century). Development would depend in part on appropriate access from St Martin's Avenue.
- 6.3 Development can enhance the character of the area. New buildings should complement the present townscape in terms of height, massing and design details.
- 6.4 Additional areas of enhancement potential include:

- The streetscape: using high quality paving materials, including footway flags and setts, complemented by appropriate street furniture (street lamps, poles and bollards).
- Wye Bridge Motors: rebuilding the frontage over the present forecourt to complement the townscape (as in 6.3 above), moving the parking area to the rear.

6.5 Traffic volume is fairly heavy on St Martin's Street. Parking is controlled throughout the area and a residents parking scheme is in operation.

HCA9 Widemarsh Character Area

1. Character Statement

- 1.1 The area is characterised by a mix of 20th Century residential developments on a small scale with some earlier (primarily 19th Century) housing.
Townscape type: composite HT4, 7, 9, 10 and 11 (elements of HT12 and 13)

2. Location and Physical Setting

- 2.1 The character area is located in the northern part of the city on even ground on the north side of the Widemarsh Brook floodplain. Two roads cross the area and meet on the south east side: Holmer Road/Newtown Road (A49T), a major route aligned north south; and Grandstand Road, an access road to Westfield Industrial Estate and the Bobblestock suburb. This small residential area is suburban in character and is bordered on the north and south sides by extensive recreational areas and on the east and west sides by large industrial/commercial estates.
Landscape type: HL2

3. Historical Development

- 3.1 The character area occupies a small part of the historic Widemarsh Port Field, one of two common open fields on the north side of the medieval city. Two historic routes pass through the area: the road from Hereford to the north (now Newtown Road/Holmer Road) and the old Three Elms Road (now Grandstand Road). By the 18th Century the area had been enclosed by field boundaries and the character area comprised mainly grazing with some orcharding and meadowland in the western part. During the mid 18th Century Moor Farm occupied the south side of Grandstand Road (east end) surrounded by orchards. (The farmhouse survives as 'Armadales', a private house, now surrounded by 20th Century housing.) A racecourse laid out in the late 18th Century included the eastern part of the character area within its circuit.
- 3.2 By the mid 19th Century the racecourse had been moved north of the character area; a grandstand and booths (all since demolished) were constructed on the north side of Grandstand Road in the western part of the character area. A terrace of cottages was built at Priory Place (facing Widemarsh Common) in the mid 19th Century, and Mortimer Road was laid out at around this time. By the end of the 19th Century the following developments had been undertaken:
- A terrace of cottages at Spring Gardens.
 - Several terraces of cottages, semi-detached houses and a public house on the north side of Grandstand Road (east end).
 - A Methodist (now Christadelphian) Church (with a manse of similar date at the rear), and a number of detached and semi-detached 'villas' on Holmer Road (west side).
 - A terrace of houses and semi-detached houses on Mortimer Road.
- 3.3 In the early 20th Century St Mary's Mission Church (1911) was built on Grandstand Road (east end). At around this time a terrace of houses was built next to the church, and several other terraces were built further west on Grandstand Road (south side). During the 1920s-30s semi-detached homes were constructed on Mortimer Road, Newtown Road and Holmer Road, and at the west end of Grandstand Road (south side). A small private sector

residential development was undertaken on the site of Moor Farm in the mid 20th Century. Several homes were also constructed on infill sites on Grandstand Road (east end) and Holmer Road. In the later 20th Century two sheltered housing schemes were undertaken on backland sites on Grandstand Road (east end), and a private sector residential development further west on the north side of Grandstand Road.

- 3.4 Recent non-residential developments in the character area include a school, a sports club and a betting shop (all on Grandstand Road), and a nursery (on Mortimer Road).

4. Townscape

- 4.1 The townscape of this small residential area is varied, particularly as a result of its piecemeal development during the past two centuries.
- 4.2 On the east side of Newtown Road/Holmer Road, extending along Mortimer Road, two-storey, semi-detached 1920s-30s houses (and several bungalows) of Arts and Craft style are set on adequate plots with front gardens. Houses are of brick and roughcast with exposed studwork under hipped or pitched roofs; architectural details include bay windows and pentice roofs; front gardens (many replaced by hard forecourts) are enclosed by brick and block walls, and hedges. Also on Mortimer Street is a late 19th Century terrace of two storey brick houses with yellow brick dressings under pitched slate roofs. Plots are narrow with small forecourts enclosed by low brick walls and iron railings. On the west side of Holmer Road two storey 19th Century detached and semi-detached houses of late Georgian style are set on adequate plots with front gardens or small forecourts. Houses are of brick, painted brick or render under hipped roofs; architectural details include flat door hoods, quoins, dentilled or modillioned eaves, vertical sash windows (originally) and bay windows. Boundary features include brick and stone walls, and hedges. There are also several post 1950s brick houses on infill sites in this area.
- 4.3 At Spring Gardens, approached along a gravel drive, is a terrace of two-storey 19th Century cottages of brick under pitched slate roofs. They are on very narrow plots with gardens at the front and small yards at the rear (many with small extensions). In most cases detached garages, in a range of materials, have been built at the end of the garden partially concealing the cottages from view.
- 4.4 At the east end of Grandstand Road, overlooking Widemarsh Common, Priory Place consists of a terrace of earlier 19th Century two-storey houses of late Georgian design. They are built of brick under pitched slate roofs with vertical sash windows and prominent door cases. Most houses are set on functional plots with small front gardens or forecourts enclosed by low brick boundary walls or iron railings. Extending further west on the north side of the street are buildings of a variety architectural designs, including:
- A short terrace of two-storey 19th Century cottages of painted brick under pitched slate roofs; at each end of the terrace is a three-storey house (one a public house) of roughcast with bay windows under gables. The cottages are on very narrow plots, the house plots are larger; all are at the back of a wide footway.
 - Several 19th Century two-storey houses, detached and semi-detached, of redbrick with yellow brick or stucco dressings, flat or segmental arch window and door heads, and bay windows. All are (or were) set on

adequate plots with small forecourts enclosed by low brick boundary walls or iron railings.

- On infill sites: post 1950s two-storey brick and tile-hung houses; a two-storey block of flats of roughcast under pitched roofs; a small single storey roughcast commercial building.

4.5 Two residential developments for elderly persons are built on backland sites:

- Small groups of two storey houses of light-coloured brick under pitched roofs on very small plots with open front gardens or forecourts.
- Bungalows and small two storey blocks of flats of redbrick under pitched roofs on very small open plots.

4.6 On the south side of Grandstand Road (the site of Moor Farm) is a small 1950s private residential development. Two-storey semi-detached houses are of brick with painted panels and bay windows under pitched roofs. All are on adequate plots with front gardens enclosed by brick or block walls, or iron railings. The former farmhouse, on the edge of the estate, is a two-storey Georgian house, now roughcast, with prominent door case under hipped roofs. The house retains an adequate (but much reduced) plot and is set back from the street behind a front garden and stone rubble boundary wall.

4.7 Further west is an early 20th Century Anglican mission church of redbrick with clerestory under a steep pitched slate roof, and with twin-gabled porch and segmental brick arch window heads. Immediately to the south is a terrace of two-storey redbrick houses of similar date. Architectural details include pitched slate roofs, ground floor bay windows and wooden porch under a continuous pentice, and double sash windows at the first floor. Plots are very narrow with small forecourts and low brick walls with cast iron railings.

4.8 The western part of the character area consists of Grandstand Road and the buildings lining it on both sides. On the south side are several short terraces of early 20th Century two-storey houses of brick under pitched slate roofs with bay windows under a continuous pentice. Plots are very narrow and houses are set behind a very small front garden with low brick boundary walls and iron railings. Also, 1920s-30s semi-detached houses of brick and roughcast under pitched tile roofs. Architectural details include two-storey bay windows under gables with exposed studwork, and recessed front doors. Building plots are adequate with larger front gardens (many with parking pads) enclosed by brick walls or wooden fences. On the north side are terraces of modern, post 1950s two-storey brick houses (several are roughcast) under pitched tile roofs with porches and a small gable at the front elevation. They are set on very small plots with small front gardens enclosed by low brick walls. Between each terrace is a surface parking area. Further west is modern brick-built sports club with surface car park, and a modern brick school with a hard-surfaced playground.

4.9 Throughout the character area townscape density is high and fine-grained. Most buildings are of two storeys (mainly dwelling houses) with a small number of three-storey buildings (including a public house) and single-storey buildings (bungalows, detached garages and a recently-built small commercial building). Two large buildings (a sports club and a school), both of two storeys, are located at the western end of the area.

4.10 Townscape plan-forms include:

- Linear development on historic roads (Newtown Road/Holmer Road and Grandstand Road).
- Linear development on a late 19th Century road (Mortimer Road).
- Two short 19th Century terraces (Priory Place and Spring Gardens).
- Cul-de-sac developments of 1950s and post 1950s date (Armadale Close, Golden Lion Close and St Mary's Court).

4.11 Throughout the area streets are lined by footways with hard kerbs, except at Spring Gardens. Grass verges with trees are present in the central part of the character area on the north side of Grandstand Road. A public footpath, fenced on both sides, links Holmer Road with Grandstand Road on the northern edge of the character area. There are views to the south across Widemarsh Common from Priory Place and Newtown Road, and to the north across the racecourse recreational area between gaps in the building line on Grandstand Road.

5. Heritage Assets and Sense of Place

5.1 There are no Listed Buildings in the character area. Widemarsh Common Conservation Area includes the central part of the character area between Holmer Road and Grandstand Road (east end).

5.2 The character area consists primarily of an undistinguished mix of 20th Century residential developments with some earlier housing. A short terrace of small 19th Century houses of late Georgian design at Priory Place overlooking Widemarsh Common retains some aspects of the historic (earlier 19th Century) character of the area.

6. Issues

6.1 There is little opportunity for further development. Two small open spaces may offer some limited potential, i.e., a garden plot on the west side of Spring Gardens, and a remnant of orchard south of Golden Lion Close. Both sites may be amenable to the type of small grain development already present in Golden Lion Close if problems of access can be resolved.

6.2 On numerous older houses original doors and windows have been replaced by uPVC double-glazing. Many front gardens, where of sufficient size, have been replaced by gravel or hard surfaces for off-street parking, resulting also in a loss of original boundary features.

6.3 Traffic is heavy on both through roads in the area. At the east end of Grandstand Road (north side) the wide footway in the vicinity of the public house (which has car park at the rear) is used for parking.

HCA10 Bulmer Avenue-College Estate Character Area

1. Character Statement

- 1.1 The area is characterised by considerable public sector residential development, beginning in 1906 with the Bulmer Avenue 'Garden Suburb' estate, continuing after World War I on College Road with houses of Arts and Craft style and on College Hill with a large estate of a monotonous design.
Townscape type: HT6 (elements of HT7, 10, 11 and 13)

2. Location and Physical Setting

- 2.1 The character area is located in north Hereford at the north west end of the Aylestone Hill ridge. The land falls fairly gently to the north, west and south west from a high point near College Green. Formerly a landscape of enclosed fields (mainly arable and some pasture), orchards and allotment gardens, the area is now suburban in character.
Landscape type: HL2 (element of HL3)

3. Historical Development

- 3.1 In the earlier 19th Century the area was primarily agricultural. Barr's Court farm (since demolished) was located near the south end of the only road running through the area at that time (now known as College Road), and a brickyard was located in the eastern part of the character area. By the mid 19th Century the Hereford-Gloucester Canal tunnel ran through the northern part of the area, railway lines extended along the southern and western boundaries, and Barr's Court Road (previously known as Stonebow Road) linked Commercial Road with College Road. During the later 19th Century several rows of houses (since demolished) and a small group of cottages (part of which survives, very much altered, on Bulmer Avenue) were built in the vicinity of the brickyard.
- 3.2 During the early 20th Century the City of Hereford facilitated the construction of a public sector housing estate in the Bulmer Avenue area (on the site of the former brickyard). Around this time private sector residential development also took place on Gregory Avenue and Lingen Avenue. At the end of World War I further public sector residential development took place on the east side of College Road (on the site of allotment gardens), and private sector residential development on the west side. Later, a major between-the-wars public sector residential development took place on College Hill west of College Road.
- 3.3 Further public and private residential development, on a smaller scale, has taken place in the post 1950s period, mainly on the fringes of the character area. Much of this development is in the form of sheltered housing. Also during this period a small industrial estate was established on the south side of Barr's Court Road and several shops in the College Hill area.

4. Townscape

- 4.1 On the College Hill estate there is a large number of two-storey homes, semi-detached and in groups of three or five, built of brick under hipped roofs. Houses are of several designs, including stepped forward central bays or wings. Long narrow plots are of adequate size with front gardens. Boundary features include hedges, wire fences and brick walls. In many instances doors and windows have been replaced, and parking pads laid in front gardens. In the centre of the estate there is a three-storey block of flats of

brick and hung-tiles with shops on the ground floor, and a number of brick bungalows with small front gardens and hard-surfaced parking pads. Several groups of lock-up garages are located at the rear of premises in this area. Streets on the estate are lined by footways with hard kerbs. The townscape plan-form is of an irregular concentric grid emanating from two circuses linked by a short avenue.

- 4.2 The Bulmore Avenue estate comprises two-storey houses of Arts and Crafts style, semi-detached and in groups of three or five, laid out in terms of Garden City planning principles. There are four design types; general features include brick and roughcast construction, pitched, hipped and 'catslide' roofs, stepped forward gables at the central bay (single or sweeping 'M' double) or wings, bay windows, porches and door hoods. Long narrow plots are of functional size with front gardens. Hedges are common boundary features with some wire and wooden fences. In many cases doors and windows have been replaced, and parking pads laid in front gardens. Streets are lined by footways and grass verges, and trees and shrubs soften the streetscape. The townscape plan-form is of parallel straight and sinuous streets based on the earlier field pattern. On the east side of College Road is a row of two-storey houses, in groups of three or five, of several design types in Arts and Crafts style. At the front is a broad greensward with an avenue of trees, and at the rear an area of allotment gardens and lock-up garages.
- 4.3 There are several areas of 1920s-30s private sector housing including College Road (west side), Geoffrey Avenue (part) and Lingen Avenue (part). They consist of two storey, predominantly semi-detached, houses of brick, render or exposed studwork in a range of designs, with gables and bay windows, on larger plots with mature gardens. Geoffrey Avenue and Lingen Avenue are lined by grass verges with trees. On the southern edge of the character area are two areas of recent private sector residential development on former industrial sites. At Regent Gardens and King's Crescent two storey brick houses, semi-detached and groups, on small plots with open forecourts, are set on long cul-de-sac streets. At Huskinsons Drive rows of two and three storey houses, on small plots with open forecourts, are grouped around short cul-de-sacs. Both estates are designed to fit the space available.
- 4.4 On the south-eastern side of the character area and on the south side of College Hill are several public sector housing developments for older or vulnerable people. They include bungalows of brick and render set around communal green spaces or with small open front gardens; short terraces of two storey brick houses with small forecourts or small front gardens; and two storey flats of brick or brick and hung-tiles with communal green spaces. Boundary features include hedges, wooden fences and low brick walls.
- 4.5 Commercial and industrial elements include a row of shops with flats above at College Green; a grocery shop of one storey at the south end of College Road; and a small trading estate on Barr's Court Road.
- 4.6 Townscape density is high and small-grained throughout the character area. Most buildings are of two storeys with pitched or hipped roofs. There are small numbers of one- or three-storey buildings.
- 4.7 Several green spaces are important local amenities:

- A playing field with facilities for younger children on the north east side of Old School Lane.
 - A greensward with an avenue of trees on the east side of College Road.
 - An area of garden allotments east of College Road.
 - A small green space at the rear of premises near the centre of the College Hill estate.
- 4.8 Within the area there is a strong sense of enclosure and views are generally confined to the surrounding streetscape. In the eastern part, grass verges, trees and hedges soften the streetscape and add visual interest.
- 5. Heritage Assets and Sense of Place**
- 5.1 There are no Listed Buildings in the character area. Bulmer Garden Suburb conservation area includes Bulmer Avenue and several adjacent streets.
- 5.2 The conservation area, the adjacent area of 1920s-30s private sector residential development, and public sector development on the east side of College Road share a strong sense of place. Here, Arts and Crafts architectural designs add interest to the townscape, and trees and grass verges soften the streetscape. In contrast, on the College Hill estate the townscape is dull and monotonous and the streetscape is hard and unrelieved.
- 6. Issues**
- 6.1 The character area is of high density occupation. Further development could only be undertaken at the expense of recreational open space and allotment gardens, all popular amenities in the area.
- 6.2 Throughout much of the character area, original doors and windows have been replaced, and hard-surfaced parking areas laid in front gardens (in many cases to accommodate several vehicles).
- 6.3 It is proposed that the row of Arts and Craft influenced public sector houses on College Road, the greensward at the front and the allotment gardens at the rear comprise an Area of Local Interest. It is further suggested that the Bulmer Garden Suburb conservation area be extended to include this area.
- 6.4 Enhancement of the College Hill estate through additional planting would contribute to a softening of the streetscape and add visual interest. This could be addressed by Herefordshire Housing Association (the major landlord) planting trees and shrubs on corner plots where front gardens are particularly large.
- 6.5 There is considerable on-street parking, particularly in the western part of the character area where parking facilities for residents (lock-up garages) are inadequate.

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HCA11 Ayleston Character Area

1. Character Statement

- 1.1 The area is primarily residential and suburban in character with detached and semi-detached houses, and some bungalows and flats, on plots of varying sizes. Much of the residential development is of post 1950s date. Several large 19th Century houses and a prominent college building are located on Venn's Lane. Penn Grove Road is an early 20th Century development of large houses on a winding, tree-lined road with grass verges. Mature trees and gardens are characteristic of the Venn's Lane and Penn Grove Road areas, and Overbury Road retains a semi-rural character.
Townscape type: HT9 and 11 (elements of HT3, 4 and 12)

2. Location and Physical Setting

- 2.1 The character area is located in the north eastern part of the settlement area and occupies the central section of the Aylestone Hill ridge. Venn's Lane, used particularly as an access route to colleges at Foley Lane, is aligned north west-south east along the ridge through the centre of the character area. On either side of Venn's Lane the ground slopes downwards on a fairly even gradient.
Landscape type: HL2 (elements of HL4)

3. Historical Development

- 3.1 In the early part of the 19th Century the area was generally rural in character and comprised of enclosed fields given over to arable and pasture, with some meadowland and orchards. Venn's Lane was a winding country road with a scattering of late 18th/early 19th Century houses. During the late 19th Century further development took place on Venn's Lane, mainly of large houses, and of the Hereford County College (1880), now the Royal National College for the Blind (RNC), designed by local architect F.R. Kempson. Also in the later part of the century Overbury Road was cut and residential development began.
- 3.2 During the early years of the 20th Century residential development took place in the southern part of the character area at Aylestone Hill (nos. 1-15, 1903-06). In 1909 development began on Penn Grove Road, laid out in the form of a winding country lane. Groom and Bettington, a local architectural firm, carried out much of the design work. Large houses were built on large plots at the higher elevations of the northern end of the road, and more modest houses at the southern end, including Link Road and Hopton Road. Further residential development took place during the 1920s-30s on Penn Grove Road, Venn's Lane and Overbury Road.
- 3.3 Significant private sector residential development has taken place in the post 1950s period on cul-de-sacs to the north and south of Venn's Lane, and in the Moreland Avenue/Audley Crescent area. The most recent residential development (late 20th Century) has been undertaken at Victoria Park in the northern part of the character area.

4. Townscape

- 4.1 Venn's Lane, a busy access route, is lined by buildings of a variety of architectural styles, materials and construction dates ranging from the early 19th Century to the late 20th Century. The RNC campus is located at the north western end of Venn's Lane. The main building, on the south side of the road, is a large three-storey seven-window range Victorian structure of E-

shaped plan in redbrick with blue and white brick, and ashlar dressings under pitched slate roofs with dormer windows. The central tower, with four stepped gables, dominates the skyline. Adjacent, there are several later college buildings in a range of styles and materials; at the front (to the south-west) is a playing field. Students' residences and St Francis Xavier primary school (all post 1950s), and playing fields and games courts are located on the north side of Venn's Lane.

4.2 Other prominent or distinctive buildings on Venn's Lane include:

- No. 47, early 19th Century, a two-storey detached house of dressed stone under a hipped slate roof, central entrance in a canted porch bay with a Gothic casement window, flanked by bay windows (converted into a residential home).
- No. 42, early 19th Century, a two-storey detached house (or cottage ornée) of redbrick under a hipped thatch roof, central entrance under a thatch pentice, with two-light Gothic casement windows.
- No. 43, c. 1865, a three-storey Italianate house (converted into a retirement home, with additions).
- No. 24, c. 1895, a late Victorian symmetrical villa.
- A modern church (post 1950s) of low profile in brown brick under hipped slate roofs, with a bell tower. Several adjacent residential buildings are in a similar style.

4.3 Buildings of a more modest or plain style include:

- Two-storey semi-detached houses (19th Century) of redbrick with pitched slate roofs on medium plots with small front gardens enclosed by low brick walls and hedges.
- Detached two-storey houses (post 1950s) of brick with pitched tile roofs on medium plots with front gardens.
- A three-storey block of flats (post 1950s) of brick and hung-tiles.

4.4 There are also several post 1950s private residential developments on cul-de-sacs, including:

- Churchill Close: large detached two-storey brick houses under tile roofs, on large plots with small front gardens or forecourts enclosed by brick walls and hedges.
- Russell Close: detached two-storey brick houses under pitched tile roofs, on medium plots with front gardens enclosed by brick or stone walls.
- Loder Drive area: two-storey houses and bungalows of brick under pitched tile roofs, on medium plots with front gardens and hedges.

4.5 At Overbury Road there are several large detached 19th Century houses of brick under slate roofs, set back on very large plots with mature gardens, trees, shrubs and hedges. Sandstone rubble walls enclose gardens at the eastern end of the road. There are also 1920s-30s two-storey houses and bungalows, post 1950s and late 20th Century detached two-storey houses of brick and render under tiled roofs. Plots are medium or large in size with front gardens enclosed by hedges or stone walls.

:

4.6 Penn Grove Road is a winding suburban street with mature trees and grass verges, particularly at the northern end. Here, there are large detached

houses (earlier 20th Century) of brick and render (some with false timber-frame) under hipped or pitched tile roofs on large or very large plots with mature front gardens, trees and hedges. Several of the more prominent houses include: no. 100 (1909), gabled and roughcast under a pitched roof; no. 96 (1912), cottage-style; no. 80 (1910), Arts and Crafts Tudor-style; no. 57 (1913), roughcast under a pitched roof on a large corner plot; no. 8 (1913), a symmetrical villa with some timber-framing. Towards the southern end of the street there are smaller detached and semi-detached two-storey houses (1920s-30s) of brick and render on medium plots with small front gardens enclosed by hedges.

- 4.7 Admiral Close is a post 1950s private sector residential development on a cul-de-sac in an elevated position. Detached two-storey houses of brick under hipped tile roofs, some with cat-slide roofs and porches, are on medium plots with front gardens enclosed by low brick walls. The Moreland Avenue/Audley Crescent area is a post 1950s private residential development with a different character on a crescent and linear street plan. Here, two-storey detached brick houses under hipped tile roofs feature bay windows. Plots are of medium size with front gardens enclosed by hedges and low brick walls.
- 4.8 Numbers 1-15 Aylestone Hill, in the southern part of the character area, are two-storey detached houses (early 20th Century) of brick with stone dressings under slate roofs with dormer windows, and with timbered gables over bay windows. The houses are set on narrow plots with small front gardens enclosed by low brick walls and hedges. Each house is set forward from its neighbour, from west to east, giving the impression of climbing up the hill. In a number of instances front gardens and walls have been replaced by parking pads, and original windows have been replaced by uPVC double-glazing. At Hopton Gardens rows of two-storey houses (early 20th Century) of redbrick with polychrome dressings under pitched slate roofs, and with a pentice over 1st floor bay windows, are set on small narrow plots with small front gardens enclosed by low brick walls.
- 4.9 Victoria Park, in the northern part of the character area, is a late 20th Century residential development of semi-detached two-storey houses and bungalows built of brick under pitched tile roofs on small plots, some with garages, and small front gardens or forecourts. Boundary features, where present, include low hedges, wooden fences and high brick rear or side walls. The plan-form is a curving spinal access road with cul-de-sacs. On the eastern side of the estate is a large park and playing fields (character area HCA 30 (iv)).
- 4.10 Throughout much of the character area townscape density is high and fine-grained. The area is generally residential and suburban in character with detached and semi-detached houses, and some bungalows and flats, on plots of varying size. Mature trees and gardens, and grass verges, are confined mainly to the Venn's Lane and Penn Grove Road areas. Most streets are lined by footways with hard kerbs. Overbury Road retains a semi-rural character.
- 4.11 The following green spaces are located within the character:
- RNC playing fields, Venns Lane.
 - St Francis Xavier primary school playing fields, Venn's Lane/College Road

- A green space between College Road and the Victoria Park estate.
- 4.12 From Penn Grove Road there are views to the south west of the cathedral tower and the spire of All Saints. The RNC tower is a landmark building that can be seen from other areas of the city.
- 5. Heritage Assets and Sense of Place**
- 5.1 There are three Listed buildings within the character area: the 19th Century RNC main building; no. 42, and no. 47 Venn's Lane. All are Grade II buildings. Small parts of the character area on the eastern side fall within the Aylestone Hill conservation area. A large number of individual trees (particularly in the Venn's Lane and Penn Grove Road areas) and large groups of trees (in the area of the RNC and surrounding playing fields) are the subjects of Tree Preservation Orders.
- 5.2 Parts of the character area, particularly the north western end of Venn's Lane, Overbury Road and Penn Grove Road, have a unique character and sense of place. Areas of post 1950s development are generally lacking in distinctive local character.
- 6. Issues**
- 6.1 Intensive residential development has taken place in the area since the 1950s resulting in little capacity for further development. An open space between College Road and the Victoria Park estate, at present protected by the Herefordshire UDP (2007), may have potential for development as an extension of the Victoria Park development.
- 6.2 At a number of locations in the area the loss of gardens and boundary features to parking areas, and the replacement of original windows by uPVC double-glazing has resulted in erosion of local character.
- 6.3 On-street parking in the area by staff, students or visitors to colleges on Foley Lane has been seen as a problem by local residents. A residents parking scheme has recently been introduced by Herefordshire Council to alleviate the problem.

HCA12 Eign-Tupsley Character Area

1. Character Statement

- 1.1 The area is characterised by post World War II private sector residential development, continuing into the 21st Century, and consisting mainly of two-storey detached and semi-detached family homes. There is also a smaller number of bungalows (including sheltered housing) and flats (including one purpose-built block and several converted 19th Century houses). Two small post 1950s industrial/trading estates are located on the western side.
Townscape type: HT9, 10, and 11 (elements of HT7, 10, 12 and 13)

2. Location and Physical Setting

- 2.1 The character area is located to the east of the city centre on the east side of the main railway line between Aylestone Hill (A465), an arterial route, and the River Wye. The area occupies a gentle west-facing slope except for a narrow strip of land on the west side on the floodplain of the Eign Brook. The brook flows through the southern part of the character area to its confluence with the Wye. Ledbury Road (A438) is aligned north east-south west through the central part of the character area, and Eign Road (B4224) through the southern part. Both are arterial routes.

Landscape type: HL2

3. Historical Development

- 3.1 During the earlier part of the 19th Century the area was mainly rural in character and comprised of meadowland and grazing. Eign Farm was located in the southern part of the character area on the site of later residential development at Sedgefield Road, but was demolished before World War II.
- 3.2 At this time there were several industrial sites in the area including a brickyard at Rockfield Road and mills on the Eign Brook at Ledbury Road (Scutt Mill) and Eign Road (Eign Mill). Residential development included Tupsley Lodge and a row of houses or cottages on the south side of Ledbury Road, and several houses and outbuildings in the vicinity of Eign Street and Old Eign Hill. By the late 19th Century the brickyard and Eign Mill were no longer in use. At Rockfield Road a cider business was now in operation, and three private houses had been built: Essington House, Lyndale and Mount Pleasant (now nos. 45-49 Chartwell Road). The two former were designed by local architect George Haddon and constructed c. 1870.
- 3.3 During the early part of the 20th Century additional commercial developments included a large laundry (since demolished) at Ledbury Road, a public house (The Whalebone Inn, now a veterinary surgery) at the foot of Old Eign Hill, and the Greenlands cabinet factory at Eign Mill Road. Residential development commenced at the north end of Lichfield Avenue in the 1930s, was suspended for the duration of World War II, and continued in the post-war years.

4. Townscape

- 4.1 Throughout much of the character area (particularly on the east side) townscape density is high and fine-grained, consisting primarily of two-storey semi-detached houses on medium plots with front gardens. There is also a significant number of detached houses and a smaller number of bungalows, sheltered housing and flats (purpose-built and converted large houses). Two small trading estates, of larger grain but high density, are located on the west

side of the area, as are several green spaces and allotment gardens. (Most open spaces lie on the floodplain.)

- 4.2 The Lichfield Avenue area is mainly a post World War II private sector residential development of two-storey detached and semi-detached houses of brick under hipped tile roofs, set on medium or large plots with front gardens, brick boundary walls and hedges. A characteristic feature is stone window surrounds and moulded stone Tudor arch door heads. At the northern end of Lichfield Avenue a number of 1930s houses are set on narrow plots. Sedgefield Road is comprised of bungalows. The townscape plan-form of the Lichfield Road area is of a spinal access road with cul-de-sacs.
- 4.3 The Chartwell Road/Bladon Crescent area is a post 1950s private sector development consisting of two-storey semi-detached houses, and some bungalows, of brick, brick and render or brick and tile under pitched tile roofs. Plots are of medium size with front gardens, brick boundary walls and hedges. Nos. 45-49 Chartwell Road, now flats, is a 19th Century redbrick house with pitched slate roof (formerly known as Mount Pleasant); the once-extensive grounds are now part of a public green space. Nearby, on Rockfield Road, are two other 19th Century redbrick houses under pitched slate roofs: Essington House, no. 42 (now flats), and Lyndale, no. 48. Southbank Close is a late 20th Century development of large detached two-storey houses, and some bungalows, of brick and false timber-frame under pitched tile roofs; plots are large with open front gardens, lawns and shrubs. Both areas are of cul-de-sac plan-form.
- 4.4 The townscape of Ledbury Road is more varied and includes the following:
- Tupsley Lodge (Grade II), no. 98, a late 18th/early 19th Century Georgian house of brick under a hipped slate roof with central entrance, fanlight and gauged brick semicircular arch, and sash windows with gauged brick flat arches. It is set on a fairly large (but truncated) plot with front garden and low brick wall with cast-iron railings.
 - Mill Court, formerly Scutt Mill (late 18th/early 19th Century), of redbrick under hipped slate roof, altered and extended, and now a small residential development with car park and very small yards at the rear.
 - Nos. 104-130 (even), several rows of two-storey houses (post 1950s) of brick and render under pitched tile roofs on small plots with front gardens.
 - The Rose Garden (21st Century), a four-storey block of flats of brick and render under shallow hipped roofs set in landscaped grounds with a car park.
 - Several late 20th Century private residential developments on cul-de-sacs consisting of small or medium plots with front gardens.
 - Two modern petrol stations.
 - Two public green spaces.
- 4.5 Burrows Court, Eign Road, is a sheltered housing development (late 20th Century) consisting of brick bungalows under pitched tile roofs on a courtyard plan.
- 4.6 The character area includes two small trading/industrial estates:
- Rockfield Road Trading Estate: large warehouse-type steel-framed buildings (post 1950s) of one or two storeys, with brick, corrugated iron or

corrugated asbestos walls under corrugated asbestos roofs, with adjacent parking areas; also, an adult training centre (mid 20th Century), a one-storey plain brick building with flat roofs.

- Foley Trading Estate: originated as the Greenlands cabinet factory, two rows of single-storey redbrick workshops (1907, additions 1919) by local architects Groome and Bettington; the estate now includes four larger post 1950s steel-framed buildings.

4.7 In residential areas streets are lined by footways with hard kerbs and without grass verges. Trees are present in private gardens and open green spaces.

4.8 The following open spaces are protected by the Herefordshire UDP (2007). They include allotment gardens and green spaces, all of which are important local amenities in residential areas of high density:

- The Rose Garden, Ledbury Road: a small public park.
- A public green space, Chartwell Road.
- A public green space on the west side of the Eign Brook, Meadowbank Road.
- A private green space and Local Nature Reserve on the east side of the Eign Brook, Sedgefield Road.
- Allotment gardens, Bladon Crescent.
- Allotment Gardens, Eign Mill Road.

5. Heritage Assets and Sense of Place

5.1 There is one Listed Building in the character area, Tupsley Lodge (Grade II). Very small parts of the character area fall within Aylestone Hill and Hampton Park Road conservation areas. A number of individual trees, located mainly in private gardens and on the north side of Foley Trading Estate, are the subjects of Tree Preservation Orders (TPO). A group of trees on private land west of Brookside is the subject of a group TPO.

5.2 The area is characteristic of private residential development, continuing from the post World War II period to the present, that has occurred elsewhere. The Greenlands cabinet factory is of local interest, but the buildings have undergone considerable alteration.

6. Issues

6.1 There is little capacity for further residential development:

- The Rockfield Road and Foley Trading estates may have potential for change of use as residential estates if alternative appropriate industrial sites are available.
- Green open spaces and allotment gardens are important local amenities, and most of these sites are on the floodplain of the Eign Brook.

6.2 Aylestone Hill, Ledbury Road and Eign Road carry heavy traffic volumes. A residents parking scheme is in operation in the Lichfield Avenue area.

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HCA13 Aylestone Hill-Hampton Park Villas Character Area

1. Character Statement

- 1.1 The area is characterised by late Victorian and Edwardian suburban ‘villa and garden’ development with large houses of High Victorian, Italianate and Arts and Crafts design set on spacious plots with mature gardens, trees, hedges and boundary walls of sandstone rubble or brick.

Townscape type: HT5 (elements of HT3, 4, 7, 11, 12 and 13)

2. Location and Physical Setting

- 2.1 The character area is located on the east side of the city and consists of three corridors of linear residential development, i.e., Aylestone Hill, Hampton Park Road, and Bodenham Road/Hafod Road. Aylestone Hill (A465) is an arterial road aligned north-east to south-west over the Aylestone Hill ridge; Hampton Park Road (B4224) is an arterial road on the south-facing slopes of Eign Hill overlooking the Wye Valley; Bodenham Road and Hafod Road are residential streets on the west facing slopes of Aylestone Hill-Eign Hill overlooking the city centre and linking the two arterial roads.

Landscape type: HL2 (elements of HL3 and 4)

3. Historical Development

- 3.1 Aylestone Hill (now the A465) is an historic route and, in the 18th Century, a turnpike passing through an agricultural landscape of enclosed fields and meadows. Earthwork evidence of medieval and early post-medieval agriculture can be seen in the form of ridge and furrow, and field lynchets. During the late 18th Century, several large houses were built on the lower west-facing slopes of Aylestone Hill. By the end of the 19th Century, large houses set in generous or extensive grounds extended along both east- and west-facing slopes, interspaced by fields and orchards. Further residential development took place during the 20th Century, including infill, backland and small cul-de-sac developments.
- 3.2 The historic route between Hereford and Gloucester formerly ran over Eign Hill (now Old Eign Hill, a deeply-cut holloway), with some scattered houses on the west facing slope. This was replaced by Hampton Park Road (B4224), now an important access route to communities on the east side of the Wye. Development of this predominantly rural area began in 1862 with the construction of large villas in the St Margaret’s Road/Vineyard Road area, continuing on Hampton Park Road. Further development, in the form of several small cul-de-sac schemes, took place in the later 20th Century.
- 3.3 Bodenham Road was cut through in 1875 and Hafod Road ten years later in an area of agricultural fields and meadows. During the earlier part of the century, a brickyard was in production at Southbank Road (at the north end of Bodenham Road). A house and stables of late 18th Century date are still present on the site. Large Victorian villas with views over the city centre were laid out during the later 19th and early 20th Century. Further infill development took place in the later 20th Century.

4. Townscape

- 4.1 Large Victorian and Edwardian villas, and some late Georgian houses, in brick, sandstone and stucco, are characteristic of the area. Architectural influences include Classical, late Georgian, Victorian neo-Gothic, Italianate, and Arts and Crafts. A range of design elements can be seen, e.g., pediments, prominent doorcases with columns or pilasters, gables with

bargeboards and exposed studwork, ashlar bay windows and balustrades, quoins, string courses and decorative bricks, tiles and ironwork. Large detached and semi-detached houses are set back from the street in extensive grounds or large gardens with mature trees and shrubs. Walls of sandstone rubble and brick, and mature hedges are common boundary features.

- 4.2 Townscape density is lower than most other residential areas in the city and not as fine-grained since here large houses are set on generous, in some cases very large, plots.
- 4.3 Townscape plan-form is the result of a number of influences. Aylestone Hill is an historic road following a curving route over the crest of the Aylestone ridge. Development was on an ad hoc basis by individual owners and architects. Bodenham Road and Hafod Road trace the sinuous form of medieval open field boundaries. Both streets were planned developments by local architects and builders. Hampden Park Road is a long straight road that cuts across the sinuous field boundaries. Much of the development here was planned with further individual developments.
- 4.4 Streets lined by footways with kerbs are present throughout much of the area but the abundance, and variety, of mature trees, shrubs and hedges tends to soften the streetscape, screen buildings, and contribute to the elegance of the character area. This is particularly important on Aylestone Hill, a major arterial route, where a broad embanked grass verge lined with trees acts as a buffer between vehicles and pedestrians. At Old Eign Hill and St Margaret's Road, the narrow roadways without footpaths, high hedges and mature trees impart a semi-rural character.
- 4.5 There are several green open spaces within the character area:
 - Churchill Gardens, Aylestone Hill. A landscape park with specimen trees and a small pleasure garden on the steep west-facing slope near the crest of the ridge.
 - A small amenity green space with flower gardens, shrubs and a cider mill at Aylestone Hill junction with Venn's Lane.
 - An area of private open land (waste) on the north side of Clyst Lane. This land does not appear to have been built on previously and may have been part of Hampton Park Farm (demolished).
- 4.6 Views beyond the character area are limited by high walls and hedges, and abundant mature trees. There are, however, several spectacular views looking beyond, and looking into, the area:
 - From Churchill Gardens looking west, a panoramic vista across the city centre towards Hay Bluff and distant Welsh hills.
 - Descending St Margaret's Road to Hampton Park Road, a brief glimpse across the city centre.
 - From Worcester Road (A465) looking north-east, the full rise of Aylestone Hill and the line of the ridge.
 - From Commercial Square looking north-east, Churchill House, a landmark building of white stucco, set in its landscape park on the crest of Aylestone Hill.

5. Heritage Assets and Sense of Place

- 5.1 Heritage assets include 21 Listed Buildings, most of which are 18th or 19th Century houses (one Grade II*, the remainder, Grade II), and two 19th Century cast-iron mileposts. The character area falls within four conservation areas (Aylestone Hill, Bodenham Road, Hafod Road, and Hampton Park Road conservation areas), and a large number of trees throughout the area are the subjects of Tree Preservation Orders.
- 5.2 The area has a strong sense of place as a group of elegant Victorian and Edwardian suburbs that retain their integrity and unity and are composed of villas displaying a variety of architectural influences set within extensive grounds or large gardens with mature plantings including domestic and exotic trees.

6. Issues

- 6.1 Development potential is low. The area has a unique character derived from large, well-spaced villas set on generous plots with mature plantings. Further or more intensive development is likely to result in a loss of character.
- 6.2 A certain amount of change has occurred in the area during the later 20th Century that has resulted in some erosion of character. This includes:
- Intensification of use: change of use, including conversion to flats, residential homes, educational and local government services.
 - Incremental change: small extensions (including conservatories and service facilities), replacement of doors and windows, loss of boundary features (including walls and hedges), replacement of gardens by parking areas.
 - Limited intensive residential development on infill and backland sites.
- 6.3 There are high volumes of traffic on Aylestone Hill and Hampton Park Road, both arterial roads. On-street parking not generally a problem, but this is at the expense of the loss of gardens to private parking areas.

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HCA14 Green Lanes Character Area

1. Character Statement

- 1.1 The area is characterised by considerable public sector residential development beginning in the 1950s and continuing into the 1970s. There are also several localities of private sector housing within the character area including the eastern part (1920s-30s), the central part (post 1950s), and the western fringe (recent).

Townscape type: composite HT8 and 10 (elements of HT7, 11, 12 and 13)

2. Location and Physical Setting

- 2.1 The character area is located on the western edge of the Hereford settlement area. The land rises gently to the south west and the area overlooks the Yazor Brook floodplain to the north. The character area is primarily residential, and two main streets, Westfaling Street and Wordsworth Road, provide access to residential areas and to the cemetery and crematorium.

Landscape type: HL2

3. Historical Development

- 3.1 During the earlier part of the 19th Century the area was primarily agricultural. Enclosed rectangular fields and small closes were given over to arable with some grazing. There were several cottages and gardens in the area. Two trackways later became Wordsworth Road and the western extension of Westfaling Street. By the late 19th Century the central part of the area was occupied by White Cross Nurseries (later Whitecross Farm), and shortly afterwards tennis courts were laid out near Whitecross Road. During the inter-war years private sector housing development took place on Westfaling Street in the south eastern part of the character area, and at Whitehorse Square.
- 3.2 A major public sector housing development was undertaken during the 1950s-60s on fields and allotment gardens west of White Horse Street, including Westfaling Street. Private sector residential development also took place in the post 1950s period in the Wordsworth Road-Langland Drive area and at Thompson Place in the eastern part of the character area. Later public sector residential development was undertaken west of Wordsworth Road on Westfaling Street and in the Barrie Road area. Recent private sector residential development has taken place at Sollar's Close and Amyand Drive, and at Stephen's Close extending to the western edge of the settlement area.
- 3.3 Post 1950s residential development has been accompanied by a limited amount of commercial development, including a public house on Whitecross Road, and a shop and a pharmacy on Westfaling Street.

4. Townscape

- 4.1 Public sector housing in the area between White Horse Street and Wordsworth Road is of a monotonous design consisting almost entirely of plain two storey houses and flats of brick under hipped roofs. Most are semi-detached, with also a small number of short rows. All are set on adequate plots with front gardens. A group of semi-detached bungalows for the elderly is located on Marlowe Drive. Built of brick under pitched roofs, the bungalows are set on adequate plots with open front gardens. More recent public sector housing west of Wordsworth Road consists of rows (some of which are staggered) of two storey houses of brick and hung-tiles or pale brick and

roughcast under pitched roofs. Houses are set on narrow plots with small front gardens.

- 4.2 Boundary features in both areas include hedges and brick walls, and some block walls and wooden fences. Streets are lined by footways with hard kerbs. Occasional open green spaces and banks soften the streetscape. At several locations houses are grouped around a green space with trees. The long, sinuous parallel streets generally follow the contours of the north-facing slope and are linked by shorter streets.
- 4.3 At White Horse Square and Westfaling Street (east end), areas of 1920s-30s private residential development, two storey semi-detached houses are built of brick and roughcast under hipped roofs. Architectural details include bay windows under gables or extended eaves. Plots are adequate or large with front gardens; boundary features include brick or block walls and hedges. At White Horse Square residences are built around a green square with ornamental trees and shrubs, and one entrance and exit point. Westfaling Street is a linear residential development overlooking the cemetery.
- 4.4 Thompson Place is a cul-de-sac of post 1950s private residential development consisting of two storey semi-detached houses of brick and render under pitched roofs. Gardens are of adequate size, many with rich plantings at the front, and with brick walls or hedges. Wordsworth Drive is a street of post 1950s linear private residential development. Houses are of two storeys, semi-detached, and brick-built under hipped roofs. Plots are adequate in size with front gardens; boundary features include brick walls and hedges. There is a similar residential development in the Langland Drive area on a cul-de-sac street plan.
- 4.5 Recent private sector housing developments in the Stephen's Close area are of two predominant forms. Chalet bungalows of pale brick under steeply-pitched roofs with dormer windows and attached garages are set on adequate plots with small, open front gardens; rows of two storey houses or maisonettes in pale brick under pitched roofs are set on functional plots with small green spaces at the front and groups of lockup garages to the side. Streets are lined by footways with hard kerbs. There are several small green spaces with trees, and most front gardens display immature shrubs. The street plan is of cul-de-sac form.
- 4.6 Townscape density is generally high and fine-grained throughout the character area. Houses are mainly of two storeys, semi-detached and rows, set on adequate or smaller, functional, plots.
- 4.7 The following green spaces contribute considerable amenity value to the character area:
 - A public recreation ground, well-subscribed allotment gardens, and the Garden of Remembrance, all south of Westfaling Street.
 - Private tennis club courts, Sollars Close.
 - At various locations within the residential areas, small green spaces with trees.
- 4.8 Looking north from the south end of Wordsworth Road there are views of the agricultural landscape at Holmer.

5. Heritage Assets and Sense of Place

- 5.1 There are no Listed Buildings in the character area.
- 5.2 Architectural forms are generally monotonous and nondescript or similar to those seen in many other places. The area has little individual sense of place.

6. Issues

- 6.1 Housing density is high and there is little opportunity for further development without encroaching amenity green spaces.
- 6.2 Throughout the character area doors and windows have been replaced in uPVC, and parking pads have been laid out in front gardens. On Westfaling Road east of Wordsworth Road the footways are in poor condition, and at several locations residents park vehicles on front gardens where boundary features have been removed. Repair of footways and additional parking facilities for residents would add some measure of enhancement to the area.
- 6.3 Traffic volume is heavy on Wordsworth Road and Westfaling Road; the route is used as a 'short-cut' to the city centre and to the A49(T) southbound.

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HCA15 King's Acre-Moor Park Character Area

1. Character Statement

- 1.1 The area is characterised by considerable 20th Century private sector residential development particularly during the 1920s-30s in the eastern part of the character area, continuing into the later 20th Century in the western part. There are also some limited areas of post 1950s public sector residential development.

Townscape type: composite HT7 and 11 (elements of HT4, 9 and 10)

2. Location and Physical Setting

- 2.1 The character area is located on the western edge of Hereford settlement area. The topography is gently undulating with higher elevations on the south west side. The area is primarily suburban in character with two major access routes. King's Acre Road (A438) extends north west towards mid-Wales, and Three Elms Road (A411) north to northern Herefordshire.

Landscape type: HL2

3. Historical Development

- 3.1 During the early 19th Century the landscape was one of enclosed fields and closes given over to pasture with a small amount of arable and orcharding. Settlement in the area was sparse consisting of several cottages (since demolished), and a large house (still occupied) at the junction of King's Acre Road and Three Elms Road. The 14th Century White Cross monument stands nearby. During the later 19th Century three large houses were constructed south of King's Acre Road; two were demolished in the mid 20th Century, one only (Ferndale) survives. Evidence of industrial activity in the area at this time includes several quarry sites.
- 3.2 Private residential development took place in the early 20th Century along the south side of Three Elms Road, and a small group of residences was also built on the north side of King's Acre Road. Ferndale Road and Moor Park Road were laid out in 1920s-30s. At this time further private residential development was undertaken on the north side of Three Elms Road south of Moor Farm Lane and on Moor Farm Lane, continuing north of Moor Farm Lane during the 1930s. Residential development also took place in the 1920s-30s on King's Acre Road (south side) west of Hillary Drive. During the 1940s-50s residential development was undertaken at Fayre Oaks Green and nearby on the south side of King's Acre Road, further west on the north side, and at the east end of Three Elms Road (north side).
- 3.3 Significant residential development has taken place throughout the character area in the post 1950s period. Much of this consists of private speculative development, but there is also public sector housing in the Carroll Avenue/Hewitt Avenue and Bonnington Drive areas. Fayre Oaks Home Park, a large mobile home park, is located in the south western part of the character area.

4. Townscape

- 4.1 Much of the residential development in the character area, particularly in the western part, consists of two-storey family homes of post 1950s date in a range of designs characterised by the use of modern mass produced building materials and modern construction methods. Examples include:

- Detached and semi-detached houses of brick, roughcast or exposed studwork under pitched roofs, some with attached or integral garages, porches or gables, on adequate plots with small front gardens, most of which are open with lawns, shrubs and forecourts or parking pads, or in some cases enclosed by hedges or brick, stone or block boundary walls; rows of up to six smaller houses of brick and roughcast under pitched roofs on narrow functional plots (private sector developments in the Stretton Close, Cotswold Drive and Huntsman Drive/Bridle Road areas).
 - Semi-detached and rows of up to eight houses of brick and hung-tile under pitched roofs on functional or very small plots with front gardens enclosed by hedges or brick walls, many with forecourts or parking pads (public sector housing at Carroll Avenue/Hewitt Avenue and the Bonnington Drive area).
 - Bungalows of brick, roughcast or weatherboarding under pitched roofs, some with integral garages and dormer windows, on adequate plots with front gardens, open or enclosed by hedges or brick walls (private sector development in the Hillary Drive area, Oatfield Close and Three Elms Road, east end).
- 4.2 Private residential development of 1920s-30s date and characteristic architectural appearance is prevalent in the north eastern part of the character area (Three Elms Road, Moor Farm Lane, Moor Park Road and Ferndale Road). Detached and semi-detached two-storey houses, and some bungalows, are of brick, roughcast or exposed studwork with bay windows under hipped or pitched roofs, generally on large plots with mature front gardens enclosed by hedges or brick walls. Several groups of houses (Bridgeford Close and King's Acre Road) of early post World War II date (1940s-50s) are of similar design. A group of identical semi-detached houses (nos. 86-128 Three Elms Road), probably constructed in the 1930s, are built of redbrick with rendered dressings under hipped roofs.
- 4.3 A small group of early 20th Century houses on King's Acre Road (north side) are of Victorian appearance. Constructed in brick and roughcast of two storeys with high gables and bay windows they are on adequate plots with small front gardens enclosed by hedges or low brick walls. On the south side of the road at this location are two Victorian houses. Ferndale is a large redbrick house with projecting wings, yellow brick dressings and a Gothic porch, set in a large mature garden enclosed by hedges. Nearby is the redbrick former lodge of Fair Oaks (demolished). No. 1 Three Elms Road is an early 19th Century house of late Georgian design in redbrick and render under a hipped roof with sash windows and central doorcase. Presently two residences, the house is set on a large triangular plot enclosed by hedges.
- 4.4 Townscape density is high and fine-grained on large post 1950s residential estates in the western part of the character area. In contrast, density is lower in 1920s-30s developments, mainly in the eastern part. Most buildings are of two storeys but there is a concentration of bungalows in the Hillary Drive area.
- 4.5 Several townscape plan-forms are represented in the character area:
- Linear development on historic roads (Three Elms Road and King's Acre Road) and 1920s-30s planned estates (Ferndale Road, Moor Park Road and Moor Farm Lane).

- Cul-de-sac development on a sinuous spinal street (e.g., Cotswold Drive, Hunstman Drive and Bridle Road).
 - Cul-de-sac development on a linear spinal street (Hillary Drive).
 - Cul-de-sac development on an historic road (e.g., Oatfield Close, Stretton Close).
 - 'Country lane' development (Fayre Oaks Drive).
 - Geometric grid (Fayre Oaks Home Park).
- 4.6 Footways with hard kerbs are present on streets throughout the character area except at Fayre Oaks Drive, a private road. Grass verges, trees and hedges line King's Acre Road for much of its length acting as a barrier between residences and traffic. Grass verges are absent in most residential areas except for small green areas here and there. Trees are present throughout much of the character area with mature specimens, particularly, at King's Acre Road, Huntsman Drive area, Fayre Oaks Drive, Three Elms Road (east end) and Hillary Drive.
- 4.7 There are a number of significant green spaces, including:
- A playing field with pavilion, tennis courts, bowling green and children's playground in the north-western part of the character area.
 - Local amenity green spaces at Huntsman Drive, Fayre Oaks Green and Bridgeford Close.
- 4.8 Within the residential areas, views are confined generally to the immediate neighbourhood. There is a more extensive view along King's Acre Road, a busy main road lined by trees, hedges and grass verges.

5. Heritage Assets and Sense of Place

- 5.1 Heritage assets include the White Cross monument (a Scheduled Monument and Grade II* Listed Building) and no. 1 Three Elms Road (Grade II Listed Building). Numerous trees (individuals and groups) are subjects of Tree Preservation Orders. They are scattered throughout the character area, with concentrations at Fayre Oaks Drive, Huntsmans Drive area and the eastern part of Three Elms Road.
- 5.2 There are number of locations with an individual sense of place within the character area:
- King's Acre Road: lined by trees (many of which were pollarded in the past), grass verges and mature hedges over much of its length, the road retains aspects of its earlier semi-rural character (even though the area is now quite heavily developed) and serves as a gateway to the city.
 - Nos. 86-128 Three Elms Road: a group of pre World War II semi-detached houses of redbrick with rendered dressings under hipped roofs, bay windows, arched doorcases under flat hoods and front gardens with mature plantings enclosed by low brick walls and hedges. The group retains much of its original integrity, coherence and visual appeal despite some later changes including replacement windows and partially paved forecourts (parking pads).
 - Fayre Oaks Drive: a winding tree-lined drive leading to a large house (demolished), now a private road with houses set back behind grass verges and mature plantings. The site retains aspects of its historical character and local identity.

6. Issues

- 6.1 Opportunities for development and townscape enhancement are limited since residential development within much of the character area is of high density and green spaces provide important local amenities.
- 6.2 Fayre Oaks Home Park, a mobile home park on the south west edge of the character area, may have development and townscape enhancement potential. The site is accessed by a driveway from King's Acre Road behind two storey detached 1920s-30s houses on large plots. It is adjacent to Huntsman Drive, an area of post 1950s residential development (including green space). It is suggested that any future residential development on the site should include a mix of housing types and architectural designs, of appropriate density and grain, on adequate plots with amenity green space(s) and plantings.
- 6.3 Traffic volume is frequently heavy on King's Acre Road and Three Elms Road, both of which provide access to the city centre and the A49(T) southbound. Within the residential areas, on-street parking does not appear to be a significant problem.

HCA16 Moor Farm Character Area

1. Character Statement

- 1.1 The area is characterised by high-density public sector residential development undertaken between the late 1950s and the 1970s, and, generally, a bland and monotonous streetscape.
Townscape type: composite HT8 and 10 (elements of HT9, 12 and 13)

2. Location and Physical Setting

- 2.1 The character area is located in the north western part of the city on the south side of the Yazor Brook, extending from Trinity Road to Trinity Primary School on the western edge of the settlement area. Sheriden Road is a spinal street running almost the entire length of the area. The landscape is level and low-lying.
Landscape type: HL2

3. Historical Development

- 3.1 Intensive residential development began during the late 1950s. Prior to that, the area, known as Fustors Moor, was primarily agricultural and composed of enclosed fields (meadowland and grazing with some arable) and orchards. Settlement in the area consisted of a post-medieval farmhouse and a group of associated agriculture buildings known as The Moor. During the 19th Century, a number of field boundaries were removed in the northern part of the area, and in the southern part, plant nurseries and allotment gardens were laid out.
- 3.2 During the late 1950s and continuing into the 1970s, planned public sector residential development was undertaken by the City of Hereford. Development began in the southern part of the area, continuing in the northern part. Moor Farmhouse was converted into flats and the agricultural buildings were demolished. A primary school was built in the northern part of the area.

4. Townscape

- 4.1 In the southern part of the area (approximately south of Barklie Mead), the majority of residences are two-storey semi-detached houses, originally constructed of reinforced concrete under hipped tile roofs with a continuous pentice at the front elevation. Many of these houses have been reinstated in brick or block as a result of defects in original materials. Plots are of ample size with gardens at front and rear; boundary features include block walls and hedges. Streets are lined by footways with hard kerbs generally without grass verges. The townscape plan-form is of an irregular grid.
- 4.2 In the northern part there is a greater variety of housing types. This includes terraces or groups of two-storey houses built of brick with render or hung-tiles under pitched tile roofs, and four storey blocks of maisonettes and flats. Residences are grouped in rectangular blocks with lock-up garages and parking areas at the rear. Plots are of functional size including small gardens or shared areas; boundary features include iron railings and hedges. Streets are lined by footways with hard kerbs; there are several small grass verges or areas, some with trees. The townscape plan-form is of a sinuous spinal street linking cul-de-sacs.
- 4.3 Moor Farmhouse (17th Century) is a two-storey house, timber-framed with brick infill on a stone plinth, with a gable at the front elevation and a rendered wing. The house is set in a small garden with trees and a hedge. It has been

converted into flats. Trinity Primary School (post 1950s) consists of a group of single-storey brick buildings with a large playing field.

- 4.4 On Whitecross Road there is a post World War II private sector development of two-storey detached and semi-detached houses of brick and render under hipped roofs with garages. Plots are of ample size; front gardens have hedges or block boundary walls. A service road and a wide grass verge with trees acts as a buffer zone between traffic and residences. Overlooking the Whitecross traffic roundabout, on both sides of Yazor Road, there are several blocks of flats, block-built of two and three storeys, with shops on the ground floor.
- 4.5 Townscape density is high and fine-grained throughout much of the character area. The exception is at the north end where the primary school, the largest building in the area, is set in, and bordered by, open and wooded grounds.
- 4.6 On the east side of the character area, on the floodplain of the Yazor Brook, a linear green open space with a public footpath (Hurdman Walk) is an important public amenity for local residents.

5. Heritage Assets and Sense of Place

- 5.1 There is one Listed Building in the character area: Moor Farmhouse (Grade II), an early 17th Century timber-framed house.
- 5.2 The area is characterised by high density late and post 1950s public sector residential development. The streetscape, particularly in the northern part, is generally dull and monotonous with repeated housing types and layouts.

6. Issues

- 6.1 The area has been developed intensively and there is little opportunity for further development.
- 6.2 A number of measures can be taken to enhance the present streetscape, including:
 - Plant on small green spaces and verges to soften and screen.
 - Introduce areas of quality paving and street furniture to add visual interest.
- 6.3 It is unlikely that parking facilities provided are adequate since on-street parking takes place throughout the area.

HCA17 Bobblestock-Yazor Road Character Area

1. Character Statement

- 1.1 The area is characterised by post 1960s planned-estate residential development with some earlier (19th-early 20th Century, 1920s-30s) development on the northern and north western edge.
Townscape type: HT11 (elements of HT3, 4, 7, 12 and 13)

2. Location and Physical Setting

- 2.1 The character area is located at the north western edge of Hereford settlement area on fairly even ground rising gently to the north. The area is suburban in character with an agricultural landscape to the north and west. Roman Road (A4103) extends through the northern part of the area; Three Elms Road (A4110) road delineates the western boundary (in part); and Grandstand Road runs through the central area. The Yazor Brook delineates the south western boundary, and the floodplain extends as a corridor along the south western edge of the character area.
Landscape type: HL2 (elements of HL4)

3. Historical Development

- 3.1 The character area falls within the historic township (or chapelry) of Huntingdon. For much of its recent history (to the 1970s) the area has been largely agricultural, primarily arable with meadowland in the south west (on the floodplain), enclosed by field boundaries and composed of large fields and some small closes. In the early 19th Century settlement in the area was sparse: an inn and several cottages (all still occupied) were located at the junction of Three Elms Road and Grandstand Road; a group of farm buildings (since demolished) was located further south on Grandstand Road; and a house (now converted to two cottages) was located in the eastern part of the character area on Roman Road.
- 3.2 The Hereford, Hay and Brecon Railway, constructed in 1864 but since dismantled, ran through the southern part of the character area. During the late 19th/early 20th Century limited residential development took place on Tillington Road north of Roman Road. This included Asylum Cottages (now Hospital Houses) associated with St Mary's Hospital, Burghill. Also during the late 19th Century a cider factory was built on Tillington Road, later replaced by a preserves factory, now the site of Beech Business Park. Residential development continued in the 1920s-30s on the west side of Three Elms Road (north of Grandstand Road) and on the north side of Roman Road (now a service road parallel with the re-cut A4103).
- 3.3 Beginning in the early 1970s a major private sector residential development project began on the west side of Grandstand Road, later continuing to the north and east. To the south, part of the Wiggin Sports Ground (a private company recreational facility) was the subject of residential development; the remainder of the open space is now a public recreation ground. During the late 1980s private sector housing development was also undertaken on both sides of Yazor Road in the southern part of the character area.
- 3.4 There are a number of light industrial and commercial sites, predominantly of mid-late 20th Century development, within the character area. Beech Business Park (Tillington Road) and Three Elms Trading Estate (off Three Elms Road) both host a range of service industries. A supermarket and several small shops, together with a medical surgery, are located on

Grandstand Road (north end), and a furniture shop and a hardware store are located further south on Three Elms Road.

4. Townscape

- 4.1 Much of the residential development in the character consists of two-storey family homes of post 1960s date in a range of designs characterised by the use of modern mass produced building materials and modern construction methods. Examples include:
- Two-storey detached and semi-detached houses of brick and roughcast under pitched or hipped tile roofs, with integral, attached or detached garages, set on large or adequate plots with open front gardens; boundary features include brick walls, hedges and wooden fences.
 - Two-storey semi-detached houses and short rows of brick and roughcast or tile-hung under pitched tile roofs, with attached garages, set on adequate plots with open front gardens.
 - Terraces of up to twelve smaller two-storey houses of brick under pitched tile roofs, set on small functional plots many with hard forecourts (parking pads).
 - Bungalows of brick and roughcast under tiled roofs on adequate plots with front gardens.
 - 'Walk-up' three-storey flats of brick under flat or pitched tile roofs in communal grounds with surface parking areas or lock-up garages.
- 4.2 On the north and north west fringes of the character area are houses of a range of periods and architectural styles, including:
- Two 18th-early 19th Century plain sandstone two-storey semi-detached cottages under pitched tile roofs on truncated plots (Grandstand Road, north end).
 - An 18th-early 19th Century two-storey inn of roughcast under pitched tile roof, much altered and extended, set on a large triangular plot with a garden at the front (Three Elms Road).
 - A row of early 20th Century two-storey houses of redbrick with yellow brick dressing under pitched slate roofs with gables to the front elevation set on narrow plots with front gardens or hard forecourts (Hospital Houses, Tillington Road).
 - 1920s-30s two-storey detached houses and bungalows, large and family-sized homes, most roughcast under hipped tile roofs with details including bay windows and exposed studwork, individual features include a mansard roof and a unique Cape Dutch-style house of white render under pitched green tile roof with shaped gable. Many of these houses are set on generous plots (Roman Road west, north side; Three Elms Road north, west side), others on adequate plots (Roman Road east, north side). All feature front gardens with mature plantings including trees, and a driveway, enclosed by mature hedges and wooden fences.
- 4.3 On light industrial and commercial sites, most buildings are large single-storey steel-framed structures with flat or shallow pitched roofs, with associated surface parking areas.
- 4.4 Townscape density is high and fine grained in residential areas. In commercial areas density is also generally high but large grained.

- 4.5 Several townscape plan-forms are represented in the character area:
- Cul-de-sac development, generally on a sinuous spinal street, in areas of post 1960s planned-estate residential development.
 - Linear development on historic routes, generally dating to 18th-early 19th Century, 1920s-1930s, and some more recent infill.
- 4.6 Footways with hard kerbs are present throughout the post 1960s planned residential areas, with small grassy areas and trees here and there. Roman Road (A4013) and Three Elms Road (north end) are lined by trees and hedges that act as a buffer zone between residential areas and traffic. Houses on the north side of Roman Road are on an earlier cutting, a narrow road lined by grass verges and hedges, having a rural character.
- 4.7 There a number of amenity green spaces in the character area:
- A recreation ground on the west side of Grandstand Road.
 - A small recreation ground in the centre of the area.
 - The flood plain of the Yazor Brook with a green corridor extending east along the course of the dismantled railway line.
- 4.8 Within the residential areas views are generally restricted to the immediate neighbourhood. From Roman Road there are distant views to the east towards the Woolhope uplands, and to the south towards the city centre.

5. Heritage Assets and Sense of Place

- 5.1 There are no Listed Buildings in the character area. A number of trees are the subjects of Tree Preservation Orders in the north west (Roman Road), in the vicinity of the recreation ground (west of Grandstand Road), and in the south west (on the edge of the floodplain).
- 5.2 Much of the character area comprises undistinguished late 20th Century planned residential development. An area on the north side of Roman Road displays a unique sense of place generated by large 1930s houses of Arts and Craft influence with individual architectural details, large plots with mature plantings, on a narrow road lined by hedges and grass verges.

6. Issues

- 6.1 Opportunities for development or townscape enhancement are limited since residential development within the character area is of high density and existing open spaces are important local amenities (recreation grounds) or lie on the floodplain.
- 6.2 Buildings, gardens and open spaces are generally well maintained.
- 6.3 The three routes running through the character area (Roman Road, Three Elms Road and Grandstand Road) all carry heavy volumes of traffic. Parking on residential streets does not seem to be a problem since many residents have access to off-street parking.

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HCA18 Westfields Character Area

1. Character Statement

- 1.1 The area is characterised by its 19th Century plan-form (with modifications in the form of sub-division of some plots) and an historical sequence of vernacular residential architecture that includes Victorian and Edwardian homes, post World War I 'homes fit for heroes', 1920s-30s 'semis' and terraces, World War II 'prefabs' and modern houses, flats and bungalows. *Townscape type:* composite HT4, 6, 7, 8, 9, 10 and 11 (elements of HT 12 and 13)

2. Location and Physical Setting

- 2.1 The character area is located in the north western part of the city, to the west of the racecourse, on fairly even ground rising gently to the north east. Grandstand Road, an access road to the Westfield Industrial Estate and the Bobblestock suburb, runs through the southern part. The area is suburban in character.

Landscape type: HL2

3. Historical Development

- 3.1 The character area is located in an area of former open land known as West Field. By the 19th Century the area had been enclosed by field boundaries and was used primarily for arable agriculture. During the mid 1860s Highmore Street, Lyde Street and Westfield Street were cut and plots (land-parcels) of various sizes were laid out in three fields on the north side of Grandstand Road. Thereafter, residential development proceeded slowly, continuing into the 20th Century.
- 3.2 Following World War I, a public sector housing development took place on the south side of Grandstand Road, an Adult School was built on Highmore Street (presently the site of the community hall), and other small infill developments were undertaken throughout the area. During the final years of World War II 'prefab' bungalows were built at several locations on Highmore Road. Further infill development took place in the 1950s-60s in the form of private houses, and a block of flats on Highmore Street. More recently, public and private sector residential development (two-storey houses and bungalows) has taken place on backland sites, and a small commercial development (including shops with flats above) on Grandstand Road. A number of 19th Century houses were replaced by later developments.

4. Townscape

- 4.1 The townscape of this small residential area is varied as a result of its slow and piecemeal development since plots were first laid out in the 1860s. Several distinct architectural-historical forms are present in terms of residential building design and plot layout:
- 18th/early 19th Century: two-storey, detached, semi-detached or short rows of houses, redbrick under pitched slate roofs with prominent brick chimneys; details include flat or segmental door and window heads, yellow brick, stone or painted bands, continuous pentice over bay window and front door; residences sited at or near the front of the plot, i.e., at the rear of the footway or behind a very small forecourt or front garden; in some cases original plots were sub-divided; in many cases houses have been altered or extended, including coating with roughcast, resulting in the loss or concealment of original features. On Grandstand Road, a

unique stone-built house of two storeys, detached, sandstone random rubble under hipped tile roof with rubble chimneys, Georgian symmetrical design with central door case, on an irregular corner plot screened by a high regular rubble wall.

- Post World War I public sector residential development on the south side of Grandstand Road: short terraces of two-storey houses, redbrick and roughcast (2nd storey) under hipped slate roofs, stepped-forward wings with gables and exposed studwork; sited on adequate plots with front gardens.
- 1920s-30s: two-storey semi-detached and short rows of houses, redbrick or roughcast under pitched or hipped roofs, bay windows under gables or extended eaves; other details include recessed doors cases under flat stone or semi-circular arch lintels; sited on original or truncated plots with front gardens.
- 1944: 'prefab' bungalows, pebbledash under shallow pitched tile roofs; sited on sub-divided 19th Century plots with small front and rear gardens.
- 1950s-60s: two-storey detached and semi-detached houses, red or pale brick with roughcast under pitched tile roofs, sited on adequate or large plots (some of irregular shape) with front garden; a two-storey block of flats, pale brick under hipped and pitched tile roofs and flat roofs, sited on a large plot with communal grounds and car park.
- Post 1950s: two-storey semi-detached houses, brick and roughcast under pitched tile roofs, sited on small backland plots with front gardens; short rows of two-storey residential units, redbrick under tile roof, sited on very small plots with forecourts (parking pads) on sub-divided 19th Century plots; bungalows, semi-detached and short rows, pale and brown brick under pitched tile roofs, sited on small or adequate plots with front gardens on sub-divided 19th Century plots.

4.2 A small number of non-residential developments include:

- Westfields Community Hall, Highmore Street: a modern steel-framed single-storey building of pale brick and glass under a shallow split-level pitched roof, sited at the rear of a 19th Century plot with car park at the front.
- A small commercial site on Grandstand Road consisting of: a grocery shop and post office in a modern single-storey building of pale brick under a pitched roof; a post 1950s two-storey building of brick and roughcast under a pitched tile roof with shops on the ground floor and flats above; a converted and extended 1920s-30s two-storey house of brick under a pitched tile roof with shops on the ground floor; all sited on redeveloped plots at the rear of the footway or behind small open forecourts.

4.3 Original boundary features generally consist of low redbrick walls and hedges. Later, and replacement, boundary features include brick, stone and block walls, wooden and wire fences, and cast-iron railings.

4.4 Townscape density is high and generally fine-grained. The original 19th Century plan-form is generally intact although a number of plots have been sub-divided, beginning in the early 20th Century and continuing to the present day. On the south side of Grandstand Road post World War I public sector developments are set on a series of short straight cul-de-sacs. A recent, and continuing, trend in other parts of the character area is to develop backland sites accessed by short cul-de-sacs.

4.5 Throughout the character area (except on some recent cul-de-sacs) streets are lined by narrow footways with hard kerbs. There are no grass verges or public green spaces; plantings and mature trees are confined to private gardens. Views within the character area are generally confined to the immediate townscape. From Grandstand Road there is a distant view of factory stacks on the Westfields Trading Estate.

5. Heritage Assets and Sense of Place

5.1 There are no Listed Buildings or other heritage assets within the character area.

5.2 The area has a unique sense of place and local distinctiveness as a result of its well-preserved 19th Century plan-form and its building heritage, i.e., an historical sequence of vernacular residential architecture that includes Victorian and Edwardian homes, post World War I 'homes fit for heroes', 1920s-30s 'semis' and terraces, and World War II 'prefabs'.

6. Issues

6.1 Incremental unmanaged change, particularly in terms of recent replacement doors and windows, extensions and external rendering has resulted in a certain amount of loss of original design detail. Longer-term change has been ongoing in the sense of addition (of buildings) rather than replacement (a small number only of original houses has been replaced), and has contributed to the present character of the area. Recent developments, however, have included backland sites accessed by cul-de-sacs, and there are indications that this may continue. If future development is not managed sensitively, it is likely that the breakdown of the historic plan-form and the increase in modern house forms will result in an erosion of the character of the area.

6.2 Streets and footways are hard-edged and monotonous. Enhancement of the streetscape, adding texture and visual interest, can be achieved by use of:

- Traditional materials for footways, e.g., stone pavements and setts.
- Kerb build-outs, planted with trees of appropriate scale, to soften the streetscape and to define on-street parking areas.
- Street furniture that complements the character of the area, including street lamps, bollards and street nameplates.

6.3 Building fabric is generally in good condition and gardens well tended. A number of front gardens and original boundary features have been replaced by hard forecourts (parking pads).

6.4 Traffic volume on Grandstand Road is generally heavy due the road's function as an important access route for commercial and commuter traffic. On-street parking occurs throughout the character area, particularly on Grandstand Road in the vicinity of the shops where parking restrictions are in force.

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HCA19 Holmer Character Area

1. Character Statement

- 1.1 The area is characterised by dispersed residential and agricultural buildings on country lanes with grass verges, sandstone rubble walls and mature hedges. Post-1950s residential development, in the form of planned estates and individual houses and bungalows, has introduced a suburban character. *Townscape type*: composite HT14 and 11 (elements of HT4, 7, 10 and 13)

2. Location and Physical Setting

- 2.1 The character area is located on the northern edge of Hereford on rising land overlooking the city. The A49T, a major trunk road, is aligned north-south through the area; Roman Road (A4103), an important access route, is aligned east-west through the southern part. The Ayles Brook flows along the north west boundary of the area. The landscape is semi-rural in character on the northern fringes, with agricultural fields to the east and suburban development to the south and west.

Landscape type: composite HL2, 4, and 5

3. Historical Development

- 3.1 A settlement has existed at Holmer since at least the 11th Century (Domesday Book, *Holemere*). The parish church of St Bartholomew dates to the late 12th/early 13th Century, and several houses have timber cores of at least 17th Century date. By the end of the 19th Century, the settlement existed in the form of a dispersed village. At that time, the parish church and the vicarage, a post office, a smithy and several houses were located on the A49(T); several large houses, farms and cottages extended along Church Way, Coldwells Road and Attwood Lane; and several large and small houses were located on Roman Road. Between the two world wars, detached family homes were constructed on the site of an orchard on Roman Road in the western part of the character area, and two pairs of semi-detached houses were built on an orchard site on the A49(T).
- 3.2 Since the 1960s, a significant amount of private residential development, and some public sector development, has taken place in the character area in the form of planned estates, and large detached houses and bungalows on individual sites. Developments include an estate built on the southern part of Holmer Park landscape park and a small estate of linked houses built on Holmer Park walled kitchen garden; a large estate on the site of orchards between Attwood Lane and Roman Road; several estates on Roman Road west of the A49(T) on former orchards and parkland. Individual residences have been constructed on Coldwells Road and Attwood Lane on former agricultural land and orchards. Other developments includes a nursing home and a church hall on the A49(T) near the parish church.
- 3.3 Extending eastwards on the north side of Roman Road are three groups of houses separated by agricultural fields; the largest group is at the junction with Munstone Lane. Several of these houses are of 19th Century date; the majority are of 20th Century construction. The eastern-most group is on the site of 19th Century brick, tile and pipe works.

4. Townscape

- 4.1 There are a number of characteristic 19th Century buildings in the area. Constructed of redbrick in Flemish bond, these include large houses of

Victorian Gothic and Italianate design, and several terraces of plain cottages, including former estate workers' housing. A group of detached houses of Arts and Craft design with tiled roofs and dormer windows is located on Roman Road (west), and several 1920s/30s semi-detached houses in brick and roughcast are located on the A49(T).

- 4.2 Post-1960s residences, including detached and semi-detached houses and bungalows, are constructed in a range of architectural styles using modern construction methods and modern materials. In a number of instances, the grounds, gardens and yards of the larger 19th Century houses and farms have been sub-divided for housing development, e.g., Holmer Park (which has retained part of its small landscape park). Most houses in the area have front and rear gardens. Twentieth century detached houses and bungalows are generally built on large plots; on the planned estates, plots are smaller and townscape density is higher and fine-grained. The 19th Century estate workers' cottages are built on narrow functional plots.
- 4.3 On the northern fringes of the area, boundaries are marked by robust walls of sandstone rubble and mature hedges with trees. Roads are lined by narrow grass verges without footways. Elsewhere, and particularly on planned estates, boundary features include low brick walls, wooden fences, low hedges and iron railings. Open front gardens and small green spaces are a feature of some estates. Generally, estate streets are lined by footpaths with hard kerbs, and in some areas, grass verges. They are lit by street lamps. On Roman Road, grass verges provide a buffer zone (in places) between traffic and residences.
- 4.4 The original topography of the area is that of winding roads and country lanes aligned with field patterns, and a Roman road that cuts through them. This topography can still be seen, with a late 20th Century townscape of planned cul-de-sac estates superimposed. Several public footpaths traverse the area providing access to the countryside north of the city.
- 4.5 There are extensive views across the city looking south from the A49(T) traffic roundabout, punctuated by the cathedral tower and the spires of All Saints and St Peters, against the distant wooded slopes of Dinedor Hill.
- 4.6 The parish church of St Bartholomew, with its detached bell tower, is a landmark building seen from the A49(T).

5. Heritage Assets and Sense of Place

- 5.1 Heritage assets include four listed buildings, i.e., the parish church (Grade I), the bell tower, the churchyard cross, and a timber-framed summerhouse at Holmer Park (all Grade II). A number of mature trees in the grounds of Holmer Park and surrounding the Cleeve Orchard housing estate are the subjects of Tree Preservation Orders.
- 5.2 The dispersed village of Holmer has a strong sense of place but recent suburban development has eroded its character.

6. Issues

- 6.1 Much of the area has been developed since the 1960s to accommodate high-density residential estates. Generally, further development within the

character area can only be accommodated through the development of agricultural land or the sub-division of large plots.

- 6.2 An industrial/commercial site on the north side of Attwood Lane, part of which is presently vacant, may have potential for development. An extensive area of agricultural fields in the eastern part of the character has been identified as a proposed housing site (Herefordshire UDP, 2007).
- 6.3 Recent development in the area, including planned estates and individual houses and bungalows, has led to an increase in townscape density as spaces between existing houses and farms have been infilled, and the landscape park, gardens, agricultural land and orchards have been built on. This has resulted in a significant loss of character. Further intensive development, particularly in the northern part of the character area, is likely result in the complete loss of the historical and social character of Holmer as a dispersed village.
- 6.4 A pond at Cold Well (on the northern edge of the character area) is a haven for wildlife, including moorhens and mallards. The habitat is now at risk as a result of run-off, carrying silt and animal waste, from a paddock on the west side (and upslope) of the pond.
- 6.5 The A49T and Roman Road (A4103) carry heavy volumes of traffic, including Heavy Goods Vehicles, through the character area. The A49T creates a strong visual barrier between the parish church and the pre-1960s Holmer dispersed village. On-street parking does not appear to be a problem since most residences have a garage or forecourt.

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HCA20 Colleges Character Area

1. Character Statement

- 1.1 The area is characterised by its post 1950s educational buildings and playing fields. There is also a small amount of late 20th/early 21st Century private sector residential development. Walney Lane, on the northern edge of the character area, retains its semi-rural character.

Townscape type: HT 12 (some elements of HT4 and 11)

2. Location and Physical Setting

- 2.1 The character area is located in the north eastern part of the settlement area, and occupies an area of level ground at the south eastern end of Aylestone Hill ridge. Folly Lane delineates the southern boundary and Aylestone Hill part of the western boundary.

Landscape type: HL 2 and 3 (elements of HL4)

3. Historical Development

- 3.1 During the early part of the 19th Century the area was primarily rural, consisting of three large fields and five smaller ones, generally meadowland and grazing. At this time several houses were located on Broadlands Lane and Walney Lane, probably only one of which survives: Lugg Vale (now Lugg View and West Wyn) on Walney Lane. During the late 19th Century a large house, Broadlands (now part of Aylestone School) was built at Broadlands Lane, with extensive grounds, gardens and orchards. A carriage drive, with a lodge (since demolished) at the south end, linked the house with Folly Lane. A large house, Backbury (later Carfax House) was also built on Aylestone Hill and cottages on Folly Lane. All have since been demolished.

- 3.2 In 1954 Herefordshire Technical College (later Herefordshire College of Technology) was constructed on Folly Lane, and additional college buildings have been constructed since. Hereford Art College (now Hereford College of Arts) was constructed on an adjacent site to the south east in 1969, and Hereford Sixth Form College on a site to the north west in 1974. Additional buildings have been added since.

- 3.3 Also during the post 1950s period two schools were constructed in the eastern part of the character area. Aylestone School was built at Broadlands Lane, incorporating Broadlands House and outbuildings, and Broadlands Primary School was built at Prospect Walk. An extensive open area in the centre of the character area has been retained as school and college playing fields.

- 3.4 Watermeadow Close, a private sector residential development north of Broadlands Lane was constructed during the late 20th Century. In the early 21st Century The Point, a block of flats, replaced Carfax house on Aylestone Hill.

4. Townscape

- 4.1 College buildings on Folly Lane include classrooms, laboratories, studios, workshops, libraries, offices and a gymnasium. The buildings are typical institutional constructions of their time: of one, two, three and four stories, steel-framed, with light-coloured brick or panel cladding and extensive windows, under flat roofs. The College of Arts building has a distinctive curved roof. The buildings are linked by footways and several access roads.

There are large surface car parks at the rear. There is some landscaping in the centre of the campus, and extensive playing fields at the rear.

- 4.2 The Aylestone and Broadlands schools are of one or two stories, of similar post 1950s design and materials. Broadlands House, now part of Aylestone School, is a large two-storey building with attics, of coursed dressed stone with ashlar dressings under pitched slate roofs with dormer windows. Former outbuildings, also part of the school, are of redbrick. Both schools have playing fields; the primary school also has gardens.
- 4.3 Watermeadow Close is a cul-de-sac of large detached two-story houses of brick under tile roofs, on large plots with open front gardens with lawns and shrubs. The Point, Aylestone Hill, a private sector development, is a three-storey block of flats, rendered under flat roofs in landscape grounds with a surface car park. Walney Lane is a narrow hedge-lined road of semi-rural character. Lugg View and West Wyn, no. 20 Walney Lane, is a two-storey house of ashlar, with painted brick at minor elevations under pitched and hipped slate roofs on a large plot with mature gardens enclosed by a high stone wall.
- 4.4 Townscape density is low and large-grained; only a small percentage of the character area is residential. School and college playing fields form a large percentage of the total area, but access to these green spaces is restricted. Mature trees line properties at Aylestone Hill, the playing fields, and Aylestone School grounds.

5. Heritage Assets and Sense of Place

- 5.1 There are two Listed Buildings in the character area: Aylestone House (Grade II); and Lugg View and West Wynn, no. 20 Walney Lane (Grade II), now two residences but formerly a detached house. A small part of the character area falls with the Aylestone Hill conservation area. Several groups of trees on private property at the junction of Aylestone Hill and Folly Lane are the subjects of Tree Preservation Orders.
- 5.2 The area is primarily of post 1950s educational/institutional character with little sense of local identity. Walney Lane retains a semi-rural character.

5. Issues

- 6.1 There is unlikely to be any potential for further residential development in the character area.
- 6.2 Traffic control measures (speed tables) are located on Folly Lane in the vicinity of the colleges. A residents parking scheme has recently been introduced to the Folly Lane area.

HCA21 Tupsley-Hampden Park Character Area

1. Character Statement

- 1.1 The area is characterised by intensive residential development, primarily private sector but also public and affordable housing, between the post World War II period and the late 20th Century. Some architectural evidence survives of the area's 18th Century agricultural history and late 19th/early 20th Century residential development.

Townscape type: HT8, 10 and 11 (elements of HT3, 4, 6, 7, 9, 12 and 13)

2. Location and Physical Setting

- 2.1 The character area is located in the eastern part of the settlement area extending to the settlement boundary. It includes the south eastern part of the Aylestone Hill ridge and Eign Hill extending, in the south east, to the River Wye. Ledbury Road (A438) is an arterial road passing through the area giving access to the city centre, and is the main route between Hereford and Worcester. Hampton Park Road ((B4224) is an access route to the city centre from the south eastern part of the county. Several suburban spinal roads extend through the character area, including Hampton Dene Road (aligned north-south) and Folly Lane/Church Road/Gorsty Lane (aligned north west-south east). The area is suburban in character, but Holywell Gutter Lane, a narrow hedge-lined road on the eastern boundary, has a semi-rural character.

Landscape type: HL2 (elements of HL4)

3. Historical Development

- 3.1 During the early 19th Century the area was generally rural in character. North of Ledbury Road there were large arable fields and pasture. To the south, large and small fields and closes were given over to arable, pasture, orchards, and some meadowland. A farmhouse, The Folly (demolished), was located on Folly Lane, and there were several small brickyards further south. Some linear development was present by this time at the southern end of Ledbury Road, including the Crown (now the Rose and Crown) public house and several cottages on small plots. Hampton Lodge (mid 18th Century, now Hampton Manor) and outbuildings were located on Gorsty Road at the junction with Hampton Dene Road, and further east at Tupsley Nursery there was also a house. Tupsley Court (original building demolished) and outbuildings, and Hampton Dene House were located at the northern end of Hampton Dene Road. There were also several houses on Church Road, Old Eign Hill and at the southern end of Hampton Dene Road.
- 3.2 In 1860 St Paul's school and schoolhouse were constructed at the northern end of Hampton Dene Road. St Paul's church, designed by local architect F.R. Kempson, was constructed c. 1865 on Church Road. The vicarage, now no. 105, was built the following year.
- 3.3 During the late 19th Century further residential development, generally on a small scale, took place throughout the area. In the centre of the character area at Tupsley Quarry, the Hampton Park Brick and Tile Works expanded its production throughout this period and into the 20th Century. The Infectious Diseases Hospital was built on Gorsty Lane in 1893 (later demolished).
- 3.4 Residential development continued on Church Road in 1898 with a terrace of houses designed by G.H. Godsell, followed in 1904 by major residential

developments designed by Groome and Bettington (nos. 19-21, 12-14, and 18-20) and H. Skyrme (nos. 48-50). All were local architects.

- 3.5 During the 1920s-30s there was further residential development on Church Road and Ledbury Road. Significant private sector residential development took place in the late 1930s in the Mount Crescent/Lyndhurst Avenue area north of Ledbury Road. In the post World War II years an extensive public sector residential development was undertaken in the Quarry Road/Wellington Place area.

4. Townscape

- 4.1 In the northern part of the character area (Folly Lane, Ledbury Road and the Mount Crescent/Lyndhurst Avenue area) the townscape is characterised by private sector detached and semi-detached two-storey houses (1930s) of brick and render under pitched or hipped tile roofs. Plots range from medium to large with front gardens generally enclosed by brick walls and hedges. Similar 1930s townscapes are present on sections of Church Street and Hampton Dene Road. In these areas the plan-form is generally lineal; in the area north of Ledbury Road the plan-form is a combination of crescent, linear grid and cul-de-sacs.
- 4.2 Numbers 102-116 (even) Hampton Dene Road comprise a group of semi-detached two storey houses (1920s-30s) of brick with roughcast at the first floor under hipped slate roofs, on medium plots with front gardens and a variety of boundary features. Original windows have been replaced by uPVC double-glazing. The design is characteristic of public sector housing in Hereford of the post World War I period.
- 4.3 The Quarry Road/Wellington Place area is characterised by public sector housing of post World War II date. Semi-detached two-storey houses of plain brick under pitched tile roofs, with a flat hood over the front door and a bay window, are set on medium plots with front gardens enclosed by brick walls and hedges. In many cases front gardens have been replaced by parking pads, and original windows replaced by uPVC double-glazing. The plan-form is of sinuous streets and crescents with several cul-de-sacs.
- 4.4 To the east of Hampton Dene Road residential development is almost entirely of post 1950s date. Plan-form is of sinuous spinal streets, cul-de-sacs, and crescents. On Gorsty Lane and the area to the south, including Harvey Road and Siddons Road, the townscape is characterised by detached and semi-detached two-storey houses, and some chalet bungalows, of brick, brick and render, or brick and hung-tiles under hipped or pitched tile roofs. Plots are medium or small with open front gardens or parking pads. Boundary features, where present, include low brick walls, wooden fences or low hedges.
- 4.5 In the Queenswood Drive area detached two-storey houses (late 20th Century) of brick and render under tile roofs occupy medium plots with open front gardens with lawns and shrubs, and parking pads. On Sudbury Road plots are generally larger and include garages; front gardens with lawns and trees are enclosed by brick walls and hedges. Here, there are also several two-storey blocks of flats (post 1950s public sector/affordable housing) of grey brick or render set in landscaped grounds with parking at the rear. In the Gurney Avenue area post 1950s public sector/affordable housing is in the form of rows of two-storey houses of brick and render under tile roofs on

narrow plots with small open forecourts or parking pads. Plan-forms are of sinuous spinal streets with cul-de-sacs.

- 4.6 Other areas of post 1950s townscape include Ledbury Road (south side), Church Road (part), Folly Lane (part), the Pilley Road area, and the Dormington Drive area. Common features include semi-detached two-storey houses or bungalows; brick, brick and render or hung-tile; tile roofs; medium or large plots; front gardens with lawns and trees, enclosed by brick walls or hedges, or in some cases open with parking pads.
- 4.7 To the south of Hampton Park Road there are several private sector residential developments consisting of large detached two-storey houses on medium or large plots with open front gardens. At Braemar Gardens, houses are of brick under steep-pitched tile roofs with bargeboards at the gables. The estate plan is of a curving spinal street and cul-de-sacs. At The Park, a cul-de-sac, brick houses with tiled roofs and garages are in a landscaped setting with mature trees and shrubs.
- 4.8 A number of buildings of 18th and 19th Century date survive in areas of later, more intensive development, including:
- Gorsty Lane, Hampton Manor: a mid 18th Century two-storey farmhouse of redbrick under a hipped slate roof, central entrance, tripartite sash windows and later bay windows, a side (street) door with flat hood, brackets and pilasters, on a truncated plot enclosed by sandstone rubble and low brick walls. Several adjacent outbuildings (18th/19th Century), including Hampton Place, are of redbrick under pitched slate roofs.
 - Hampton Dene Road (south end): a group of two-storey houses (late 18th/early 19th Century), including a former smithy, of redbrick under pitched slate roofs, at the rear of the footway on very small plots.
 - Hampton Dene Road (north end), Hampton Dene House: a large two-storey double-pile house (late 18th/early 19th Century), rendered under hipped slate roofs, central entrance with porch, on large plot with lawns and mature trees.
 - Gorsty Lane, no. 47: a two-storey house (probably early 19th Century) of redbrick under pitched slate roof (on the former Tupsley Nursery site).
 - Hampton Dene Road (north end), St Paul's school and adjacent schoolhouse: c. 1860, both of coursed dressed stone with ashlar detailing under pitched slate roofs.
 - Church Road (east end), St Paul's church: c. 1865, of coursed dressed rubble with ashlar detailing under slate roof, tower with broached spire, of neo-Gothic design; no. 105, former vicarage: 1867, of coursed rubble under hipped tile roof.
 - Old Eign Road, nos. 63-69 (odd): 19th Century, a row of two-storey houses, redbrick with polychrome dressings under pitched slate roofs with gabled dormer windows, on very narrow plots with front gardens (or parking pads).
 - Church Road (west end), nos. 58-64 (even): 1898, a terrace of two-storey houses, redbrick under hipped slate roofs, on very small (truncated) plots.
- 4.9 There are two small commercial sites in the character area. At Eign Road there is a short row of shops with flats above (post 1950s) of brick under flat roofs (shops) and pitched tile roofs (shops). At the front is a customer parking area; at the rear a residents' parking area with lock-up garages. At Folly Lane

there are also shops with flats above (post 1950s) of brick with flat roofs, and a customer parking area at the front.

- 4.10 Townscape density is high and fine-grained throughout much of the character area. Most buildings are residential and of two storeys with a lesser number of bungalows. The largest developed sites are occupied by schools: The Bishop of Hereford's Bluecoat School and St Paul's C of E Primary School, Hampton Dene Road, and Hampton Dene Primary School, Church Road.
- 4.11 Throughout the character area residential streets are lined by footways with hard kerbs. In the Gurney Avenue area footways have dropped kerbs. There are grass verges on Hampton Park Road and Ledbury Road, but at few other locations with the exception of line-of-sight spaces at some road junctions. Trees are present throughout the character area, particularly in the southern part. Most are found in private gardens, on the edges of playing fields, and on the grass verges of Hampton Park Road and Ledbury Road.
- 4.12 There are a number of green spaces, the most extensive of which are school playing fields:
- A group of school playing fields, Hampton Dene Road.
 - A playing field and adjacent recently planted orchard, Queenswood Drive.
 - Wide green verges, Hampton Park Road (east end).
 - A green space between Gurney Avenue and Holywell Gutter Lane.
- 4.13 A monument at Church Road junction with Ledbury Road is in the form of a stone cross and shaft on a base and stepped platform.

5. Heritage Assets and Sense of Place

- 5.1 There are four Listed Buildings in the character area: St Paul's church; St Paul's school; St Paul's schoolhouse; and Hampton Manor including the attached walls and gate piers. All are Grade II. Parts of the following conservation areas fall within the character area: Ayleston Hill; Bodenham Road; Hafod Road; and Hampton Park. A number of trees, both as individuals and groups, are the subjects of Tree Preservation Orders at the following locations: significant numbers of individual trees at Hampton Manor Close, Hampton Park Road, Honeysuckle Close, and Judge's Close; groups of trees at Hampton Green, and Siddons Road.
- 5.2 Much of the area townscape is the result of intensive public and private sector development, commencing in the post World War II period and continuing through the late 20th Century, with little local identity or character. Several parts of the character area, however, exhibit a sense of place:
- Hampton Dene Road: a long sinuous road characterised by range of buildings and architectural styles dating from the 18th Century to the late 20th Century, including an 18th Century manor house and cottages (one a former smithy); a Victorian school; post World War I social housing; 1920s-30s semi-detached houses; post 1950s chalet bungalows; large detached houses with mature grounds trees; and also tree-lined open green spaces.
 - Old Eign Hill: a leafy suburb with mature gardens and trees, and a range of architectural styles including a 19th Century terrace of polychrome brick, gables and slate roofs.

- Church Street: a street of contrasting architectural styles, including stone-built Victorian Gothic church and rectory, Victorian and Edwardian redbrick houses, semi-detached houses and bungalows of the 1920s-30s and post 1950s houses, and, at the western 'gateway', a stone cross.

6. Issues

- 6.1 The area has been developed intensively since the 1920s-30s and there is little capacity for further development. Most open spaces are school playing fields or recreational areas used by local residents. An open space on the eastern side of the character, between Gurney Avenue and Holywell Gutter Lane may have potential for residential development as an extension of the public sector/affordable housing of the Gurney Avenue area. (This open space is currently protected by the Herefordshire UDP, 2007.)
- 6.2 Traffic calming measures (speed tables) are located in the vicinity of schools, colleges and playing fields at Church Road, Folly Lane, Gorsty Lane Hampton Dene Road, and at Braemar Gardens. A residents parking scheme has recently been introduced in the Folly Lane area.

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HCA22 Whittern Way Character Area

1. Character Statement

- 1.1 The area is characterised by high-density post 1950s public sector residential development and, generally, a bland and monotonous streetscape. An extensive area of open countryside and woodland lies adjacent to the residential area.

Townscape type: composite HT10 and 17 (elements of HT13)

2. Location and Physical Setting

- 2.1 The character area is located in Tupsley on the north eastern edge of the settlement area. The landscape is undulating and lies on the eastern side of the Aylestone Hill ridge. Whittern Way is a spinal street running through the area from Folly Lane to Ledbury Road.

Landscape type: composite HL2 and 5

3. Historical Development

- 3.1 Intensive residential development began in the 1960s. Before that, the area was primarily agricultural and consisted of enclosed fields (arable with some grazing and several orchards). The only settlement in the character area, White House Farm, was a 19th Century farmhouse and associated agricultural buildings (since demolished).

- 3.2 During the 1960s, planned public sector residential development was undertaken by the City of Hereford. Most homes were built as rental accommodation but a significant number were designated as houses for sale. A large area of open countryside and woodland in the northern part of the character area remains undeveloped and is safeguarded as existing recreational open space/new open space and a nature/wildlife conservation site (Herefordshire UDP, 2007).

4. Townscape

- 4.1 Housing types throughout much of the character area include two storey houses in groups or terraces, flats and maisonettes. Building materials are mainly brick with render or hung-tiles. On the south side of Whittern Way, rows of homes face onto the street. On the north side, residences are grouped in rectangular and irregular blocks with lock-up garages and parking areas at the rear. Plots are of functional size including small front gardens or shared areas. Boundary features include hedges and railings. Streets are lined by footways with hard kerbs; there are frequent small green spaces, some with trees.
- 4.2 In the eastern part of the character area, semi-detached houses are set on larger plots with front and rear gardens. Most have a private parking forecourt. Boundary features include hedges and brick walls.
- 4.3 At the centre of the character area is a small commercial site with a public house and shops with flats above, and parking areas.
- 4.4 Townscape density is high and small-grained throughout the residential area. Most buildings are of two storeys, with a small number of four. The townscape plan-form is of cul-de-sacs linked by a sinuous spinal street.
- 4.5 The area of open countryside and woodland on the north side of character area, accessed by public footpaths, is an important amenity green space for

local residents. A public footpath extending south from Whittern Way towards Ledbury Road follows the course of an earlier trackway that gave access to White House Farm.

5. Heritage Assets and Sense of Place

5.1 There are no Listed Buildings in the character area.

5.2 The area is characterised by post 1950s public sector residential development. The streetscape is generally dull and monotonous with repeated housing types and layouts.

6. Issues

6.1 Residential development is of high density. Further development could only be undertaken at the expense of the safeguarded open green space on the north side of the character area.

6.2 A number of measures can be taken to enhance the present streetscape, including:

- Re-seeding and additional planting on small green spaces where eroded by pedestrians.
- Introducing areas of quality paving and street furniture to add visual interest.

6.3 It is unlikely that parking facilities provided are adequate since on-street parking takes place throughout the area.

HCA23 Hinton-Putson Character Area

1. Character Statement

- 1.1 The area is characterised by considerable public sector housing development north of Holme Lacy Road and west of Hoarwithy Road, beginning in the 1930s and continuing into the second half of the 20th Century. Significant private sector development, in the form of typical two storey semi-detached homes, took place in the 1920s-30s mainly in the Ross Road and Holme Lacy Road (south west) areas.

Townscape type: composite HT6, 7, 8 and 10 (elements of HT11, 12, 13 and 15)

2. Location and Physical Setting

- 2.1 The character area is located in south east Hereford, extending south from Hinton Road/River Wye (and including part of St Martin's Street) to the settlement boundary; the western boundary is Ross Road; the eastern is the Withy Brook (Lower Bullingham parish boundary). The land surface is fairly level, rising gently to the south west. Low lying land in the northern and eastern part of the character area lies on the Wye floodplain. Ross Road (A49T) is a major trunk road; Holme Lacy Road (B4399), aligned east-west through the area, is an important access route. The railway mainline runs through the southern part of the area. Formerly a landscape of enclosed fields (arable and grazing) and orchards with two large post-medieval farms, the area is now primarily suburban in character.

Landscape type: HL2 (elements of HL1 and 5)

3. Historical Development

- 3.1 The earliest residential development in the character area was probably the extramural medieval suburb extending south along St Martin's Street and Ross Road, much of which was demolished during the Civil War. Two large post-medieval manors were located on Hinton Road: Putson Manor and Hinton Court. Three buildings (of 16th and 17th or 18th Century date) associated with Putson Manor survive to the present. Hinton Court and its farm buildings have been demolished; only the former lodge (built in 1912) on Ross Road, and a sandstone rubble retaining wall on Hinton Road, survive. The historic (pre 18th Century) pattern of roads is still extant including the Ross Road and access roads to outlying farms and villages: Hinton Road, Holme Lacy Road, Hoarwithy Road and Bullingham Lane.
- 3.2 A number of developments took place during the 19th Century, most notably the construction of St Martin's parish church and vicarage on Ross Road. Other developments include a school and cottages on Ross Road (north end) and Hinton Road (much of which has since been demolished); several individual houses and villas on Hinton Road; and a farm and cottages on Bullingham Lane.
- 3.3 During the 1920s-30s, private sector residential development was undertaken in the Holme Lacy Road/Web Tree Avenue area, extending south as linear development along Ross Road to the settlement boundary. Other private sector residential development of the time was undertaken at various locations on Hinton Road and Holme Lacy Road (east end).
- 3.4 A major public sector housing development began in 1934 on the site of Hinton Manor (Hinton Crescent/Hinton Avenue area). This continued

following World War II at Oak Crescent, Chestnut Drive, and the area between Hoarwithy Road (east side) and Holme Lacy Road (south side).

- 3.5 The Ministry of Defence (MoD) acquired a large site in the southern part of the area in 1938. This site is presently undergoing redevelopment for private sector housing. Since the 1960s, developments in the Ross Road (north) area include a new primary school, educational/recreational facilities and a private social club. In the Putson Avenue area, further residential development has been undertaken in the late 20th/early 21st Century.

4. Townscape

4.1 A significant percentage of the housing stock in the character area is the result of public sector residential development. Architectural designs include:

- 1930s houses of two storeys, semi-detached or in groups, built of brick under hipped tile roofs with flat hoods over front doors (Hinton Crescent/Hinton Avenue area).
- Post World War II Cornish Units, two-storey semi-detached prefabricated houses built of reinforced concrete under Mansard tile roofs (Holme Lacy Road/Hoarwithy Road area); blocks of flats constructed of reinforced concrete (Oak Crescent); pebble-dash 'prefab' bungalows (Pine Grove).
- Post 1950s two-storey houses in short terraces, built of brick, tile and render under pitched tile roofs (Franks Avenue/Wayne Avenue area); brick bungalows (Putson Avenue).

4.2 Private sector residential development includes:

- 1920s-30s two-storey semi-detached houses of brick and render under tiled roofs, with bay windows under gables (Holme Lacy Road/Webb Tree Road area; Ross Road; several locations on Hinton Road).
- Post 1950s MoD housing, two-storey semi-detached houses and short terraces of plain brick (Hoarwithy Road).
- Recent and on-going development, two- and three-storey houses and blocks of flats in a range of designs (particularly Georgian-influenced styles in brick and render) using modern mass-produced materials and modern construction methods (on the former MoD site between Bullingham Lane and Hoarwithy Road; Bullingham Lane south of the railway bridge; several locations off Hinton Road).

4.3 A small number of older buildings are located in the character area:

- A Victorian church of ashlar sandstone and an associated 19th Century vicarage of redbrick with diaper decoration (Ross Road).
- A 19th Century farmhouse and several nearby houses of brick (Bullingham Lane south).
- A group of timber framed 16th-17th/18th Century buildings with later additions and alterations (Hinton Road).

4.4 Most houses in the character area (public and private sector) have functional gardens at front and rear. A number of detached and older houses have more generous gardens (particularly Putson Manor); on recent public sector developments, gardens are generally smaller. Very recent private residential developments generally feature small open front gardens; blocks of flats are set in open landscaped areas. Low brick or stone walls with hedges are

common boundary features. Substantial walls of sandstone rubble are present on Hinton Road at the sites of post-medieval manors (Hinton Court and Putson Manor). In areas of recent development, hedges are usually absent. Other forms of boundary feature include wooden fences and iron railings.

4.5 Townscape density is high and fine-grained throughout much of the character area. An exception is in the area of St Martin's church and primary school where several large buildings occupy large open areas. Most houses in the character area are two-storey family homes. There are a number of three-storey houses among recent developments in the Bullingham Lane area, and a significant number of bungalows in the Putson Avenue area.

4.6 Several townscape plan-forms are represented in the character area, including:

- Historic roads with linear housing development; on parts of Ross Road and Holme Lacy Road buildings are located on parallel service roads.
- A concentric grid of crescents (1930s public sector development).
- Rectilinear grids (some 1930s private sector development and post World War II public sector development).
- Short straight cul-de-sacs with 'turning circle' terminations (1930s private sector development).
- Sinuous cul-de-sacs with angular terminations (post 1950s public sector development).
- A country lane (Bullingham Lane south).

4.7 Throughout the area (except Bullingham Lane south) streets are lined by footways with hard kerbs. At several locations (on Ross Road, Holme Lacy Road and Hoarwithy Road) grass verges or embankments, with trees in places, create a buffer zone between residences and traffic. Grass verges are present in residential areas at Chestnut Drive and Winston Road.

4.8 There are a number of green spaces and corridors in the area, including:

- A public garden north of Hinton Road.
- A group of green spaces east of Ross Road, i.e., a public recreation area at Oak Crescent, St Martin's churchyard, and St Martin's primary school playing field.
- Green spaces with trees at Court Crescent and Longmeadow/Homestead; green spaces on the former MoD site.
- Garden allotments off Willow Grove.
- A green corridor along the bank of the River Wye, and on either side of the railway mainline.

4.9 From Hinton Road, there are views of Hereford Cathedral rising above the tree line.

5. Heritage Assets and Sense of Place

5.1 Heritage assets include four Listed Buildings (all Grade II), i.e., St Martins parish church and a group of three timber-framed buildings on Hinton Road. Two small areas (St Martin's Street and Wyelands Close) lie within the Hereford Central Area conservation area. Two groups of trees are the

subjects of Tree Preservation Orders at St Martin's Rectory, Ross Road and at Hinton Road junction with Holme Lacy Road.

- 5.2 Much of the residential development in the area is monotonous in appearance and consists of repeated housing types. However, Ross Road, with its well-maintained 1930s semi-detached houses and mature gardens, grass verges and trees, presents an attractive approach to the city.

6. Issues

- 6.1 The area has been developed intensively since the 1930s, and residential development is continuing on the former MoD site. A large rural site of proposed housing development at Bullinghope (Herefordshire UDP, 2007) has recently been the subject of litigation. There is no opportunity for further large-scale development. Green spaces are valued amenities in this area of intensive development and should be preserved.
- 6.2 Traffic volume is heavy on Ross Road (A49T) and on Holme Lacy Road (B4399); heavy goods vehicle traffic on the latter will be rerouted to the new Rotherwas access road. Traffic calming methods ('raised tables') are used in the Hinton Road area. On-street parking is widespread in residential areas.

HCA24 Hunderton Character Area

1. Character Statement

- 1.1 The area is characterised by considerable public sector residential development, beginning in 1919, continuing after World War II and through the 1950s and 1960s. Architectural designs are similar to those of public sector housing developments of the same date elsewhere in Hereford. Other elements include several plain brick late Georgian houses, Victorian houses and small villas, and at least one much altered timber-framed house. *Townscape type:* composite HT6, 8 and 10 (elements of HT2, 3, 4, 7, 11, 12 and 13)

2. Location and Physical Setting

- 2.1 The character area is located on the south side of the River Wye on low-lying land rising gently to the south. Much of the northern and eastern part is on the floodplain of the Wye. The A49(T), a major trunk road, delineates the eastern boundary as Ross Road. Belmont Road (A465T), an arterial route, passes through the southern part of the character area. Formerly a landscape of enclosed fields (arable and grazing) and orchards, the area is now urban and suburban in character. *Landscape type:* composite HL1 and 2

3. Historical Development

- 3.1 The earliest residential development in the character area was an extramural medieval/early post-medieval suburb extending along Belmont Road from St Martin's Street. Much of this development is likely to have been demolished during the Civil War, but a much-altered 15th Century timber-framed former farmhouse survives on Belmont Road.
- 3.2 Linear development continued on Belmont Road and Ross Road in the 19th and early 20th Century. During the late 19th Century, planned residential development took place on an enclosed field at Hunderton Gardens (now Villa Street/Vaga Street) consisting of a villa on a large plot overlooking the Wye near the site of a ferry (no longer in operation), a public house and a number of detached and semi-detached houses, and short terraces of houses on long narrow plots.
- 3.3 Since 1919, intensive public sector residential development, including semi-detached houses, terraces, bungalows, maisonettes and flats, has been undertaken throughout the area on former agricultural land. This development began on Walnut Tree Avenue and in the Charles Witts Avenue-Wallis Avenue area, continuing in the Hunderton Road-Blackmarstone Road area (1946-1950s), and the Springfield Avenue-Belmont Avenue and Villa Street areas (post 1950s). Throughout the 20th Century, small pockets of private sector development have taken place on Belmont Avenue, Ross Road and Walnut Tree Avenue.
- 3.4 Recent commercial developments include a small trading centre on Ross Road and a large supermarket on formerly open land at the east end of Ross Road.

4. Townscape

- 4.1 Public sector residential developments consist of two-storey semi-detached houses and terraces, maisonettes, flats and bungalows. Architectural forms include the following:

- Early post World War I houses of redbrick and roughcast with tile storey bands and gables with exposed studwork.
- 1920s-30s houses of roughcast with hipped roofs.
- 1946-early 1950s brick houses, prefabricated reinforced concrete houses (including Cornish Units with Mansard roofs) and bungalows.
- Post 1960s houses, flats and maisonettes of brick and render with pitched or flat roofs.

4.2 Other Architectural forms include:

- Early 19th Century plain Georgian houses of brick in Flemish bond under pitched tile roofs.
- Late 19th/early 20th Century Victorian houses (detached, semi-detached and short terraces) of brick with design features that include yellow brick or stone dressings, bay windows and gables; and plain brick cottages.
- 1920s-30s semi-detached houses of brick and roughcast with bay windows under gables.
- Post 1960s houses of brick, brick and hung-tile, and brick and render, with concrete roof tiles.
- Several much altered timber-framed buildings with painted brick infill, or refronted in brick in Flemish bond.

4.3 Functional front and rear gardens are a feature of most houses, maisonettes and bungalows, both public and private sector of 19th and 20th Century date. Flats and some small post 1960s residential developments are set in common landscaped areas. Boundary features of Victorian houses generally include low redbrick walls and hedges. Original boundary features of most public sector housing were probably wire fences; most have been replaced by brick or block walls, wooden fences and hedges. A group of early 19th Century Georgian houses on Belmont Road is set at the rear of a wide raised footpath.

4.4 Townscape density is high and fine-grained throughout much of the character area and comprises mainly of two and three bedroomed, two-storey family homes on narrow plots. In the north-eastern area, a primary school and a supermarket occupy large open areas with playground, sports field and large open car park. At Walnut Tree Avenue, a primary school with playgrounds and sports field also occupies an open area.

4.5 Several townscape plan-forms, indicative of local historical development, are represented in the character area. The earliest residential development in the area was in the form of an ad hoc linear extramural suburb extending along Belmont Road and Ross Road. This continued as a series of planned developments, including Walnut Tree Avenue, during the earlier part of the 20th Century. A series of rectilinear grids was established in the north-western and western parts of the character area, including Vaga Street/Hunderton Road (late 19th Century private sector development), Charles Witts Avenue/Wallis Avenue (post World War I public sector development), and Hunderton Road/Beattie Avenue (post World War II, local authority). Development in the Blackmarston Road area (post World War II, local authority) was in the form of a circus and crescents plan. Later development in the eastern part of the character in the Springfield Avenue

area (post 1950s, local authority) took the form cul-de-sacs linked by a sinuous spinal street.

- 4.6 Throughout the area, residential streets and arterial roads are lined by footways with hard kerbs. At several locations on Belmont Road and Ross Road, grass verges and small green spaces, with trees, create a buffer zone between residences and traffic.
- 4.7 A green space with trees and hedges extends along the south bank of the Wye through much of the character area linking with a green corridor on the east side of the Newton Brook. A public footpath runs through this green corridor linking Hunderton and Belmont with the city centre. The footpath also connects with Great Western Way, a public footpath and cycle route, and green corridor, aligned north-south through the character area, linking the northern and southern areas of the city. Large green spaces with trees are located at Blackmarston Street (with play facilities) and Belmont Avenue. Allotment gardens and a green buffer zone are located on the north eastern edge of the character area. Two primary schools in the area have extensive playing fields.
- 4.8 There are several significant views looking beyond the character area:
- From Greyfriars Bridge, looking north east across the river to the cathedral rising above a screen of trees.
 - From the riverside footpath, looking north across the river towards Wyeside playing fields and Broomy Hill.

5. Heritage Assets and Sense of Place

- 5.1 Heritage assets include four Listed Buildings (all Grade II) on Belmont Road, one of which is a timber-framed house of 15th and 17th Century origins, and three brick-built late Georgian houses of early to mid 19th Century date. In addition, a narrow strip on the south bank of the Wye including a number of later 19th Century houses falls within the Broomy Hill conservation area, and the north-eastern part of the character area is within the Hereford Central Area conservation area. A number of trees in the Pool House, Pool Crescent area are the subjects of a Tree Preservation Order.
- 5.2 Much of the residential development in the area, particularly post World War II public sector and post 1960s private sector development, is of monotonous form consisting of repeated housing types. However, a group of early 19th Century houses (Grade II listed) on Belmont Road, of late Georgian design and retaining original features, imparts an historic sense of place.

6. Issues

- 6.1 The area has been developed intensively since the 1940s and there is little opportunity for further residential development without additional loss of amenity green spaces or school grounds.
- 6.2 Many original features have been replaced, particularly where former public sector housing has passed into private ownership. This includes uPVC replacement windows and doors (resited in some cases), and loss of gardens and boundary features to hard-surfaced parking areas.

- 6.3 Traffic volume is heavy on the arterial roads, particularly on Ross Road (A49T). Traffic calming measures are used on some residential streets ('build-outs' on Blackmarstone Road and 'raised tables' on Walnut Tree Avenue). On-street parking is fairly widespread throughout the residential area.

HCA25 Red Hill West Character Area

1. Character Statement

- 1.1 The area is characterised by considerable post World War II public sector residential development, continuing in the 1960s-70s. Architectural forms are similar to those of public sector housing of the same date elsewhere in Hereford. Other elements include 1920s-30s semi-detached houses and bungalows, and a small number of early 20th Century Victorian redbrick houses.

Townscape type: composite HT8 and 10 (elements of HT4, 7 and 12)

2. Location and Physical Setting

- 2.1 The character area is located in south Hereford, extending from Walnut Tree Avenue to the settlement boundary (delineated by the railway mainline). Ross Road (A49T) is the eastern boundary, and a disused railway line (Great Western Way) is the western boundary. The topography is gently undulating with a high point at the centre of the area. Formerly a landscape of enclosed fields (primarily arable with some grazing) and allotment gardens, the area is now suburban in character.

Landscape type: HL2

3. Historical Development

- 3.1 The earliest existing residential development in the character area is a small group of early 20th Century Victorian houses on Belmont Road. During the 1920s-30s, bungalows, and detached and semi-detached homes were constructed on the south side of Walnut Tree Avenue; bungalows were also built on Home Lane. Residential development continued on the west side of Ross Road to Mayberry Avenue, and in the Walnut Grove area south of Walnut Tree Avenue.
- 3.2 A major public sector housing development of family homes was undertaken in the early post World War II years by Hereford City Council in the western area (Standale Road/Stanberrow Road), continuing in the 1960s-70s in the central (Mayberry Avenue/Hillside Avenue) and south eastern (Merestone Road) areas, including sheltered housing and flats. Three Local Education Authority schools (primary, secondary and special schools) were also built in the character area.
- 3.3 More recently, private sector residential development has been undertaken in the south western area (Beaufort Road).

4. Townscape

- 4.1 Earlier public sector houses (Standale Road/Stanberrow Road area) are two-storey Cornish Units built of reinforced concrete with tiled Mansard roofs. More recent public sector houses are of brick with roughcast or tile-hung bays under pitched roofs. Single storey sheltered housing is of plain design in brick; flats are generally of three storeys clad in roughcast.
- 4.2 Private sector houses and bungalows constructed during the 1920s-30s are of brick and roughcast. Design features include bay windows under gables with exposed studwork. Victorian houses are of redbrick with bay windows under steep gables. Recent private sector development includes two-storey semi-detached houses and groups, and bungalows, of brick or render.

- 4.3 Private sector housing generally includes ample gardens at front and rear, many with mature plantings, and some space between neighbouring residences. Boundary features include low brick walls, hedges, wooden and cast-iron fences. Recent private developments include open front gardens. Functional front and rear gardens are associated with public sector housing; post 1950s developments are generally characterised by less space between houses and a higher frequency of rows or terraces than semi-detached houses. Boundary features include walls and fences (many are replacements) and hedges; some have been removed for vehicle access. Sheltered housing and flats generally share communal landscaped areas.
- 4.4 Townscape density is generally high and fine-grained, particularly in areas of post 1950s development. Most homes are of two storeys, except bungalows and single storey sheltered housing. Flats, in the southern part of the area, are of three storeys.
- 4.5 Townscape plan-form in the north eastern and southern areas is based on cul-de-sacs; elsewhere, it is of crescents or sinuous spinal streets. Sequential 1920s-30s residential developments in the north east were based on the pre-existing field system. In the western and central area, street alignment generally follows the earlier north west to south east alignment of field boundaries.
- 4.6 Throughout the character area, streets are lined by footways with hard kerbs. On Ross Road and at several other locations (in areas of post 1950s residential development) grass verges and small green areas with trees create a buffer zone between residences and traffic. Great Western Way, a public footpath and cycle route, extends along the western boundary as a green corridor linking the area with Hereford north of the Wye.
- 4.7 An extensive public green space with trees and a playground is located in the centre of the character area, and the local schools have extensive playing fields. A green space in the south west is a local nature reserve.

5. Historic Assets and Sense of Place

- 5.1 There are no Listed Buildings or conservation areas within the character area. Two trees in the south east are the subjects of Tree Preservation Orders.
- 5.2 In terms of architectural or historic character, there is little to differentiate the character area from other areas in Hereford of predominantly post World War II public sector residential development.

6. Issues

- 6.1 There is little opportunity for further development in the area without resulting in the loss of amenity green space.
- 6.2 Many original features have been replaced, particularly where former public sector housing has passed into private ownership. These include uPVC replacement windows and doors, replacement or loss of original boundary features, and loss of gardens to parking pads.
- 6.3 Traffic volume is heavy on Ross Road (A49T), a major trunk road. Traffic calming measures (raised tables) are used on some residential streets. On-street parking is widespread in central and south eastern areas (although

some lock-up garages are available in the later area). In the south west, private garages and hard-surfaced parking pads are more common.

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HCA26 Newton Farm Character Area

1. Character Statement

- 1.1 The area is characterised by considerable post World War II public sector residential development, continuing in the later 20th Century. Architectural forms are similar to those of public sector housing developments of the same date in other areas of Hereford.

Townscape type: composite HT8 and 10 (elements of HT12 and 13)

2. Location and Physical Setting

- 2.1 The character area is located in south east Hereford. The eastern boundary is a disused railway line (Great Western Way); the south-western boundary is the settlement boundary; the northern boundary is Belmont Road (A465), continuing west along the channel of the Newton Brook. The land surface is generally even, rising gently towards the south. Formerly, the landscape was one of enclosed fields (primarily arable with some grazing and several orchards); the area is now suburban in character.

Landscape type: HL2

3. Historical Development

- 3.1 Development of the area began in the years following World War II. Prior to that, settlement consisted of a cluster of agricultural and residential buildings at Newton Farm surrounded by agricultural land. The development of a planned estate of public sector housing, including houses, maisonettes and flats, was undertaken by Hereford City Council beginning in the early post World War II period, and continuing in the late 1950s-1970s.

4. Townscape

- 4.1 Post World War II public sector housing, in the eastern part of the character area (Ethelstan Crescent/Trilleck Avenue area), consists of two-storey, semi-detached Cornish Units built of reinforced concrete with tiled Mansard roofs. Generally, houses are well spaced with ample gardens bordered by hedges and brick walls.
- 4.2 In the central area (Waterfield Road/Treago Avenue/Brampton Road), post 1950s public sector development comprises family homes and sheltered housing. This includes two-storey semi-detached houses, groups of houses and terraces, maisonettes and bungalows in brick with render or tiles under pitched tiled roofs. Gardens are generally small and houses are close together. Boundary features include hedges and wooden fences. More recent developments in the western area (Kingfisher Road) consist of short rows of family homes on small functional plots. In the northern area (Broxash Drive), three-storey rendered flats are set in communal landscaped areas.
- 4.3 Townscape density is high and fine-grained. In areas of post 1950s development, homes are generally closer together and gardens smaller than in areas of early post World War II development.
- 4.4 The townscape plan-form in the eastern area of early post World War II residential development is of crescents and a short avenue linking two circuses. Elsewhere, the plan-form is generally one of cul-de-sacs linked by sinuous spinal streets.

- 4.5 Throughout the area streets are lined by footpaths with hard kerbs. In areas of post 1950s development, the streetscape is softened in places by grass verges and small green spaces with trees.
- 4.6 A number of larger green spaces are used for recreational purposes (several with play areas), including an extensive open space with trees in the southern area; two open spaces at Waterfield Road in the western area; an open space east of Brampton Road; and a smaller open space at Broxash Drive. Great Western Way, a footpath and bicycle route linking south Hereford with the north and the centre of the city, and the Newton Brook are green corridors with trees.
- 4.7 Area services include a modern church and a police station at Goodrich Grove, and shops with flats above at Brampton Road and The Oval.

5. Heritage Assets and Sense of Place

- 5.1 There are no Listed Buildings or conservation areas within the character area.
- 5.2 In terms of architectural or historic character, there is little to differentiate the character area from other areas in Hereford of post World War II public sector development.

6. Issues

- 6.1 Several sites may have some potential for further development, but care should be taken to preserve amenity green spaces, including recreational areas and wildlife habitats:
- An open space west of Kingfisher Road (identified in the Herefordshire UDP, 2007) itself recently developed as short rows of family homes on small plots.
 - An open space at Goodrich Grove (a police station has recently been built on part of the site) adjacent to terraces of family homes on adequate plots at Carwardine Green.
- 6.2 Belmont Road (A465T) is a trunk road carrying high volumes of traffic. In the residential area, traffic calming measures include 'build-outs'. Throughout much of the character area (on sites of post 1960s residential development), there are planned local parking areas. In the eastern area of early post World War II development, on-street parking is more widespread.

HCA27 Lower Bullingham Character Area

1. Character Statement

- 1.1 The area is characterised by post 1950s (generally late 20th Century) planned private sector residential developments consisting primarily of family homes on cul-de-sacs. Open front gardens with plantings and occasional small green spaces add visual interest and soften the streetscape. In part, the historical and semi-rural character of the area is preserved in the form of historic farms and agricultural buildings, timber-framed structures, a Victorian neo Gothic convent, and Georgian and Victorian houses and cottages.
Townscape type: HT11 (elements of HT2, 3, 4, 7 and 13)

2. Location and Physical Setting

- 2.1 The character area lies near the south east edge of the settlement area within Lower Bullingham civil parish; the northern boundary is the River Wye; the western boundary is the Withy Brook (the City of Hereford boundary); the eastern and southern boundary is the railway mainline. The area is generally low-lying, rising gently to the south west. Much of the area, except the south-western part, lies on the Wye floodplain. Holme Lacy Road (B4399), aligned east-west through the area, is an important access road. Formerly an area of enclosed fields (arable and meadow) and orchards, and several post-medieval farms, the area is now primarily suburban in character but retains elements of its historic and semi-rural character.
Landscape type: HL2 (elements of HL4)

3. Historical Development

- 3.1 The earliest known residential site in the character area is a deserted medieval village located in the Holme Lacy Road area. The oldest surviving residential building, Manor Cottage, is a timber-framed building of late 17th/early 18th Century date. At Watery Lane Farm, a timber-framed barn is of similar date.
- 3.2 By the earlier part of the 19th Century, settlement was confined to the area in the vicinity of Holme Lacy Road at the junction with Lower Bullingham Lane and Watery Lane. The Manor House, Manor Farm and Manor Cottage were located on Lower Bullingham Lane. A farm was located on Watery Lane, and another on Holme Lacy Road together with an inn, and several houses and gardens. By the late 19th Century, St Elizabeth's Convent (later the Convent of the Marian Fathers) occupied the site of the farmhouse on Holme Lacy Road; the Convent of Poor Clares had been built (and since demolished) on the south side of the road; and St Charles Home (almshouses) and other residential premises had been constructed on the newly aligned Holme Lacy Road east of the Red Brook.
- 3.3 Since the late 20th Century, private sector residential development has been undertaken throughout much of the area, except on the site of the deserted medieval village (a Scheduled Monument).

4. Townscape

- 4.1 Much of the area is suburban in character and consists of post 1950s (generally late 20th Century) private sector residential development in the form of two storey houses, including detached, semi-detached and groups of houses. There is a small development of bungalows and flats at St Charles Court. A range of architectural designs is represented, mainly in brick, or brick and render, under pitched tile roofs. Plots vary in size; detached houses

are generally built on larger plots (e.g., St Clare's Court, Warwick Road) while semi-detached houses and groups (especially) occupy very small plots (e.g., The Pastures, Goodwin Way). Rear gardens are enclosed while smaller front gardens are frequently open, include a parking pad, and are screened by shrubs or small trees. Boundary features (where present) include low brick or stone walls and hedges. Rear boundaries are frequently screened by high wooden fences.

- 4.2 In areas of late 20th Century development, building density is high and houses are set close together. The street plan is in the form of cul-de-sacs linked by sinuous spinal streets or short straight streets. Streets are lined by footways with hard kerbs. Occasional small green spaces and grass verges, and open front gardens with plantings, add visual interest and soften the streetscape.
- 4.3 The north eastern part of the character area retains its historic character. Buildings are of redbrick (in English and Flemish bond and variations) and include a former convent (residence, church and school) in Victorian neo-Gothic style with ashlar and polychrome brick dressings under pitched tile roofs; Victorian cottages with slate roofs and black brick dressings; Victorian almshouses with 1st floor timber balcony and raking dormer windows; a private house and a public house with Georgian features including sash windows, rubbed brick window heads and door hood. A solitary timber-framed cottage has brick infill, a sandstone chimneystack and dormer windows. (At least one other brick building has a timber-framed core.) All of these buildings, except cottages, are set on generous plots and, before road alignments, faced directly onto Holme Lacy Road. A brick and ashlar bridge over the Red Brook near Manor Cottage indicates an earlier alignment of the road.
- 4.4 A number of barns and other agricultural buildings are constructed of sandstone rubble and brick with timber cladding under tile or corrugated iron roofs. All were formerly set around folds or rickyards; most are unused at present.
- 4.5 Watery Lane and Lower Bullingham Lane, lined by hedges, trees and grass verges, retain their semi-rural character. Farm buildings on Lower Bullingham Lane include an 18th Century manor house (in painted brick with later additions) and a 19th Century redbrick farmhouse. On Watery Lane there is an 18th/19th Century farmhouse of redbrick and sandstone rubble, a timber-framed barn, and high boundary walls of sandstone rubble. On both roads, a small number of large late 20th Century detached houses on large plots are screened by high hedges and trees. On Lower Bullingham Lane, the backs of late 20th Century residential estates are screened by high wooden fences and plantings.
- 4.6 Townscape density is high and fine-grained in areas of post 1950s development. In areas of 19th Century (or earlier) development (farm and conventual sites) buildings are generally larger and set on larger plots.
- 4.7 The townscape plan-form on recent residential estates is of sinuous spinal streets and short cul-de-sacs. On older roads and lanes development is lineal; in the case of farms and conventual sites buildings are grouped on a large plot.
- 4.8 Open green spaces and corridors within the character area include:

- A field between Holme Lacy Road and Watery Lane (a Scheduled Monument).
- A playing field south of The Pastures/The Shires.
- A linear green space east of Goodwin Way.
- A small playing field at St Clares Court.
- Green corridors along the Red Brook, the east bank of the Withy Brook, and the south bank of the Wye.

5. Heritage Assets and Sense of Place

- 5.1 Heritage assets include the site of a deserted medieval village (Scheduled Monument), a timber-framed cottage and a timber-framed barn (both Grade II Listed Buildings) and 19th Century almshouses (Grade II Listed Building). A tree at Manor Farm is the subject of a Tree Preservation Order.
- 5.2 The late 20th Century private sector residential developments are similar to other contemporary suburbs in terms of materials, design and street plan. However, in the central and north western part of the character area, the historical and agricultural character is preserved in the form of post-medieval farms with surviving 17th and 18th Century buildings and foldyard plan-form, and 19th Century conventual and associated buildings. A bridge on the Red Brook preserves the alignment of an historical route.
- 5.3 The following are identified as Areas of Local Interest:
- An area north of Holme Lacy Road which includes the Victorian convent of c. 1860, a chapel of 1905 by C.E. Ware and Sons, a school of 1889/1902; Georgian and Victorian houses and cottages; 18th/19th Century agricultural buildings; the bridge on the Red Brook.
 - An area on Lower Bullingham Lane at the junction with Watery Lane which includes a Georgian manor house; a Victorian farmhouse; a 17th/18th Century timber-framed cottage (Grade II Listed Building); a group of 18th/19th Century agricultural buildings, including barn, cart shed, shelter sheds and cottages set around a foldyard.
 - On Watery Lane, an 18th/19th Century farmhouse and historic agricultural buildings including a timber-framed barn (Grade II Listed Building).

6. Issues

- 6.1 Although much of the area has been developed intensively in the late 20th Century, several sites may have potential for development. The sites are located in areas of historical and townscape significance and are identified as Areas of Local Interest. Any future development should respect the character of the area, and avoid any further erosion of that character. The sites are:
- The former convent, associated buildings and grounds. The conventual buildings may be adaptable to contemporary residential needs.
 - Former agricultural/light industrial buildings in a small trading estate on the west side of the convent. Part of this site is at present unoccupied.
 - Agricultural buildings on the south side of Holme Lacy Road. The site has recently been sold and appears to be unused at present.
- 6.2 It is proposed that consideration be given to the creation of a conservation area within a continuous boundary to include the Areas of Local Interest

(para. 5.3 above), the deserted medieval village (Scheduled Monument) and St Charles Home (Grade II Listed Building).

- 6.3 Traffic volume is heavy on Holme Lacy Road (B4399); however, heavy goods vehicle traffic will be rerouted to the new Rotherwas access road. Traffic calming methods ('raised tables') are used in residential areas. On-street parking is limited since most residences have a garage, parking pad or access to a parking area.

HCA28 Belmont Character Area

1. Character Statement

- 1.1 The area is characterised by intensive post 1950s private sector residential development, undertaken in the later 20th and early 21st Century, consisting primarily of two-storey family homes on small plots with open landscaped front gardens, including parking pads. Open green spaces and corridors provide important public amenities in an area of high-density residential development.

Townscape type: HT11 (elements of HT3, 4, 10, 12, 13 and 15)

2. Location and Physical Setting

- 2.1 The character area is located in the south eastern part of the Hereford settlement area and occupies that part of the settlement area within the civil parish of Belmont Rural. The land surface is gently undulating, rising to the south and west. A small area in the north east lies on the Wye floodplain. The northern boundary of the character area is aligned along the southern edge of Hunderton Rough extending to the Newton Brook; the eastern and southern boundaries follow the course of the brook to Belmont Pool; the western boundary follows field boundaries on the south west side of the settlement area. Belmont Road (A465T), an arterial route, passes through the area. Formerly a landscape of enclosed fields (arable and meadow), the area is now suburban in character with semi-rural elements.

Landscape type: HL2 (elements of HL4)

3. Historical Development

- 3.1 The oldest surviving building in the character area is a stable of late 18th Century date at Home Farm (formerly Broomy Hill Farm). Buildings of 19th Century date include Home Farm, Barwood House (formerly Hunderton Farm), a group of almshouses with a chapel, and several houses or cottages. At this time the area was rural in character.
- 3.2 The parish of Belmont Rural was created in 2000. Intensive private sector residential development began in the later 20th Century, continuing into the 21st Century. Other developments include (limited) community facilities, health care facilities, a supermarket and a motel.

4. Townscape

- 4.1 Residential developments throughout the character area consist primarily of family homes in the form of two-storey houses (detached, semi-detached and groups) on small plots. Houses are of brick construction, in many cases with contrasting brickwork, roughcast sections and some false timber framing, under pitched tiled roofs. In the north western, north eastern and south western areas, there are a number of larger detached houses on large plots. The latter area, in a wooded setting overlooking Belmont Pool, is semi-rural in character.
- 4.2 House plots are generally small or very small with enclosed gardens at the rear and open areas at the front with lawns, shrubs and individual parking pads. Short sections of front hedges are present at street junctions. The pattern is generally repeated in the case of larger detached houses on large plots. Several blocks of flats (two and three storeys) are set in communal landscaped areas. Most houses (large and small) are set close to their neighbours.

- 4.3 Townscape density is generally high and fine-grained. Several large buildings, a supermarket and a hotel are set on large plots with surface parking areas. Two 18th Century farmhouses are also set on larger sites with outbuildings.
- 4.4 The townscape plan-form in residential areas is of cul-de-sacs on sinuous spinal streets or crescents. The earlier field pattern of regular, parallel boundaries is not repeated in the street plan. Throughout the character area, streets are lined by footpaths with hard kerbs.
- 4.5 A green buffer zone with trees is aligned along both sides of Belmont Road (A465T) for much of its route through the character area. A public footpath in a green corridor with trees follows the course of the Wither Brook through the area. The course of Newton Brook, delineating the eastern and southern boundaries of the character area, is also a green corridor lined with trees. At a number of locations within the residential area, small green spaces with trees and shrubs add visual interest. Two large green spaces of meadow-like appearance, both of which are landfill sites, are located in the northern west part of the character area and are used as informal recreational areas. There are also a number children's play areas.

5. Heritage Assets and Sense of Place

- 5.1 Three Grade II Listed Buildings, i.e., Home Farm stables, Barwood House and a group of almshouses, are located in the character area. Several groups of trees are the subjects of Tree Preservation Orders.
- 5.2 Rapid suburban growth in this area is of later 20th Century form and design; utilises mass produced materials; is characteristic of many other recent residential developments; and does not generally inspire a sense of place. However, the tree-lined brooks, open meadows and wooded environment of the Belmont Pool area are significant for their recreational, scenic and biodiversity value in an area of high density residential development.

6. Issues

- 6.1 There is little capacity for further development in the character area. Two large green spaces are landfill sites, and most of the smaller green spaces and corridors are important public amenities. Two small sites may have potential for development:
 - A group of small fields on the east side of Home Farm adjacent to an area of detached family homes on adequate plots.
 - A green space at Sydwall Road junction with Whitefriars Road adjacent to detached family homes on adequate plots.
- 6.2 Belmont Road (A465T) carries high volumes of traffic as a major route to south Wales, an access route to an area of high residential density, and the location of a large 24-hour supermarket. Within the residential areas, on-street parking is limited since many residences have garages or off-street parking areas.

HCA29.1 Holmer Trading Estates

1. Character Statement

- 1.1 This is a large industrial and commercial area.
Townscape type: HT16 (elements of HT4, 6 and 13)

2. Location and Physical Setting

- 2.1 The area is located in the northern part of the settlement area on a gentle south-facing slope. Homer Road/Newtown Road (A49T) is aligned along the western side; Roman Road (A4103), the northern side; and the railway mainline, the south eastern side.
Landscape type: HL6 (elements of HL2)

3. Historical Development

- 3.1 During the early part of the 19th Century the area was primarily rural with large enclosed fields and small closes given over to pasture, with orchards and some meadowland. The racecourse, established in the 18th Century, extended into the south western part of the area. By 1845 the Hereford and Gloucester canal reached Hereford and was cut through the south eastern part. The establishment of the railways in 1852 led to the eventual replacement of the canal as a transportation system. Crossway Farm (later demolished) was located on Roman Road.
- 3.2 By the late 19th Century limited industrial and residential development had taken place. Several railway lines had been laid out in the south eastern part of the area by the 1860s, and Hereford Gas Works were constructed in 1880 (later demolished). In 1884 the Victoria Tile Works was established on College Road in the north eastern part. (In the 1960s the site became the Holmer Trading Estate; tile production no longer takes place but a number of the original buildings remain in use.) During the late 19th Century Perseverance Road was laid out and a number of houses were constructed, and the Bridge Inn had been built on College Road.
- 3.3 By the 1930s further industrial activity was being undertaken in the southern part of area, including Painter Brothers Ltd steel works, a saw mill, and a timber yard. Additional housing had been built at Perseverance Road and at Old School Lane, and Southfield (later Hope Scott House) had been built on Roman Road. In the early 1950s the Henry Wiggins factory (now Special Metals (Wiggin) Ltd) was established on an extensive site in the north western part to manufacture nickel alloys. Since then, further industrial and commercial development has taken place in the area.

4. Description

- 4.1 A wide range of industrial, retail and other commercial buildings now occupy the area, including:
- Large industrial buildings, steel-framed with corrugated iron cladding under corrugated iron roofs with rooflights (1950s-60s).
 - Large industrial buildings, steel-framed with corrugated steel cladding (post 1960s).
 - Warehouse-style storage, wholesale and service buildings of brick under corrugated asbestos roofs (pre 1960s).
 - Showroom-style retail buildings of brick or cladding with large plate-glass windows (post 1970s).

- Large ware-house style retail buildings, steel-framed with cladding (post 1970s)
- Office buildings, two and three storeys, brick under flat roofs (post 1960s).
- Small single-storey industrial buildings of redbrick in Flemish bond under pitched tile roofs (late 19th Century; Holmer Trading Estate, College Road only).

4.2 Industrial and commercial buildings are generally large, and the area is densely occupied. Other buildings include:

- A number of two-storey brick houses (late 19th/20th Century) on Perseverance Road and Old School Road.
- Bridge Inn public house (19th Century), College Road: a two-storey building, rendered under pitched tile roofs, and later additions.
- Hope Scott House (early 20th Century), Roman Road: a large brick house under hipped slate roofs on a large plot with mature trees, and later additions.

4.3 There are two green spaces in the area:

- Playing field, Old School Road
- Green space, east of B & Q, Holmer Road: possibly a brownfield site.

5. Heritage Assets

5.1 There are no Listed Buildings in the area.

6. Issues

6.1 The area is protected as employment land by the Herefordshire UDP, 2007. However, a brownfield site at Mortimer Road may have potential for residential development on a similar scale to that already present in the street: short terraces or semi-detached houses on small plots. The site may be appropriate for public sector/affordable housing.

6.2 The former 19th Century Victoria Tile Works buildings at the Holmer Trading Estate, College Road, are of local interest. The company produced enamelled and embossed tiles of high quality using raw materials from local red clay beds. The buildings are constructed of local materials.

HCA29.2 Westfields-Moorfield Trading Estates

1. Character Statement

1.1 This is a large industrial and commercial area.

Townscape type: HT 16

2. Location and Physical Setting

2.1 The area is located to the north west of the city centre. Much of the area is low-lying level ground just above the narrow floodplain of the Widemarsh Brook that flows eastwards through the southern part of the area. Westfields lies to the north of the brook, and Moorfield lies to the south. Whitecross Road (A438) and the Widemarsh Brook delineate part of the southern boundary; Grandstand Road, part of the northern boundary; and Yazor Road, part of the western boundary. Whitecross Road is a major access route to the city centre and to the Moorfield industrial area; the other two roads are access routes to the Westfields industrial area.

Landscape type: HL6

3. Historical Development

3.1 During the early part of the 19th Century much of the area was rural in character consisting of large arable fields with orchards and some meadowland and grazing, particularly on the floodplain. The northern part of the area was known as Priors Moor and the southern part, as Canon Moor. Red Barn Farm was located in the north west corner of the area, and Canon Moor farm on the north side of the Widemarsh Brook in the eastern part. Both farms have since been demolished. An artificial channel (no longer extant) flowed parallel to the Widemarsh Brook on its north side (powering mills further to the east).

3.2 Following the arrival of the railways in the mid 19th Century tracks were laid in the eastern part of the area (aligned north-south) and through the central part (aligned north west-south east, with considerable railway infrastructure at the junction of the lines. (All has since been dismantled.)

3.3 In the 1960s the Sun Valley Poultry factory was established on the Westfields site followed by later expansion. An abattoir was also built in the area but later demolished. A number of other manufacturers and service providers have since become established in the Westfields area.

3.4 In the Moorfields area Bulmers Cider constructed a large new factory to replace their Ryelands Street facilities. A large number of smaller businesses, retailers and service providers, now occupy the adjacent Plough Lane Trading Estate, established on the site of former allotment gardens.

4. Description

4.1 The Westfields site is occupied generally by: large industrial steel-framed buildings clad in corrugated steel; smaller warehouse-style brick buildings with flat or shallow-pitched corrugated roofs; and two-storey brick office buildings. Clusters of large metal storage tanks, cooling towers, and a group of three tall chimneys punctuate the skyline.

4.2 At Moorfields the site is occupied by a very large industrial steel-framed building clad in corrugated steel and brick, and smaller brick-built offices with flat roofs. There are also rows of large metal storage tanks. On the Plough Lane site there is a range of buildings including large warehouse-style steel-

framed sheds clad in corrugated steel or brick, and older brick warehouses under shallow pitched corrugated roofs.

- 4.3 There is an open brownfield site at Faraday Road in the eastern part of the Westfield site. The floodplain of the Widemarsh Brook is open ground used mainly for vehicle parking.

5. Heritage Assets

- 5.1 There are no Listed Buildings in the area. Widemarsh Common conservation area lies adjacent on the north east side, and Hereford Central conservation area is adjacent to the south east corner.

6. Issues

- 6.1 The area is protected as employment land by the Herefordshire UDP, 2007. However, the brownfield site in the Westfields area may have potential for residential development. A housing scheme of two-storey detached houses or short terraces would enclose the west side of Widemarsh Common and complement the buildings on the north and east sides.

HCA29.3 Rotherwas Industrial Estate

1. Character Statement

1.1 This is a large industrial and commercial area.

Townscape type: HT16

2. Location and Physical Setting

2.1 The area is located in the south eastern part of the settlement area. This is an area of level, low-lying land on the floodplain of the River Wye. Holme Lacy Road (B4399) is aligned east-west through the centre of the area, and a recently-constructed access road links the industrial estate with the A49T

Landscape type: HL6

3. Historical Development

3.1 In the early 19th Century the area was part of the Rotherwas Estate and consisted of enclosed fields given over mainly to arable and pasture. At this time the route of Holme Lacy Road lay further north than at present. During the mid 19th Century a railway line (since dismantled) was constructed, aligned north west-south east through the centre of the area.

3.2 The estate was sold in 1912 and parts of it were purchased by Herefordshire County Council. In 1916 the government built a munitions factory on the site, including roads, railways and footpaths. After World War I work at the site was cut back but expanded again during the World War II, and the buildings were refurbished and modernised.

3.3 During the 1950s the site was developed with other businesses and factories. In 1967 the Royal Ordnance Factory (ROF) closed, and in 1975 much of the site was purchased by the county council and developed for further industrial use. In 1978 a new sewage works was opened on the north side. By the end of the 1990s over 120 companies occupied the site, including Thorn Lighting (since closed).

4. Description

4.1 A wide range of industrial buildings now occupy the area, including:

- ROF buildings (in the southern part of the estate): shed-like structures, rendered under corrugated asbestos roofs, and painted brick with roof lights.
- World War II Nissen huts of corrugated iron and larger rendered sheds under corrugated iron roofs (in the north eastern part of the estate).
- Large steel-framed industrial buildings clad in corrugated steel and brick.
- Warehouse-style brick and rendered buildings with corrugated iron roofs.
- Single-storey office buildings of brick and render.
- Modern showroom-style buildings with large plate glass windows.

5. Heritage Assets

5.1 There are no Listed Buildings in the area. (There is a small group of Listed Buildings, including a church, just outside the northern boundary of the area.)

6. Issues

6.1 The area is protected as employment land by the Herefordshire UDP, 2007.

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HCA30.1 Racecourse-Grandstand Road Park

1. Character Statement

- 1.1 This is a large recreational open space.
Townscape type: HT17 (elements of HT 12 and 13)

2. Location and Physical Setting

- 2.1 The area is located in the northern part of the settlement area on a gentle south-facing slope. Holmer Road (A49T) is aligned along the eastern side; Roman Road (A4103) the northern side, and Grandstand Road the southern side.
Landscape type: HL3

3. Historical Development

- 3.1 During the early 19th Century the area was rural in character consisting mainly of enclosed fields given over to arable and grazing. Several buildings were located at Priory Terrace (since demolished) on the eastern side of area. A racecourse was laid out in the southern part of the area during the late 18th Century (later re-aligned); a grandstand and booths (since demolished) were located on the south side. Holmer school (now Holmer C.E. Primary School) was founded in 1857 on Holmer Road.
- 3.2 The present racecourse and associated facilities (on the north side of the area) have been developed since the 1950s. Hereford City Council constructed the leisure centre sports hall on Holmer Road in the 1980s and developed outdoor sports facilities including a synthetic surface pitch, an athletics track, and a nine-hole golf course. At the present time a skate-board facility is under construction north of the leisure centre on the site of a former car park.

4. Description

- 4.1 This is a large open area with modern indoor and outdoor sporting facilities. On the north east side is an area of allotment gardens. Buildings, all on the periphery, include:
- Hereford Leisure Centre: a large modern steel-framed building with cladding.
 - Holmer C.E. Primary School: a 19th Century redbrick building with bell tower and polychrome dressings under slate roofs, and later additions.
 - Hereford Racecourse buildings, one and two storeys of brick and corrugated steel, including grandstands, stables, offices, and catering and conference facilities

5. Heritage Assets

- 5.1 There are no listed buildings in the area

6. Issues

- 6.1 The area within the racecourse circuit is protected as open space by the Herefordshire UDP, 2007.
- 6.2 A site in the north west (outside the racecourse circuit) has been proposed as a future 'park and ride' development.

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HCA30.2 Widemarsh Common

1. Character Statement

- 1.1 This is a large recreational open space with some residential, recreational and civic development.
Townscape type: HT17 (elements of HT3, 4, 7, 10 and 12)

2. Location and Physical Setting

- 2.1 The area is located north west of the city centre on level ground on the floodplain of the Widemarsh Brook that flows along the southern boundary. Newtown Road is aligned along the north east boundary.
Landscape type: HL3 (elements of HL2)

3. Historical Development

- 3.1 During the early 19th Century Widemarsh Common was recorded as waste land. An enclosed field to the south east was used as grazing. Moor House (early 18th Century) and gardens lay to the west surrounded by small enclosed fields also given over to grazing. An artificial channel flowed from west to east through this area. The racecourse, laid out in the late 18th Century, formerly extended from north west to south east through the central part of the area.
- 3.2 In 1836 Hereford Cricket Club was established at Widemarsh Common and a pavillion was built (currently under reconstruction). In 1850 a cider factory (since demolished) was constructed on the east side of Widemarsh Common near Moor House. During the same century the former Sportsman public house was built on the western edge of the Common, and Moor Cottage was built at the south west corner.
- 3.3 During the 1920s-30s the Lads' Club sports club was established on the south side of Widemarsh Common, together with a pair of semi-detached houses, North View and South View. In the post 1950s period a housing development, Chave Court, was undertaken on the site formerly occupied by cider factory. In recent years a football club, with changing rooms and a small grandstand, has been established on the open space south of Moor House.

4. Description

- 4.1 The area consists of four open spaces, three of which are used for sporting activities:
- Widemarsh Common (north side): football, cricket and informal leisure activities.
 - Lad's Club playing fields, a fenced area with restricted access (south east side).
 - Westfields football club, a fenced area with restricted access (south west side).
 - Herefordshire Council nursery gardens (west side).
- 4.2 Within the area are the following buildings:
- Moor House (earlier 18th Century): a brick building (formerly a large house) of two storeys with attic, eight-window range, under hipped slate roofs, now Herefordshire Council offices. At the rear, one- and two-storey brick workshops and nursery gardens.

- Lads' Club (1920s-30s): a single-storey sports hall, brick under a pitched tile roof and two adjacent two-storey brick houses with gardens.
- House, formerly the Sportsman public house (18th Century): three storeys, brick in symmetrical Georgian style on a large plot, with later additions. Recently damaged by fire.
- Moor Cottage (18th Century): two-storey detached house, redbrick on large plot.
- Kingdom Hall (probably early 20th Century): brick under pitched tile roofs, place of worship.
- Chave Court (20th Century): a two- and three-storey block of flats, brick and render under tile roofs, with central courtyard.

4.3 A war memorial is located on the west side of Widemarsh Common in the form of a stone cross and shaft on a base and stepped platform.

5. Heritage Assets

5.1 Moor House is a Listed Building (Grade II) together with associated walls and gate piers. The area lies within Widemarsh Common conservation area.

6. Issues

6.1 The recreational areas are protected as open spaces by the Herefordshire UDP, 2007. However, the former Sportsman public house and plot may have potential for enhancement and redevelopment. The building is of local interest (although now in poor condition). The site may be appropriate for development as sheltered accommodation if problems of limited access can be resolved.

HCA30.3 Wyeside Playing Fields

1. Character Statement

1.1 This is a large recreational open space.

Townscape type: HT17

2. Location and Physical Setting

2.1 The area is located on the west side of the city centre and on the north bank of the River Wye. Much of the area is low-lying level ground on the floodplain, with a south-facing slope along the northern edge. A public footpath extends along the riverbank on the south side, and a footpath and cycle route crosses the area north-south on the course of a dismantled railway line.

Landscape type: HL3

3. Historical Development

3.1 During the early 19th Century the area, known as Wye Meadows, was rural in character and composed of enclosed fields given over to grazing with some orcharding on the upper slope. In the mid 19th Century an embanked railway line (since dismantled) was constructed, aligned north-south, crossing the river by means of Hunderton Bridge. By the end of the 19th Century a cricket ground had been laid out and a pavilion constructed (later replaced, most recently in 1968) in the central part of the area. Prior to World War II a second pavilion was constructed (later extended) on the east side of the railway track. More recently, a third pavilion has been constructed on the western edge of the area and additional sports pitches laid out, and a sea scout headquarters established near the river on the eastern side of the area.

4. Description

4.1 The area provides sports facilities for Hereford Rugby Club, Hinton Football Club and Hereford Cathedral School. Hedgerows, or remnant hedges, indicate club and school boundaries. Sports pavilions are of a similar pattern: single storey wood-clad buildings under pitched roofs, some with adjacent seating facilities for spectators. The sea scout headquarters consists of several long single-story hut-like buildings under pitched roofs.

4.2 On the north side of the area there are several smaller fields enclosed by hedges with mature trees.

4.3 The Great Western Way public footway and cycle route is an important north-south access route and a local nature reserve.

5. Heritage Assets

5.1 There are no Listed Buildings in the area. The area to the west of the Great Western Way lies within the Broomy Hill conservation area; the area to the east is within the Hereford Central conservation area.

6. Issues

6.1 The recreational areas are protected as open spaces by the Herefordshire UDP, 2007; a field in the eastern part is protected as a proposed open space. Several sites within the area have been designated as local nature reserves.

6.2 The area has been used for recreational purposes since the 19th Century.

6.3 There is little potential for development in the area, other than for recreational purposes.

HCA30.4 Bishop's Meadow-King George's Field

1. Character Statement

- 1.1 This is a large recreational open space.
Townscape type: HT17

2. Location and Physical Setting

- 2.1 The area is located on the south side of the River Wye to the east of St Martin's Street. Hinton Road delineates the southern boundary. The area is level and low-lying on the floodplain of the Wye.
Landscape type: HL3 (elements of HT12)

3. Historical Development

- 3.1 During the 19th Century the area was rural in character and consisted of enclosed fields used for grazing purposes. In 1914 the Bishop of Hereford granted Bishop's Meadow (the area north of Row Ditch) to Hereford City Council as a public place and playing field. In 1937 King George's Field (south of Row Ditch) was also granted to the city and Queen Elizabeth Avenue was laid out along the riverbank as a tree-lined avenue. The major use of the area continued to be grazing land until after World War II when it became more popular as a recreational area.
- 3.2 Hereford Leisure Pool was constructed in 1976, and includes several pools, squash courts and a cafeteria.

4. Description

- 4.1 The Bishops Meadow area is a large open space that includes public tennis courts (grass and hard-surface) and a putting green. King George's Field covers a larger area and is marked out with sports pitches. A playground for younger children is located in this area.
- 4.2 A low embankment known as Row Ditch, with a footpath along the crest and an avenue of trees, is aligned east-west between Bishop's Meadow and King George's Field.
- 4.3 Hereford Leisure Pool is located south of St Martin's Avenue. This is a modern low-profile building with a car park on the north side.
- 4.4 The area is surrounded by mature trees. Footpaths radiate out from Victoria footbridge on the north east side. A memorial stone is located near the footbridge.
- 4.5 There are views of the Cathedral tower from throughout the area.

5. Heritage Assets

- 5.1 Row Ditch (also Rowe Ditch), believed to be a medieval defensive work, is a Scheduled Monument. The recreation area lies within Hereford Central conservation area. Bishop's Meadow and Row Ditch lie within the Hereford Area of Archaeological Importance

6. Issues

- 6.1 The recreation area is protected as open space by the Herefordshire UDP, 2007. The area also functions as a catchment area in the recent Environment Agency flood alleviation scheme.

6.2 There is no potential for development in the area, other than for recreational purposes.

HCA30.5 Tupsley Quarry

1. Character Statement

1.1 This is a large recreational open space.

Townscape type: HT17

2. Location and Physical Setting

2.1 The recreational area is located in the north east part of the city in an area of intensive residential development.

Landscape type: HL3

3. Historical Development

3.1 During the earlier part of the 19th century the area was rural in character, consisting of several large enclosed fields given over to arable. In the late 19th Century the quarrying of clay on a large scale began in the area for brick production at Hampton Park Brickworks. An extensive area was quarried and a wide range of clay products manufactured, including bricks, tiles, pipes and chimney pots, before production ceased in the 20th Century.

3.2 In 1990 the western part of the area was designated as a local nature reserve.

4. Description

4.1 This is an open recreational space that retains field boundaries in the form of hedges and trees. The western part is wooded. The boundary of the recreational area is delineated by the back gardens of surrounding residential properties. There are no buildings in the area.

5. Heritage Assets

5.1 There are no Listed Buildings in the area.

6. Issues

6.1 The recreation area is protected as an open space by the Herefordshire UDP, 2007, and the western part is also a local nature reserve.

6.2 This open space is an important local amenity in an area of intensive residential development with limited public access to green spaces.

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HCA30.6 Aylestone Park

1. Character Statement

- 1.1 This is a large recreational open space.
Townscape type: HT17 (elements of HT4, 7 and 11)

2. Location and Physical Setting

- 2.1 The recreational area is located at the north east corner of the settlement area on a north eastern-facing slope overlooking the Lugg Meadows Aylestone Hill (A465) delineates the eastern boundary and Roman Road (A4103), the northern boundary (in part). A remnant of the Hereford and Gloucester Canal delineates part of the north western boundary.
Landscape type: HL3 (elements of HL2)

3. Historical Development

- 3.1 During the earlier part of the 19th century the area was rural in character, consisting of a number of large enclosed fields given over to arable and grazing. By this time several cottages on small plots were located at the northern end on Aylestone Hill. In 1845 the Hereford and Gloucester canal reached the city and extended along the north west side of the area. During the later 19th Century and continuing into the 20th Century additional houses were constructed at the northern end of Aylestone Hill and on Roman Road, including the Swan Inn (19th Century).
- 3.2 Most of the area has remained undeveloped until recently and is now being developed as a public recreational amenity.

4. Description

- 4.1 This is an extensive open area bordered by hedges and mature trees. Large cast iron gates and brick piers (from the former RAF Hereford at Credenhill) have been erected at the eastern entrance on Aylestone Hill.
- 4.2 Buildings on the north eastern fringe of the area consist mainly of detached two-storey brick houses under slate or tile roofs built between the late 19th and late 20th Century. Most are set on large mature plots. The Sun Inn public house is two-storey building, rendered with bay windows under a pitched slate roof, with later extensions.

5. Heritage Assets

- 5.1 There are no Listed Buildings in the area.

6. Issues

- 6.1 The area is protected as a proposed open space by the Herefordshire UDP, 2007.
- 6.2 The area is under development as a public recreational amenity.

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APPENDIX VI

List of Sources

Planning and Guidance

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