

# Ledbury

## Rapid Townscape Assessment

Draft

March 2010



Conservation Section  
Planning and Transportation Services  
Regeneration Directorate  
Herefordshire Council

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The digitising of maps (GIS work) by Sarah Connelly, Conservation Technician.

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## **1. Introduction**

- 1.1 The Ledbury Rapid Townscape Assessment (LRTA) is one of a number of background studies that will form part of the evidence base for Herefordshire Council's Local Development Framework (LDF). The LDF will eventually replace the Herefordshire Unitary Development Plan and will include a Core Strategy that sets out the long-term spatial strategy for Herefordshire. The aim of this characterisation study is to contribute to an assessment of the potential of the Ledbury settlement area to accommodate growth allocated through the LDF and, eventually, to contribute to the preparation of a design framework for areas of development potential.
- 1.2 The rapid townscape assessment is based on a model developed by English Heritage for the structured and systematic appraisal of townscape and the historic environment. The results of this assessment include the identification of areas of significant or local interest, sites of development and/or enhancement potential, and issues relating to townscape quality and loss of character.

## **2. Context**

- 2.1 A number of other studies are being, or have been, undertaken by members of Herefordshire Council's Conservation Section that contribute to the visual and historic evidence base of the LDF. These studies are:
  - 2.1.1 *Urban Fringe Sensitivity Analysis*: informing the Strategic Housing Land Availability Assessment (SHLAA) for Hereford, the market towns and villages. The study will also be relevant to future proposals for an outer distributor road for Hereford.
  - 2.1.2 *Green Infrastructure Strategy*: aiming to ensure that the natural and cultural landscape features are placed at the heart of planning for sustainable development within Herefordshire by identifying the components forming 'green infrastructure', assessing their quality and quantity, identifying any shortfall in provision and identifying the opportunities available to provide and manage such infrastructure within the context of growth of the county.
  - 2.1.3 *Historic Environment Development Impact and Design Studies*: offering a systematic historic environment input to the LDF process, specifically providing an evidence base and strategic advice relating to both the Core Strategy and the SHLAA.
  - 2.1.4 *Hereford Rapid Townscape Assessment*: contributing to a housing land availability assessment for the City of Hereford settlement area and informing the preparation of a broad design framework for areas with development potential.
  - 2.1.5 *Central Hereford Historic Townscape Characterisation*: forming part of the evidence base to support the LDF.

### **3. Scope**

- 3.1 This assessment covers the Ledbury settlement area as defined by the Herefordshire Unitary Development Plan adopted March 2007.

### **4. Aims and Objectives**

- 4.1 The principle aims of the Ledbury Rapid Townscape Assessment are to contribute to a housing land availability assessment for the Ledbury settlement area and to provide a consistent overview of the area's historic and townscape character. The assessment will form part of the evidence base for Herefordshire Council's Core Strategy.
- 4.2 The key objectives are:
- To define broad character areas within the Ledbury settlement area
  - To describe their visible historic and townscape characteristics in sufficient detail to inform strategic options for spatial planning policy and to contribute to an urban capacity study
  - To identify issues that may need to be addressed in the spatial management of the respective areas.

### **5. Character and Identity**

- 5.1 The method of townscape assessment used in this project is based on a model brief proposed by English Heritage and CABE for the systematic and structured approach to townscape and heritage appraisals. The brief describes two levels of assessment:
- 5.1.1 An extensive assessment is intended to provide a broad-brush overview across a wide area to inform strategic decisions.
- 5.1.2 A second phase of intensive assessment will provide more detailed information on selected areas.
- 5.2 The model brief outlines four key aspects of information for the study area:
- Historic development
  - The mapping of character areas
  - An assessment of significance
  - Recommendations on integrating significant heritage assets with development or renewal.
- 5.3 The approach taken in this project is to undertake an extensive (rapid) assessment of the study area (Ledbury settlement area):
- To identify character areas
  - To outline briefly their historical development
  - To describe briefly their townscape character

- To identify areas of significant or local interest, sites of development and/or enhancement potential, and issues relating to townscape quality and loss of character.

## **6. Method**

6.1 An initial assessment of the settlement area was undertaken based on a desk-stop survey using Herefordshire Council's GIS (Exponare) system and a visual survey by motor vehicle and on foot. As a result, the following categories were identified:

- Landscape types (Appendix I)
- Townscape types (Appendix II)
- Character areas (Appendix III).

6.2 A rapid survey of each character area was undertaken, primarily on foot, to record townscape observations, to identify sites of development/enhancement potential and other issues, and to confirm or amend the initial assessment.

6.3 Further research was undertaken on the historical development and architecture of each character area based on map regression analysis using Ordnance Survey, tithe, and other historic maps; Herefordshire Sites and Monuments Record; Department of National Heritage Revised List of Buildings of Special Architectural or Historic Interest; Royal Commission on Historical Monuments England; and other limited documentary sources (see Appendix VI, Sources).

6.4 An appraisal of each character area (Appendix V) was prepared to include the following information:

- Character statement
- Location and physical setting
- Historical development
- Townscape
- Heritage assets and sense of place
- Development and/or enhancement potential
- Issues, including loss of character.

6.5 Plans of the Ledbury settlement area (Appendix IV) and individual character areas were prepared.

## **7. Rapid Townscape Assessment**

7.1 The results of the Rapid Townscape Assessment are presented in the individual character area appraisals (Appendix V). Here, brief details are given of significant findings.

### **7.2 Areas of Significant or Local Interest**

Areas of significant interest (within conservation areas) and local interest (not within conservation areas) are defined by their historical or architectural interest and their area or group integrity.

### 7.2.1 *Central Commercial/ Historical Area* (Character Areas LbCA1 and 2)

- The central commercial and historical area (LbCA1 and 2) lies within the Ledbury conservation area. The area is of significant interest and has a strong sense of place informed by its history, architecture, medieval plan-form, and natural setting overlooking the Leadon Valley
- Heritage assets include 173 Listed Buildings: three are Grade I (the Parish church of St Michael and All Saints and the church tower; Ledbury Park; Market House); 18 are Grade II\*; the remainder are Grade II. The majority were constructed as private dwelling houses, but many have been converted to commercial and civic premises (including shops, banks, inns and council offices) and flats. They include medieval and post-medieval timber-framed buildings; Georgian buildings of symmetrical Classical proportions; and Victorian buildings that celebrate Gothic and Tudor design
- Landmark buildings include the parish church and tower; the Barrett Browning Institute; Market House; Ledbury Park.

### 7.2.2 *Areas of 19<sup>th</sup>/earlier 20<sup>th</sup> Century Development* (LbCA3 and 4)

- The northern part of The Homend is an area of large Georgian houses and Victorian villas on generous plots with mature gardens and trees enclosed by hedges and brick walls
- At Homend Crescent a 1920s local authority housing estate consisting of well constructed houses on adequate plots in a landscaped crescent typifies the “homes fit for heroes” sentiment
- Areas of 19<sup>th</sup> Century speculative residential development often have a strong sense of place generated by their shared architectural form and decorative features, however, much of that has been lost in the Newtown and Happy Land areas as a result of later alterations and infill (see 7.4.2 below).

### 7.2.3 *Areas of later 20<sup>th</sup>/21<sup>st</sup> Century Development* (LbCA5, 6 and 7)

- Most of these areas consist of post 1950s residential developments that reflect national trends in terms of design, materials and plan-form and do not result in a distinctive sense of place, except in the New Mills area where trees and green corridors provide screening and add colour, texture and softening to the suburban townscape.

### 7.2.4 *Trading/Industrial Estates* (LbCA8 and 9)

- In the southern part of the North Ledbury Trading/Industrial Estate (LbCA8), railway infrastructure, including the railway viaduct, embankment and (former) canal bridge, Station House and the decorative brick retaining wall on the station approach road, are a



reminder of the industrial history of Ledbury and an area of local interest.

### 7.3 Areas of Development and/or Enhancement Potential (Plan 5)

A number of sites were identified of development and/or enhancement potential. Suggestions for development are based on historic or contemporary townscape character and design.

#### 7.3.1 *Central Commercial/ Historical Area (LbCA1 and 2)*

- *Bye Street Area:* On the south side: restore the historic continuous street frontage and enhance the setting of no. 16 Bye Street (Listed Building Grade II), the oldest surviving domestic building in Ledbury; encourage the provision of residential accommodation above commercial ground floor space in this area. On the north side: redevelop the sites presently occupied by the ambulance station, fire station and youth centre as social/affordable housing with commercial premises on the ground floor of the Bye Street frontage. The youth centre could be incorporated into the scheme; the fire and ambulance stations moved to new sites, for instance, on an industrial estate near the bypass (cf. Leominster ambulance and police stations.) This section of Bye Street, north of the infill buildings (nos. 71 to 79) and extending east to Lawnside Road, could be pedestrianised, enhanced with hard landscaping and plantings, and used as an open-air market/public space to recapture its medieval function. The 17<sup>th</sup> Century Brewery Inn public house (Grade II) provides an historic focus
- *High Street:* Enhance the area used for open-air street markets (the east side of High Street between the Market House and the light-controlled pedestrian crossing) with distinctive paving.

#### 7.3.2 *Areas of 19<sup>th</sup>/earlier 20<sup>th</sup> Century Development (LbCA3 and 4)*

- *The Homend at the junction with Hereford Road:* a depot at the south-west corner may be appropriate for a prominent landmark building, such as a well-designed residential home with surface parking at the rear
- *The Homend:* a green space at the rear of The Knapp may be appropriate for a high density residential development similar to that at the adjacent Robinson's Meadow.

#### 7.3.3 *Areas of later 20<sup>th</sup>/21<sup>st</sup> Century Development (LbCA5, 6 and 7)*

- *Kingsmead:* a green space adjacent to the play area may be suitable for a development of approximately eight detached houses of similar scale to those on Kingsmead
- *Saxon Way:* a small green space may be suitable for a development of two or three detached houses of similar scale to those on Saxon Way

- *Old Wharf, Ross Road:* It is proposed that the sports ground and adjacent football field should be developed with a significant proportion of affordable housing. The green space on the east side should be retained as a local amenity and the open space to the south retained as a buffer between the residential area and Leadon Way. The sports facilities could be relocated to the Ross Road outside the settlement boundary near the rugby club.

#### 7.3.4 *Trading/Industrial Estates (LbCA8 and 9)*

- The western part of the North Ledbury Trading/Industrial Estate (LbCA8), presently agricultural land allocated as employment land, may have potential for residential development on a similar scale and density as the New Mills area (LbCA6). Employment land could be reallocated to Robertson's Business Park on the southwest side of Ledbury
- *Hereford Road (north side):* Enhancement of the Ledbury Town Trail, including information boards and a pedestrian crossing on Bromyard Road linking the trail with Ledbury Railway Station, would be of benefit to commuters and visitors.

### 7.4 Townscape Quality, Loss of Character and Other Issues

A number of issues have been identified, both general and specific, that relate to townscape quality and loss of character.

#### 7.4.1 *Central Commercial/ Historical Area (LbCA1 and 2)*

- Throughout the main commercial area the painting and rendering of original brick and stone buildings erodes the historic townscape character and should be discouraged
- In the ecclesiastical precincts residential developments during the late 20<sup>th</sup>/early 21<sup>st</sup> Century, involving the sub-division of large plots, have resulted in some loss of character
- The east end of Bye Street and its junction with The Homend presents a hazard for pedestrians, both when crossing the street and visiting facilities at the Barrett Browning Institute, due particularly to heavy two-way traffic and narrow footways. The following enhancements are proposed:
  - Introduce a one-way traffic system westbound between The Homend and the entrance to Bye Street Car Park (with advance warning signs on Bridge Street)
  - Install wide footways in this section of Bye Street and an informal pedestrian crossing with distinctive paving and dropped kerbs at the junction with The Homend.

#### 7.4.2 *Areas of 19<sup>th</sup>/earlier 20<sup>th</sup> Century Development (LbCA3 and 4)*

- In areas of 19<sup>th</sup> Century speculative development, including Newtown and Happy Land, the loss of original features and later alterations, e.g., replacement uPVC doors and windows, painted and roughcast front elevations, the addition of porches, the replacement of front gardens by hard-surfaced parking pads, has resulted in an erosion of character
- At The Homend, late 20<sup>th</sup>/early 21<sup>st</sup> Century residential and commercial developments tend to erode the suburban “villa and garden” character of the area.

#### 7.4.3 *Areas of later 20<sup>th</sup>/21<sup>st</sup> Century Development (LbCA5, 6 and 7)*

- No comments.

#### 7.4.4. *Trading/Industrial Estates LbCA8 and 9)*

- No comments.

#### 7.4.5 *General Comments*

Changes, additions and alterations to buildings have been undertaken throughout the settlement area, generally in areas of pre 1960s residential development and particularly during the late 20<sup>th</sup>/early 21<sup>st</sup> Century, that have resulted in an erosion of local character. Factors that contribute to loss of character include:

- Intensification of use: including change of use of large houses and villas, for example, conversion to flats, residential homes, small hotels and guesthouses
- Incremental change: including small extensions (for example conservatories and service facilities); external lifts and fire escapes; external painting, rendering or cladding; replacement of doors and windows; replacement of gardens by parking areas and loss of boundary features (including walls and hedges)
- Insensitive residential development on infill and backland sites that does not respect local townscape character.

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## **APPENDIX I**

### **List of Ledbury Landscape Types**

LbL1 Urban

LbL2 Suburban

LbL3 Park

LbL4 Semi-rural

LbL5 Rural

LbL6 Industrial

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## **APPENDIX II**

### **List of Ledbury Townscape Types**

- LbT1 Historic Building/Structure (pre C18)
- LbT2 Georgian Building (C18-early C19)
- LbT3 Victorian/Edwardian Building/Development (mid C19-early C20)
- LbT4 Victorian/Edwardian Suburban Villas and Gardens Development (mid C19-early C20)
- LbT5 Public Sector Residential Development, Pre-World War II (pre 1940)
- LbT6 Private Sector Residential Development, Between the Wars (1920s-30s)
- LbT7 Public Sector Residential Development, Post World War II (1940s-50s)
- LbT8 Private Sector Residential Development, Post World War II (1940s-50s)
- LbT9 Public Sector/Affordable Residential Development (post 1950s)
- LbT10 Private Sector Residential Development (post 1950s)
- LbT11 Civic: government, local authority, education, place of worship, arts/culture, recreation/leisure, health/social/other public services
- LbT12 Commercial: retail, hospitality, financial, other services, light industry, construction, engineering
- LbT13 Agricultural: farm (farmhouse, agricultural buildings)
- LbT14 Industrial/Commercial Estate

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## **APPENDIX III**

### **List of Ledbury Character Areas**

LbCA1 Ledbury Historic/Commercial Core

LbCA2 Ecclesiastical Precinct

LbCA3 Central-West Civic/Residential Area

LbCA4 North-East Residential Area

LbCA5 Worcester Road Civic/Residential Area

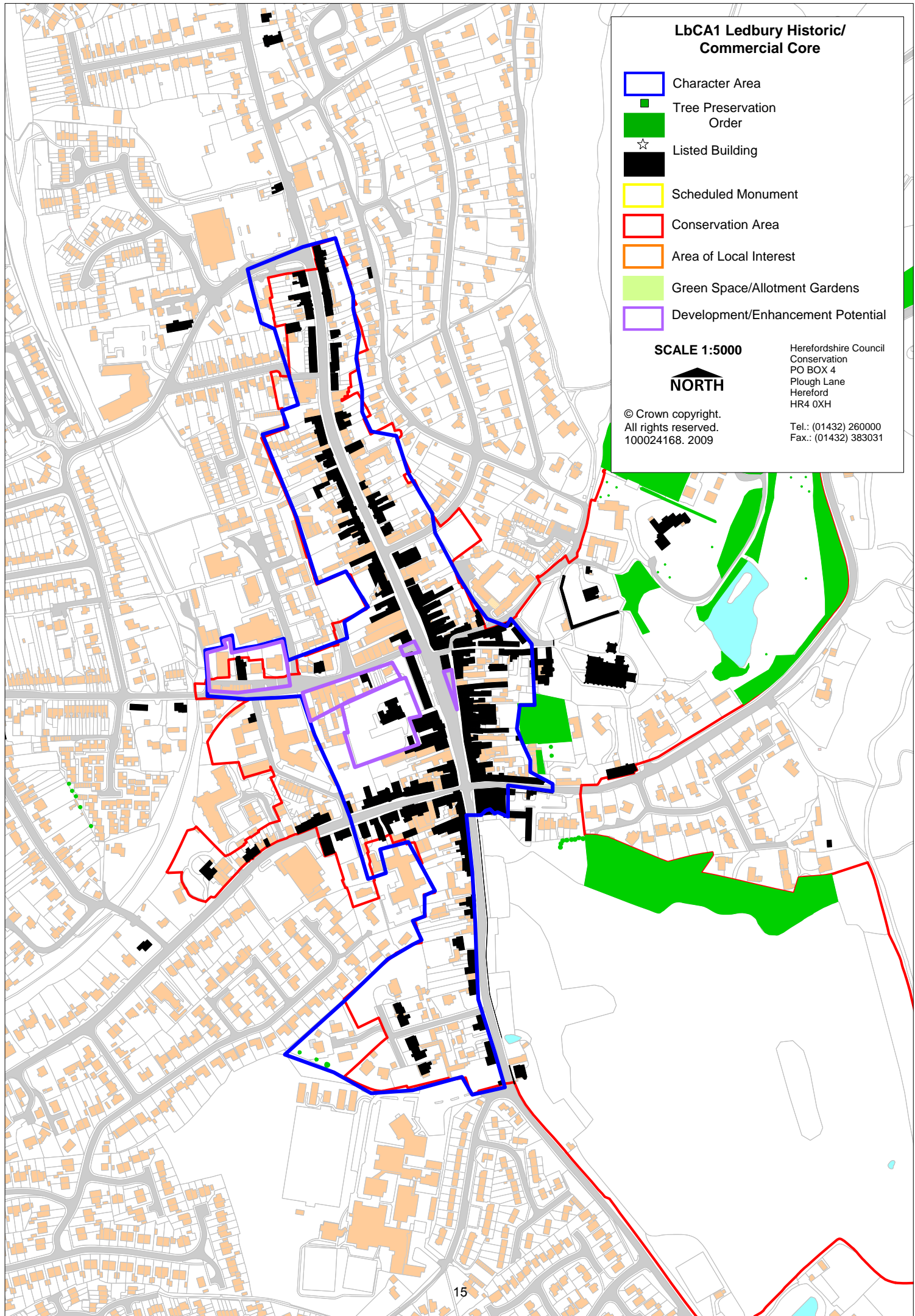
LbCA6 New Mills Residential Area

LbCA7 Deer Park Residential Area

LbCA8 North Ledbury Trading/Industrial Estates

LbCA9 West Ledbury Trading/Industrial Estates

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**LbCA1 Ledbury Historic/  
Commercial Core**

- Character Area
- Tree Preservation Order
- Listed Building
- Scheduled Monument
- Conservation Area
- Area of Local Interest
- Green Space/Allotment Gardens
- Development/Enhancement Potential

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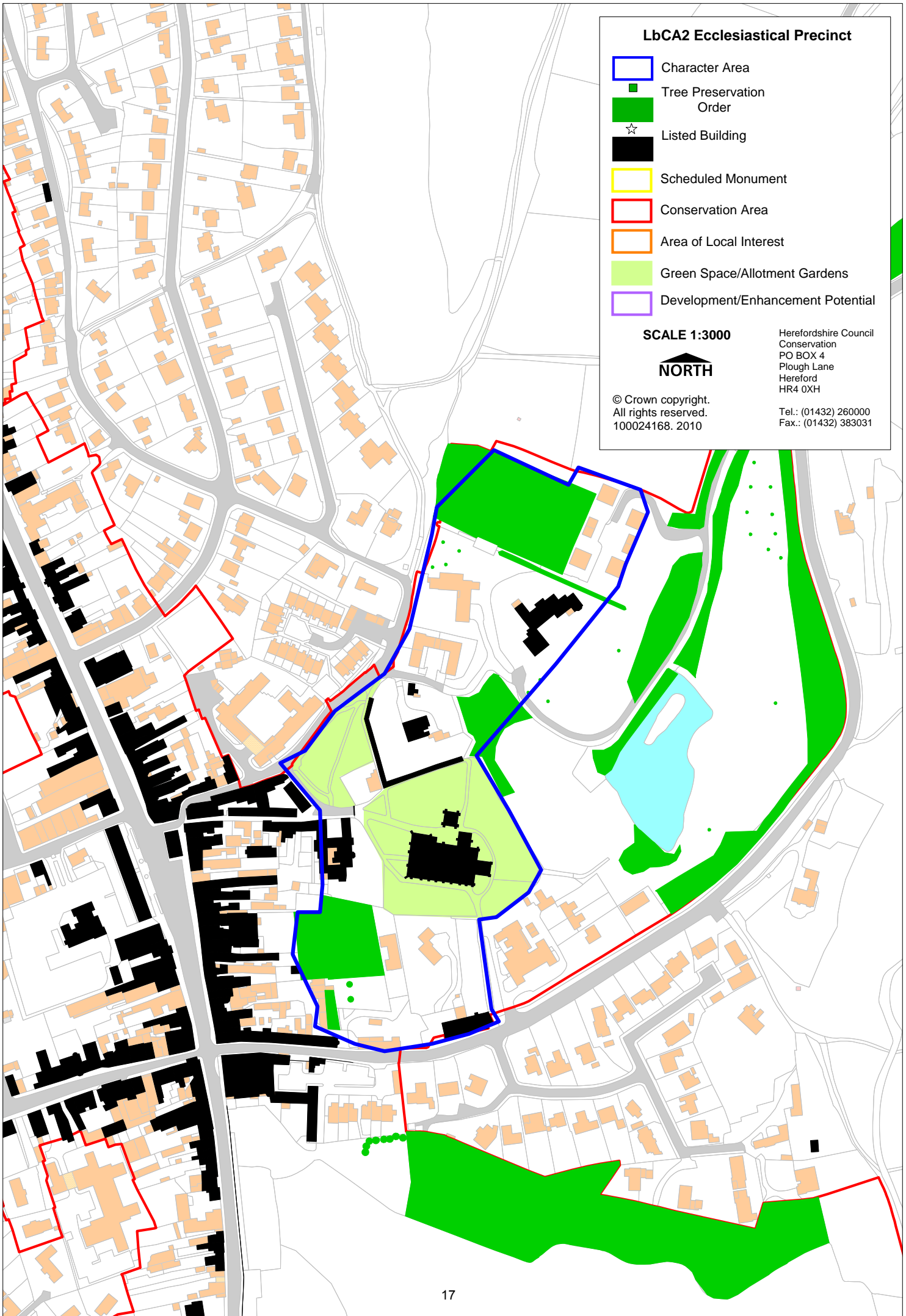


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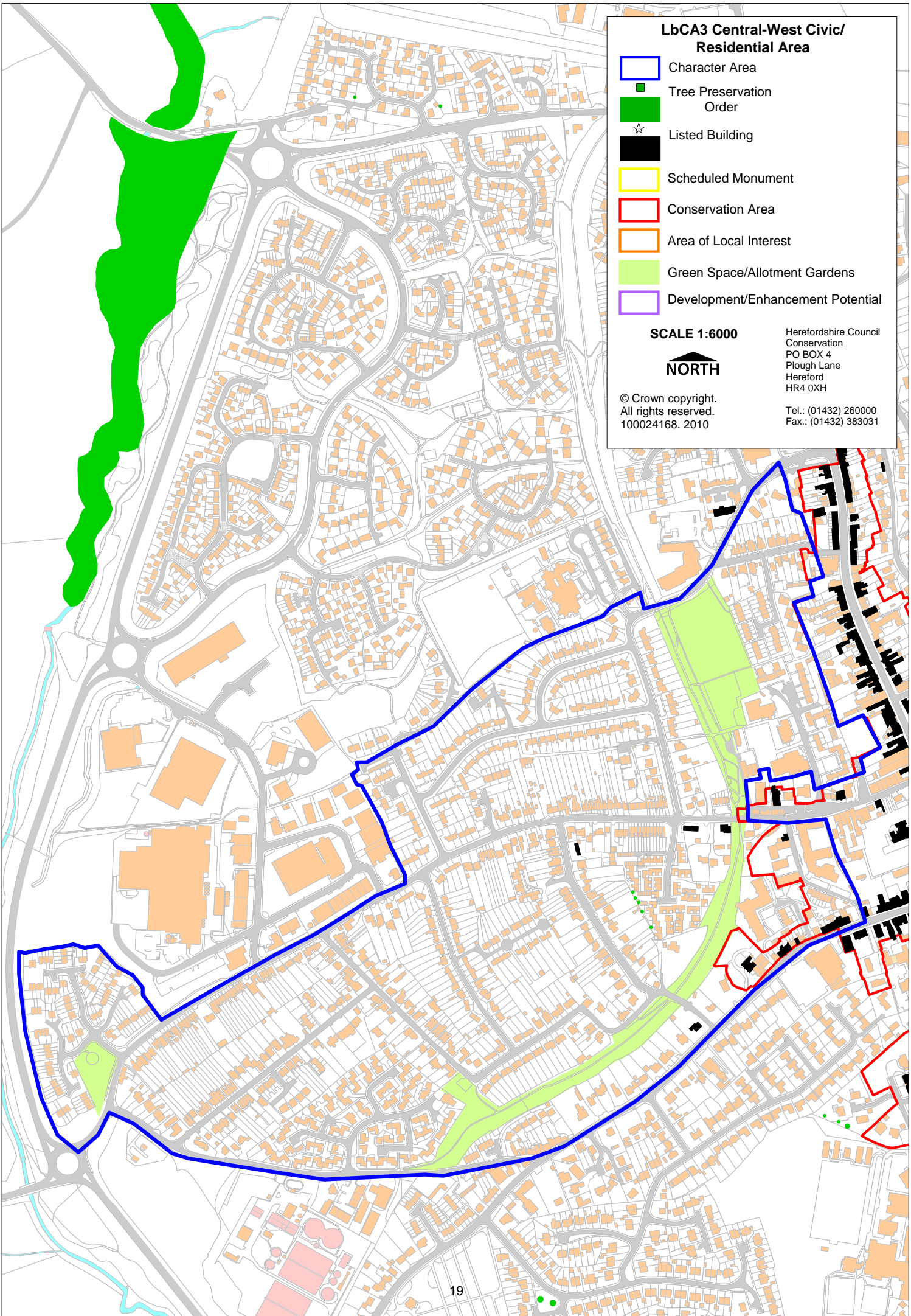
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**LbCA3 Central-West Civic/  
Residential Area**

- Character Area
- Tree Preservation Order
- Listed Building
- Scheduled Monument
- Conservation Area
- Area of Local Interest
- Green Space/Allotment Gardens
- Development/Enhancement Potential

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

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**LbCA4 North-East Residential Area**

-  Character Area
-  Tree Preservation Order
-  Conservation Area
-  Listed Building
-  Scheduled Monument
-  Conservation Area
-  Area of Local Interest
-  Green Space/Allotment Gardens
-  Development/Enhancement Potential

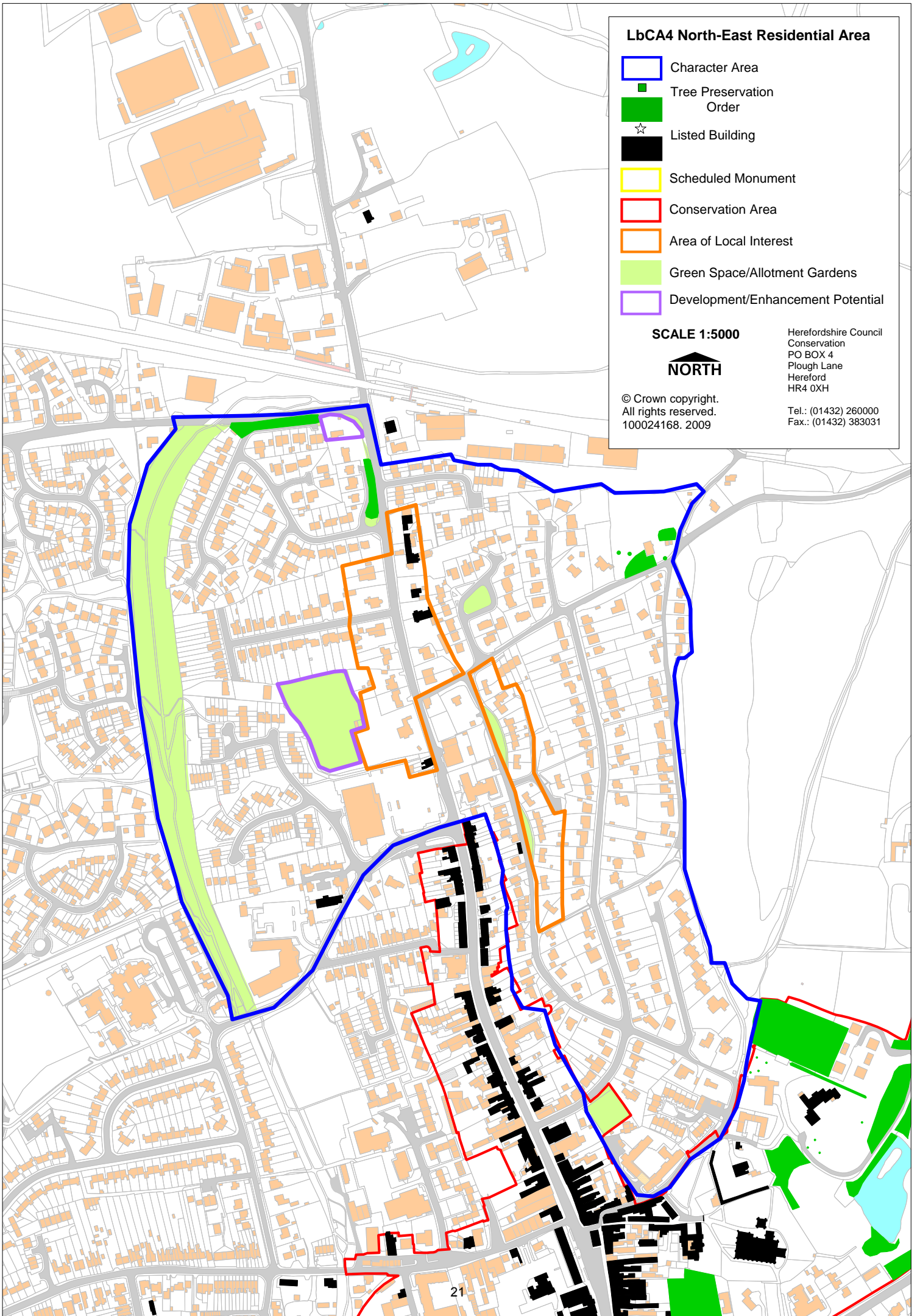
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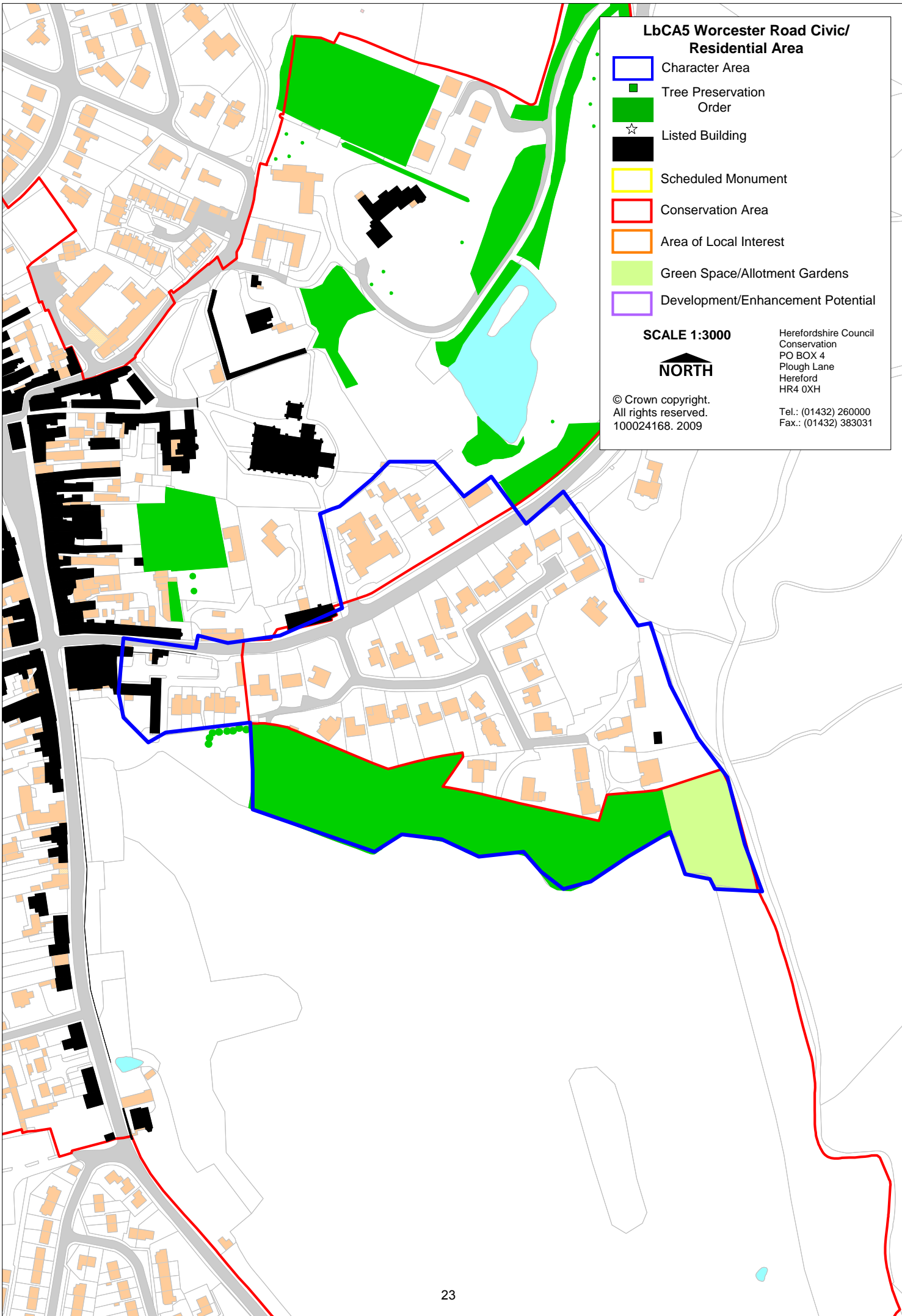
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


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**LbCA5 Worcester Road Civic/  
Residential Area**

-  Character Area
-  Tree Preservation Order
-  Tree Preservation Order
-  Listed Building
-  Listed Building
-  Scheduled Monument
-  Conservation Area
-  Area of Local Interest
-  Green Space/Allotment Gardens
-  Development/Enhancement Potential

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**LbCA6 New Mills Residential Area**

-  Character Area
-  Tree Preservation Order
-  Listed Building
-  Scheduled Monument
-  Conservation Area
-  Area of Local Interest
-  Green Space/Allotment Gardens
-  Development/Enhancement Potential

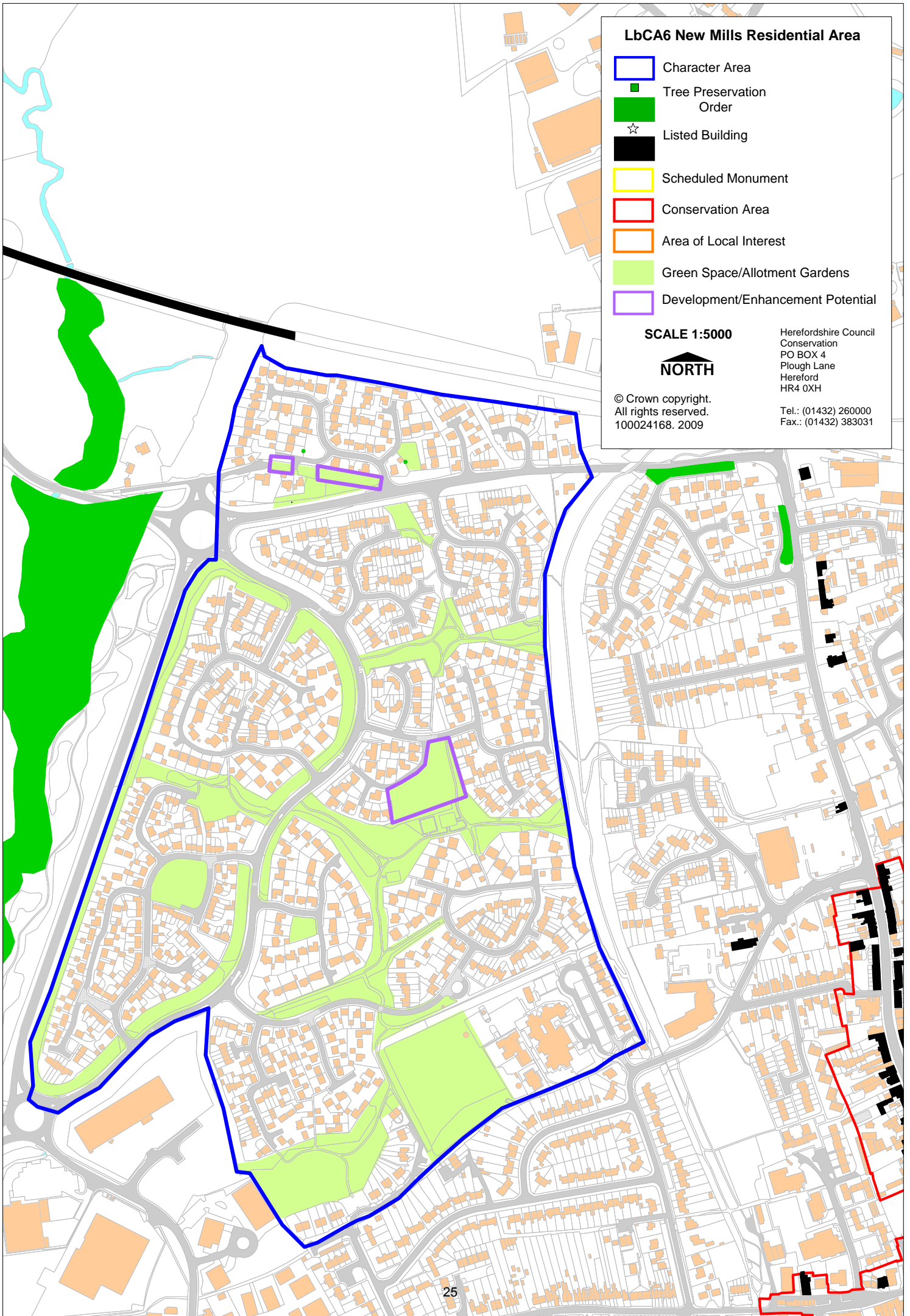
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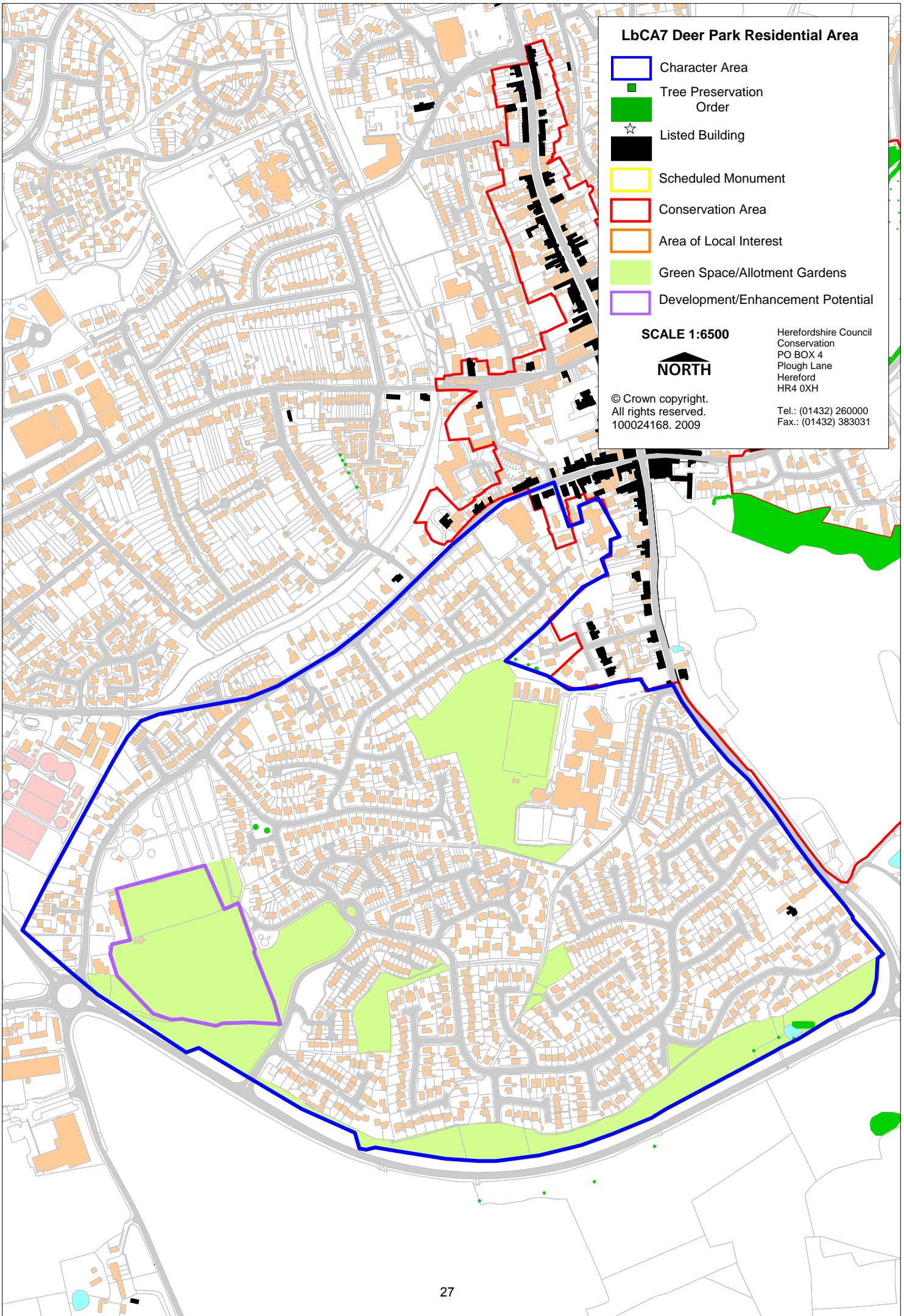
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**LbCA7 Deer Park Residential Area**

- Character Area
- Tree Preservation Order
- Green Space/Allotment Gardens
- ☆ Listed Building
- Scheduled Monument
- Conservation Area
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- Green Space/Allotment Gardens
- Development/Enhancement Potential

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

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**LbCA8 North Ledbury Trading/  
Industrial Estates**

-  Character Area
-  Tree Preservation Order
-  Listed Building
-  Scheduled Monument
-  Conservation Area
-  Area of Local Interest
-  Green Space/Allotment Gardens
-  Development/Enhancement Potential

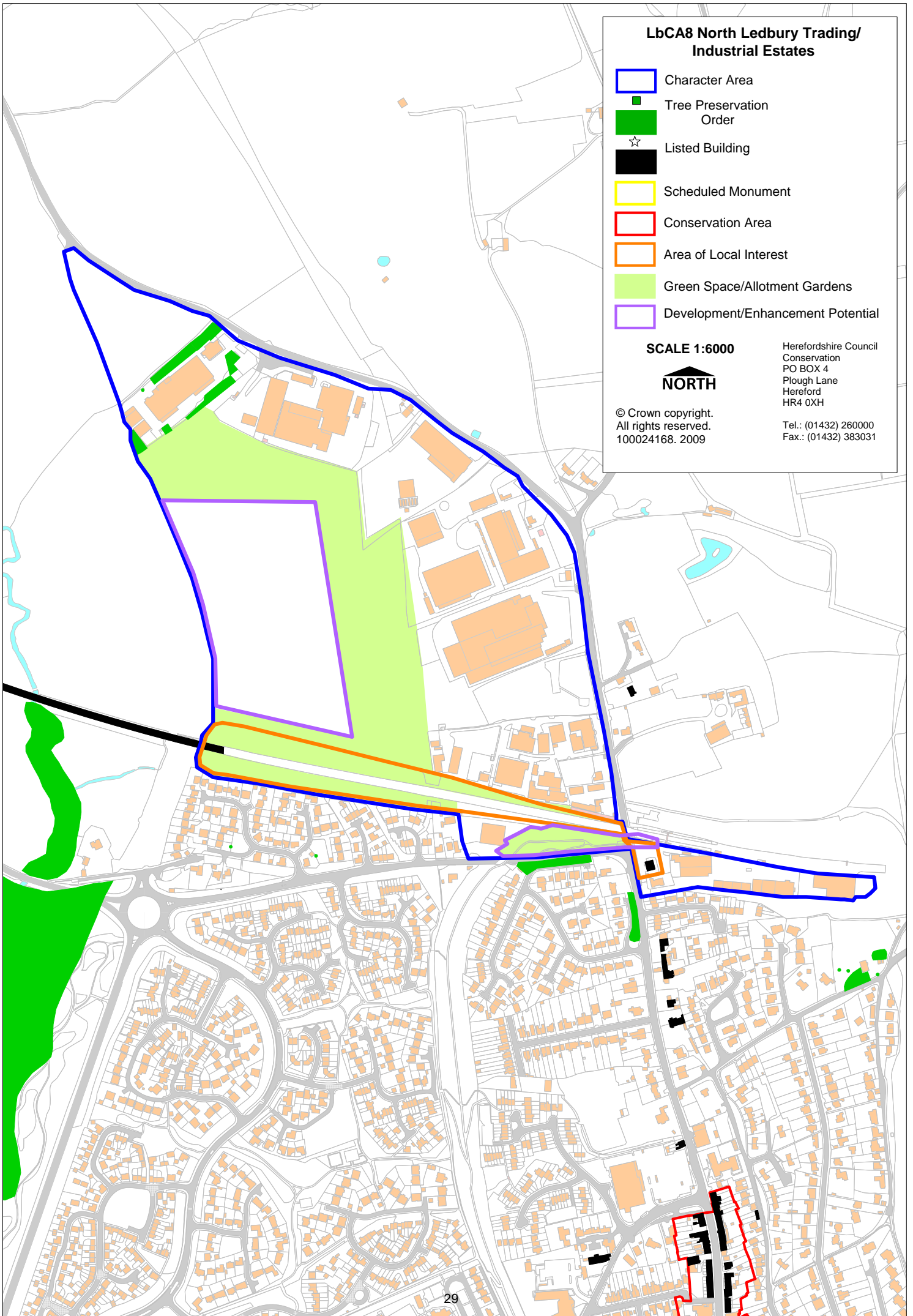
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**LbCA9 West Ledbury Trading/  
Industrial Estates**

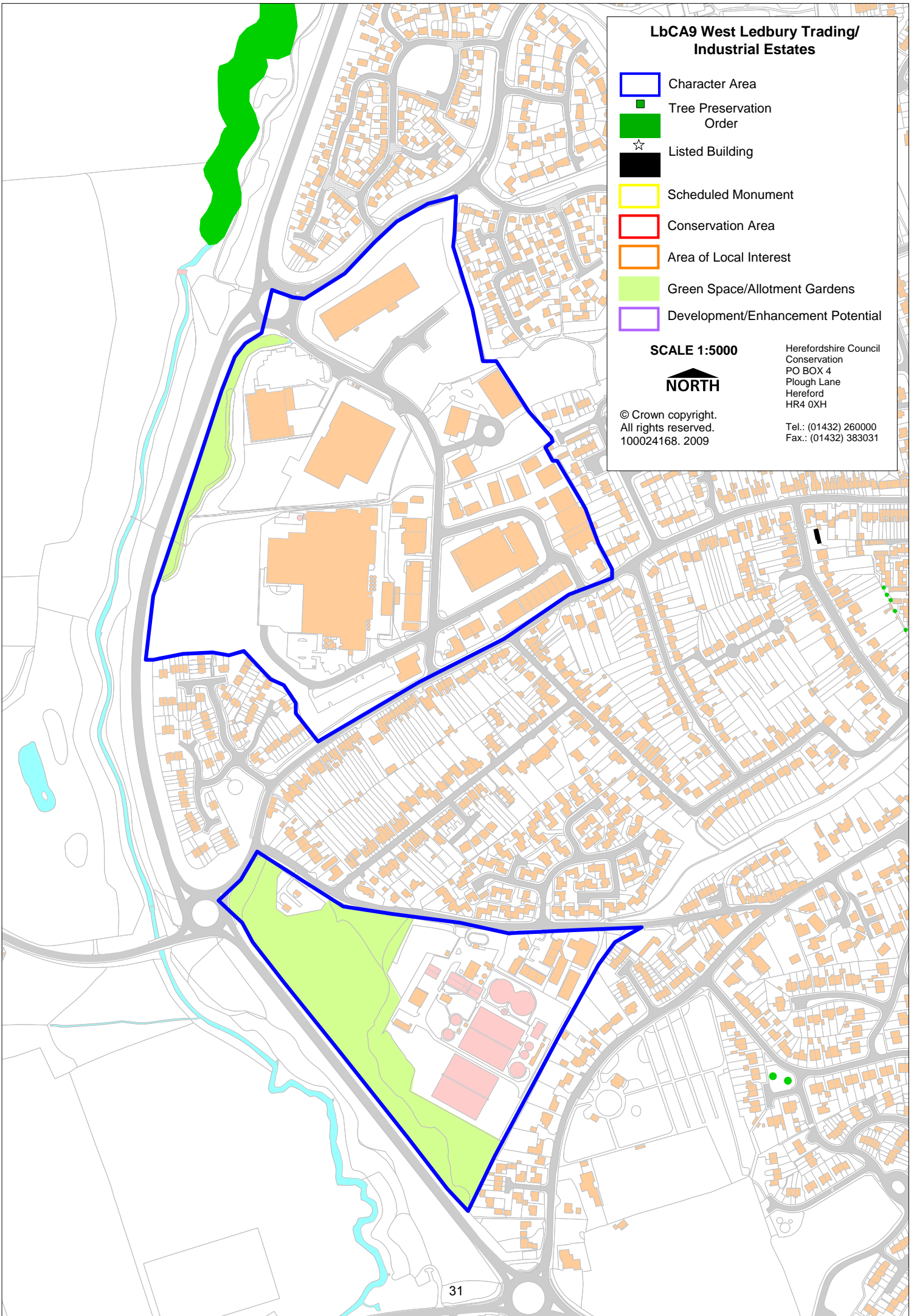
-  Character Area
-  Tree Preservation Order
-  Listed Building
-  Scheduled Monument
-  Conservation Area
-  Area of Local Interest
-  Green Space/Allotment Gardens
-  Development/Enhancement Potential

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## **APPENDIX IV**

### **List of Ledbury Settlement Plans**

Plan 1 Settlement Area

Plan 2 Historic Assets

Plan 3 Archaeological Sites

Plan 4 Character Areas

Plan 5 Central Area

Plan 6 Development/Enhancement Potential

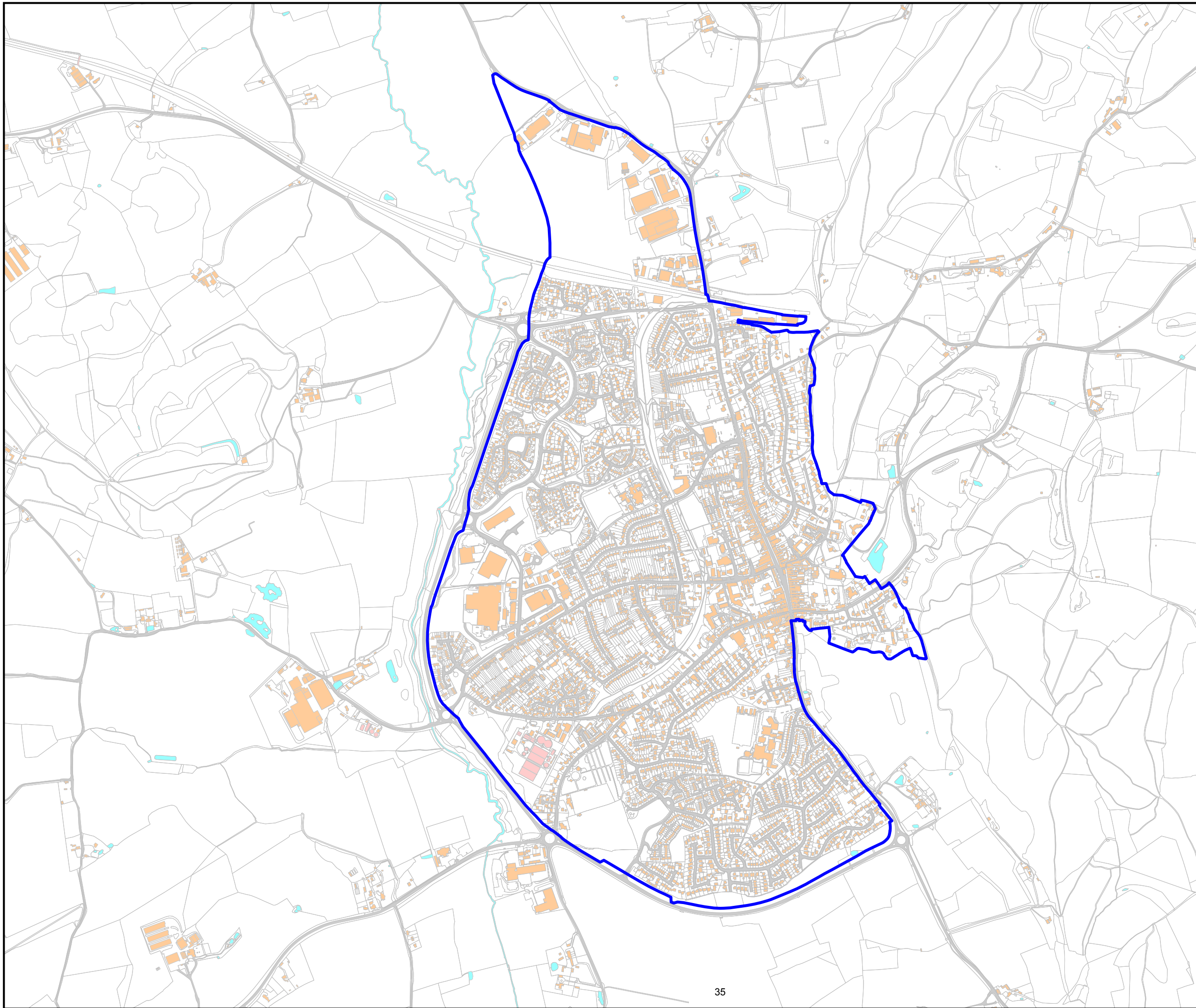
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# Ledbury Rapid Townscape Assessment

## Plan 1 : Settlement Area

### Legend

 Urban Settlement Boundary



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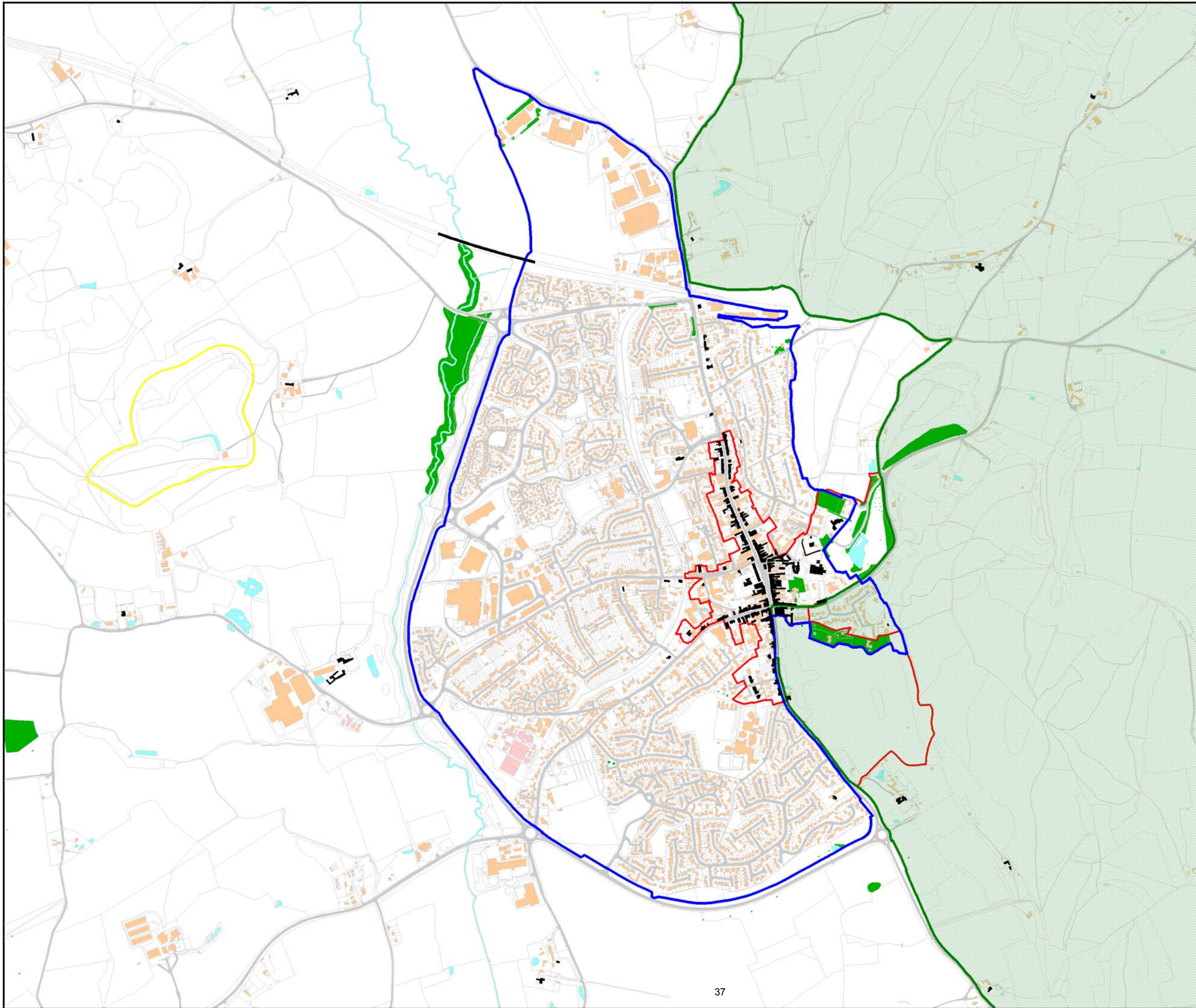


# Ledbury Rapid Townscape Assessment

## Plan 2: Historic Assets

### Legend

-  Urban Settlement Boundary
-  Tree Preservation Order
-  Listed Building
-  Hereford Area of Archaeological Importance
-  Scheduled Monument
-  Conservation Area
-  Area of Outstanding Natural Beauty (AONB)



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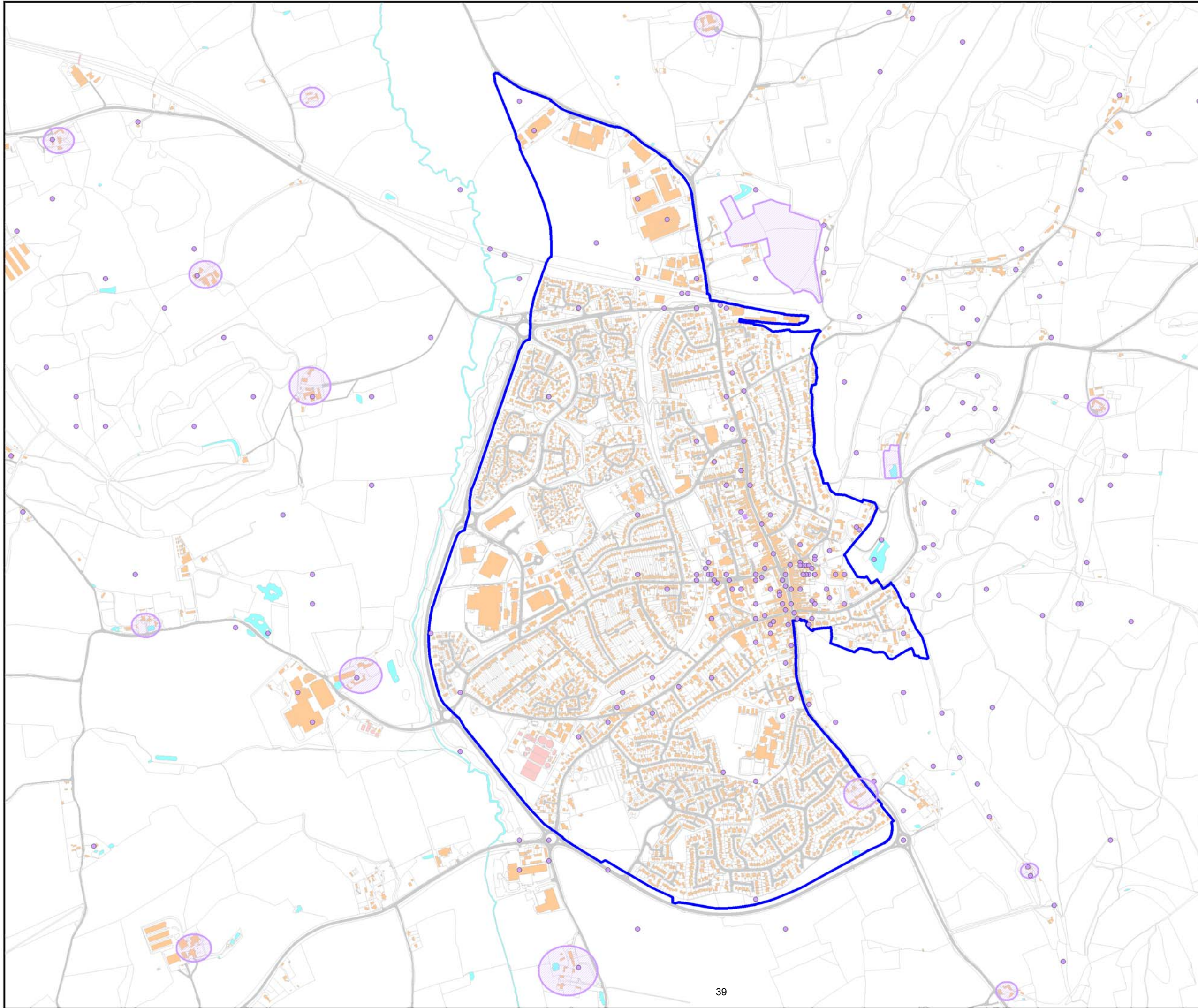
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# Ledbury Rapid Townscape Assessment

## Plan 3 : Archaeological Sites

### Legend

-  Urban Settlement Boundary
-  Archaeological Sites



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
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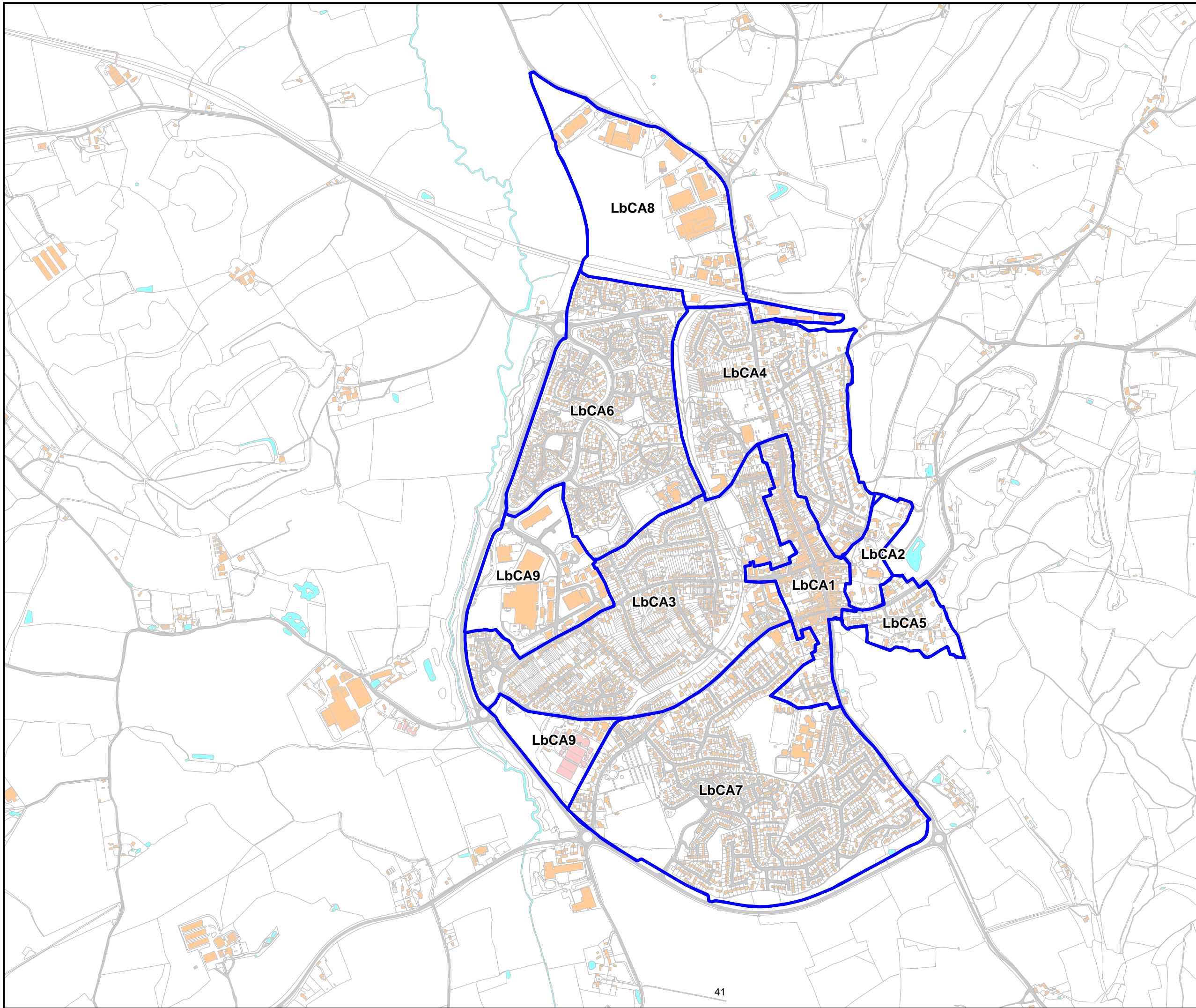
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# Ledbury Rapid Townscape Assessment

## Plan 4 : Character Areas

### Legend

 Character Areas



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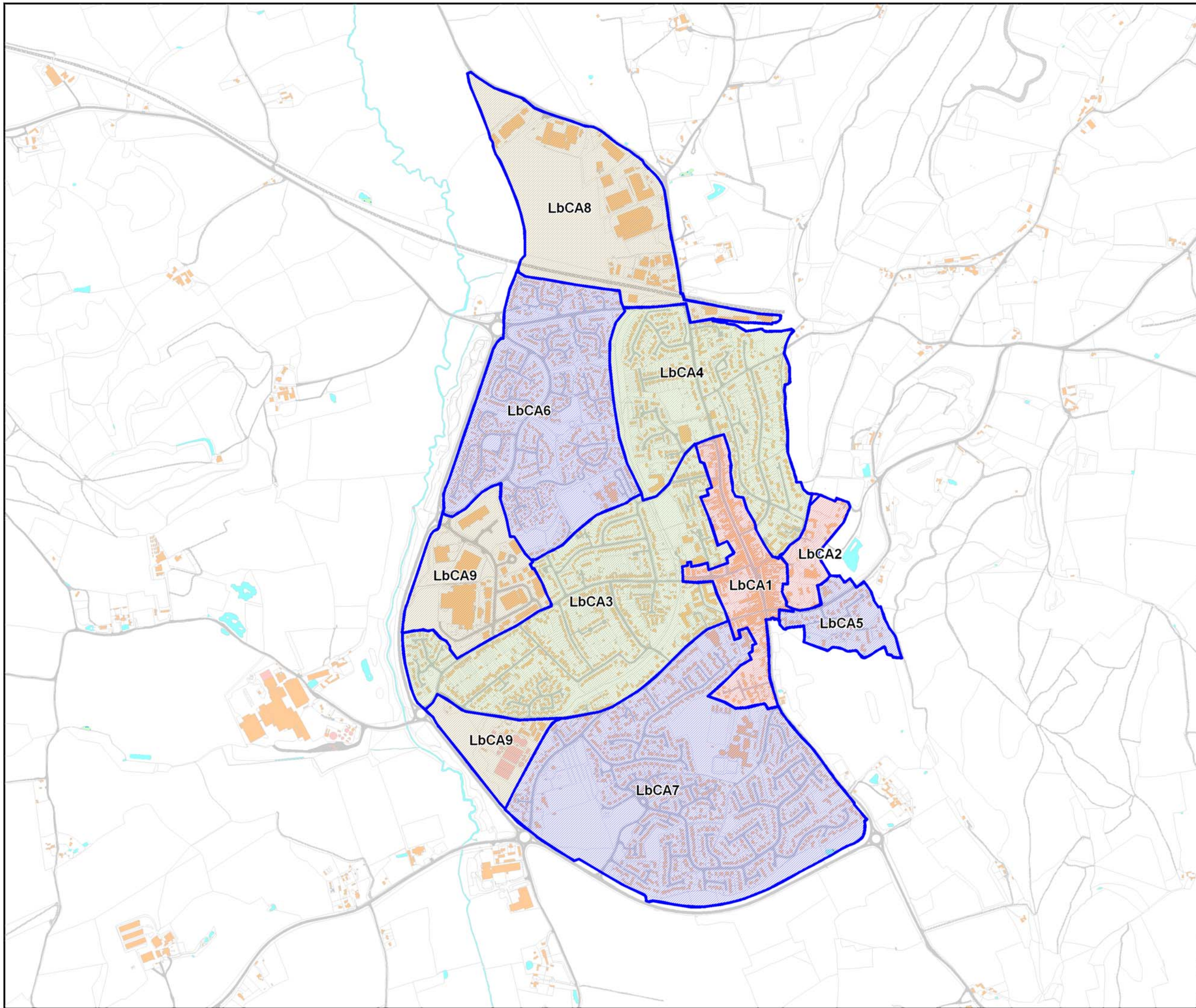
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# Ledbury Rapid Townscape Assessment

## Plan 4a : Character Area Groupings

### Legend

-  Character Areas
-  Central Commercial/ Historical Area
-  Areas of 19th C/ Earlier 20th C Development
-  Areas of later 20th/ 21st C Development
-  Trading/Industrial Estate



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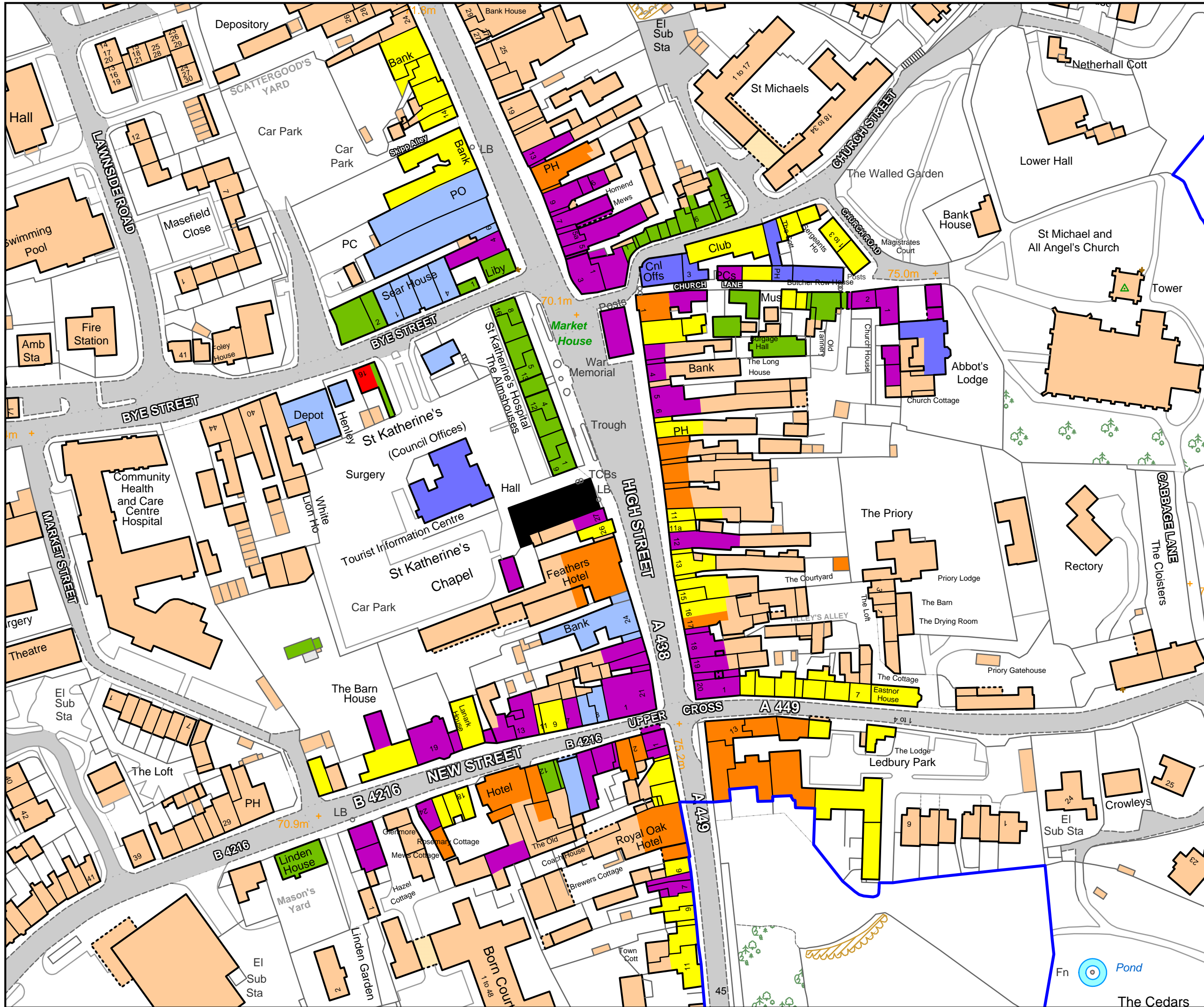
# Ledbury Rapid Townscape Assessment

Plan 5 : Central Area -  
Date of Building

## Legend

-  Urban Settlement Boundary
-  13th C
-  14th C
-  15th C
-  16th C
-  17th C
-  18th C
-  19th C
-  20th C

N.B. Dating based on external observation unless date of building core is known.



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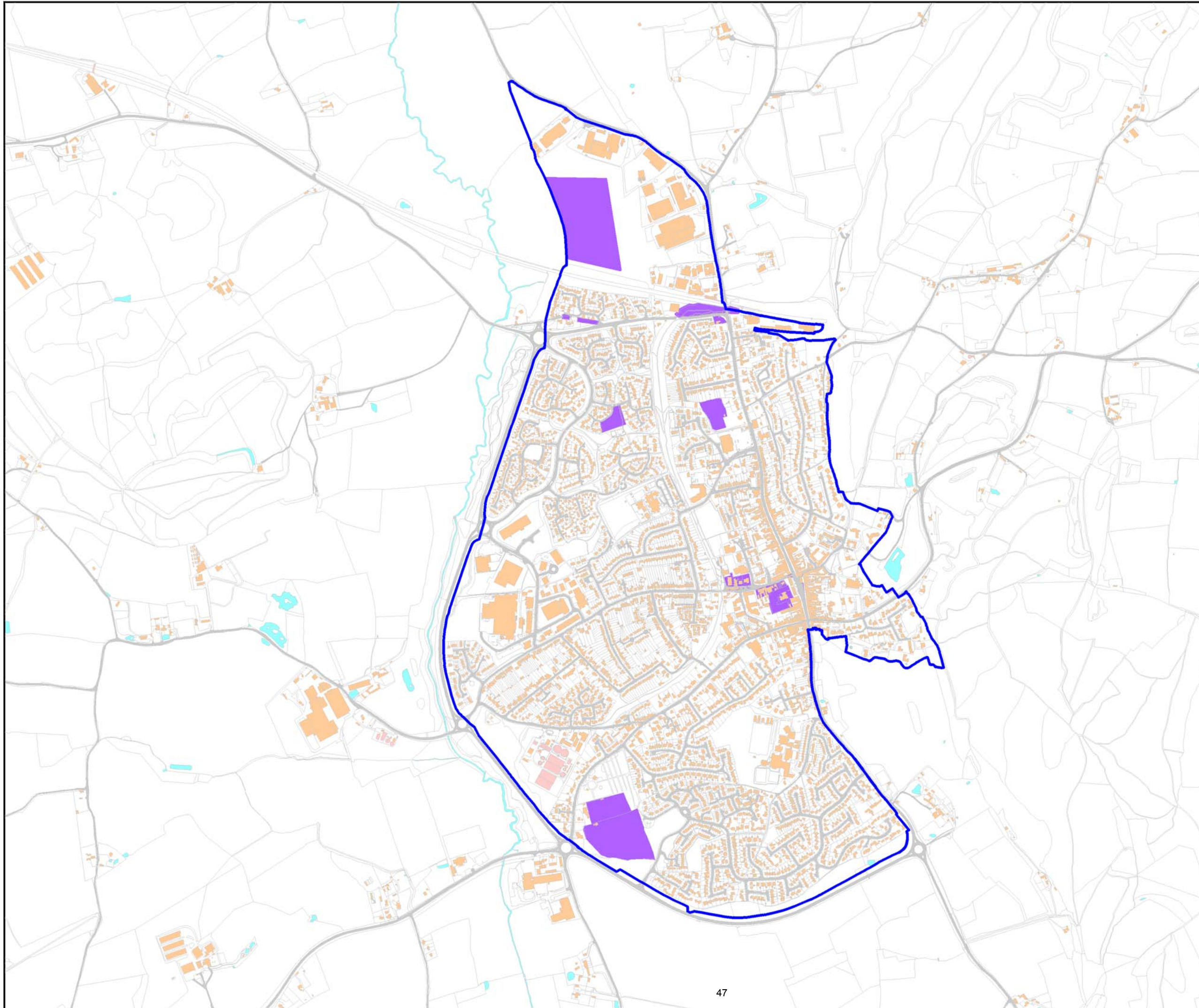
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# Ledbury Rapid Townscape Assessment

## Plan 6 :Development/Enhancement Potential

### Legend

-  Urban Settlement Boundary
-  Development/Enhancement Potential



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## **APPENDIX V**

### **Ledbury Character Area Appraisals**

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## LbCA1 Ledbury Historic/Commercial Core Character Area

### 1. Character Statement

- 1.1 The area is characterised by its timber-framed buildings and Georgian façades; the medieval plan-form of the market place, Lower Cross and Upper Cross; and the urban grain of long burgage plots with narrow frontages and private alleyways giving access to the rear.  
*Townscape type:* LbT 1, 2, 3, 11 and 12

### 2. Location and Physical Setting

- 2.1 The character area occupies, approximately, the site of the historic market borough of Ledbury. It extends south along The Homend from the junction with Orchard Lane, includes High Street and the Southend to the junction with Mabels Furlong Lane. The area extends east and west to, approximately, the rear boundary of medieval/early post medieval burgage plots on The Homend, High Street and the Southend (west side only). The area includes Bye Street and part of New Street; Church Lane and parts of Church Street and Worcester Road; and South Parade. On the east side the land rises fairly steeply to the top of Dog Hill and Coneygree Hill; Worcester Road extends eastwards through a small valley that separates the two hills. On the west side the land falls gently towards the River Leadon. The Homend and High Street are the major commercial streets of Ledbury and link Hereford Road (A438) with Worcester Road (A449).  
*Landscape type:* LbL1

### 3. Historical Development

- 3.1 A Saxon church, or minster, was founded at Ledbury in the 8<sup>th</sup> or 9<sup>th</sup> Century, at or near the crossroads of two historic routes (The Homend/High Street junction with Bye Street/Church Street), later known as the Lower Cross. The Domesday Book records that in 1086 the manor of Ledbury (*Liedeberge*) was held by the Bishop of Hereford. The population included a priest, two men-at-arms, a horse rider, a miller, ten villagers and seven smallholders, all of whom held land of the Bishop. At this time the Ledbury economy was primarily agricultural with a related industrial element (indicated by the mill). In 1125 a planned borough was laid out by Bishop Richard de Capella. The main axis was the Lower Cross with a wedge-shaped market place (*Middletoune*, now High Street) and burgage plots (long residential plots with a narrow street frontage) on the east and west sides. In 1138 a market charter was granted by King Stephen to Bishop Robert de Bethune, confirming the transition to a market economy (which is likely to have started at an earlier date).
- 3.2 During the late 12<sup>th</sup> Century rapid expansion of the borough took place north along The Homend and south along the Southend, and Bye Street (formerly *Byssopestrete*) developed as a secondary market place. (A row of buildings in the centre of the street represents part of the earlier market place infill.) By the early 13<sup>th</sup> Century New Street had been laid out, creating the Upper Cross. At around 1232 the Bishop's Palace was constructed on the southeast side of Upper Cross with a park on the east side of the Southend. St Katherine's Hospital was founded in 1232 (part of the original building survives as St Katherine's Hall) on the west side of High Street, possibly on the earlier site of the Bishop's Palace. In 1288 the Bishop's Red Book, a

survey of his estates, recorded 282 tenancies in Ledbury. By the end of the 13<sup>th</sup> Century, the basic town plan of the character area was fully formed.

- 3.3 Several timber-framed buildings survive from the 15<sup>th</sup> Century, including the Council Offices, Heritage Centre and Abbot's Lodge, Church Lane, and the Master's House, St Katherine's Hospital. Significant rebuilding took place during the late 16<sup>th</sup>/early 17<sup>th</sup> Century. Much of High Street dates to this time, together with parts of The Homend, the Southend and New Street. Prominent timber-framed buildings of this period include Market House in the market place, Church House in Church Lane, New House (now Ledbury Park) on the site of the 13<sup>th</sup> Century Bishop's Palace, The Feather's Hotel on High Street, The Old Talbot on New Street, no. 1 The Southend and no. 42 The Homend.
- 3.4 Georgian architectural forms, emphasizing Classical proportions and symmetry, were introduced to Ledbury in the 18<sup>th</sup> Century. Many new houses were constructed of brick, and prominent timber-framed buildings were given new facades. New houses of this period include Rutherglen in Church Lane; The Sargeant's House (since rendered), Church Street; and Shell House (since painted), The Homend. Many of the buildings on (or overlooking) High Street were given rendered or brick facades and fitted with sash windows, including The Feather's Hotel and New House. Elsewhere, timber-framed buildings given 'Georgian' facades include The Old Talbot, and The Royal Oak in the Southend. Shop windows were later inserted into many buildings, particularly on High Street, The Homend and the Southend. In the 1820s South Parade was laid out as a suburb of Italianate villas. Further south on the Southend a brick toll cottage of c.1840 utilised the core of a 17<sup>th</sup> Century timber-framed cottage.
- 3.5 During the 19<sup>th</sup> Century a number of civic, institutional and financial buildings and places of worship were constructed. Prominent among those that survive to the present are the Barrett Browning Institute (1895), now the public library, the Methodist Chapel (1849), the Baptist Chapel (1831) and the Cottage Hospital (1891), now residential, all on The Homend; and the southern (1822) and northern (1866) ranges of St Katherine's Almshouses, and Lloyds TSB (formerly Webb's Bank) on High Street.

#### **4. Townscape**

- 4.1 The townscape is characterised by three-storey buildings set at the rear of the footway, many of which are timber-framed with Georgian facades; a medieval plan-form consisting of the wedge-shaped market place, Lower Cross and Upper Cross; and an urban grain that is comprised of long burgage plots with narrow frontages and private alleyways giving access to the rear. The burgage plot frontages generate a regularity of scale (except at several locations where amalgamation or redevelopment has taken place) in a townscape with a variety of architectural designs and materials (e.g., timber-framed buildings; Georgian brick or rendered facades), and roofscape features (e.g., gables; parapets; pediments). The commercial character of the area is enhanced by inserted shopfronts, many of which date to the 19<sup>th</sup> Century, retractable shop blinds, goods for sale outside shops (particularly in The Homend), and regular street markets.
- 4.2 The medieval wedge-shaped market place survives as *High Street*; the 17<sup>th</sup> Century timber-framed Market Hall, a two-storey building with open ground floor, is located at the north end. The east side of High Street is most



characteristic of the regularity of scale referred to above. Several buildings display timber-framing and jettied (oversailing) upper floors. Most have been refronted in brick or render and fitted with sash windows, shopfronts and parapets. In a number of cases the jettied upper floors are still obvious, as are private alleyways giving access to the rear. Examples include nos. 9 and 10 High Street; both are timber-framed buildings that were refronted with render and fitted with sash windows. The render has since been removed from no. 9, exposing the timber frame, but is retained at no. 10, together with the parapet. The west side of High Street displays greater irregularity. St Katherine's Hospital includes two 19<sup>th</sup> Century ranges of two-storey stone buildings (the northern one with false timber framing in the gables) linked by a tower above an arched gateway and with small gardens at the front; the 14<sup>th</sup> Century sandstone rubble St Katherine's Hall; at the rear, the 15<sup>th</sup> Century timber-framed Master's House (with later brick additions and alterations). (It is not known if the site was ever divided into burgage plots.) The Feathers Hotel was formerly two 16<sup>th</sup> Century timber-framed houses with close-set studding. The frontages of both were rendered and sash windows fitted in the 19<sup>th</sup> Century, but the timber framing has since been exposed. The Lloyds TSB building, of brick and rusticated stone, occupies several amalgamated plots. The adjacent buildings have rendered frontages and inserted shopfronts concealing timber frames, indicated by jettied upper stories. On both sides of High Street the backlands of plots are built up and accessed by private alleyways or carriageways. Footways are paved with stone pavements.

- 4.3 *Church Lane* is a short, straight, cobbled pedestrian street aligned between High Street and the church yard. Timber-framed buildings with jettied upper floors create a strong sense of enclosure. Most are of two storeys and of 15<sup>th</sup> to 17<sup>th</sup> Century date; several have been refronted in colour washed brick. An unusual building adaptation is where public lavatories have been inserted into a 17<sup>th</sup> Century timber-framed and brick single-storey range of outbuildings. Most prominent, at the north end, is Church House. This three-storey 17<sup>th</sup> Century house displays four gables, close-set studding and, at the first floor, a semi-octagonal projection with gable over a doorway, all at the front elevation. There are several 18<sup>th</sup> and 19<sup>th</sup> Century one- and two-storey buildings of redbrick. The most prominent of these is Rutherglen, a symmetrical 18<sup>th</sup> Century two-storey house with central doorway, Gibbs surround and pediment over; sash windows and dormers; and symmetrical chimney stacks.
- 4.4 *Church Street*, formerly part of the Hereford to Worcester route, extends eastwards at the Lower Cross. The north side of the narrow street is lined by a terrace of early 19<sup>th</sup> Century three-storey redbrick houses, some with inserted shop windows. At the east end of the terrace is a larger house, the White Hart public house with central door and sash windows; at the west end is a smaller two-storey house with curved front. On the south side of the street is a group of 18<sup>th</sup> Century two-storey brick buildings, including a long nine-bay range, now a club. At the east end, the former Sargents House is a symmetrical 18<sup>th</sup> Century two-storey house of brick (now roughcast) with forward-breaking central bay under a gable with central door under a flat hood. The narrow footway in front of the house is cobbled. *Bye Street* extends westwards at the Lower Cross. The eastern part of the street is quite narrow, becoming wider at approximately the rear boundary of The Homend burgage plots. Much of the continuous 19<sup>th</sup> Century townscape has been replaced by post 1950s commercial or civic buildings, a number of which are set back further than surviving older buildings, or by gaps in the street frontage. On the north side of the street there are three townscape groups; at

the east end, a row of post 1950s two-storey brick buildings with shopfronts and large windows at the first floor, and a larger 18<sup>th</sup>/19<sup>th</sup> two-storey commercial building with a painted brick frontage; a group of four very different buildings in terms of age, scale and architectural style dominated by a 19<sup>th</sup> Century three-storey brick house with a forward-breaking centre bay and decorative dressings, and a small mature front garden enclosed by a stone wall; a post-1950s fire station, ambulance station, and youth centre, all low brick buildings behind hard-surfaced forecourts, and a 17<sup>th</sup> Century two-storey public house with 18<sup>th</sup> Century front of colour-washed brick with continuous cast-iron cresting over the central door and two canted bays. On the south side, at the west end, is a group 18<sup>th</sup> and 19<sup>th</sup> Century two-storey brick and painted brick buildings with 19<sup>th</sup> and 20<sup>th</sup> Century shopfronts; several post 1950s two-story brick buildings set further back from the street, including a house, a shop and a fitness centre; no. 16, a small two-storey detached 18<sup>th</sup> Century building of painted brick with inserted 19<sup>th</sup> Century shopfronts and a 14<sup>th</sup> Century timber-framed core; and at the east end of the street, the high rubble wall of St Katherine's Hospital. In the centre of the road, at the east end, is a terrace of 18<sup>th</sup>/19<sup>th</sup> Century two-storey brick cottages, a small group of one-storey painted or rendered brick take-away restaurants, and a two-storey brick-built restaurant. There is a narrow footway to the front; at the rear the buildings back onto the street. To the east of the buildings, in the middle of the street there is a small parking area.

- 4.5 *The Homend* is a long slightly curving street with a continuous frontage of two- and (mainly) three-storey buildings. For most of its length the street is part of the town's commercial centre, with shops, restaurants, public houses and some financial services. The north end of the street is primarily residential. The street exhibits greater variety in terms of architectural form and roofscape than High Street. There are a number of timber-framed buildings, some of which are concealed behind later frontages. The most prominent include nos. 27, 27A and 29, formerly a large three-storey 17<sup>th</sup> Century house, timber-framed with stucco, jettied upper floor and inserted 19<sup>th</sup> Century shopfronts on the ground floor; no. 37, a 16<sup>th</sup> Century two-storey house with close-set timber framing, jettied first floor and projecting two-storey central bay; no. 42, a 17<sup>th</sup> Century two-storey timber-framed house with projecting two-storey central bay with Venetian window; nos. 233-235, a rebuilt house of c.1600, of one storey with attic and dormer windows, timber-frame faced with roughcast, and with exposed medieval cruck-trusses at the north gable. Buildings of 18<sup>th</sup>/early 19<sup>th</sup> Century date include symmetrical Georgian houses with individual design features, and terraces of plain houses. The terraces are generally located at the north end of the character area on both sides of *The Homend*. They include two- and three-storey houses of brick, painted brick or roughcast under pitched slate roofs with prominent chimneys, with several steps up to the front door. Individual houses include Shell House, no. 36, a two-storey house of painted brick with sash and dormer windows, and right of centre door with distinctive shell hood. No. 12 (NatWest Bank) occupies a wide (possibly amalgamated) plot, is of two storeys, of brick with stuccoed front, sash and dormer windows. The central bay breaks forward with pilasters under a pediment with a *Diocletian* semicircular window. No. 33 is a small two-storey gabled brick house that occupies a small (or sub-divided) plot. On the ground floor is a plain door and cantilevered bay window, and in the gable, a *Diocletian* window. Nineteenth Century Victorian buildings include a terrace of two-storey redbrick houses with polychrome brick dressings and casement windows, and a number of larger scale civic buildings. Most prominent is the Barratt Browning Institute,

a three-storey corner building of coursed grey sandstone with red sandstone ashlar dressings, false timber framing on the upper floors, and a clock tower with a short spire. Other 19<sup>th</sup> Century civic buildings include the Methodist Church, a redbrick building with yellow brick dressings of Gothic influence, with a large circular window in a pediment between three-storey towers, and the former Cottage Hospital, a two-storey redbrick building with a porch, and with false timber framing in the gables. There are several late 20<sup>th</sup> Century buildings, generally of two or three storeys with plain brick or rendered fronts. Alleyways and carriageways give access to the rear of premises, and in some cases to shops and other commercial premises in refurbished timber-framed ranges.

- 4.6 The *Southend* is dominated by timber-framed buildings at the Lower Cross. On the southwest side of the junction is Ledbury Park, the largest timber-framed building in Ledbury. The three-storey house dates to the 16<sup>th</sup> Century with later additions and alterations (including rendering which was later removed). It is characterised by close-studding, jettied upper storeys, and five gables overlooking the Southend. A timber-framed range with dormer windows extends along Worcester Road to the former entrance gate with stone piers and high brick walls, and an 18<sup>th</sup> Century two-storey brick lodge with pyramidal tiled roof, formerly a dovecote. On the north side of the Southend, Ledbury Park gardens are enclosed by a high brick wall. At the southwest corner of Lower Cross is a smaller three-storey timber-framed close-studded building, dating to c.1600. The first floor overhangs the footway supported by wooden posts and the upper floors are jettied; on the Southend is a projecting 19<sup>th</sup> Century shopfront. This building is one of a group of timber-framed buildings. The Royal Oak Hotel is a 16<sup>th</sup> Century timber-framed building, refaced with brick (now painted) in the 18<sup>th</sup> Century, of three storeys and extending across several historic plots, with central doorcase, a carriage way to the left and a further doorway to the right, and sash windows. Many of the buildings on the Southend are 18<sup>th</sup>/early nineteenth symmetrical two- or three-storey Georgian houses of brick with prominent doorcases and sash windows. Several have inserted 19<sup>th</sup> or 20<sup>th</sup> Century shopfronts. At South Parade there is a group of two-storey stuccoed Italianate villas with low-pitched slate roofs, French windows and verandas with iron trellis supports. All are set in mature gardens enclosed by hedges and brick walls in a quiet suburb with grass verges. There are several 19<sup>th</sup> Century brick buildings in the Southend. The most prominent is a former girls' school, rebuilt in 1910 in mock-Tudor style, of two storeys with redbrick lower floor with stone window dressings, and false timber-frame upper floor with four prominent gables at the front elevation. At the south end of the character area, the Toll Cottage is a small mid-19<sup>th</sup> Century one-storey redbrick cottage with timber-framed core, a dormer window and a four-centred arched doorway. The west-side street frontage of the Southend is more or less continuous; most buildings are set at the rear of the footway; the southern section of the street is primarily residential.
- 4.7 *New Street* extends westwards from the Lower Cross; it is narrow at the east end, becoming wider further west. The street frontage is continuous at the east end; further west, gaps allow access to the rear. Buildings are of two and three storeys. There is a strong sense of enclosure, particularly at the east end where the street narrows, the first floor of a timber-framed building extends over the footway supported by wooden posts, and where the jettied upper floors of several timber-framed buildings (now faced with roughcast) oversail the footway. There are several large 16<sup>th</sup> and 17<sup>th</sup> Century timber-

framed buildings with close-set studding that extend across several earlier burgage plots, including the Old Talbot Inn, of three storeys with a large bay window at the first floor over the main entrance, and The Steppes, of two storeys with attics and prominent gables. There is also a group of smaller, less prominent timber-framed buildings. A larger number of buildings have 18<sup>th</sup> or 19<sup>th</sup> Century brick frontages, in most cases painted or roughcast. Many of the buildings have inserted 19<sup>th</sup> or 20<sup>th</sup> Century shopfronts; the street is primarily commercial. The townscape scale is less regular than elsewhere in the character area, with the exception of Bye Street. *Worcester Road* extends eastwards from the Lower Cross. The north side is lined by a very regular stuccoed or painted brick frontage of symmetrical 18<sup>th</sup> Century two-storey houses set at the rear of a narrow footway. Common features include prominent doorcases with pediments, and sash windows. Some variation is introduced in the form of several shallow bay windows, several early 20<sup>th</sup> Century shop windows, and a carriage entrance. The street is primarily residential.

4.8 *Landmark Buildings:* There are several very prominent landmark buildings that contribute significantly to the character of the area and the sense of place:

- The Barratt Browning Institute
- Market House
- Ledbury Park.

4.9 *Other Features:* A number of other features contribute to the character and identity of the area:

- War Memorial, High Street: a stone column with an “everlasting flame” and base with mosaic and tile depictions of servicemen in uniform, and granite plaques inscribed with names of servicemen who died in the World Wars
- High Street: a metal sign indicating the direction to Ledbury Station with a depiction of a steam locomotive and decorative ironwork
- High Street and The Homend: metal poles with decorative brackets for hanging baskets of flowers; also used for information/prohibition signs
- High Street: footways paved with stone pavements, and raised flowerbeds.

4.10 *Density and Massing:* Throughout much of the character area townscape density is high and street frontages are generally continuous. Most buildings are of two or three storeys, with a concentration of three-storey buildings on the east side of High Street. Building frontages are generally regular in width, based on historic burgage plots, except where plots have been amalgamated to accommodate banks and inns.

## 5. Heritage Assets and Sense of Place

5.1 Heritage assets include 165 Listed Buildings: two are Grade I (Ledbury Park; Market House); 16 are Grade II\*; the remainder are Grade II. The majority were constructed as private dwelling houses, but many have been converted to commercial and civic premises (including shops, banks, inns and council offices) and flats. They include medieval and post-medieval timber-framed buildings; Georgian buildings of symmetrical Classical proportions; and

Victorian buildings that celebrate Gothic and Tudor design. The character area generally falls within the Ledbury conservation area.

- 5.2 The character area has a strong sense of place informed by its history, medieval plan-form, and historic buildings. Bye Street has lost much of its former street frontage, however, as a result of 20<sup>th</sup> Century development. A short section of market place infill remains as a legacy of the medieval market.

## **6. Development and/or Enhancement Potential**

### **6.1 *Bye Street Area***

- On the south side: restore the historic continuous street frontage and enhance the setting of no. 16 Bye Street (Listed Building Grade II), the oldest surviving domestic building in Ledbury; encourage the provision of residential accommodation above commercial ground floor space in this area
- On the north side: redevelop the sites presently occupied by the ambulance station, fire station and youth centre as social/affordable housing with commercial premises on the ground floor of the Bye Street frontage. The youth centre could be incorporated into the scheme; the fire and ambulance stations moved to new sites, for instance, on an industrial estate near the bypass (cf. Leominster ambulance and police stations.) This section of Bye Street, north of the infill buildings (nos. 71 to 79) and extending east to Lawnside Road, could be pedestrianised, enhanced with hard landscaping and plantings, and used as an open-air market/public space to recapture its medieval function. The 17<sup>th</sup> Century Brewery Inn public house (Grade II) provides an historic focus.

### **6.2 *High Street***

- Enhance the area used for open-air street markets (the east side of High Street between the Market House and the light-controlled pedestrian crossing) with distinctive paving.

### **6.3 *St Katherine's Site***

- The area is currently pending redevelopment by Herefordshire Council.

## **7. Issues**

- 7.1 Throughout the character area painting and rendering original brick and stone buildings erodes the historic townscape character and should be discouraged.

- 7.2 The east end of Bye Street and its junction with The Homend presents a hazard for pedestrians, both when crossing the street and when visiting facilities at the Barrett Browning Institute, due particularly to heavy two-way traffic and narrow footways. The following enhancements are proposed:

- Introduce a one-way traffic system westbound between The Homend and the entrance to Bye Street Car Park (with advance warning signs on Bridge Street)

- Install wide footways in this section of Bye Street and an informal pedestrian crossing with distinctive paving and dropped kerbs at the junction with The Homend.

## **LbCA2 Ecclesiastical Precinct Character Area**

### **1. Character Statement**

- 1.1 The area is characterised by its large medieval parish church set in a walled churchyard surrounded on three sides by large houses on generous plots with mature plantings, and on a fourth side by a landscape park (outside the character area). High redbrick and sandstone rubble walls contrast with mature trees and hedges and together create a sense of enclosure and privacy, although the churchyard and the adjacent walled garden are open to the public.

*Townscape type:* LbT1, 2 and 4, (elements of LbT3, 10, 11 and 12)

### **2. Location and Physical Setting**

- 2.1 The character area is located on the east side of Ledbury, on a west-facing slope at the south end of Dog Hill, extending east to the settlement boundary. It is surrounded on three sides by the urban settlement and to the north-east by a landscape park and grazing land. Church Street-Green Lane is aligned along the north-western boundary and Worcester Road (A449) along the southern boundary. A drainage channel flowing west along the south side of the churchyard is now culverted.

*Landscape type:* LbL2 and 3

### **3. Historical Development**

- 3.1 The parish church of St Michael and All Angels is the oldest surviving building in the character area (and in the settlement area of Ledbury). An early minster church was founded at Ledbury in the 8<sup>th</sup> or 9<sup>th</sup> Century by the Bishop of Hereford. In AD1086, the *Domesday Book* records the presence of a priest who held land at the Bishop's manor of *Liedeberge* (Ledbury). The present church dates from the 12<sup>th</sup> Century (Norman) with further construction in the 13<sup>th</sup> and 14<sup>th</sup> Centuries. Evidence, in the form of column bases, indicates that an older Norman church occupied this site in the early 12<sup>th</sup> Century. Since at least the late 18<sup>th</sup> Century the churchyard has been enclosed by walls. A cemetery was opened at New Street/Ross Road in 1861 and has been used for burials since then rather than the churchyard.
- 3.2 In the early 13<sup>th</sup> Century two rectors, or 'portionists', were appointed: one to the Upper Hall estate (or, Over Court) and one to the Lower Hall estate (or, Nether Court). By the early 14<sup>th</sup> Century the rectors received separate portions of the endowments and revenues of the church. They nominated a vicar to the parish and paid his stipend. During the church reforms of the 16<sup>th</sup> Century church lands passed into the hands of the laity, including the Upper and Lower Hall estates.
- 3.3 The present Upper Hall dates from the 17<sup>th</sup> Century (an earlier house was destroyed in the Civil War). It was enlarged in the 18<sup>th</sup> and 19<sup>th</sup> Centuries and is now set in landscaped grounds (much of which lie outside the settlement boundary). In the 1920s the building became the site of Ledbury Grammar School but has since been converted into flats. There are several later residential developments in the grounds of the older building including the conversion of the 19<sup>th</sup> Century coach house and the construction of a small number of newer (post 1950s) homes. The present Lower Hall also dates from the 17<sup>th</sup> Century but was largely rebuilt in the 18<sup>th</sup> Century. It is enclosed on the south side by high redbrick walls. The former lodge (18<sup>th</sup> Century) is

now a separate dwelling house. Bank House, overlooking the churchyard, is of 19<sup>th</sup> Century date.

- 3.4 The oldest residential building in the character area is the Abbots Lodge (formerly known as the Vicarage). The timber-framed building is located to the west of the church; it originated as a 15<sup>th</sup> Century hall, with later extensions and remodelling.
- 3.5 On the south side of the churchyard is The Priory, built in the mid 19<sup>th</sup> Century as a private residence (there was an earlier building on the site by the late 18<sup>th</sup> Century). The Priory and its outbuildings are set on a generous plot, now truncated. During the late 20<sup>th</sup> Century a modern parish building, known as the Rectory, was constructed in the eastern part of The Priory grounds. In the early 21<sup>st</sup> Century a large bungalow was constructed on a narrow, newly-created plot between The Priory and the Rectory. All three buildings are screened by high redbrick and sandstone rubble walls, hedges and trees. The oldest building on the south side of the churchyard is The Cloisters, a terrace of early 18<sup>th</sup> Century houses on Worcester Road. An adjacent terrace is of more recent date.
- 3.6 Church Street-Green Lane was part of the historic packhorse route between Hereford and Worcester. It was replaced as a main route in the 18<sup>th</sup> Century by the Horse Lane turnpike road, now Worcester Road (A449).

#### **4. Townscape**

- 4.1 The large parish church, with its detached tower and steeple, is located at the centre of the character area. The church and tower are constructed of local sandstone rubble with ashlar dressings, and slate and tile roofs. The churchyard is enclosed by high walls of redbrick and sandstone rubble with ashlar gate piers at the main entrance on Church Road. Lanes enclosed by high walls give access to the churchyard from the south (Badsey Walk or Cabbage Lane) and from the north. The churchyard is surrounded on three sides by large houses on generous plots with mature gardens and trees. On the north-east side is a landscape park with an ornamental lake lying outside the settlement boundary. The Abbots Lodge is set on a large plot to the west of the churchyard. The timber-framed building is of E-shaped plan, originally open to the roof as a hall-house with later brick additions and remodelling under a slate roof. It is screened by the high redbrick churchyard wall.
- 4.2 To the north of the churchyard there are a number of large dispersed residential buildings on generous plots with mature plantings screened by high redbrick walls and trees. Lower Hall is a symmetrical Georgian two-storey house of red brick under a hipped tile roof with central doorway and pediment. Nearby, the former lodge is a two-storey cottage of brick with a hipped tile roof. Upper Hall, of two and three storeys, is a Georgian house of brick under a hipped tile roof with later additions. In the adjacent grounds there are several modern (post 1950s) two-storey residential developments in brick and tile with hard and soft landscaping. The 18<sup>th</sup> Century coach house, converted to residential use, is a one- and two-storey winged brick building with an enclosed courtyard. Bank House is a 19<sup>th</sup> Century two-storey brick house with a slate roof set on a very small plot. It is adjacent to the Walled Garden, a landscaped public garden enclosed by a high redbrick wall along Church Street-Church Road.



- 4.3 To the south of the churchyard are the formerly-extensive grounds of The Priory. The large two-storey Victorian Gothic building is of redbrick under steeply-pitched slate roofs with prominent chimneys, stone dressings and entrance porch. Although the grounds have been sub-divided, the house and several outbuildings are set on a large site with mature trees. The modern Rectory, a two-storey building of brick under a hipped tile roof, is also set on a large plot enclosed on two sides by high redbrick and rubble walls. On Worcester Road two short rows of two-storey buildings are set at the rear of the narrow footway. The Cloisters is of redbrick under a pitched tile roof with central pediment, casement windows and three front doors. Adjacent is a short row of similar but plainer buildings. Both rows of buildings have parking areas at the rear and on the west sides and are used for commercial purposes.
- 4.4 *Density and Massing:* The townscape density is low although many of the buildings have large footprints. Most buildings are of two storeys, several with wings of one storey.
- 4.5 *Green Spaces:* The churchyard, with its high redbrick and rubble walls, is a quiet green space with public access. The Walled Garden is also a quiet sanctuary close to the town's commercial centre. Most of the houses surrounding the churchyard are set in large private gardens with soft landscaping or wooded areas.
- 4.6 *Landscape Building and Views:* The parish church of St Michael and All Angels, with its steeply-pitched roofs, pinnacles, tower and steeple, is a landmark building that soars above its neighbours and dominates the character area. The tower and steeple can be seen from many locations outside the character area; a characteristic view is from Church Lane. When viewed from the west side of the settlement, even from as far as Marcle Ridge, the tower and steeple dominate the Ledbury skyline.

## **5. Heritage Assets and Sense of Place**

- 5.1 There are eight listed buildings in the character area, including the parish church and bell tower (Grade I); the Abbot's Lodge and the Lower Hall (both Grade II\*); the Lodge and garden wall of Lower Hall, the Upper Hall, The Cloisters, and the gate piers of the churchyard wall (all Grade II). The character area falls within the Ledbury conservation area. A number of trees, individuals and groups, are the subjects of Tree Preservation Orders in the grounds of the Upper Hall and The Priory.
- 5.2 The area has a strong sense of identity centred on the parish church and detached bell tower, surrounded by large houses (formerly owned by the church) on generous plots with mature gardens and trees, and high boundary walls of brick and rubble.

## **6. Development and/or Enhancement Potential**

- 6.1 There is little opportunity for further development without loss of character.

## **7. Issues**

- 7.1 Residential developments during the late 20<sup>th</sup>/early 21<sup>st</sup> Century, involving the sub-division of large plots, have resulted in some loss of character.

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## **LbCA3 Central-West Civic/Residential Character Area**

### **1. Character Statement**

- 1.1 The area is characterised by a mixture of high density planned residential development, public sector/affordable and private, beginning in the mid 19<sup>th</sup> Century and continuing into the 21<sup>st</sup> Century.  
*Townscape type:* LbT3, 7, 9, 10 and 11 (elements of LbT2, 6 and 8)

### **2. Location and Physical Setting**

- 2.1 The character area occupies the central west part of the settlement area. Topographically, the land falls gently to the west towards the Leadon Valley. The eastern boundary is marked by the approximate rear boundaries of former burgage plots on the west side of The Homend and High Street but excludes Bye Street; the northern boundary is marked by Orchard Lane, the rear boundaries of properties on the north side of Margaret Road/Queensway and on the west side of Barnett Avenue, and Lower Road but includes the Childer Road estate. New Street/Little Marcle Street delineates the southern boundary, and Leadon Way the western boundary. Bridge Street is aligned east-west through the centre of the character area, and the Ledbury Town Trail, a footpath and bicycle trail, follows a sweeping curve through the eastern part.  
*Landscape type:* LbL2

### **3. Historical Development**

- 3.1 During the early part of the 19<sup>th</sup> Century the area was rural or semi-rural in character consisting of small enclosed fields and closes given over to grazing, orchards and gardens. Several gravel pits were excavated in the western part of the character area. Bye Street/Bridge Street and New Street/Lower Street were historic routes; the former follows the sinuous boundaries of an ancient field system. During the early 18<sup>th</sup> Century, following the introduction of the Ledbury Turnpike Act, tollgates and toll cottages were erected at the junction of New Street and Little Marcle Road, and Lower Road and Little Marcle Road.
- 3.2 In 1832 the Herefordshire and Gloucestershire Canal was extended from the Old Wharf on the Ross road to Little Marcle Road to supply the newly constructed gas works with coal. Construction work on the canal continued during the late 1830s and early 1840s in the eastern part of the character area; this included several locks and a wharf at Bye Street. The canal closed in 1881 and the Ledbury to Gloucester Railway, opened in 1885, was constructed along the same route. The railway closed to passengers in 1959; to goods traffic in 1964; and was subsequently dismantled. The Ledbury Town Trail now follows this route.
- 3.3 During the early 19<sup>th</sup> Century settlement in the character area was generally limited to the Bye Street area and New Street. Several cottages in the Bye Street area date from the 17<sup>th</sup> Century. On New Street there are several groups 18<sup>th</sup> and early 19<sup>th</sup> Century houses, and a large detached house with both 16<sup>th</sup> and 18<sup>th</sup> Century wings.
- 3.4 Beginning in the mid 19<sup>th</sup> Century significant residential development took place. A speculative development, known as Newtown, was undertaken

south of Lower Road in the 1850s. A linear grid of streets, Victoria Road and Albert Road, and residential plots were laid out (but were slow to be taken up). In 1886 plots were laid out on the north side of Bridge Street (and continued on the south side), a development known as Happy Land, by the Ledbury Building Society. Shortly after, in 1887, Market Street and the cattle market (demolished in 2000) were laid out in an orchard south of Bye Street. Further speculative development took place in the late 19<sup>th</sup>/early 20<sup>th</sup> Century at Belle Orchard. A number of individual houses were built during the second half of the 19<sup>th</sup> Century on the north side of New Street and on Oatleys Road. A terrace of smaller houses on the north side of the New Street/Gas Works Lane (Little Market Road) junction may date to the earlier part of the 19<sup>th</sup> Century. In 1900 linear development began on Woodleigh Road, continuing into the 1920s and later.

- 3.5 Beginning in the 1950s a number of local authority housing developments were undertaken at Queen's Way, Margaret Road, Long Acres and Bridge Street, continuing at Oatleys Crescent and Oatleys Terrace. Later social housing developments also include Barnett Avenue, Belle Orchard Close and Lawnside Road. More recent private sector residential developments have been undertaken at Churchill Meadow, Childer Road and Market Street. Elsewhere, individual infill developments have taken place throughout much of the character area.

#### **4. Townscape**

- 4.1 The area is mainly residential with a concentration of public and community services in the areas to the north and south of Bye Street. It is characterised by a sequence of residential developments, beginning in the mid-19<sup>th</sup> Century and continuing into the 21<sup>st</sup> Century. These developments include a significant amount of public sector housing.
- 4.2 *Bridge Street/Lower Road* is an important access route to the commercial centre, with several public car parks at the east end. The street is residential for much of its length. The east end is characterised by terraces of late 19<sup>th</sup> Century two-storey brick houses with pitched slate roofs, set on narrow plots with front gardens and brick boundary walls. A well-preserved terrace on the south side (nos. 27-49,) with stone lintels, retains original boundary walls and piers, but in most cases doors and windows have been replaced in uPVC. An adjacent timber-framed house (no. 15) with square painted-brick panels, tiled roof and porch, is set on a large corner plot. (This was formerly a short terrace of small cottages.) On the north side of the street there is greater variation in building alterations, including painted frontages, porches and replacement doors, windows and boundary features. Further west the street is lined by mid 20<sup>th</sup> Century local authority residential developments consisting of two-storey semi-detached houses and short terraces, of brick on the west side, and rendered on the east side, with hipped tile roofs. They occupy adequate plots with front gardens. Later alterations include uPVC replacement doors and windows, parking forecourts and boundary features. On the south side of Lower Road there are several terraces of 19<sup>th</sup> Century two-storey brick houses with slate pitched roofs on narrow plots with front gardens, many replaced by parking forecourts. Other alterations include uPVC replacement doors and windows. On a number of infill sites there are detached houses and bungalows of 1920s-30s, mid and late 20<sup>th</sup> Century date, of brick or render under tiled roofs. They generally occupy larger plots and are frequently set further back from the road. The long curving road, with

houses set back behind gardens and distant views of Wall Hills, has a sense of openness.

- 4.3 *New Street*, also an access route to the commercial centre and Worcester Road, is lined by large late 19<sup>th</sup> Century detached two-storey brick houses that formerly occupied generous plots with front gardens. Most plots have been sub-divided to accommodate recently-built houses, some of which are set further back. At the junction with Little Marcle Road is a group of smaller 19<sup>th</sup> Century two-storey brick houses under slate roofs on small plots with narrow forecourts or set directly at the back of the footway. At the east end of New Street are several terraces of 18<sup>th</sup>/early 19<sup>th</sup> Century two- and three-storey brick houses (a number have rendered frontages) under slate roofs with sash windows, some bay windows, and hooded doorcases. The houses are set at the back of the footway. At this point the road curves and the houses have staggered frontages, adding interest to the streetscape.
- 4.4 *Belle Orchard* is a late 19<sup>th</sup>/early 20<sup>th</sup> Century speculative housing development on a linear plan. Houses are of two storeys constructed of redbrick under slate roofs, some with yellow brick or stone dressings, bay windows, and false timber-framing. On the south side of the street most houses are detached; on the north side most are semi-detached or short terraces. Plot sizes range from adequate to narrow with small front gardens, shrubs, hedges and redbrick boundary walls. Woodleigh Road, laid out in the early 20<sup>th</sup> Century, is characterised by plain two-storey brick houses, semi-detached and short terraces, under slate roofs, some with stone lintels or bay windows. They are set on narrow plots with small front gardens enclosed by brick walls. A number of houses and bungalows of later date (1920s-30s and post 1950s), of brick or render, occupy larger plots. Most are set back further from the street behind front gardens. At the west end of Woodleigh Road is a 17<sup>th</sup> Century timber-framed cottage (The Ark) with square painted-brick panels, tiled roof and other later alterations. It is also set back further from the street on a truncated plot with mature trees.
- 4.5 *Victoria Road* and *Albert Road* are characterised by 19<sup>th</sup> Century two-storey semi-detached plain brick houses and short terraces under slate roofs. They are set on narrow plots with small front gardens set directly onto the street. Many have extensions and alterations, including extensions uPVC replacement doors and windows, and parking forecourts. Later developments in this area include some larger detached 19<sup>th</sup> Century brick houses on larger plots; late 20<sup>th</sup>/early 21<sup>st</sup> Century large detached houses set back further from the street on large, or very large plots; a cul-de-sac development; and several terraces of small two-storey brick houses on very small plots set perpendicular to the street.
- 4.6 The *Queen's Way* area is a 1950s local authority housing estate. It is made up of two-storey semi-detached houses and short terraces of plain brick under hipped tile roofs, set on adequate plots with front gardens enclosed by wire and wooden fences and hedges. Occasional grass verges soften the townscape to a limited extent. Alterations include uPVC replacement doors and windows, and parking forecourts. The Oatleys Crescent area was also developed by the local authority in the mid 20<sup>th</sup> Century. It is characterised by two-storey semi-detached houses and short terraces, rendered under hipped tile roofs with door hoods, some with advanced gables at the front elevation, set on adequate or fairly large plots with front gardens. Alterations again include uPVC replacement doors and windows, front gardens replaced by

hard-surfaced parking forecourts, and removal or replacement of original boundary features.

- 4.7 *Belle Orchard Close and Lawnside Road* are characterised by mid 20<sup>th</sup> Century/post 1950s public sector/affordable residential development represented by a number of housing types. Short terraces of two-storey brick houses under pitched tile roofs on small plots with front gardens are built on a cul-de-sac. (There is a similar development in the Barnett Avenue area.) A terrace of plain brick two-story houses on small plots and a similar terrace of bungalows are set around a small green space. Groups of two- and three-storey blocks of flats, of plain brick, are set in landscaped grounds. Lock-up garages and off-street parking is provided in the area.
- 4.8 There are several post 1950s private sector housing developments in the character area. *Churchill Meadow* is a cul-de-sac development of detached and semi-detached bungalows, built of brick under tile roofs, set on small plots with open front gardens and parking pads. The *Childer Road* area is a cul-de-sac development of brick-built semi-detached houses and short terraces on narrow plots with open front gardens and parking pads. This area includes a landscaped green space with playground. At *Market Street* there is a short terrace of two-storey brick houses on very small plots. Staggered frontages, dormer windows, stone dressings, door hoods and small paved open forecourts with plantings add interest to the streetscape. Several post 1950s retirement or sheltered housing projects on cul-de-sacs have been undertaken on backland sites, including Harling Court off New Street (flats), Queens Court off Bridge Street (bungalows), and Woodleigh Close off Woodleigh Street.
- 4.9 There are several civic and utilities buildings in the *Lawnside Road* and *Market Street* area. They are generally brick-clad modular frame buildings of one or more storeys. The largest buildings, of several storeys and large footprint, are the Community Health and Care Centre, the swimming pool and the British Telecom building. The health centre occupies a prominent corner position on Market Street. Smaller buildings include Ledbury Community Hall, the Market Theatre and Ledbury Market Surgery. Most of these buildings have adjacent surface parking areas, including a public car park off Lawnside Road.
- 4.10 *Density and Massing*: The character area is generally fine-grained and of high density, particularly in areas of 19<sup>th</sup> Century development, including upper Bridge Street, Albert Road, Victoria Road and Lower Road, and in areas of post 1950s public sector/affordable residential development including Bell Orchard Close and Lawnside Road.
- 4.11 *Green Spaces*: The largest green space in the area is the public recreation ground and playground south of Orchard Lane. There is a smaller public green space and playground at Childer Road and Lower Road. The Ledbury Town Trail is a green corridor extending through the character area from north to south.
- 4.12 *Views*: Looking northeast along New Street the spire of St Michael and All Angels Church towers above the roofscape. Looking east from upper Bridge Street are views of the wooded slopes of Coneygree Wood, and looking west are more distant views of wooded hills.

## **5. Heritage Assets and Sense of Place**

- 5.1 There are twelve Listed Buildings in the character area; all are Grade II. Most are late 18<sup>th</sup> or 19<sup>th</sup> Century two- or three-storey houses of brick under slate roofs (several have been painted or roughcast at the front elevation). Two are 17<sup>th</sup> Century timber-framed buildings.
- 5.2 Much of the twentieth century residential development in the area, both public and private, is of a standard and monotonous character. Nineteenth century developments at Newtown and Happy Land have lost much of their original character as the result of significant alterations, including uPVC replacement doors and windows, painted frontages, the addition of porches and the loss of front gardens to hard-surfaced parking pads, and as the result of recent developments on infill sites and gardens.

## **6. Development and/or Enhancement Potential**

- 6.1 There is little potential for further residential development.

## **7. Issues**

- 7.1 The replacement of original features and development on gardens and infill plots (see 5.2 above) has resulted in an erosion of character in areas of 19<sup>th</sup> Century residential development.

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## **LbCA4 North-East Residential Character Area**

### **1. Character Statement**

- 1.1 The area is characterised by planned residential development, beginning in the late 19<sup>th</sup> Century and continuing into the late 20<sup>th</sup>/early 21<sup>st</sup> Century. Distinctive elements include 19<sup>th</sup> Century suburban villa and garden development and early (1920s) local authority housing. Evidence of historic modes of communication and transportation (canal and railway) are preserved within the character area.

*Townscape type:* LbT3, 4, 5, 6, 8 and 10 (elements of LbT1, 2 and 12)

### **2. Location and Physical Setting**

- 2.1 The character area is located in the north-eastern part of Ledbury and extends east to the settlement boundary (aligned with Upperfields/Green Lane). The western boundary is the Ledbury Town Trail (dismantled railway embankment); the northern boundary is Hereford Road (A438) continuing along the southern edge of the Homend Trading Estate; and the southern boundary is Orchard Lane and Church Street, linked along the rear boundaries of properties on the east side of The Homend. The Homend, an historic route, is aligned north-south through the centre of the character area, and, together with High Street, links Hereford Road with Worcester Road (A449). The character area lies on a west facing slope. East of The Homend the lower slopes of Dog Hill rise fairly steeply; west of The Homend the slope is gentler down towards the Leadon Valley.

*Landscape type:* LbL2 (elements of LbL4)

### **3. Historical Development**

- 3.1 During the early 19<sup>th</sup> Century much of the area was rural in character consisting of enclosed fields and closes given over to grazing and, especially, orchards. Some ribbon development had already taken place at The Homend, including residential (houses and gardens) and industrial development (a tanyard) on the east side north of Knapp Lane, and residential on the west side south of Knapp Lane. There were also several dispersed cottages on the west-facing slopes of Dog Hill. At this time turnpike gates were located at the north end of The Homend. In 1836 the Ledbury Union Workhouse was constructed at Horsemarket Lane (now Orchard Lane)
- 3.2 Work on the Herefordshire and Gloucestershire Canal continued during the early 1840s along the western boundary of the character area. The canal closed in 1881 and was replaced by the Ledbury to Gloucester Railway in 1885. Just before reaching Hereford Road (which it crossed on the stone-built Skew Bridge), the railway curved eastwards on an embankment towards Ledbury Junction station. The railway closed in 1964. The Ledbury Town Trail now follows this route.
- 3.3 Ca.1850 a new elementary school was built in Back Lane (now Church Street) and in 1868 a new boys' school at The Homend (both since demolished). During this period residential development continued at The Homend, Back Lane and Back Homend (now Homend Crescent). By the end of 19<sup>th</sup> Century a number of Victorian villas had been constructed at The Homend and at Newbury Park as a speculative development.

- 3.4 In the early 20<sup>th</sup> Century residential development took place at the south end of Bank Crescent. Following the 1<sup>st</sup> World War Bank Crescent was extended northwards to Knapp Lane and further private residential development took place. In 1921 Ledbury Urban District Council built the town's first local authority housing at Homend Crescent.
- 3.5 A significant amount of residential development has taken place in the character area since the 1950s. This includes private sector housing estates in The Langleland/Northmead area, Knapp Close/Knapp Ridge, Hillfield Drive, Robinson's Meadow and Masefield Avenue; infill developments on Homend Crescent and Upperfields; and retirement/residential home developments at The Homend and Orchard Lane. Recent commercial development includes a large supermarket at The Homend on the site of late 19<sup>th</sup>/earlier 20<sup>th</sup> Century development.

#### **4. Townscape**

- 4.1 The area is suburban in character and consists primarily of private residential developments, including planned estates and individual homes on infill sites, retirement and sheltered accommodation, and some early (1920s) local authority housing. Commercial sites are few in number and generally confined to The Homend.
- 4.2 *The Homend* is characterised by large two-storey brick villas, detached and semi-detached, of 18<sup>th</sup> and 19<sup>th</sup> Century date, set on generous plots with front gardens and mature trees enclosed by hedges and brick or stone walls. Architectural forms include symmetrical plain-fronted Georgian houses with slate hipped or pitched roofs, prominent central doorcases with flat hoods and sash windows; and Victorian houses in a range of styles with slate or tile roofs, prominent gables, bay windows, polychrome brick dressings and false timber-framing. Several of these houses have been adapted to multiple occupancy or commercial use and front gardens have been lost to parking areas. A large three-storey brick-built block of retirement flats, with gardens at the front, occupies the former site of a 19<sup>th</sup> Century school. At Newbury Park, laid out in a linear grid, a number of detached and semi-detached two storey brick villas with hipped or pitched tile roofs are set on large plots with small front gardens enclosed by brick walls. Architectural details include dormer windows, bay windows, yellow brick dressings, balustrades and gables with false timber-framing. At the west end of the development is a short terrace, and a group of semi-detached two-storey houses of plainer design, set on narrow plots. Several post 1950s residences, including a bungalow, have been built on infill sites.
- 4.3 The *Langleland* area in the northwest is a mid 20<sup>th</sup> Century private residential development on cul-de-sacs with a sinuous access road. Two-storey detached and semi-detached houses and bungalows of brick under tile roofs are set on large or adequate plots with front gardens, many with parking pads, enclosed by hedges. In the southwest Robinson's Mews is a post 1950s private residential development on short cul-de-sacs with a sinuous access road. Short terraces of two-storey brick houses, with false timber-framing under tiled roofs, are set on narrow plots with small open front gardens and parking pads. This development includes small soft-landscaped areas with shrubs and an off-street car park. Several larger buildings are located on Orchard Lane. They include the former workhouse, a symmetrical two-storey ten-bay redbrick building with shallow hipped roof and advanced

central pediment; a residential home of three, four and five storeys, brick-built with pitched roofs of varying heights and balconies at the front elevation; and a supermarket, a single-storey modular frame structure with a large surface car park at the front.

- 4.4 The area east of The Homend is residential. Knapp Lane is a narrow road with several 1920s-30s detached houses and bungalows on large plots. Hedges and grassy banks, and the lack of footways, give the area a semi-rural character. On the north side are several post 1950s private residential developments on cul-de-sacs. Detached two-storey brick houses and bungalows are set on adequate plots with open front gardens and parking pads. Further north, Masefield Avenue is a recent cul-de-sac development, extending onto The Homend, consisting of two-storey brick semi-detached houses and short terraces with small open gardens and parking pads with some soft landscaping.
- 4.5 *Homend Terrace* is a narrow road without footways that has been, and continues to be, developed on a piecemeal basis. On the east (up slope) side are two groups of 1920s local authority houses consisting of two-storey semi-detached houses and short terraces, each group set behind a crescent-shaped grass verge with footpath. The houses are rendered under pitched tile roofs with gables at the front elevation and flat door hoods. They are set on adequate plots with front gardens enclosed by hedges, brick and block walls, and fences. Further south on the east side are a number of two-storey detached houses, of brick or painted brick, on large plots enclosed by hedges built during the early and later 20<sup>th</sup> Century. On the west (down slope) a number of two-storey houses and bungalows, of various architectural styles, periods and massing, have been constructed (and continue to be constructed) on the backland of medieval burgage plots (in a number of cases several earlier plots have been combined). Most are of brick or render under tile roofs; they are set directly on the street or behind small front gardens with hedges, or open parking forecourts. The oldest houses are a pair of much-altered 17<sup>th</sup> Century cottages of painted brick displaying timber-framing to the street elevation. At the southern end of Homend Crescent is a post 1950s residential development consisting of brick-built bungalows on adequate plots with open front gardens. At the rear lie the wooded slopes of Dog Hill. To the north, Upperfields delineates the eastern boundary of the character area along the edge of Dog Hill Wood. Several 19<sup>th</sup> Century two-storey detached brick houses with slate roofs are set on small plots at this location. This former rural lane has recently been subjected to suburbanisation. Recent developments include large two-storey houses and bungalows on large plots. Most are of brick under tile roofs in a wide range of architectural designs, enclosed by hedges and wooden five-bar fences.
- 4.6 At the southern end of *Bank Crescent* are a number of large two-storey detached and semi-detached early 20<sup>th</sup> Century houses. They are built of brick under tile roofs; design elements include render, gables with false timber-framing, bay windows and stone dressings. Most are set on large plots with mature gardens enclosed by brick walls or hedges. A prominent redbrick house with gables at the front elevation and central doorcase with pediment is set at the rear of the footway. Much of Bank Crescent is lined by detached houses and bungalows of 1920s design, of brick and render with bay windows. House plots are large and front gardens on the east (up slope) side have brick retaining walls. Private garages on both sides of the street are set prominently at the rear of the footway. *Church Street*, on the southern

edge of the character area, is dominated by a large post 1950s two-storey sheltered housing development of flats that present a plain brick façade to the street. Further east, a post 1950s retirement housing project on a cul-de-sac consists of several terraces of brick two-storey houses with prominent dormer windows set on small plots with hedges and soft landscaping.

4.7 *Density and Massing:* Much of the character area is of fairly high density. The Homend, with a number of large Victorian villas on generous plots is of lower density. There is a small number of buildings with large footprints including a supermarket and three blocks of flats (all retirement, residential or sheltered housing).

4.8 *Green Spaces:* The following green spaces are protected by the Herefordshire Unitary Development Plan (2007):

- The Ledbury Town Trail: a green corridor lined by trees with a footpath and bicycle trail on a former railway embankment on the western edge of the character area
- The Bowling Green, Bank Crescent
- A green space surrounded by trees at the rear of The Knapp, The Homend.

Several smaller green spaces contribute to the character of residential areas:

- Two crescent-shaped green spaces associated with 1920s local authority housing at Homend Crescent
- A green space at Knapp Close.

## 5. Heritage Assets and Sense of Place

5.1 There are eight listed buildings in the character area (several are sub-divided internally); all are Grade II. Most are large 18<sup>th</sup> or 19<sup>th</sup> Century redbrick houses but they also include a former stable block, the Ledbury Union Workhouse, and a pair of 17<sup>th</sup> Century timber-framed cottages. A number of trees, as individuals and as groups, are the subject of Tree Preservation Orders:

- A group of oak trees on the south side of Hereford Road adjacent to Callow End
- A group of oak trees on the west side of The Homend adjacent to Plaister's End
- Three individual trees and two groups of mixed trees on private land on the north side of Knapp Lane near the eastern edge of the character area.

5.2 The character area includes a wide range of residential developments dating from the 17<sup>th</sup> Century to the present day. Much of that development is of mid to late 20<sup>th</sup> Century date, form, materials and construction methods, and is lacking in a unique identity or sense of place. Two areas of local interest do, however, display a sense of place:

- The Homend (part): an area of large 18<sup>th</sup> Century houses and Victorian villas on generous plots with mature gardens and trees enclosed by hedges and brick walls

- Homend Crescent (part): “homes fit for heroes”, a 1920s local authority housing estate including crescent-shape soft landscaping, adequate plots and (originally) extensive views across the Leadon valley.

## **6. Development and/or Enhancement Potential**

6.1 The opportunity for further residential development is limited. The following sites may have potential for development:

- A site at the southwest corner of the junction of Hereford Road and The Homend: may be appropriate for a prominent landmark building, such as a well-designed residential home with surface parking at the rear
- A green space at the rear of The Knapp, The Homend: may be appropriate for a high density residential development similar to that at the adjacent Robinson’s Meadow

## **7. Issues**

7.1 There are constraints on the development of the sites identified above (6.1):

- The Hereford Road/The Homend site is presently occupied by a bus depot
- The green space at the rear of The Knapp is at present protected by the Herefordshire Unitary Development Plan.

7.2 A number of late 20<sup>th</sup>/early 21<sup>st</sup> Century residential and commercial developments at The Homend have tended to erode the suburban “villa and garden” character of the area.

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## **LbCA5 Worcester Road Civic/Residential Character Area**

### **1. Character Statement**

- 1.1 The area is suburban in character comprised mainly of a post 1950s residential development of detached two-storey houses and bungalows with large plots on cul-de-sacs. Two larger houses are set on very large plots with mature trees, and two short rows of terraced houses are set on narrow plots. A large 1950s neo-Georgian civic building is located in the northern part of the character area.

*Townscape type:* LbT10 (elements of LbT3, 8 and 11)

### **2. Location and Physical Setting**

- 2.1 This small character area is located on a west-facing slope on the east side of Ledbury. The eastern and southern boundaries coincide with the settlement boundary. To the west lies the commercial centre of Ledbury; to the north is the ecclesiastical precinct; and to the east and south is woodland and parkland. Worcester Road (A449) is aligned east-west through the northern part of the character area.

*Landscape type:* LbL2

### **3. Historical Development**

- 3.1 In the early 19<sup>th</sup> Century the area north of Worcester Road (at that time known as Horse Lane) was grazing land within the Upper Hall landscape park. Later in the century it was developed as a plantation. The area to the south of Worcester Road was part of the Ledbury Park estate. Much of this area was managed as orchards with grazing. In the western part were a garden and outbuildings associated with Ledbury Park, and several small plots, each with a house and garden.
- 3.2 During the later 19<sup>th</sup> Century the southern fringe, bordering the Bishop of Hereford's medieval deer park, was developed as a landscaped pleasure garden with carriage rides and an ornamental fountain. A walled garden, with greenhouses and storage buildings, was laid out between the pleasure garden and the orchards. In the south-eastern part a cottage and summer house (built 1901) were constructed on the edge of woodland while in the west the small residential plots were removed and the orchards extended.
- 3.3 During the second half of the 20<sup>th</sup> Century the entire area has been redeveloped. On the north side of Worcester Road, during the 1950s, a magistrates' court and police station, and a small group of houses were constructed. On the south side of Worcester Road several post 1950s private residential developments were undertaken on the sites of the former orchards, the pleasure gardens and the walled garden. The garden wall has been partially demolished and breached to allow access. The cottage and summer house survive.

### **4. Townscape**

- 4.1 The area is primarily residential. Most of the homes are located on *Horse Lane Orchard*, a group of cul-de-sacs south of Worcester Road. They consist of large two-storey houses and bungalows in a variety of designs, of brick with render and hung-tiles under tile roofs. They are set on large plots with

front gardens, open or enclosed by hedges, shrubs or low stone walls. A high wall encloses a group of houses built on the site of the former walled garden. Two large houses are built on very large plots on the site of the former pleasure garden. On the west side are two short terraces of two-storey brick houses on narrow plots with a surface parking area at the front. The early 20<sup>th</sup> Century summer house is a distinctive timber-framed building with brick and roughcast infill panels under a pitched tile roof, multi-paned windows and a large central door.

- 4.2 On the north side of *Worcester Road*, the magistrates' court and police station is an institutional, symmetrical neo-Georgian building of two storeys in brick with hipped tile roof with three dormer windows, sash windows and prominent central entry. It is set on a large plot, with surface parking and limited soft landscaping, enclosed by a stone wall. Adjacent is group of four two-storey brick houses under tile roofs on adequate plots with front gardens. The entire group of buildings shares access off Worcester Road.
- 4.3 *Density and Massing*: Much of the area is of moderate density and fairly fine-grained. The magistrates' court and police station is the only building with a large footprint.
- 4.4 *Green Spaces*: There are no publicly accessible green spaces in the character area. A small area of woodland in the south-east is part of the Ledbury Park estate.

## **5. Heritage Assets and Sense of Place**

- 5.1 The early 20<sup>th</sup> Century summer house (Grade II) is the only listed building in the character area. The area north of Worcester Road, the former pleasure garden in the southern area (not including the area of woodland in the south-east), and a small part of the residential area on the west side fall within the Ledbury conservation area. Trees within the area of the former pleasure garden (not including the area of woodland in the south-east) are the subject of a group Tree Protection Order. The area south of Worcester Road lies within the Malvern Hills Area of Outstanding Natural Beauty.
- 5.2 Most of the area consists of post 1950s residential development and c.1950s civic development that replaces the historic parkland and rural landscape. The developments reflect national trends in terms of design, materials and plan-form and do not result in a distinctive sense of place.

## **6. Development and/or Enhancement Potential**

- 6.1 There is little potential for further residential development in the character area.

## **7. Issues**

- 7.1 Encroachment of the Bishop of Hereford's medieval deer park by residential development should not be permitted.



## **LbCA6 New Mills Residential Character Area**

### **1. Character Statement**

- 1.1 The area is characterised by intensive late 20<sup>th</sup> Century (1990s) private residential development on cul-de-sacs linked by a sinuous access road screened by trees. Footpaths and cycle tracks, a number of which run through green corridors, link residential neighbourhoods. Plot sizes and architectural details are variable and housing density is high.  
*Townscape Type:* LbT10 (elements of LbT2 and 11)

### **2. Location and Physical Setting**

- 2.1 The character area is located in the north-western part of Ledbury on the eastern edge of the Leadon floodplain. The Leadon Way (A417), a late 20<sup>th</sup> Century bypass, is aligned north-south along the west side; The Ledbury Trail (a footpath and cycle trail on a former railway embankment) along the east side; and the Hereford-Ledbury railway line along the north side. To the south are a trading estate (LbCA9) and an older residential area (LbCA3). Hereford Road (A438), an historic route, is aligned east-west through the northern part of the character area.  
*Landscape type:* LbL2

### **3. Historical Development**

- 3.1 During the early 19<sup>th</sup> Century the area was rural in character and comprised of fields and paddocks given over to grazing with some orchards on the east side. New Mills House, a plain Georgian building, was located in the northern part of the character area; originally, it was on the south side of the Hereford road. The associated mill (possibly of 16<sup>th</sup> Century date) was located outside the settlement boundary.
- 3.2 During the late 1970s the Ledbury bypass, the Leadon Way (A417), was built on the west and south sides of the settlement, and Hereford Road (A438) was partly re-aligned. A short section of the old road can be seen to the north of the new. Construction of the New Mills residential development began in the 1990s.
- 3.3 There is no relationship between earlier field patterns and trackways, and modern streets and building plots, but there is some correspondence between earlier trackways, or field lanes, and contemporary footpaths.

### **4. Townscape**

- 4.1 The townscape is one of intensive 1990s private residential development on cul-de-sacs linked by a sinuous access road screened by trees. Footpaths and cycle tracks, a number of which run through green corridors, link residential neighbourhoods. Plot sizes and architectural details are variable and housing density is high. A modern primary school occupies a large site in the southern part of the character area.
- 4.2 *New Mills Way* is a long sinuous access road, with traffic-calming measures, linking six groups of residential cul-de-sacs screened by trees. Footpaths and cycle tracks, a number of which run through green corridors, also ensure permeability between residential neighbourhoods. Plot sizes range from fairly

large to small and narrow; a significant percentage are very narrow. House types include large detached two-storey houses, smaller semi-detached houses, short rows, and bungalows. Most are of brick or roughcast under tile roofs, some with dormer windows. Decorative details include brick or stone dressings, false timber-framing and bargeboards. Front gardens are open and usually small with some soft landscaping, including lawns and shrubs, and paved hard-standing (parking pads). Terraced houses have narrow forecourts and, generally, off-street parking areas.

- 4.3 In the *Saxon Way* area north of Hereford Road the townscape is characterised by detached two-storey houses under tile roofs, in some cases with dormer windows and false timber-framing. Front gardens are open with lawns and shrubs, and hard-standing parking pads. The plan-form is of cul-de-sacs with generally large or adequate house plots. New Mills House, a two- and three-storey brick building of late 18<sup>th</sup> or early 19<sup>th</sup> Century date, reported to have a timber-framed core, is located on a large plot with outbuildings, mature trees and hedges on the surviving section of the old Hereford road.
- 4.4 Ledbury Primary School is a modern, modular-framed one- and two-storey building with brick cladding and glazing under a hipped roof. The school occupies a large site with ancillary buildings, car park, playground and playing field surrounded by trees.
- 4.5 *Density and Massing:* Housing density is generally high, ranging from moderate (large two-storey houses on fairly plots) to very high (small two-storey terraced houses on narrow plots) and fine-grained. The primary school building occupies a large footprint.
- 4.6 *Green Spaces:* The largest green space in the character area is the school playing field. Throughout the area there are several smaller communal green spaces, play areas and green corridors. Adjacent to the character area, and linked by footpaths and cycle trails, are the Ledbury Trail (LbCa 3 and 4) and the Riverside park (east of the settlement boundary). Trees, green spaces, green corridors and road-side verges are an important local amenity in screening and softening the built environment as well as providing recreational opportunities.
- 4.7. *View:* Looking north from the northern section of Leadon Way is a view of the Ledbury Railway Viaduct.

## **5. Heritage Assets and Sense of Place**

- 5.1 A Grade II listed mid 19<sup>th</sup> Century milestone is located on the north side of Hereford Road. There are no other listed buildings within the character area, and the area does not fall within a conservation area. New Mills House (unlisted) is a building of local interest. The late 18<sup>th</sup>/early 19<sup>th</sup> Century brick house (Georgian exterior with, possibly, timber-framed core) was part of the historic mill complex for which the residential estate was named.
- 5.2 Trees and green corridors throughout much of the character area introduce a sense of place by screening, softening and adding texture to the townscape.

## **6. Development and/or Enhancement Potential**

6.1 There is limited opportunity for further development:

- A piece of land south and east of Kingsmead adjacent to the play area: approximately eight detached houses of similar scale to those on Kingsmead
- A piece of land south of Saxon Way (the former alignment of Hereford Road): two or three detached houses of similar scale to those on Saxon Way.

## **7. Issues**

7.1 Housing density in areas of smaller houses is very high which is likely to result in a sense of overcrowding and of being overlooked, and lead to parking problems.

7.2 New Mills Way is a long curving road with grass verges and trees screening residential areas and softening the townscape. This may have contributed to problems of excessive vehicle speed; speed management features have been installed.

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## **LbCA7 Deer Park Residential Character Area**

### **1. Character Statement**

- 1.1 The area is characterised by intensive late 20<sup>th</sup> Century (1970s-80s) private residential development on cul-de-sacs linked by several sinuous access roads. Footpaths also link residential neighbourhoods. Plot sizes are adequate or very narrow; architectural details are minimal with little variety in house design. Housing density is high. There is a large green space (sports ground) in the south-western part of the character area.  
*Townscape type:* LbT10 (elements of LbT3, 7, 9, 11 and 12)

### **2. Location and Physical Setting**

- 2.1 The character area is located in the southern part of Ledbury. The land falls gently from a high point on the east side towards the Leadon Valley to the west. The southern boundary is delineated by the Leadon Way (A417), and the eastern by The Southend (A449). To the north are Ledbury historic and commercial core (LbCA1) and an older residential area (LbCA3).  
*Landscape type:* LbL2

### **3. Historical Development**

- 3.1 During the early 19<sup>th</sup> Century the area was rural in character and comprised mainly of fields and paddocks in pasture and meadowland. In the central part an area known as Maple or Maudling Furlong was given over to arable farming in long narrow strips, possibly a relic of the medieval open field system. Access to this area was by a system of field lanes (part of which is now a residential street named Mabel's Furlong Lane). By the 17<sup>th</sup> Century Wild House farm (now known as The Wylde House) was established on the eastern side of the character area.
- 3.2 In 1798 the Herefordshire and Gloucestershire canal had reached within a mile of Ledbury and a wharf was constructed on the Ross road at Old Wharf in the westernmost part of the character area. Commercial development took place at the site, including coal merchants, a boat builder and a public house. (Work on extending the canal to Ledbury and, eventually, to Hereford continued during the 1830s and 1840s.) With the advent of the railways in the mid 19<sup>th</sup> Century the canal fell into decline. In 1885 the Gloucester to Ledbury railway opened following, in part, the route of the former canal.
- 3.3 A cemetery with two chapels was laid out towards the west end of New Street in 1861. By the late 19<sup>th</sup> Century a brick works was in production, a group of garden plots had been laid out, and several houses and a temporary corrugated iron chapel had been constructed, all on the south side of New Street. Several 19<sup>th</sup> Century cottages were also located on Mabel's Furlong Lane.
- 3.4 Major residential development began in the character area with the construction of council houses on Mabel's Furlong Lane in 1953, continuing into the 1960s in the immediate area. A new secondary school (now John Masefield High School) was built in the area in 1960. During the 1970s-80s private residential development took place throughout the character area and the Leadon Way (A417) was constructed along the southern edge of the character area in the late 1970s.

- 3.5 Development in the character area, including 20<sup>th</sup> Century residential development, has been sequential and there is a strong relationship between the pattern of development and the earlier field pattern. There is also significant correspondence between field lanes and contemporary footpaths linking residential areas.

#### 4. Townscape

- 4.1 The townscape is primarily one of intensive 1970s-80s private residential development on cul-de-sacs linked by several sinuous access roads and footpaths. Plot sizes are adequate or very narrow; architectural details are minimal with little variety in house design. Housing density is high. On New Street the townscape is more variable in terms of building age, architectural design, function, massing and set-back from the street. There is a modern secondary school in the northern part of the character area and a large green space (sports ground) in the south-western part.
- 4.2 *Biddulph Way* is long sinuous access road with residential cul-de-sacs extending through the south-eastern and south-central part of the area. The townscape in the south-east is comprised mainly of two-storey detached houses and bungalows of brick with hung tile or wooden cladding and tile roofs on adequate-sized plots with open front gardens, lawns and hard-standing parking pads. In some cases front gardens have been completely paved over. In the central area there are smaller brick houses and flats, in short terraces of two storeys on small or very small plots with open paved forecourts, limited soft landscaped areas and some off-street parking areas. Footpaths link residential neighbourhoods throughout this area. The Wylde House (Grade II) is a former farm house, timber-framed with painted brick and plaster infill panels, converted to multiple occupancy. The building is set on a large plot with lawns, mature trees and hedges, parking areas and ancillary buildings
- 4.3 *Oakland Drive/Elmsdale Road* are long access roads with short cul-de-sacs in the north-western part of the character area, developed during the post 1950s. The townscape is one of brick bungalows and two-storey semi-detached houses and short terraces on plots of adequate size with front gardens, open or enclosed by hedges or walls, many with parking pads.
- 4.4 *Mabel's Furlong Lane* is an area of 1950s-60s public sector residential development on a former field lane. The townscape is made up of two-storey semi-detached houses of plain brick, short rows and bungalows, all on adequate plots with front gardens generally enclosed by hedges or fences. John Masefield High School consists of a group of large linked buildings with several smaller ancillary buildings. The main buildings are of modular frame construction and brick. The school occupies a large site with sports field, games courts and surface car parks.
- 4.5 On *New Street* there is a mixed townscape that includes late 19<sup>th</sup> and 20<sup>th</sup> Century detached brick houses on large plots, some with mature gardens, hedges and mature trees; a modern brick and glazed church, a supermarket, and several large blocks of flats. Set-back distance from the street, building height and roofscape are variable. At the west end of New Street is a post 1950s lineal development of detached houses on large plots, and two short cul-de-sacs with short rows of smaller homes on narrow plots.

4.6 *Density and Massing:* Density throughout the character is generally fairly high and fine-grained, particularly in the central area of smaller terraced houses on narrow plots. The secondary school building, a supermarket and a large block of flats occupy large footprints. The block of flats, off New Street, at three storeys, is also the tallest building in the character area.

4.7 *Green Spaces:* There are several open green spaces in the character area:

- A large sports ground, with adjacent football field (north side), recreational space and playground (east side) and open area, located in the western part of the character area
- The school sports field
- A lineal green space extending along the southern edge of the character area between the Leadon Way by-pass and the residential area
- Several smaller neighbourhood green spaces in the Biddulph Way area.

## **5. Heritage Assets and Sense of Place**

5.1 The Wylde House (Grade II), a timber-framed 17<sup>th</sup> Century farmhouse, is the only listed building in the character area. It is now located in a residential area of fairly high density and converted timber-framed barns.

5.2 Much of the character area consists of post 1950s residential development of standard design and layout with little variation in architectural design.

## **6. Development and/or Enhancement Potential**

6.1 It is proposed that the sports ground and adjacent football field should be developed for residential purposes with a significant proportion of affordable housing. The green space on the east side should be retained as a local amenity and the open space to the south retained as a buffer zone between the residential area and Leadon Way. The sports facilities could be relocated to the Ross Road outside the settlement boundary in the vicinity of the rugby club.

6.2 The introduction of urban design elements to streets in the Biddulph Way residential areas could bring significant enhancement to these areas in terms of colour, texture and variety, and contribute to quality of life. Linear elements could include setts and block paving, green corridors and roadside trees of low maturing species.

## **7. Issues**

7.1 The sports ground and football field are at present protected by the Herefordshire Unitary Development Plan (1970) as open spaces (Policy RST4).

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## **LbCA8 North Ledbury Trading/Industrial Estates**

### **1. Character Statement**

- 1.1 The area is characterised by modular frame buildings with a low profile and large footprint, and adjacent surface parking and storage areas. The western part is open agricultural land.

*Townscape type:* LbT14

### **2. Location and Physical Setting**

- 2.1 The area is located in the northern part of the settlement area. The southern boundary is delineated by the south side of the mainline railway embankment, continuing along Hereford Road (A438) and the south side of Homend Trading Estate. The north-eastern boundary is delineated by the railway line to Bromyard Road, and then by Bromyard Road (B4214) extending to the northwest; the western boundary follows the course of earlier field boundaries (since removed). The topography is fairly level, with drainage flow to the southwest.

*Landscape type:* LbL5 and 6

### **3. Historical Development**

- 3.1 During the early 19<sup>th</sup> Century the area was rural in character and consisted mainly of enclosed fields given over to grazing and meadowland with a small area of woodland in the north and an orchard in the south. At this time settlement was limited to a house and garden on the Bromyard Road at the junction with The Homend. The site is presently occupied by Station House, constructed in the early to mid 19<sup>th</sup> Century. There were also toll gates at this location controlling traffic on the Bromyard and Hereford turnpike roads (introduced during the earlier part of the 18<sup>th</sup> Century).

- 3.2 During the early 1840s the Herefordshire and Gloucestershire Canal was extended northwards through the central part of the area. The Worcester and Hereford Railway was completed in 1861 passing through the southern part of the character area on an embankment and entering a tunnel on the east side. Bridges were constructed over the canal and the Bromyard road; to the west, a viaduct (built of brick made on site) carried the railway across the Leaden Valley. A station (later demolished and replaced by a wooden hut), waiting room, goods shed, coal depot, sidings and cattle pens were constructed on the east side of The Homend/Bromyard Road. The canal closed in the later 19<sup>th</sup> Century and, after infilling, became the roadbed of the Gloucester to Ledbury Railway which opened in 1885. The new line entered the character area on an embankment and joined the existing line just west of the Bromyard Road bridge. (The route closed in 1964 and the track was subsequently dismantled.)

- 3.3 During the second half of the 20<sup>th</sup> Century much of the area has been developed for commercial purposes. Homend Trading Estate, south of the railway mainline, has been developed following the dismantling of railway infrastructure on the site. Development of the Bromyard Road Trading Estate and Orchard Business Park site of the mainline took place on former agricultural land and generally fitted into the earlier pattern of field boundaries. The western part of the character area remains in agricultural

use but most of the field boundaries present in the 19<sup>th</sup> Century have been removed.

#### **4. Description**

- 4.1 The area includes approximately twelve large, or very large, modular frame buildings of low profile and large footprint, and a number of smaller ancillary buildings. Cladding materials include steel and brick; roofs are generally shallow-pitched or flat. Most large buildings are adjacent to surface parking and storage areas.
- 4.2 Site activities and functions include laboratories, manufacturing, motor repairs, and sales. Access to the Homend Trading Estate is from The Homend; access to the Bromyard Road Trading Estate is from Bromyard Road.
- 4.3 Railway infrastructure in the southern part of the area includes the eastern end the brick-built viaduct that crosses the Leadon Valley on thirty round-headed arches with slender piers; an earthen embankment with two unequal brick arches over the former canal and tow path; Bromyard Road Bridge with industrial brick piers and steel deck; the redbrick retaining wall at the station approach road, with decorative brick balusters and industrial brick trim; the small wooden prefabricated station and waiting room; a footbridge; a signal box; and Station House, a two-storey symmetrical redbrick building under slate roof with sash windows and central pedimented doorcase.

#### **5. Heritage Assets and Sense of Place**

- 5.1 There are two listed buildings in the area: Station House (Grade II), a 19<sup>th</sup> Century house; and Ledbury (railway) Viaduct (Grade II). In the northwest, several groups of oak trees and other species are the subject of a Tree Preservation Order.
- 5.2 The industrial and commercial facilities are of similar character to those of any other late 20<sup>th</sup> Century trading estate. Surviving railway infrastructure, including the viaduct, embankment and bridge, Station House and the decorative brick retaining wall at the station approach road, are a reminder of the industrial history of Ledbury, and create a sense of place and an area of local interest.

#### **6. Development and/or Enhancement Potential**

- 6.1 The western part of the area, presently agricultural land, may have potential for residential development on a similar scale and density as the New Mills area (LbCA6) with a green buffer zone separating it from the industrial/commercial area to the north and east.
- 6.2 The Ledbury Town Trail extends a short distance into the area from the Skew Bridge over the Hereford Road to the junction of Bromyard Road/The Homend and Hereford Road where it ends quite abruptly. An exhibition or display illustrating the history of transportation in this area (canal and railway) could provide an appropriate “destination” or introduction to the trail and a public amenity. A longer term ambition would be to extend the trail to the station to provide enhanced pedestrian access. The major issue in relation to this would be the construction of a new footbridge over the Bromyard road.

## **7. Issues**

- 7.1 The area identified above (6.1) as having potential for residential development is allocated as employment land in the Herefordshire Unitary Development Plan (2007). It is suggested this could be reallocated to Robertson's Business Park on the southwest side of Ledbury.
- 7.2 A pedestrian crossing linking the Ledbury Town Trail (6.2 above) with the east side of Bromyard Road facilitating a safe route to Ledbury railway station could enhance the trail as a route for commuters and visitors.

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## **LbCA9 West Ledbury Trading/Industrial Estates**

### **1. Character Statement**

- 1.1 The area occupies two sites. It is characterised by modular frame industrial buildings with a low profile and large footprint and adjacent surface parking and storage areas; public utilities; and an historic landfill site (now a green open space).

*Townscape type:* LbT14

### **2. Location and Physical Setting**

- 2.1 The area is located on the western edge of the settlement area and is divided between two sites. The southern site lies on level ground on the edge of the River Leadon floodplain between Leadon Way and Little Marcle Road. The western part is liable to flooding. The northern site lies between Leadon Way/New Mills Way and Bridge Street/Lower Road on gently undulating land that falls generally to the west. The western edge is liable to flooding. The Leadon Way (A417) is the western boundary of both sites.

*Landscape type:* RL6

### **3. Historical Development**

- 3.1 During the early 19<sup>th</sup> Century the area (both sites) was rural in character consisting of enclosed fields and paddocks. The northern site was given over to grazing; the southern site to meadowland. By 1832 the Herefordshire and Gloucestershire Canal had been extended from the wharf on the Ross road along the south-eastern edge of the southern site. The canal was replaced by the Ledbury to Gloucester Railway in 1885 which itself closed in 1964 and the line was dismantled.
- 3.3 During the late 19<sup>th</sup> Century a household waste site was established south of Little Marcle Road (then known as Gas Works Lane) at the same location as the current household waste site. By the early 20<sup>th</sup> Century gravel was being extracted south of Little Marcle Road and two municipal sewage tanks had been constructed in the same area. Later in the 20<sup>th</sup> Century an extensive water reclamation works with open settling ponds was constructed; a new sewage works was established; and Bankside Industrial Estate was developed.
- 3.4 The Leadon Way (A417) was constructed in the late 1970s and was followed by the development of the northern site. The site includes New Mills Industrial Estate, Lyndon Business Park and Lower Road Trading Estate. Further development is proposed or ongoing on the site.

### **4. Description**

- 4.1 The area is the focus of commercial activities and public utilities. The latter are limited to the southern site (with the exception of several electricity substations).
- 4.2 On the northern site there are six large, or very large, modular frame structures with large footprint and low profile and a number of smaller buildings. Cladding materials include steel and brick; roofs are generally shallow-pitched or flat. Surface parking areas are associated with most

buildings. Site activities and functions include manufacturing, engineering and welding, plastic moulding, retailing and veterinary services. Soft landscaping includes embankments and plantings. The western edge is protected as a green space in the Hereford Unitary Development Plan (UDP, 1970). This area is liable flooding.

- 4.3 A large part of the southern site is occupied by a water reclamation plant with extensive water treatment ponds, and several small and medium sized associated buildings. A household waste site is adjacent. At the north end of the site is a sewage works with two small associated buildings. Bankside Industrial Estate is located at the north-eastern end of the site. It includes six medium sized industrial buildings with surface parking and storage areas. Site activities and functions include metal working, motor vehicle repairs and services, and wholesale and retail sales. Much of the northern and western part of the southern site is protected as a green space (UDP 1970) with a public footpath running through it. This area is an historic landfill site, and is liable to flooding.

## **5. Heritage Assets and Sense of Place**

- 5.1 There are no listed buildings or other protected heritage assets in the area.
- 5.2 The buildings and facilities in this area do not generate a sense of place.

## **6. Development and/or Enhancement Potential**

- 6.1 There is no potential for residential development in the area at present

## **7. Issues**

- 7.1 There are no outstanding issues.

## APPENDIX VI

### List of Sources

#### Planning Documents and Guidance

Department of the Environment (1972) *List of Buildings of Special Architectural or Historical Interest. District of Malvern Hills, Hereford and Worcester (Parish of Ledbury)*.

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