



Cabinet Member for Housing and Communities

Time and Date

10.00 am on Wednesday, 9th March, 2022

Place

Diamond Room 2 - Council House

Please note that in line with current Government and City Council guidelines in relation to Covid, there will be reduced public access to the meeting to manage numbers attending safely. If you wish to attend in person, please contact the Governance Services Officers indicated at the end of the agenda.

Public Business

1. **Apologies**
2. **Declarations of Interest**
3. **Proposed Brownhill Green Conservation Area - Public Consultation**
(Pages 3 - 70)
Report of the Director of Streetscene and Regulatory Services
4. **Proposed Earlsdon Conservation Area - Public Consultation** (Pages 71 - 166)
Report of the Director of Streetscene and Regulatory Services
5. **Introduction of Council Blue Plaque Scheme** (Pages 167 - 172)
Report of the Director of Streetscene and Regulatory Services
6. **Outstanding Issues**
There are no outstanding issues
7. **Any other item of public business which the Cabinet Member decides to take as matters of urgency because of the special circumstances involved**

Private Business

Nil

Julie Newman, Director of Law and Governance, Council House, Coventry

Tuesday, 1 March 2022

Note: The person to contact about the agenda and documents for this meeting is Usha Patel Email: usha.patel@coventry.gov.uk

Membership: Councillor D Welsh (Cabinet Member)

By invitation:

Councillors R Bailey and M Lapsa (Shadow Cabinet Members)

Councillor L Bigham (Chair of Communities and Neighbourhoods Scrutiny Board (4)

Councillors J Birdi, T Jandu and S Keough (Bablake Ward Councillors)

Councillors B Gittins, K Sandhu and A Tucker (Earlsdon Ward Councillors)

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Usha Patel

Email: usha.patel@coventry.gov.uk



Public report Cabinet Member Report

Cabinet Member for Housing and Communities

9 March 2022

Name of Cabinet Member:

Cabinet Member for Housing and Communities – Councillor D Welsh

Director Approving Submission of the report:

Director of Streetscene and Regulatory Services

Ward(s) affected:

Bablake Ward

Title:

Proposed Brownhill Green Conservation Area – Public Consultation

Is this a key decision?

No – Although the matters within the proposals propose to impact permitted development rights within the area proposed for designation.

Executive Summary:

The Coventry City Local Plan states the intention to consider Brownhill Green for conservation area status, draft documentation has now been produced aligned to this commitment and this is now sought for approval to be taken to public consultation.

A Conservation Area recognises the unique characteristics of an area and seeks to protect and enhance these. An Area Appraisal and Management Plan have been developed to this end and public comment is now sought on both documents.

In order to ensure that specific matters are considered in the context of the Appraisal and Management Plan, limited changes to Permitted Development rights are proposed, via an Article 4 direction, which would result in planning applications being submitted in these circumstances.

Recommendation:

The Cabinet Member is requested to:

- 1) Approve a public consultation, for six weeks during March and April 2022, on the Brownhill Green Conservation Area proposal.

List of Appendices included:

Appendix 1 – Brownhill Green Conservation Area Appraisal
Appendix 2 – Brownhill Green Conservation Area Management Plan
Appendix 3 – Associated Article 4 Direction

Background papers:

None

Other useful documents

Coventry City Council Local Plan 2011 - 2031

Has it been or will it be considered by Scrutiny?

No

Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?

No

Will this report go to Council?

No

Report title:**Proposed Brownhill Green Conservation Area****1. Context (or background)**

- 1.1. The proposed Brownhill Green Conservation Area is a commitment made in the Local Plan at Policy HE1.
- 1.2. Further to site walks and character analysis of Brownhill Green, the defining special characteristics have been identified in the Conservation Area Appraisal (Appendix 1), which alongside the Management Plan (Appendix 2) serve as an evidence base against which to test any future development proposals within the area.
- 1.3. It should be noted that the proposed designation is sited aside an established housing allocation, and whilst not therefore in conflict with this allocation, the designating of the conservation area should serve to further inform best possible design outcomes in due course.
- 1.4. Alongside the draft Appraisal and Management Plan a draft Article 4 direction (Appendix 3) is included within the consultation, resulting in a proposed removal of some elements Permitted Development rights to ensure applications are made to the planning authority for works which may affect the special character of the conservation area. These applications would then be determined in accordance with national and local policy, including the Conservation Area Appraisal and Management Plan.
- 1.5. It should be noted that as part of the public consultation of an Article 4 Direction it is appropriate to establish the implementation date of said Direction. It is proposed that the Direction come into force on the 1st July 2022, with the caveat that should the public consultation vary the nature of the Conservation Area or Article 4 that this date may be moved to a later date with Cabinet approval but may not be made sooner. This will be addressed fully in the post-consultation Cabinet Report.
- 1.6. In seeking to progress the Brownhill Green Conservation Area designation as per our Local Plan commitments, approval is sought to engage in public consultation prior to anticipated adoption.

2. Options considered and recommended proposal

- 2.1. The City Council could choose not to progress the Brownhill Green Conservation Area designation, however, given commitments made in the Local Plan, this option is not recommended.
- 2.2. The recommended option is to move to public consultation upon the prepared documentation, progressing commitments in the Local Plan and seeking further inputs ahead of proposed adoption.

3. Results of consultation undertaken

- 3.1. This report has not been subject to consultation but proposes public consultation on the proposed Brownhill Green Conservation Area.

4. Timetable for implementing this decision

- 4.1. Consultation will take place for six weeks during March and April. It is intended that a report will then be taken to Cabinet seeking approval to the designation.

5. Comments from the Chief Operating Office (Section 151 Officer) and the Director of Law and Governance

5.1. Financial implications

There are no financial implications to the recommendation.

5.2. Legal implications

It is proposed to confirm the Conservation Area designation and associated Article 4 come into force on 1st July 2022

6. Other implications

6.1. How will this contribute to the Council Plan (www.coventry.gov.uk/councilplan/)

The progression of the Brownhill Green Conservation Area contributes toward the delivery of the following objectives of the Coventry Local Plan :

- Improving the quality of life for Coventry people by
 - creating an attractive, cleaner and greener city.
 - Maintaining the streetscene
 - The upkeep of parks and open spaces

6.2. How is risk being managed?

There is no risk associated with the recommendations, proposals are in line with previous commitments made in the Local Plan,.

6.3. What is the impact on the organisation?

Whilst there is no impact on the organisation in the progressing to public consultation, upon future adoption of the conservation area, an increased planning caseload will result through the obligation for greater oversight of development proposals. Existing resources within the planning team are considered sufficient to deal with the likely scale of increase in workload.

6.4. Equality/ EIA

A full Equality and Impact Assessment (ECA) was undertaken as part of developing the Local Plan. As part of that analysis, the Council had due regard to its public sector equality duty under section 149 of the Equality Act (2010).

6.5. Implications for (or impact on) climate change and the environment

There is no direct impact from the recommendations of the report.

6.6. Implications for partner organisations?

None

Report author:

Name and job title:

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Service

Planning Policy and Environment – Planning and Regulation

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Contributor/approver name	Title	Service	Date doc sent out	Date response received or approved
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Cath Crosby	Lead Accountant, Business Partnering, Place	Finance	16.2.2022	17.02.2022
Stuart Evans (ACS)	Planning and Highways Lawyer, Legal Services	Law and Governance	16.2.2022	17.02.2022
Andrew Walster	Director of Streetscene and Regulatory Services	-	16.2.2022	18.02.2022
Councillor D Welsh	Cabinet Member for Housing and Communities	-	18.2.2022	28.2.2022

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BROWNSHILL GREEN

CONSERVATION AREA APPRAISAL



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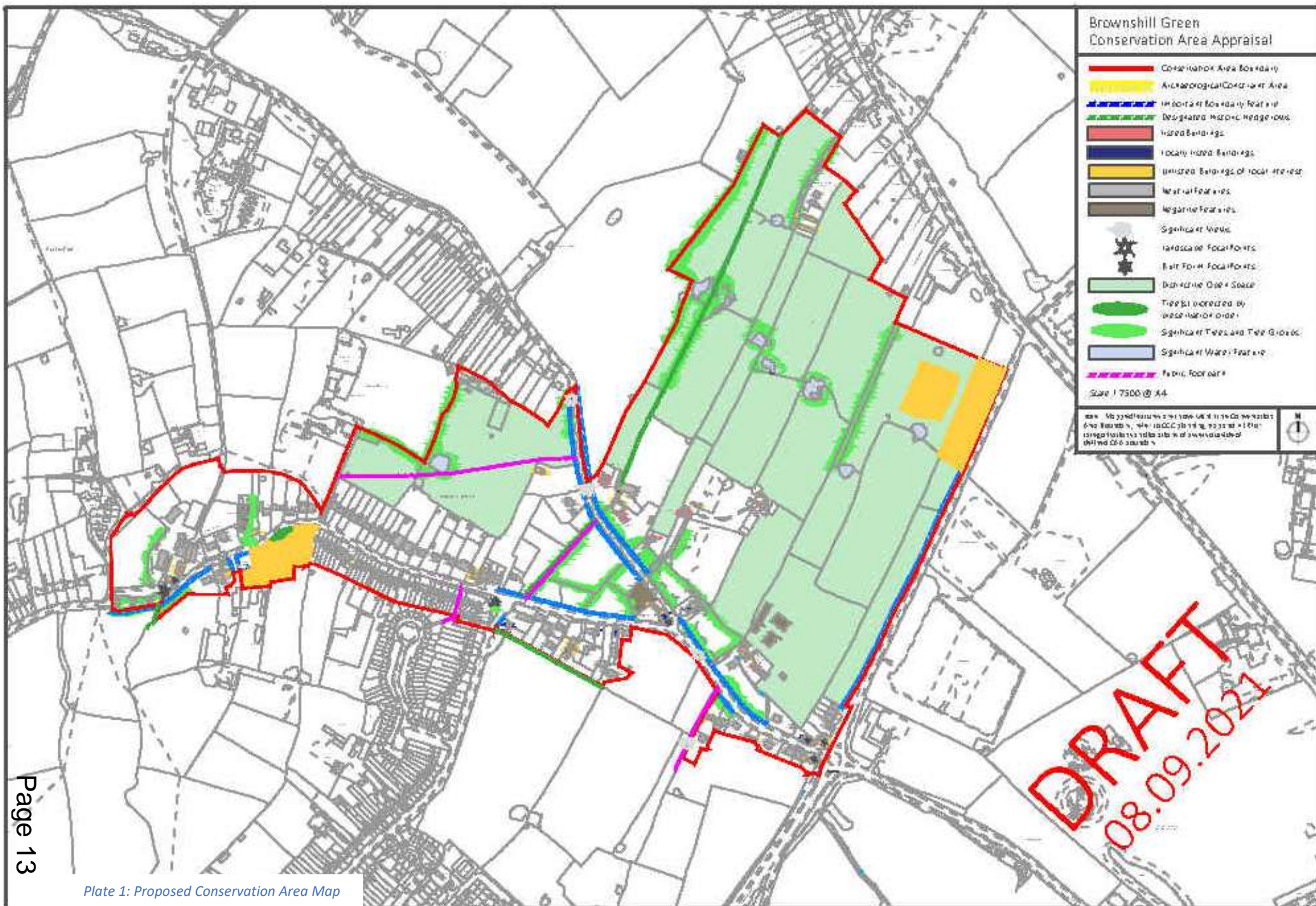
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Part 1 CONSERVATION AREA APPRAISAL

1. INTRODUCTION

What is this appraisal for?

- 1.1 A conservation area is an area of special architectural or historic interest, usually the historic part of a town or village, where we wish to preserve or enhance its character or appearance. It is proposed to designate part of Brownhill Green as a Conservation Area
- 1.2 Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 we must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. This appraisal identifies the special interest and character of the Brownhill Green Conservation Area and provides guidance on how the preservation or enhancement of its character or appearance can be achieved. The first part of the appraisal identifies its special interest and character. The second part sets out management proposals for addressing the issues identified in the appraisal.
- 1.3 Brownhill Green is under consideration for designation as a conservation area. The Proposed Conservation Area Map is shown in [Plate 1](#).
- 1.4 The conservation area appraisal should be read in conjunction with the conservation area management plan.



National Planning Policy Framework

- 1.5 Conservation Areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A Conservation Area is defined as, 'an area of special architectural interest, the character or appearance of which it is desirable to preserve or enhance'. Section 71 of the same Act requires Local Planning Authorities to formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas.
- 1.6 Section 72 specifies that, in making a decision on an application for development in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. This Conservation Area Appraisal should be read in conjunction with the principles and policies set out in Section 17 of the National Planning Policy Framework; Conserving and Enhancing the Historic Environment.

Local Policy

- 1.7 The 2016 local plan outlines Coventry City Council's policies intended to support the development of the city through to 2031.

Creating an attractive, cleaner and greener city.

- Policy GB1 - Green Belt and Local Green Space
- Policy GE1 - Green Infrastructure
- Policy GE2 - Green Space
- Policy GE3 - Biodiversity, Geological, Landscape and Archaeological Conservation
- Policy GE4 - Tree Protection

Design

- Policy DE1 - Ensuring High Quality Design

Heritage

- Policy HE1 - Conservation Areas
- Policy HE2 - Conservation and Heritage Assets

- 1.8 Broadly, these policies seek to ensure that the conservation area is preserved by: Refusing permission for:

- the demolition of any building or structure if its loss would damage its character or appearance
- the extension or alteration of a building where the change would damage its character or appearance
- development within the conservation area which would be harmful to its setting or character or appearance
- development which would adversely affect or result in the loss of historic plots, layouts and street pattern, important views, open spaces, tree cover or boundary features within the conservation area
- signage which would be harmful to the character or appearance of the conservation area, and

and requiring new development within or adjoining the conservation area to:

- respect its context in design, including scale, form, proportion and detailing
- Use materials in accordance with those traditionally used in that particular part of the conservation area, and maintain a similar mix
- be located on their sites in a similar way to the general pattern of building in that part of the conservation area
- Boundary walls, railings and hedges should be incorporated in the development in a similar way to those already in existence in that part of the conservation area, and these should use similar materials and detailing, or species, and
- Shop signs to respect the character of the buildings and quality of the historic environment in their siting, size, materials and design

2. SUMMARY OF SPECIAL INTEREST

- 2.1 Behind Hawkes Mill Lane to the north side of Brownhill Green are a series of distinctive, long and narrow enclosures oriented to the north west, meeting at the rear gardens of houses along the Tamworth Road, this unusual set of enclosed strips of asserted land are very rare and would have formed part of the much larger Brownhill Green Common which was crossed by Wall Hill Road and Hawkes Mill Lane. The field pattern and enclosures probably date back to the medieval period, with hedges and veteran trees lining the field boundaries. This field pattern illustrates the agricultural practices and development of the area which contribute to the historic and evidential significance of Brownhill Green.
- 2.2 Brownhill Green is a small rural hamlet, the roads in the village have been in existence since the early 1400's. The Tamworth Road, along the north side of Brownhill Green was turnpiked in 1761 and remains one of the busier roads in the area, the roads within Brownhill Green, although old, have never developed into main roads. A hamlet developed in the late 18th century, with the smithy at the west end of Wall Hill Lane marking its entrance. In 1875 apart from the agriculture, there were a handful of businesses recorded, including two shops, a beerhouse, a tailor, a flour dealer, a cater and a smith.¹ Pieces of common land were still in use in Brownhill Green during the mid-19th century. Smallholdings built along the roads edge developed into farms, which remain today. The village never contained a church, which would have provided a focus for the community, and only in the 19th century was a small Non-Conformist Chapel built along Hawkes Mill Lane. Instead Brownhill Green was a small farming community that it existed as a satellite to the nearby Coundon and Kersley and villages to the west, which contained grander houses including Coundon Court, Kersley Hall and Kersley Grange. The population of Brownhill Green during the 19th century is grouped with nearby Allesley which was a much larger parish and recorded at around 500 people in 1820, and stayed relatively static to 1920, when the population rose steeply to over 3,000 in 1960.²
- 2.3 This was due in a large part the housing boom that occurred after the first world war and specifically for Coventry the car and munitions factories that dominated the cities industry, providing new employment and requiring new homes for employees. This is especially apparent on maps of Brownhill Green from the 1930's onwards, where

¹ <https://www.british-history.ac.uk/vch/warks/vol8/pp50-57#p42>

² https://www.visionofbritain.org.uk/unit/10293479/cube/TOT_POP

previously undeveloped land contains new ribbon development housing and estates, and in particular beyond the White Lion located along the south and north side of Hawkes Mill Lane and Browns Lane, giving access to the Daimler Shadow Factory, which in the 1950's became the Jaguar Plant. Amongst the 1930's homes are a scattering of historic buildings; identified on the 1841 tithe map and the first edition 1889 25in OS maps. There are five grade II listed buildings within the settlement, and a six high quality locally listed buildings.

2.4 The special interest of Brownhill Green that justifies its designation as a conservation area includes:

- Its long history, still evident in the layout of the village, in its buildings
- The distinctive long, narrow enclosures present today to the north of the settlement
- Survival of historic identity of village, plots and layout
- The significant contribution of the natural environment in trees, gardens, open spaces, hedges

The conservation area boundary is drawn to reflect this special interest.

3. ASSESSING SPECIAL INTEREST

Location

3.1 Brownhill Green is a suburban hamlet 4.75 km north west of Coventry city centre, within a short distance of the villages of Allesley, Coundon and Keresley. From the Village of Coundon the Brownhill Green Road takes a north east route, crossing Coundon Wedge Drive and Long Road, and joins with Wall Hill Road which forks by the White Lion Pub, the south side becomes Hawkes Mill Lane. Both roads are of medieval origin, dating back to the early 1400's. The bedrock is sandstone and the ground is 122 metres above sea-level to the south west rising to 145 metres to the north east.

Landscape Setting:

3.2 The Character Area predominantly comprises fields with post-medieval houses along Wall Hill Road with some 1930s ribbon housing development along the Tamworth Road, Hawkes Mill Lane and Browns Lane. The morphology of the fields within the Character Area is distinctive and unique to the Coventry area. Field boundaries have a strong NNE – SSW alignment and are long and narrow in shape. The field boundaries are formed by thick hedges with many veteran trees. Housing in the area is set far back from the road with spacious gardens creating a secluded atmosphere. There is some footpath access to the fields which are located behind private housing. Despite the proximity of dwellings there is a rural and tranquil atmosphere.

Historical Development and Archaeological Background:

3.3 Brownhill Green is a village located within the north-western part of the City of Coventry, with the village centre approximately 4.7km northwest of Coventry City Centre. The settlement is located on a bedrock geology of the Keresley Member, a sandstone sedimentary bedrock, with this or other types of sandstone geology a common feature across the Coventry district. The superficial or drift geology is comprised of the Thrussington Member, a deposit formed of brown to reddish brown diamicton. Topographically, the landscape broadly slopes from north to south, with the

higher areas of the settlement along Tamworth Road, 156m above Ordnance Datum (aOD), dropping to 144m aOD at the junction of Tamworth Road and Long Lane, whilst Long Lane at the junction with Wall Hill Road is only 119m aOD. The junction of Wall Hill Road and Hawkes Mill Road is 122m aOD and this rises to 130m aOD at Hawkes End. The River Sherbourne runs to the west of Hawkes End in a north-south direction and the North Brook originally running along Wall Hill Road and then turning in a southerly direction past the junction with Coundon Wedge Drive.

- 3.4 Brownhill Green was included in the manor of Coundon, which was historically within the Knightlow Hundred and was not included within the land covered by the County of Coventry City in 1451 when it was created by Henry VI (Stephens 1969). The villages and areas included within the City were Radford, Keresley, Foleshill, Exhall, Ansty, Shilton, Caludon, Wyken, Henly, Wood-end, Stoke, Biggin, Whitley, Pinley, Asthill, Harnell, Horwell and Whoberley and parts of Walsgrave-on-Sowe and Styvechale (McGrory 2003).
- 3.5 Coundon itself was surveyed as a separate settlement within the Domesday Survey, as it was held in part by the Prior of Coventry during the 11th century. Brownhill Green was not mentioned in the Domesday Survey however and would have come under the Coundon entry.
- 3.6 Despite this, settlement activity at Brownhill Green is thought to date back to the medieval period. It was likely a small hamlet or several farms and cottages clustered around an area of common land, crossed by Wall Hill Road and Hawkes Mill Lane. Although much of the visible built heritage in Brownhill Green dates from the 18th century onwards, the road layout and field systems are much earlier, with the parish boundary between Coundon and Allesley dating back to the Saxon period.
- 3.7 This early recorded evidence within Brownhill Green is contained within a Saxon Charter describing the boundaries of Coundon (MCT 2012), which bisects the modern-day Brownhill Green settlement (Plate 2). The later parish boundary between Coundon and Allesley follows this approximate alignment. However, there are no recorded physical remains of this date within the proposed Conservation Area boundary.

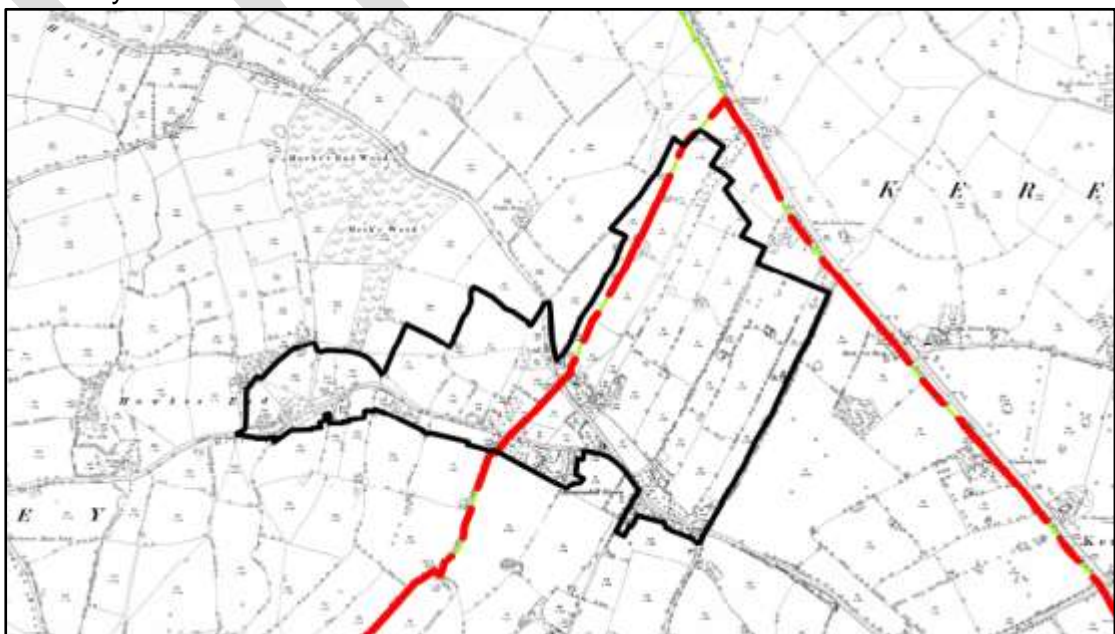


Plate 2: Brownhill Green in 1884-89, with Coundon Boundary according to Saxon Charter in red and Conservation Area in black.

- 3.8 The archaeological record for Brownhill Green is sporadic, which in part reflects the limited development and therefore opportunities for any formal archaeological work. Many of the sites known have been identified as part of the Coventry Historic Environment Project (CHEP), which undertook fieldwalking and recorded a number of examples of ridge and furrow cultivation as well as findspots of prehistoric flints and pottery of medieval and later date. Within the proposed Conservation Area boundary, an enclosure of unknown date has been identified from aerial photographs southwest of the junction of Long Lane and Tamworth Road (MCT 11511). This could be prehistoric or later in date but no intrusive archaeological investigations have occurred to confirm the origins and function of the possible enclosure. The site is one of a number of Archaeological Constraint Areas identified within the vicinity of Brownhill Green although only three of these are within the proposed Conservation Area boundary. The other two are areas of medieval ridge and furrow. Further areas of activity have been identified to the north and northwest of the settlement, including an Iron Age 'D' shaped enclosure located north of Wall Hill Road, although this is beyond the Conservation Area boundary.
- 3.9 Whilst archaeological evidence of medieval activity is lacking, the roads and field systems appear to date back to the medieval period, with many of these referenced in the 1410-11 St. Mary's Priory Cartulary and are detailed further below.
- 3.10 The settlement is a scattering of dwellings prior to the expansion in the 20th century, with no obvious foci except along the main routes Wall Hill Road, Hawkes Mill lane and, to a much lesser degree, Tamworth Road. With the parish boundary running through Brownhill Green, the settlement was divided onto two separate Tithe Maps, Allesley and Coundon. The Tithe Maps ([Plate 3](#)) illustrate the rather haphazard and isolated nature of the habitation of Brownhill Green during the mid-19th century, a pattern that had likely existed for a number of centuries with the dwellings forming along the road network. This settlement pattern is a loose collection surrounding the green. The formation of villages was at its peak during the 9th and 10th centuries in the midlands (Historic England 2018) and it is possible that Brownhill Green may have such early origins although physical evidence is so far absent.
- 3.11 There was no chapel or church within Brownhill Green or Manor House, each of which could have been a focus for the settlement. Instead, the settlement grew organically around the green and along the road network.

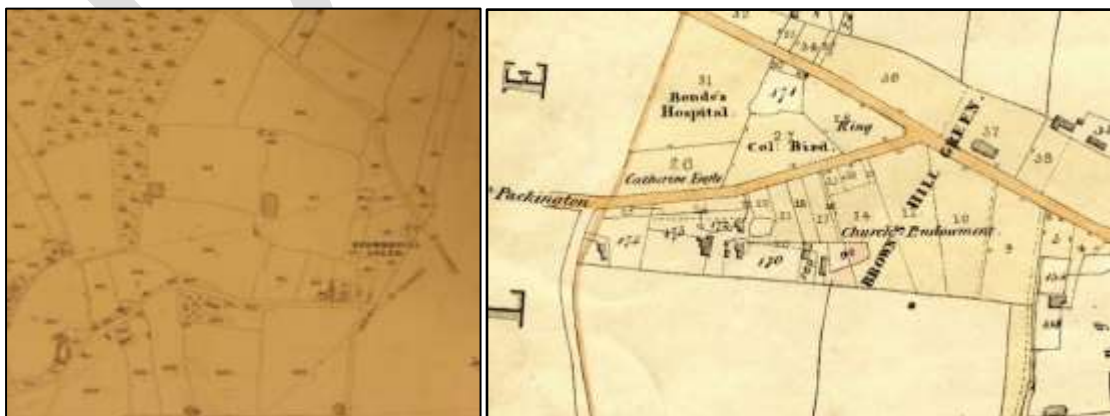


Plate 3: Allesley Tithe Map 1841 (left) and Coundon Tithe Map 1844 (right)

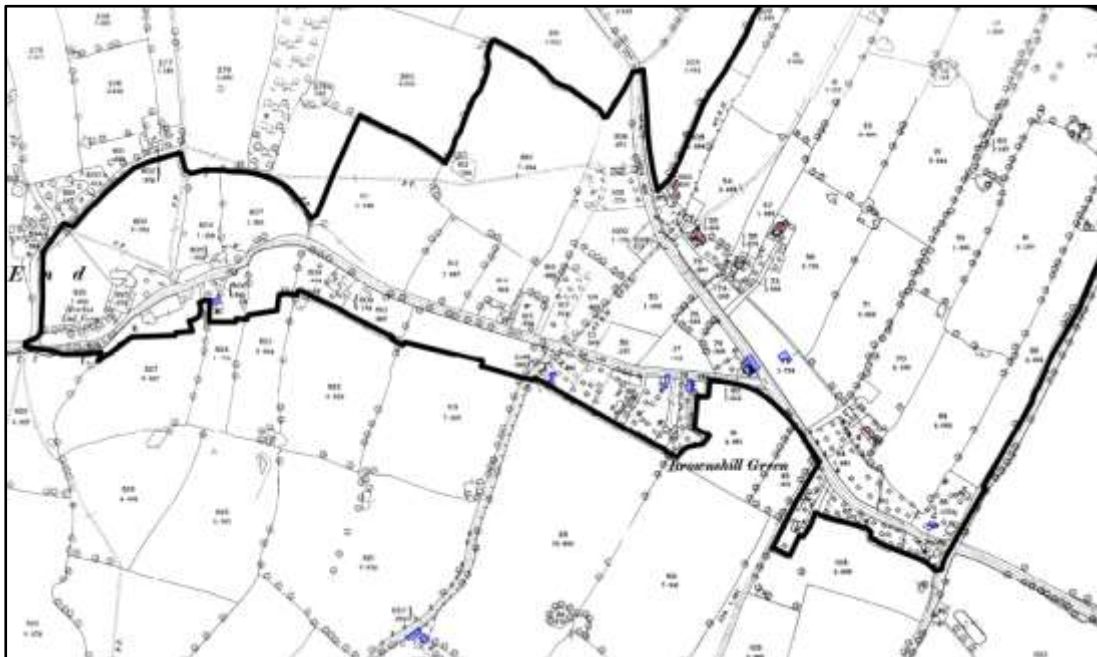


Plate 4: Listed and Locally Listed Buildings within Brownshill Green, overlain onto 1884-89 OS Map.

- 3.12 The road network, as mentioned earlier, is likely to be of at least medieval origin. Rural medieval roads were little more than a compacted dirt country lane used by carts, riders, pedestrians and livestock, with little in the way of cobbles or other surface treatment. Two of these lanes are mentioned in the St Mary's Cartulary. These was a road or lane called Le Brounselane and a second one called le Pokelane.
- 3.13 Le Brounselane is likely to have been Browns Lane and according to the 1410-11 cartulary separated the lordships of hallesley (Allesley) and Coundulne (Coundon) and Prior and Convent's land. Le Pokelane that is mentioned several times in the Cartulary. By the 19th century the lane was called Wash Brook Lane. The lane is depicted on the Coundon Inclosure map and recorded in the schedule as Wash Brook Lane.
- 3.14 Elsewhere lanes existed which have now been lost but are still reflected in today's landscape by existing property boundaries. One is located to the south of Wall Hill Lane and runs parallel to Coundon Wedge Drive. It was called Ball's Lane (MCT 2268) in a document of 1646 and is shown on the 1844 Tithe Map as a thin strip of common adjoining Brownshill Green. It too can still be recognized in the present landscape as a thin strip of enclosed land running south from Wall Hill Road ([Plate 7 4](#)).
- 3.15 The etymological origins of the place name Brownshill Green is uncertain. Whilst a number of the early villages and manors within the areas surrounding Coventry have well documented place name, Brownshill Green is less clear cut. The Place Names of Warwickshire records the first mention of Brownshill Green to be in 1411, as le Brounshulfelde, which is presumably the St Mary's Cartulary. It was named Bronshilfeld in 1538 and the more familiar Brownshall Green in 1752. Research by Philpott found that the secretary of the English Place Name Society suggests that the name is "Brown shelf (ridge) field" from Old English "seylf" Middle English "shilf", "shulf" meaning a ridge (Allesley & Coundon Wedge Conservation Society 2009). There is no suggestion of any personal name, as can be found elsewhere, such as Allesely, which derived from the Old English Alleslega, meaning "woodland clearing of a man named Ælla" (Mills 1991).

Plan Form

- 3.16 Wall Hill Road branches by the White Lion into Hawkes Mill Lane. The proposed Conservation Area measures 0.96 km from north to south and 1.07 km east to west, the small settlement has evolved around the two medieval roads and common land of Brownhill Green with fields to the north east extending the settlement edges, and a small number of historic pathways that connect the fields of Brownhill Green across the roads.
- 3.17 The buildings are in roughly linear pattern, with no uniformity in spacing between buildings or in their relationship to the road. The buildings carry their ridges in approximate alignment, with only occasional older buildings presenting their gables to the road. Some of these buildings sit immediately on to the road with gardens at their rear; others are set back with gardens and driveways extending to the front, sides and rear, so that there is no hard delineation of a consistent building line. Plot sizes vary throughout the settlement, the farms benefitting from the largest plots, linear plots are more evident in ribbon development to the west.
- 3.18 The individual dwellings are closely grouped at the entrance to the conservation area to the east and become more loosely scattered along Wall Hill Road to the NW beyond the White Lion Pub, where there are four farms incorporating ancillary buildings to the rear. The farms are all situated on the north side of the settlement and back onto the surviving medieval field systems of Brownhill Green. The setting is more rural, with the road becoming single track road and houses and farms sitting some distance from the roads edge, the front gardens, with hedges and orchards blend with the fields to the rear. The conservation area ends as the road widens again, 1.1 km to the NW of the entrance of Wall Hill Lane.
- 3.19 The entrance to Hawkes Mill Lane opens with views across the fields to the south and the White Lion Pub to the east, both sides of the road are bounded by hedges. The east side of the road is built up, with a combination of modern and historic dwellings fronting the road, some development to the rear has taken place in the form of small cul-de-sac's, this building line is not linear with buildings set back from the roads edge, and in some locations historic dwellings are aligned with their gables facing the road. The plots are generously spaced with open fields to the rear. The north side of the road is bounded by trees which hide a green wedge between Wall Hill Road and Hawkes Mill Lane.
- 3.20 The density of houses increases to the west end of Hawkes Mill Lane where there is 1930's ribbon development. The buildings tend to be identical in size and plot formation, carrying their ridges in alignment, with a handful of older building presenting their gables to the road. The buildings are set back behind gardens, many now containing parking bays.
- 3.21 Notably Poors Farm, Grove Farm, 112 Wall Hill Road and Hillside Farm along Wall Hill Road are situated along the edges of the old Brownhill Green common land within substantial plots, while the remaining farms, smaller houses and cottages line the roads and lanes, reflecting the historic status and function of these principal buildings and historic social hierarchy of the settlement.

Spaces

- 3.22 There are significant areas of open space within the Brownhill Green Conservation Area which are key to its historic form, character and appearance.

- 3.23 Paddocks, fields, large gardens and the distinctive Brownhill Green common land which sits to the rear of Birch Tree Farm, Grove Farm and Poors Farm along the Wall Hill Road. The space around these buildings is visible from nearby roads, lanes and footpaths. These open undeveloped spaces are very tangible evidence of the rural and early agricultural settlement origin of the village. They provide the settings of and give clear views to some of its principal historic buildings. Together these areas form a swathe of green open space which carries through the village from north to south and forms a significant element to its character and special interest.
- 3.24 Wall Hill Road and Hawkes Mill Lane to the south are separated by a fork of green paddocks with horses and footpaths, providing a very human scale accessible space, that connects the two parts of the village. The low-level and regular ridgeline of 1930's bungalows along Hawkes Mill Lane, increases the perceived proximity of the countryside to the properties.
- 3.25 On the south side of Hawkes Mill Lane the two storey semis, gain open views over the countryside. At street level, there are wide verges with pathways, the gardens tend to be mature and well maintained, however the gardens are increasingly being replaced with hard landscaping for car parking.

Key Views & Vistas

- 3.26 The views at the entrance to Wall Hill Road to the SE are semi enclosed with a loose grain of properties and mature trees and hedges, providing glimpsed views to the rural hinterland beyond, these views continue along Wall Hill Road, up to the White Lion Pub, a local landmark, located prominently in view at a junction where the road forks.
- 3.27 From the public footpath and trackway that leads from 131 Wall Hill Road to the outside of the village, the track slowly inclines giving slightly elevated views back over the village and houses and beyond towards the tree lined hills of Brownhill Green common.
- 3.28 From the north eastern edge of the Brownhill Green Conservation Area is the gently curving Wall Hill Lane with open views to countryside and fenced paddocks, this is a particularly attractive rural situation, further enhanced by the wooded hillside and small number of historic farmsteads demarking the edges of the settlement.
- 3.29 Entering from the south east end of the Conservation Area, deep hedges of the sunken Hawkes Mill Lane provide channelled views into the conservation area. Hawkes End Farm sits in an elevated position, offering gradually unfolding views to a cluster of historic farm buildings and modern barn conversions before reaching the 1930 ribbon development, which draws countryside green edges to the interior of the settlement.
- 3.30 Further notable views include the built form focal point at the entrance to Wall Hill Lane from Coundon Wedge Drive and the built form focal point at the junction of Browns Lane and Hawkes Mill Lane.
- 3.31 The identification and respectful consideration for key views is crucial to the character and appearance of the conservation area.

4. CHARACTER ANALYSIS

General

- 4.1 The character of Brownhill Green Conservation Area is a rural settlement developed from a disbursed hamlet, which grew around common land, and a medieval road pattern. Containing a scattering of historic buildings, with 1930's ribbon development towards the west end.

Character Areas

- 4.2 There are three distinct character areas within Brownhill Green:

- Wall Hill Lane to the east.
- Wall Hill Lane to the northwest
- Hawkes Mill Lane to the southwest

Wall Hill Road

- 4.3 The entrance to Wall Hill Road is located on the east side of Allesley roundabout, the B4076 joins Long Lane to the north east to Coundon Wedge Drive to the south west.
- 4.4 Coundon Wedge Drive was built as an extension to North Brook Road in the 1980's to provide access to the Jaguar Plant, which was previously arrived at from Browns Lane, within Brownhill Green. The Jaguar Plant, was originally built as a Second World War Shadow Factory, producing aircraft technology, adopted from Daimler Company car manufacturers. In 1951 the site was taken over by the Jaguar Factory as their primary site for manufacturing, it remained such until 2005 when the factory moved to Castle Bromwich. The modern-day site is roughly rectangular shaped measuring one mile in length and half a mile wide and is located half a mile to the south west of Wall Hill Lane. The Jaguar Land Rover Sports and Social Club is still in Lyons Park, but the Jaguar Heritage Museum now displays their classic car collection at Coventry Transport Museum. The site was renamed Lyons Park in 2010 and is now the home to several industrial and logistics businesses including an Amazon Distribution Centre and a variety of high-tech automotive companies. To the north of the site is the RSPCA Coventry and district branch.
- 4.5 There is a small number of buildings on the north and south sides Wall Hill Road, which mark the entrance to the proposed Conservation Area. The north side of the road is lined with a mixture of trees and dense hedgerows, contributing to the rural feel of the area. On the corner of Long Lane and Wall Hill Lane is no. 1 Long Lane ([Figure 1](#)) this building appears on the 1st edition OS map, and the parcel of land it is located within also contains the property to the rear, a locally listed building known as Smithy Cottage.
- 4.6 1 Long Lane is a two storey brick built house, under a machine tiled roof, with central chimney stack, the building has been modernised, and now comprises a two storey extension to the rear and along the north side joins into a single storey white rendered building which may originally have been a barn or garage, containing a large gallery window at the front.
- 4.7 The house is joined into the single storey building via an outshot roof, with entrance door in between the junction of the two buildings. Scarring in the brickwork on the south elevation is a blocked door, revealing that the main orientation of the house has been changed to face east.



Figure 1: 1 Long Lane

- 4.8 The building line continues up Long Lane, the remaining houses beyond this point are modern buildings, constructed over the last fifty years, and are not considered to be of heritage significance.



Figure 2: Smithy Cottage

- 4.9 On north side, located next to the corner of Wall Hill Lane is a locally listed building; Smithy Cottage, [DCT663] ([Figure 2](#)) Described as a shop owned and occupied by Elizabeth Sparrow on the 1844 Coundon Tithe Map, it was associated to Smithy Garage across the road and both buildings are evident on 1884-89 OS map ([Plate 5](#)) with records from 1878 indicating the smithy was run by Joseph Sparrow (McGrory 2003). It was taken over 1906 by Mr Camwell ([Figure 4](#)) who continued to run the

Smithy until he passed away in 1966. The forge was demolished in 1969 to make way for a modern car garage ([Figure 3](#)). The Herbert Galley in Coventry holds some of the workshop items from the Brownhill Green Smithy.



Figure 3: Brownhill Green 1962 © 2010 Joy Shakespeare.



Figure 4: Mr Thomas Camwell (1890-1966) Brownhill Green Smithy, Coventry. c1930's © 2010 Joy Shakespeare.

- 4.10 As noted earlier this building would originally formed part of the same parcel of land associated to 1 Long Road, suggesting that Smithy Cottage may have been ancillary

to 1 Long Lane. The property is stepped back from the roads edge on slightly elevated ground behind a low modern brick wall.

- 4.11 The dwelling has seen single storey extensions to the rear; however, the footprint of the main dwelling has not altered significantly in recent times. The dwelling is one and a half stories of a brick construction and grey rendered. There is a tall pitched and machine tiled roof with dentil brickwork under the eaves and central chimney stack. To the east side the roof sections are split, suggesting that this element of the building may have been added slightly later than the central part of the house. The main entrance is formed by a pitched roof porch on the west end of the building. The building is punctuated by a series of irregular windows, which may reflect changes to the internal space arrangement over time.
- 4.12 Historic maps show that the adjoining land to the east contained an orchard and was bounded on to the east by a small brook that now runs beneath Wall Hill road and emerges along the east side of Coundon Wedge Drive.

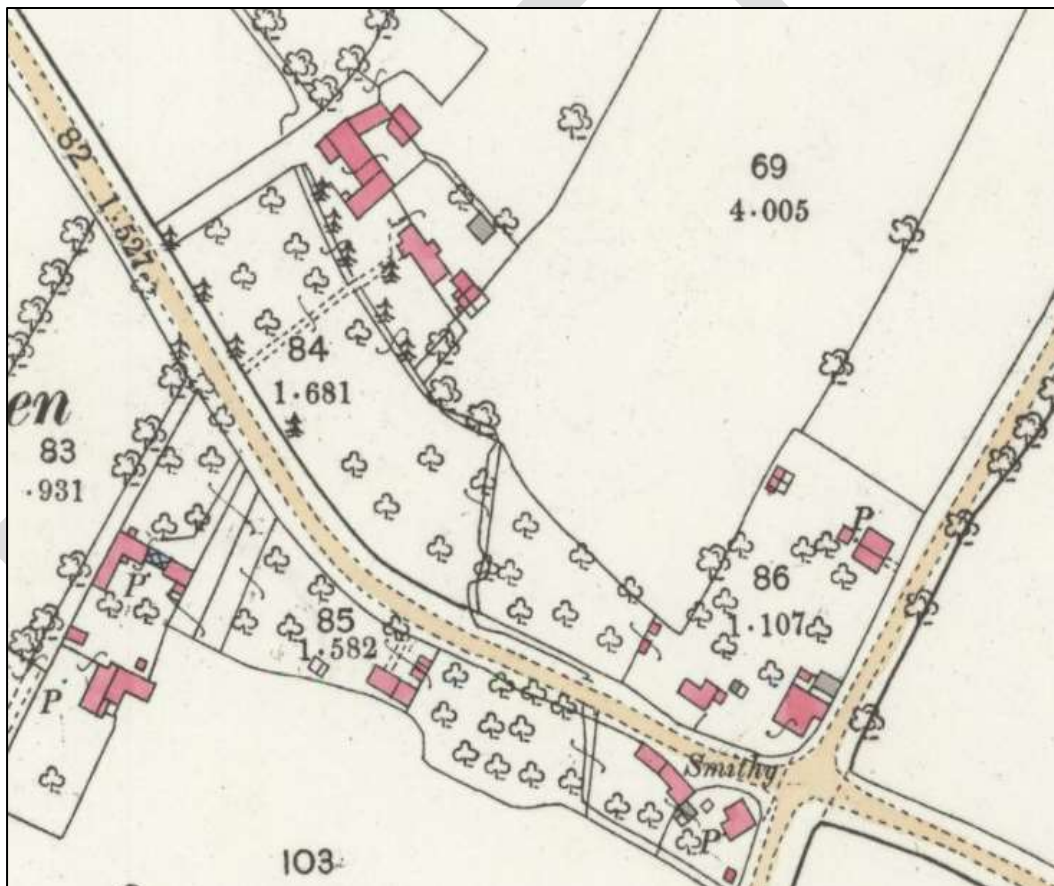


Plate 5: 1884-89 OS map Brownhill Green © 2021 National Library of Scotland

- 4.13 The land braces which connect the Smithy Cottage (2 Long Lane) with 1 Long Lane, can also be seen to connect to the land surrounding Birch Tree Farm to the north east. Showing that the site including the smithy was part of the same parcel of land with the same owner.



Figure 5: Grade II Listed Birch Tree Farm

- 4.14 Birch Tree Farm ([Figure 5](#)) is Grade II listed building (NHLE: 1076571) of red brick construction, with machine tiled roof and legible extension to the west side, built using a different shade of red brick. Within the roof is a gable end chimney, now forming part of the main roof. The extension is entirely sympathetic to the original house, with a cambered arched window at ground floor level. There are three flush triple wooden casement windows with slightly cambered arched heads to the ground floor and bricked porch with gabled roof to the east.
- 4.15 Within the curtilage of the building are a selection of historic buildings, including an attractive large two storey barn with narrow arched headed window, under a clay tiled roof, which sits at a right angle to the farmhouse, creating a level of enclosure to the farmhouse to the west side. There are other barns connected to the north east side, forming an H-plan arrangement. The farm has low visibility from the roads due to a high level of tree coverage.
- 4.16 Prominently located on the south corner is No. 1 Wall Hill Road ([Figure 6](#)), this is a north east facing vernacular cottage which overlooks the roundabout. The rectangular plan form contains a front range and double pile ranges set at right angles to the rear. The building has a plain tile roof with finials denoting the line of the rear ranges, and two symmetrical, tall, corbelled chimney stacks at either end of the property. Built of attractive Flemish bond brickwork with yellow headers, and red clay stretcher bricks. A large wisteria grows over the front of the cottage, its picturesque appearance positively contributes to entrance to the Conservation Area.



Figure 6: No. 1 Wall Hill Road

- 4.17 Brace symbols shown on the 1889 first edition 25-inch OS Map connect land along the south side of Wall Hill Road, from No. 1 Wall Hill Lane, and up to the unnamed road to the east. This suggests one landowner with tenanted land including No. 1 Wall Hill Lane.
- 4.18 There are two modern dwellings neighbouring, these were built on the site of former Smithy Garage after 2005 as a pair of dwellings. They are similar in size and appearance. One contains a projecting gable from the main range. Both are built using dark brown brick with their main ranges are road facing and situated behind a joined low brick wall topped with metal railings. These properties are taller than the neighbouring 1 Wall Hill Road and sit within generous plots. The buildings are of no historic merit, but their appearance sits comfortably with the dispersed historic buildings along this length of Wall Hill Road. A modest bungalow built during the 1950's is adjacent, sited behind of a small ornamental garden.
- 4.19 Continuing along the south side of this section of Wall Hill Road, is number 17 Wall Hill Road, an isolated historic building. The 25 in. OS 1886 map of Brownhill Green ([Plate 5](#)) shows a building on a very similar footprint to the building that exists today. The map shows a long ranged road facing building, with a vertical line through the right hand side suggesting that the length was made up of two separate buildings, this would also correlate to the plan form that we see today with the two storey cottage and a single storey extension to the right hand side of the building. As with many other properties along this stretch of road in the late 19th century there were also wells in the building's grounds.

- 4.20 17 Wall Hill Road ([Figure 7](#)) has segmental arched window heads, not dissimilar to the neighbouring Grade II listed Birch Tree Farm. It is likely these windows would have contained side hung triple casement windows, with central horizontal glazing bars, this style was typical of domestic vernacular buildings during the 18th century. The property has been modernised with a concrete tiled roof and the fenestration is entirely modern. Historically the windows on the building would have been triple casements, each with six lights and glazing ([Figure 8](#)).



Figure 7: 17 Wall Hill Road



Figure 8: 17 Wall Hill Road, Brownshill Green. 1956 © 2010 Joy Shakespeare.

- 4.21 The following two plots along the Wall Hill Road contain modern dwellings built during the 1970's, these buildings are not of any intrinsic historic value, but the generously spaced plots, and fields visible to the rear positive contribution to the roads edge.
- 4.22 29, 31 & 33 Wall Hill Road ([Figure 9](#)) are not listed nor locally listed but they do have some significance as original historic buildings, appearing on the first edition 1886 25 in OS maps and reflective of the regional vernacular character of Brownhill Green. The properties are located in the middle of a strip of land, with a long front garden containing a number of mature trees, and a driveway. The rear courtyard garden is also large but is flanked on three sides by buildings. The footprint of the buildings has not changed since the late 19th century.



Figure 9: 29, 31 & 33 Wall Hill Road

- 4.23 No. 29 addresses the road, the main elevation contains two ground floor and two first floor modern top hung casement windows and a central gabled porch, under a clay tiled roof with dentiled brickwork under the eaves. Single level storage buildings extend from the main dwelling to the east, stretching across the width of the plot.
- 4.24 To the south west side is a two-storey barn, converted into two dwellings, no's 31 & 33, they have irregular windows placed along the west elevation facing the private road. The interior of the courtyard reveals buildings with an entirely domestic rather than agricultural appearance, with a series of windows west elevation and sharing a white render finish with the main dwelling. Along the south gable end of no. 33, is a single storey lean to porch.
- 4.25 The setting of these historic buildings is particularly positive in contribution to the local character, with tall hedges bounding the north side of a narrow dirt track alongside of no's 31 & 33. The properties are appreciable from the roadside with glimpsed views to buildings between the heavy canopies of the trees, and the public footpath that follows the private lane through the fields to the south.
- 4.26 Behind number 33 Wall Hill Road is a modern replacement dwelling, located on a similar sized footprint to the previous house. This is the possible site of a 17th century messuage barn and garden associated with the Bonds Grove Piece lands.



Figure 10: Brownshill Green Public Footpath towards 29, 31 & 33 Wall Hill Road



Figure 11: Brownshill Green Farm Public Footpath looking north

- 4.27 The public footpath leads out to the old Brownshill Green Farm (Figures 10 & 11), now the R.S.P.C.A., Coventry and District Branch, the farm buildings comprise of a L-shape arrangement of buildings, and sit at the brow of the hill to the east side. From along this stretch of pathway there are views into the conservation area across the tree and hedge lined fields toward the White lion Pub along the Wall Hill Road and further west to Hawkes Mill Lane. Further afield to the north are views to the rising hilltop of

Brownshill Green Common with a dense coverage of trees. The public footpath reaches over the crest of the hill and down to Sayer Drive nearby to the entrance of Lyons Park.

- 4.28 This view will be vulnerable to change a result of the proposed housing allocation (H2:6 Land at Browns Lane), the proposal site extends to the hedges seen in [Figure 11](#). Coventry City's Local Plan 2016 – 2033, contains policies HE1, HE2, DE1 & GB1 designed to provide protection against unsympathetic development within the setting of conservation areas and the green belt.
- 4.29 The White Lion Public House (DCT 661) ([Figure 12](#)), is a later addition to the village, being built sometime after 1844 as the plot appears vacant on the Coundon Tithe Map from that year. It is Locally Listed and is an attractive building, formerly a private house in prominent position on road junction of Wall Hill Road and Hawkes Mill Lane. Patterned roof tiles, arched sash windows to first floor with bays on ground floor frontage. The original building appears to be the main elevation with two right angled ranges to the rear, forming a U-shape, the pointed arch window heads on the main elevation are carried around the to the rear wings. ([Figure 13](#)), The building then drops down to single level with elaborate raised window heads which sit within the roofline on the to the rear extensions. There are a series of single level buildings which wrap around the rear of the property and form together to create an internal courtyard.



Figure 12: Locally Listed the White Lion Public House



Figure 13: Locally Listed White Lion Pub, north west elevation

- 4.30 Opposite is the early 20th century pumping station (DCT 662), also Locally Listed. Pumping Station (City of Coventry Waterworks) ([Figure 14](#)) 1930, red brick with stone dressings, 12 light windows to main block and interesting pattern of glazing bars to windows on side wing. Added mainly for group value.



Figure 14: Locally Listed Pumping Station

- 4.31 The north section of Wall Hill Road, has a different character to the other areas in the village, becoming immediately more rural with tree and hedge lined road. The properties are hidden from view behind mature gardens. The farms along the road, which backed onto the historic Brownshill Green field system would have developed from small holdings, located to take advantage of the fertile land they were built on.
- 4.32 A track leads to the Grade II listed Hillside Farm (110 Wall Hill Road) ([Figure 15](#)), The two-storey farm was built between the 17th century with some alterations, brick built with tiled roof, two flush casement windows with glazing bars. Lower wing on left with exposed timber framework to side gable and modern gabled porch. There is a single storey wing to the right, and a narrow two storey cottage built against the south facing gable of the farm from the late 1960's.



Figure 15: Grade II listed Hillside Farm

- 4.33 The farmhouse sits on the west side of a large plot of land, containing a large informal group of buildings with two separate focal points. The farmhouse overlooks a septate courtyard with a low set of barns located at a right angle to the farmhouse, forming an

L-plan. There are a number of disconnected metal framed barns with corrugated roof coverings spread across the site. There is a track that connects the farm to the remaining outbuildings, this was introduced after the 1930's.

- 4.34 To the east side of the building group is an attractive double height brick-built combination barn with projecting porch and plain clay tile roof with one smaller single storey barn at a right angle, opening out onto a large courtyard. This is also brick built but with corrugated roof coverings.
- 4.35 The large combination barn is seen on late 19th century maps is particularly typical of post mechanisation which occurred in mid-19th century, necessitating the need for larger entrances to provide access for machinery needed for arable farming. The site also includes two ponds.
- 4.36 There are several ponds along the field edges in Brownshill Green, some of these are known to be marl pits which were formed at the edges of fields so the marl, which was used as a fertiliser could be spread over the neighbouring fields. Over time the pits have filled with water becoming landscape features and represent remnants of agricultural history.



Figure 16: Grade II listed 112 Wall Hill Road

- 4.37 Grade II listed 112 Wall Hill Road ([Figure 16](#)), sits to the back of a large garden and entrance, within a strip field to the rear. Built in the century 16th and 17th, with whitewashed plaster finish and tiled roof. Containing flush casement windows. There is a modern porch with single storey wing on the right and large side chimney breast with offsets on left.
- 4.38 Blantyre Farm, not visible from the road, is a new farmhouse with historic barns to the west and modern agricultural buildings behind, the site is located between 112 & 122 Wall Hill Road.

- 4.39 The Grade II listed 122 Wall Hill Road ([Figure 17](#)), was built between the 17th or 18th century the property has seen alterations. It is a two-storey dwelling with cement render finish, grey tiled roof and flush casement windows. Historically there was a large L-shaped barn to the north east of the property, this was separated from the ownership of the 112 Wall Hill Road a number of years ago, and now forms part of the neighbouring Blantyre Farm.



Figure 17: Grade II listed 122 Wall Hill Road

- 4.40 128 Wall Hill Road ([Figure 18](#)), formerly Poors Farm (now Fearn's farm) is a Grade II listed building (NHLE:1342933), it has an equestrian background with outbuildings. A two-storey property, the external walls are sand/cement render, painted white with some brickwork at low levels, pitched clay tiled roofs with and timber flush casement windows. The property has been extended. There is a converted double garage to the side. The rear of the site contains private stables and a yard, together with a garden to the rear of the main house. To the front is a driveway with a mainly gravel finish and the site boundaries consist of fencing, hedgerows and brick buildings.



Figure 18: Grade II listed 128 Wall Hill Road

- 4.41 This group of listed buildings along Wall Hill Road (Nos 110, 112, 122 & 128) are the oldest set of buildings in Brownshill Green with dates ranging from 16th century through to the 18th century, they are listed for their rarity, their individual architectural interest and their group value as an informal group of vernacular buildings, the properties are all relatively similar in size and appearance. The properties contain evidence of timber framing and use of Arden brick, all have strong agricultural connections to their immediate setting, having all developed from smallholdings.
- 4.42 To the left of the roadside is number 91 Wall Hill Road, this is an extended bungalow, built in the latter part of the 20th century, and of no historic merit. The building sits in a generous plot, with front lawn and gate with piers and picket fence, its plot form is characteristic of other properties along the Wall Hill Road. Set back from the roads edge is 101 Wall Hill Lane, built in the early part of the 20th century, similarly not of note historically, but also within a large plot typical of Wall Hill Road.
- 4.43 To the west is the boundary of the conservation area, which is edged by a green wedge of land located between Wall Hill Road and Hawkes Mill Lane. This area of land is used for pasture for horses and contains a public footpath into Hawkes Mill Lane, connecting across the historic common land of Brownshill Green. The rural and unspoilt nature of this pastureland contributes positively to the setting and appearance of the conservation area, and forms part of the unique identity of Brownshill Green.

Hawkes Mill Lane

- 4.44 There is a combination of historic and newer properties at the entrance to Hawkes Mill Lane, the buildings differ in their appearance with definite styles and ages apparent. The buildings genially address the roadside with a small number of carefully designed courtyard developments behind the main building line.



Figure 19: Locally listed 39 Hawkes Mill Lane

- 4.45 The locally listed 39 Hawkes Mill Lane (DCT659) ([Figure 19](#)), is a small brick and tile detached house with its gable end facing the road, probably dating from c.1860. It has a doorcase and casement windows with cambered brick arches and has been added to the Local List for its contribution to the character of the old village centre of Brownshill Green, as a relatively unspoiled example of the vernacular architecture of the area. The insertion of modern uPVC windows has somewhat detracted from the appearance of the building, spoiling the balance that would have been seen with traditional multi pane wooden casement windows.



Figure 20: Locally Listed United Reformed Church, Hawkes Mill Lane.

- 4.46 The United Reformed Church (Figure 20) is a locally listed (DCT1371) building. The Victorian chapel was opened as Brownhill Green Congregational Chapel in 1887 by the larger Vicar Lane Congregational Chapel in Coventry city centre, probably as a means of expanding their congregation in Coventry's rural hinterland. The foundation stone was laid by George Singer the prominent Coventry industrialist and philanthropist who lived nearby at Coundon Court. The chapel building is a small red brick building measuring approximately 12m by 7m in plan with dentilated eaves and gables, arched windows and an inscribed sandstone name plaque and foundation stone on the north wall. The roof is slate with decorative ceramic ridge tiles with a finial at the southern end. The front porch is a modern addition along with a red brick lean-to at the rear. To the rear of the chapel was a larger detached church hall dating from the early 1970's which was not of any historical or architectural interest and was demolished in 2015. The church closed to worship in 2014.
- 4.47 It is an unusual example of a rural non-conformist chapel established as a satellite of a larger city centre church and illustrates the development of non-conformism in Coventry; the quality of its design and materials used; its association with the prominent Coventry industrialist George Singer who lived locally; it contributes to the character of Brownhill Green as an Ancient Arden settlement with varied buildings built of local materials and set within a mature landscape of small pasture fields bounded by thick hedgerows with trees.



Figure 21: Locally Listed the Cottage, Browns Lane

- 4.48 The Cottage ([Figure 21](#)), on Browns Lane is a locally listed building (DCT660). The listing entry indicates the property might date from as early as the 16th century; though the first definitive date for its construction is Victorian around 1844. It is a simple vernacular structure, potentially a historic farmhouse decorated only with a dentil course to the eaves level and retains historic material such as an intact clay tile roof. There is also front porch extension with vernacular style outshut roof.

Hawkes Mill Lane (west end).

- 4.49 At the junction of Browns Lane and Hawkes Mill Lane begins a section of road that contains ribbon development from the 1930's, the properties on the south side of the road are semi-detached two storey dwellings houses within generous plots, on the north side are a series of gable facing bungalows of one and a half storeys. The houses follow a strong built line, with mature front gardens, containing trees and laurel hedgerows. Many however have been lost to hardstanding for car parking. There is also a selection of new builds; some replacement bungalows and other two storey dwellings, these have been carefully integrated into their surroundings so as not to interrupt the existing built line or massing, with respectful designs of a similar character.



Figure 22: Crooks Farm, Wall Hill Lane

- 4.50 Crooks Farm ([Figure 22](#)), is halfway down Hawkes Mill Lane and is located between two relatively modern dwellings, the property appears on first edition OS maps from 1889 and is clearly of a vernacular design. It is of a T-shape plan with the main range overlooking a large front garden. Brick built under a clay tile roof. The building is of one and a half storey with two gabled dormer windows neatly placed within the eaves. The front elevation has three cambered arched windows at ground floor level, with a modern gabled porch. The building is historic but not listed or locally listed, it stands out because of its individual vernacular design.



Figure 23: Locally listed Old Cottage Hawkes Mill Lane

- 4.51 The locally listed Old Cottage (DCT1048) ([Figure 23](#)) probably 18th century in date is timber framed with modern UPVC windows inserted between panelling. The two extensions to the front follow the same plan form as the original property but appear to have been rebuilt. The house sits in a generous plot with garden and drive to the front bounded by a mature hedge.



Figure 24: 172 Hawkes Mill Lane

- 4.52 172 Hawkes Mill Lane ([Figure 24](#)), is not listed or locally listed but is a characterful vernacular property, with shed dormer in the roofline and half-hipped roof and lean-to extension to the left side. The right side has two later extensions with stepped roofline. The porch also has a shed roof sloping towards the front door. Historic maps show a series of outbuildings to the rear which are no longer extant.



Figure 25: Hawkes Mill Farm, Hawkes Mill Lane

- 4.53 On the edge of the proposed conservation area are a set of farm building associated to Hawkes Mill Farm ([Figure 25](#)), the buildings at least date to the late 19th century, with the farmhouse of a simple Victorian design, a rectangular plan with modern casement windows with flat stone lintels and stone cills around the windows. The barns are arranged to the rear of the farmhouse on two sides to create a semi-enclosed courtyard area. There are a series of other outbuildings to within the setting of the farmhouse, contributing positively to the agricultural and rural qualities of the conservation area.

Notable buildings

4.54 Listed Buildings

Wall Hill Road;

- Grade II listed Birch Tree Farm and curtilage listed barns
- Grade II listed 112 Wall Hill Road
- Grade II listed Grove Farm (122 Wall Hill Road) and curtilage listed Barns
- Grade II listed Hillside Farm and curtilage listed barns
- Grade II listed Poors Farm (128 Wall Hill Road)

4.55 Locally Listed Buildings

Wall Hill Road;

- Smithy Cottage
- Pumping Station
- White Lion Public House

Hawkes Mill Lane;

- 39 Hawkes Mill Lane
- The Cottage
- The Old Cottage

4.56 Buildings of interest

Wall Hill Road;

- 17 Wall Hill Road
- 29, 31, 33 Wall Hill Road
- 101 Wall Hill Road

Hawkes Mill Lane;

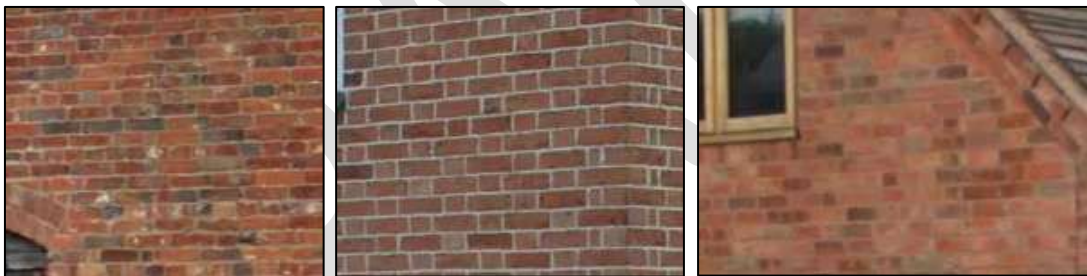
- 39, 45, 47, 51, 53 Hawkes Mill Lane
- 104, 106, 108 Hawkes Mill Lane
- 110 Hawkes Mill Lane
- 147 Hawkes Mill Lane
- 172 Hawkes Mill Lane
- Hill Top Farm, Hawkes Mill Lane
- Hawkes End Farm

Materials

- The area of Brownhill Green demonstrates a broad consistency in external materiality which contributes to a distinctive local identity and should be used to inform future development proposals in the context of the conservation area.
- As noted in section 4.2, a variety of periods of development are evident within the area, and as such materiality and construction methods can be seen to vary, however Brownhill Green maintains a recognisable local palette which should be respected and protected.
- Noted in building element sections, the distinctive material palette of the primary character of the conservation area is outlined below and should be used for reference in the assessment of appropriateness for proposals within, or immediately adjacent to the conservation area.

Brickwork Facades.

- 4.57 With variation in bond and mixture seen in the conservation area, the use of deep red facing brick is an important characteristic of the local material palette, evidence of stretcher and Flemish bonds are present with some agricultural examples also inclusive of blue brick types within the brickwork mix ([Figure 26](#)).



[Figure 26: Brick Types](#)

Rendered Facades

- 4.58 Of note in an informal group of vernacular properties on Wall Hill Road, the use of render is less common in the conservation area, however still of significant use. The inclusion of rendered types alongside red brick palette adds a variety and richness to the local palette, and when used in a well-considered manner in context with an assessment of local palette is seen as a positive contributor to local character ([Figure 27](#)).



[Figure 27: White render](#)

Secondary External Materials – Architectural Features

- 4.59 Enriching elevational treatments in the conservation area are notable uses of secondary elevational materials, delivered in the form of decorative soldier coursing, dentil details, stonework detail, brickwork arch forms and blue brick detailing. Examples of such characteristic elements are shown below in [Figure 28](#).



Figure 28: Enriching elevational treatments

Window and Door Details & Materiality

- 4.60 The detailing, proportion and materials of fenestration arrangements in the conservation area is of high importance in the conservation area and should be preserved where positive examples are seen to exist and promoted when replacement is sought. Both sash and casement window types are noted in the conservation area currently, with the best examples showing a symmetry of opening arrangement and consistency of frame thickness. A number of examples also utilise window glazing bar detailing which may be referenced, whilst characterful entrance doorways are seen to be solid in form with modest glazing elements, utilising a stained timber finish or heritage pastel paintwork tones, positively contributing both to the individual identity of a property and the wider distinctiveness of Brownhill Green ([Figure 29](#)).



Figure 29: Window and Door Details

Roofing Materials

- 4.61 Throughout the conservation area two forms of roof covering are prevalent in those properties which are seen to make positive contribution to the character of the area, those being of natural slate finish and clay tile finishes (Figure 30). Whilst examples of concrete roof tiling are evident on later properties this is not seen as appropriate in response to the positive characteristics of the conservation area and should therefore be avoided. In addition to the primary roof finish, a number of properties also demonstrate decoration at high level through the use of detailed ridge tiles and finials, delivering an upper level of architectural interest to properties.



Figure 30: Roofing Materials

Eaves Detailing and Rainwater Arrangements

- 4.62 Corbelled eaves details and pinned rainwater gutters (Figure 31) are noted as the most common and positive contributor to character in the conservation area in respect of rainwater goods, arrangement of downpipes should also be carefully considered in order to respect elevational design. Boxed UPVC types are noted on later development but not endorsed and seen as detrimental to the quality of the conservation area.



Figure 31: Eaves Details

Boundary Treatments

- 4.63 Evident in the Brownhill Green conservation area is a variation in disposition to the public realm of properties and as such the definition between public and private realms can be notably varied. Along Wall Hill Road, frontages within the conservation area are largely defined by mature landscape features of formal hedgerows set to the boundary of the public footpath, however along Hawkes Mill Lane where density of development is higher, low level boundary walls, changes in hard landscape surfacing and evidence of metal railings can all be seen to defined the public and private realms (Figure 32). As such the assessment of appropriate boundary forms must be made in respect of the immediate context, with a variety of solutions potentially appropriate.



Figure 32: Boundary Treatments

Local Details

- 4.64 There are local building details and other features in Brownhill Green which contribute to its character and special interest and which are important to retain. These include:

Landform

- 4.65 Much of the field systems around Brownhill Green have been assessed as part of the Coventry Historic Landscape Characterisation (Markwick et al 2013). The field systems around Brownhill Green reflect the history of the area, with the fields enclosed by Wall Hill, Long Lane and Tamworth Road of particular significance, potentially representing a rare (in Coventry) example of surviving medieval field system, whereas in most places post-medieval enclosure and modern agricultural practices have led to the loss of these systems.
- 4.66 According to the Cartulary, the area to the north of Wall Hill Road was a common during the medieval period known as Herneiswast (MCT 2309) and Bradnokwast (MCT 2305). The distinctive long, narrow enclosures present today to the north of the settlement stretching towards the Tamworth Road are very unusual. The field pattern is first depicted on the 1841 Allesley Tithe Map but it may well be significantly older and of medieval origin and identifiable as those fields mentioned in the 1410-11 Cartulary. The medieval green would probably have been considerably larger but has been encroached upon by housing throughout the post-medieval period. This is probably the result of otherwise landless squatters building cottages on the common land and the process is clearly shown to be well advanced on the Tithe Maps.
- 4.67 To the south of Wall Hill Road are four enclosed fields and the remnants of a wood, the remains of a field pattern dating back to at least 1581 when a survey recorded these fields as 'Warding's Grounds'. Several of the field boundaries survive as

hedgerows, as do those running along the former medieval parish boundary of Coundon and are likely to be ancient, potentially early medieval even.

- 4.68 The Historic Environment Record details several areas of medieval ridge and furrow cultivation within the area (MCT1097, MCT1101, MCT14349 and MCT10868). One area has now been partially built on (MCT14349) along Hawks Mill Lane but survives in the fields south of the new dwellings.

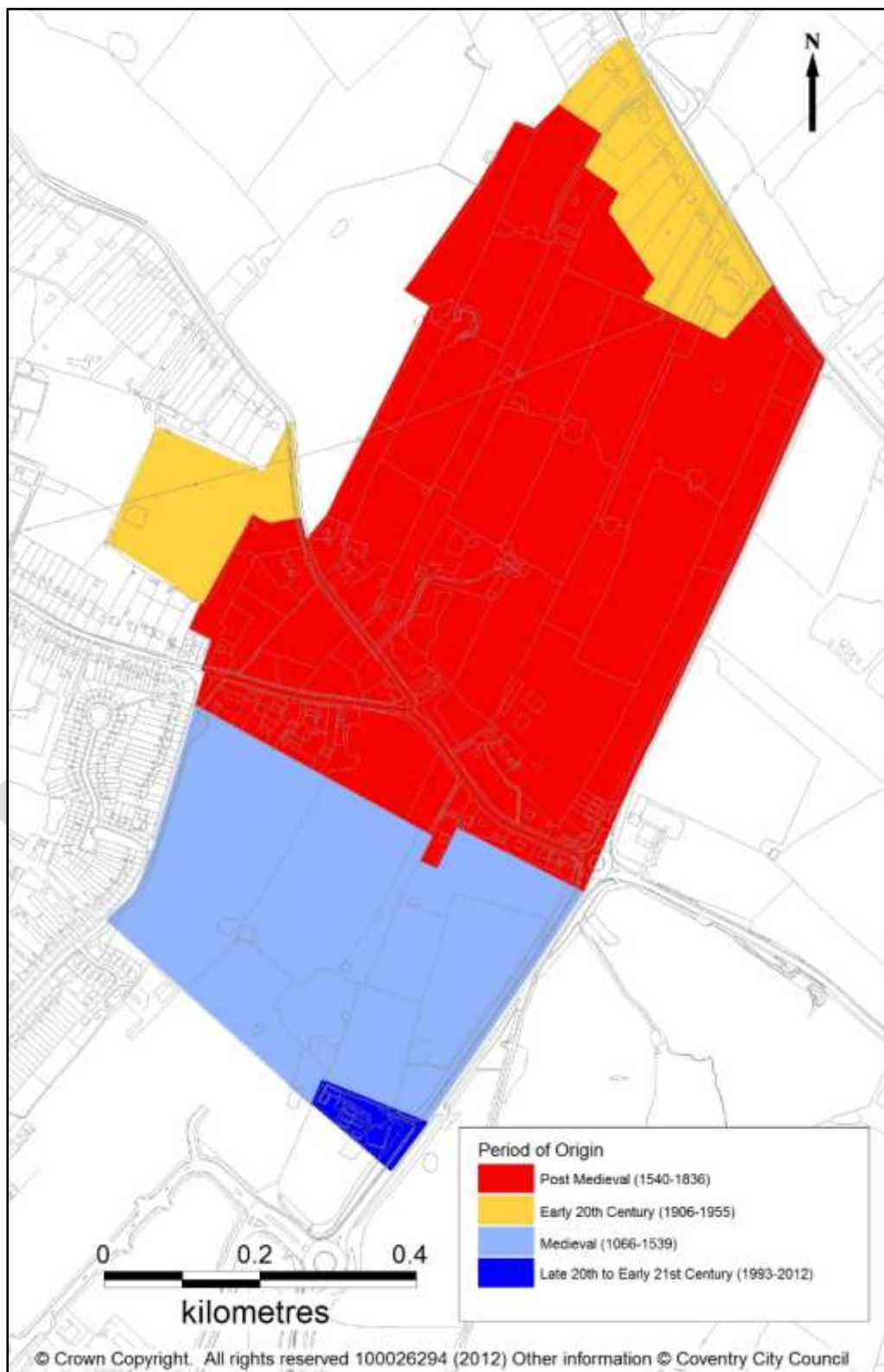


Plate 6: HLC Area 37 Map showing dates of origin for field boundaries

- 4.69 The green and road layout have thus had a considerable hand in how the settlement has evolved at Brownhill Green and contributes to its significance. The fieldscape is also an important relict of the early farming economy of Brownhill green and a rare surviving example of this within Coventry and the West Midlands. Where surviving, the historic hedgerows are not only valuable for the ecological contribution but the historic legibility of the medieval field system.

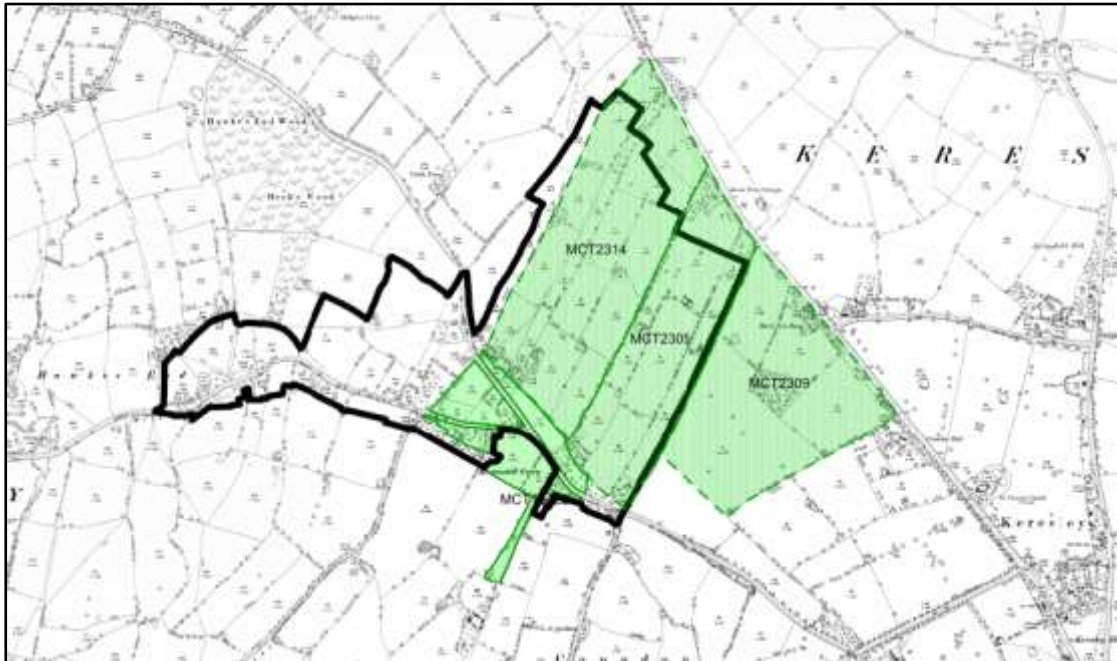


Plate 7: Medieval fields named in the 1410-11 St Mary's Priory Cartulary in green with Conservation Area in black, on 1884-89 OS Map.

- 4.70 It is advised that LiDAR data should be obtained, if available, to establish where the early field boundaries and parish boundary is demarked by any ditches or banks, as was sometimes the case in medieval boundaries.

Natural Environment

- 4.71 Arden farming was traditionally based on grass rather than grain, so that the all-abiding image of the landscape was of a mosaic of enclosed and unenclosed pasture, intermixed with substantial areas of woodland. In a few places, however, crops were grown in small groups of open fields, which were divided into unhedged strips and famed communally (eg Allesley). These, along with some small Arden commons and greens (e.g. Brownhill Green, Coundon Green, Keresley Green and Heath, and Corley Moor), were enclosed piecemeal over the centuries, to complete the intricate pattern of hedged enclosures.

Distinctive Local Character

- 4.72 Despite some suburban ribbon development, the historic farmland and highway patterns are for the most part still remarkably intact in this part of Coventry. As a result, the area retains a strong rural character and local identity. The landscape is characterised by a wide range of historic features. These include:

- a mature and varied undulating landscape;
- many irregularly shaped deciduous Ancient Woodlands, remnant of the Forest of Arden;
- a well-defined irregular pattern of small to medium sized fields with mature hedgerows;

- thick roadside hedgerows, with mature native trees (especially oaks) and adjoining spinneys;
- narrow winding country lanes, with small triangular grassed islands at road junctions;
- sunken lanes and trackways, often with high hedge-banks;
- a complex network of public footpaths of local historical significance;
- dispersed settlement pattern of hamlets, farmsteads and roadside houses;
- vernacular style brick, stone and timber buildings reflecting local character, which blend with the landscape, particularly after years of weathering and mellowing;
- small permanent pastures enclosed by thick hedgerows;
- ridge-and-furrow meadows; and
- field ponds often fringed with trees and scrub.

Negative Features & Neutral Areas

- 4.73 Brownhill Green is fortunate in retaining much of its historic form and fabric. There are, however, features that compromise or detract from its character and appearance. These include:
- 4.74 **Setting.** There has been some development at the fringe of the historic settlement area, so that in parts of the village the close relationship between the settlement and its rural hinterland has been compromised. In some parts this is still preserved in undeveloped fields and woodland and in outward views to more distant countryside. Some views will be vulnerable to change as a result of the proposed housing allocation (H2:6 Land at Browns Lane) where sensitive, responsive consideration of the characteristics of the conservation area will need to be carefully considered. Coventry City's Local Plan 2016 – 2033, contains policies HE1, HE2, DE1 & GB1 designed to provide protection against unsympathetic development within the setting of conservation areas and the green belt.
- 4.75 **New buildings.** Brownhill Green has seen some new development in recent years, and some developments integrate better into the historic environment than others. Most exhibit design characteristics that are quite different to the established characteristics of the area. The purpose of highlighting features is not necessarily to aim at their re-development where present, but to guard against such features being repeated to an extent the conservation areas characteristics may be undermined. Where negative features are identified, these and similar elements will not be regarded by the Council as a guide or precedent for future development proposals.
- 4.76 **Occasional sites,** such as the parking area to rear of the White Lion off Wall Hill Road detract from the appearance of the conservation area
- 4.77 **Poor quality re-pointing of fine historic brickwork** in hard cement mortars
- 4.78 **Replacement doors and windows.** A number of properties have had replacement windows and/or doors in uPVC, stained timber or double-glazed units. Window and door replacements with new ones of a different design, detail, opening arrangement, materials or finish, erodes local building detail, which is an essential part of the distinctive character and appearance of the conservation area.

- **Replacement roof coverings in interlocking or plain concrete tiles or reconstituted slate**, which are poor substitutes for clay and natural slate
- **Surface materials.** The use of concrete block paving for the surfacing of footways, drives and yards is an inappropriate material for the conservation area and the setting of its historic buildings
- **Fences.** Some properties have modern timber panelled or boarded fences which jar with the prevailing character and appearance of the conservation area.

4.79 We would welcome the opportunity of discussing the scope for improving these features.

Neutral Areas

4.80 There are some parts of the conservation area which, in their present form, neither enhance or detract from its character or appearance. Some of the new houses are set in good-sized plots with gardens, boundary hedges and planting which softens their appearance and helps to integrate them into the historic environment.

4.81 We will be careful, however, to guard against these properties and areas becoming too dominant through future additions or alterations.

Issues

- Encroachment of peripheral new developments on its setting
- Design quality of new buildings
- Visual intrusion of occasional sites
- Introduction of modern paving materials and timber panelled fences

Note

4.82 Although it is intended that this appraisal should highlight significant features of the conservation area which are important to its character or appearance, omission of a particular feature should not be taken as an indication that it is without merit and unimportant in conservation and planning terms.

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BROWNSHILL GREEN

CONSERVATION AREA MANAGEMENT PLAN



BROWNSHILL GREEN CONSERVATION AREA MANAGEMENT PLAN

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Part 2. BROWNSHILL GREEN CONSERVATION AREA MANAGEMENT PLAN

1. INTRODUCTION

What is this Management Plan for?

- 1.2 This management plan is a mid- to long-term strategy for preserving and enhancing the Brownshill Green conservation area, addressing the issues arising from the appraisal.
- 1.3 This plan is prepared in accordance with our duty under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals for the preservation and enhancement of our conservation areas.

2. MANAGEMENT PROPOSALS

Brownshill Green Conservation Area Management Plan

- 2.2 The proposed Coventry Brownshill Green Conservation Area with its agricultural heritage, historic buildings, views, vistas, trees and green spaces makes a unique contribution to the character of the city, while also offering important opportunities for regeneration and growth.
- 2.3 The special qualities of the Brownshill Green Conservation Area have been identified in the Character Appraisal. The purpose of this Management Plan is to present Proposals and Actions to guide and manage the future changes that are anticipated in the area. These will seek to preserve and enhance the character of the Conservation Area and encourage good quality new development with designs that respond sympathetically to the historic context. The Proposals and Actions are based upon the themes identified in the 'Key Issues' section of the Character Appraisal and are divided into three areas;
 - 1.0 The Protection of the Historic Environment
 - 2.0 The Design of New Development
 - 3.0 The Public Realm
 - 4.0 The Green Environment
- 2.4 The Brownshill Green Conservation Area Proposals and Actions have been prepared in accordance with the National Planning Policy Framework and Advice on Conservation Area Designation, Appraisal and Management, published by Historic England (2016).
- 2.5
- 2.6 The policies should be read in conjunction with the Coventry Local Plan (2016), and the Brownshill Green Conservation Area Appraisal.

1.0 The Protection of the Historic Environment.

Proposal	Issue being addressed	Action
1.1: Extensions and alterations to historic buildings and structures in the Conservation Area must be sympathetic to the existing building in scale, proportion, materials and detailing.	To guard against buildings being unsympathetically altered in ways that detract from the character and appearance of Brownhill Green.	All additions and alterations to existing buildings and structures in the Conservation Area must be sympathetic to the existing building in scale, proportion, materials and detailing. There will be a presumption against additions and alterations to buildings which adversely affect their character and appearance, or that of the Conservation Area.
1.2: Historic architectural features: The retention of historic architectural features on traditional buildings will be encouraged where they contribute to the character of the Conservation Area.	The character of many buildings of historic and architectural interest may be eroded by the fitting of inappropriate uPVC windows and doors, concrete roof tiles and the gravel dashing of brick walls	The retention of traditional style windows and doors and other features in historic buildings will be encouraged, as will the reinstatement of architectural features that had previously been removed. The fitting of inappropriate roof materials and wall coverings will be discouraged.
1.3: Retention of historic buildings: It is proposed that buildings and structures which make a positive contribution to the character or appearance of the Conservation Area are retained.	To protect against the loss of historic buildings which are positive contributors to the Brownhill Green Conservation Area .	There will be a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of the Conservation Area. This will include buildings of contextual or group value.

Proposal	Issue being addressed	Action
<p>1.4: Neglected Buildings: Historic and architecturally significant buildings and structures will not be allowed to deteriorate.</p>	<p>Historically and architecturally significant buildings and structures may sometimes be neglected by their owners and it becomes necessary for Local Authorities to intervene to secure the preservation of the building or structure.</p>	<p>The City Council will use its statutory powers to secure the preservation of threatened buildings in the Brownhill Green Conservation Area. In the case of a Statutorily Listed Building, these powers include Urgent Works and Repairs Notices and as a last resort, compulsory acquisition. The City Council also has the power to secure the preservation of unlisted buildings where it is important for maintaining the character or appearance of the Conservation Area.</p>
<p>1.5: Empty buildings: It is proposed that empty buildings which contribute positively to the Conservation Area are re-used in a manner that preserves their character.</p>	<p>Should future evidence arise, to preserve vacant buildings which make a positive contribution to the Conservation Area are at risk of deterioration.</p>	<p>Beneficial and creative new uses for empty buildings will be actively encouraged, where these respect the character of the building and the Conservation Area. Uses that will adversely affect their character and appearance, or that of the Conservation Area, will not be permitted. Where buildings are unoccupied and await a long term use, appropriate temporary uses will be encouraged. Such uses should not require significant internal or external alterations, particularly where these would reduce the flexibility of the building in the future.</p>

Proposal	Issue being addressed	Action
<p>1.6: Demolition: Buildings should only be demolished where it can be demonstrated that they make little or no contribution to the character and appearance of the Conservation Area. The proposed replacement development must enhance the area.</p>	<p>To prevent the loss of good quality, usable buildings in Brownhill Green and ensure such scenarios do not result in empty sites and/or a diminishment in the quality of environment.</p>	<p>The City Council will expect the developer to justify the grounds for demolition and demonstrate that the building in question makes little or no contribution to the character of the Conservation Area. The developer must also submit detailed plans for redevelopment which must preserve or enhance the character of the Conservation Area. In the absence of satisfactory proposals, consent for demolition will not be granted.</p>
<p>1.7: Boundaries: It is proposed that traditional Brownhill Green side boundary treatments such as brick walls and hedges should be retained and maintained.</p>	<p>To assist in the maintenance and promotion of a key identifier of special character in the Conservation Area.</p>	<p>Boundaries will be retained; unless they can be shown to make a negative contribution to the character and appearance of the Conservation Area The removal of historic hedgerows will also be discouraged.</p>
<p>1.8: Undesignated buildings: Buildings and structures which are felt to be of historic, architectural or archaeological interest will be recorded prior to them being significantly altered or demolished.</p>	<p>In order to ensure that positive historic record made and maintained of the special character of the conservation area</p>	<p>Where consent is granted for significant demolition or alteration of a heritage asset, whether designated or not, an accurate archive record must be made prior to the commencement of any works. This will include photographs and/or where appropriate, measured survey drawings, provided at the expense of the applicant.</p>

Proposal	Issue being addressed	Action
1.9: Archaeology: Sites of archaeological potential will be investigated prior to any development taking place.	In order to ensure a continual evolution of the research base, furthering the ability for the most robust conservation judgements to be made.	Sites which are deemed to be of archaeological potential will be evaluated prior to any development taking place and an appropriate scheme of mitigation implemented if archaeological remains are present.
1.10: Advice: Advice should be provided to help property owners, residents and developers achieve the objectives of the Conservation Area.	The conservation and enhancement of the Conservation Area is likely to require specialist advice which may not be widely accessible in the community.	The City Council will provide, where possible, expert help and guidance to residents on the repair and maintenance of traditional buildings in the Conservation Area alongside direction to appropriate guidance documents.

2.0 The Design of New Development

Proposal	Issue being addressed	Action
<p>2.1: Green Space: New development within the Conservation Area will acknowledge Brownhill Green and maximise the potential of the open green countryside location. All developments should recognise Brownhill Green as a positive asset.</p>	<p>There is a need for Brownhill Green to be fully integrated into all future developments that occur on adjacent sites.</p>	<p>All new development within the Brownhill Green Conservation Area shall recognise Brownhill Green, and its special character as a positive asset. New residential developments should recognise the presence and value of the special character of Brownhill Green as a feature within their site planning and layout. Housing should be designed to take advantage of views and aspects. New design should be both innovative and sensitive to the positive features of a particular location. Developments which lie adjacent to historic buildings should respect the scale, massing and materials of the historic structures.</p>
<p>2.2: Car Parks and Service Yards: New developments in Brownhill Green should avoid positioning car parks and service yards adjacent to Brownhill Green in a way which is detrimental to its setting.</p>	<p>Service yards and car parks are sited so that they are visible from Brownhill Green and often have a negative impact on the setting of the Brownhill Green.</p>	<p>Site layouts must be carefully planned to avoid unattractive storage areas, waste disposal areas and car parks being sited immediately adjacent to Brownhill Green. Where such features do adjoin Brownhill Green, they should be the subject of landscaping or screening using predominantly indigenous tree species.</p>

3.0 The Public Realm

Proposals	Issues being addressed	Action
3.0: Street Furniture: All street furniture should be sympathetic to the character of the Conservation Area.	New street furniture, including lighting columns, should be simple and functional, reflecting the predominantly historic character of the Conservation Area.	New furniture within the public realm should be carefully sited to avoid intrusion on views and vistas and the settings of buildings. A co-ordinated effort should be made to avoid street clutter through good design and careful siting. Thought needs to be given to the long-term maintenance of any new installations.
3.1: Advertisements should be sited in a way that does not detract from the character of the Conservation Area.	In locations in Brownhill Green, advertising hoardings intrude on the setting of historic buildings and structures, to the detriment of important views and vistas along the Brownhill Green.	Where signage is considered acceptable, it should be designed to suit the proportions, design and materials of the host building and the immediate streetscape. Over-large, unsympathetic and visually intrusive signage will not be allowed.
3.2: Interpretation: Materials will be installed within the Conservation Area to raise awareness of the history of Brownhill Green and the industries alongside it.	Brownhill Green would benefit from an interpretation scheme to increase the public appreciation of its significance.	Opportunities will be taken to maximise heritage interpretation in the Conservation Area and to assist the public's appreciation of the Brownhill Green's history.

Proposals	Issues being addressed	Action
4.1: Views and Vistas: The important views and vistas from Brownhill Green will be maintained.	There are important views and vistas looking both from the Conservation Area and into the Conservation Area, which should be maintained.	All new developments will preserve and enhance important views and vistas that are visible looking both from Brownhill Green and also looking in towards Brownhill Green.
4.2: Biodiversity: The biodiversity of Brownhill Green will be preserved and enhanced as part of its designation as a Local Wildlife Site.	The Brownhill Green within Ancient Arden and the Green Belt plays an important role in the city's biodiversity providing habitats for a range of species.	Trees, areas of woodland and vegetation which provide habitats for wildlife will be retained and enhanced. Proposals which adversely affect the ecological interest of the Conservation Area, the Green Belt and the Ancient Arden landscape will not be permitted.
4.3: Trees: It is proposed that trees, woods and green spaces which contribute in a positive way to the character of the Conservation Area will be retained and enhanced.	Part of Brownhill Green's special character is the Ancient Arden landscape. Trees, woods and green areas make an important contribution to the character and habitat biodiversity of the Conservation Area, Green Belt and the Ancient Arden landscape.	The Council will ensure that trees, woods and green spaces which make a positive contribution to the character and habitat biodiversity of the Conservation Area, Green Belt and the Ancient Arden landscape are retained and enhanced.

Action(s)

- 2.7 Conservation Areas don't stop change or development, but they do demand a recognition of the area's special interest, character and historical value in planning any changes and development.
- 2.8 They do not 'fossilise' buildings or prevent any change at all. On the contrary, it is a way of flagging up, both to owners and to potential buyers, that they are in, or coming to, a special area which needs care and thought if works carried out are not to diminish the appearance of the area in general, and possibly even the value of property.
- 2.9 Living in a Conservation Area does not mean you cannot make alterations to your property. But it does mean that changes you do make should preserve or enhance the character of the buildings and the area as a whole.
- 2.10 The actions below will help deliver the proposals and policies that will help retain what makes Brownshill Green special.

Conservation Area Status

- 2.11 Coventry City Council will designate the recommended area as a Conservation Area.
- 2.12 Designation as a conservation area brings with it a degree of additional statutory protection under planning legislation, the main consequences of which are as follows:
- Planning permission is required to totally or substantially demolish most buildings within a conservation area.
 - The extent of permitted development is reduced, such as cladding, extensions to the side of the original dwelling or the installation of satellite dishes visible from the public highway.
 - Further control measures such as Article 4 directions may be placed upon an area. These may be served to ensure planning permission is required for proposals which may affect the special character of a conservation area.
 - Any works to prune or fell any protected tree requires the written consent of Coventry City Council. In the case of all other trees over 75mm in trunk diameter, six weeks written notice is required to allow consideration for protection. Should a tree be felled, a replacement is usually required.
 - Stricter rules apply in conservation areas with regard to the type and size of advertisements that can be erected without advertisement consent.
 - The desirability of preserving or enhancing a conservation area is a material issue in determining a planning application.

Article 4 Directions

- 2.13 An Article 4 Direction allows the Local Authority the power to restrict permitted development rights to bring certain types of development back under their control so that they may consider

potentially harmful proposals and decide whether to grant permission. It is not about stopping change – but making sure that change preserves or enhances the character of the buildings and the area.

- 2.14 Article 4 Directions are normally used to control a proliferation of often minor alterations to buildings which can cumulatively erode the character of the conservation area over time.
- 2.15 Coventry City Council will implement an Article 4 Direction. This would mean certain works to a building (or within its curtilage) would need planning permission. The types of works affected includes:
- erection, alteration or removal of gate, fence, wall or other means of enclosure,
 - making of hard-standing.

Planning Enforcement

- 2.16 Effective conservation area management requires enforcement and remediation to resolve breaches of planning requirements, non-compliance with conditions on schemes which have consent, unauthorised works and infringements of planning law. Enforcement and remediation actions are also very effective when used to secure the repair and full use of buildings at risk and to remedy the poor condition or unsightly nature of land or buildings, where it is adversely affecting the amenity of the conservation area.
- 2.17 Coventry City Council will use these powers to actions are taken to preserve or enhance the character of the area.

Regulatory and Licencing Powers

- 2.18 The City Council will use its regulatory and licencing powers to ensure that late-night noise and disruption is kept to a minimum.

Local Listing

- 2.19 A Locally Listed heritage asset is a building, structure or feature, which is not listed by the Government, but that the Council believes is an important part of the city's heritage. Heritage assets on the Local List need not be less significant than designated assets; they may have important local significance.
- 2.20 Under the National Planning Policy Framework the conservation and contribution of locally listed heritage assets will be a material consideration in planning decisions that directly affect them or their setting.
- 2.21 Current Historic England guidance advises that there is no need to locally list a building or other heritage asset within a Conservation Area, because the additional statutory protection is provided by the Conservation Area designation. However, where key significant buildings are outside the designated Conservation Area, these will be given consideration for Local Listing.

Funding for Enhancement and Regeneration

- 2.22 The City Council will endeavour to work with community groups to secure the necessary funding for regeneration and enhancement schemes. A variety of sources including Historic England, the Heritage Lottery Fund, and working in partnership with other organisations, will be considered.

Advice and Guidance

- 2.23 There is guidance in place to encourage best-practice to preserve or enhance the character of the area. These include: Design guidance on shop fronts for conservation areas and historic buildings (http://www.coventry.gov.uk/downloads/download/3258/design_guidance_on_shop_fronts_for_conservation_areas_and_historic_buildings)
- 2.24 Guidance for improving streets and public spaces in the historic environment (<https://historicengland.org.uk/advice/caring-for-heritage/streets-for-all/>)
- 2.25 Guidance on removal of graffiti (<http://www.coventry.gov.uk/graffiti>)

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COVENTRY CITY COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)(ENGLAND) ORDER
2015 (as amended)

BROWNSHILL GREEN CONSERVATION AREA

DIRECTION MADE UNDER ARTICLE 4(1) OF THE GENERAL PERMITTED DEVELOPMENT ORDER 2015 (AS
AMENDED), RESTRICTING PERMITTED DEVELOPMENT TO WHICH ARTICLE 6

WHEREAS Coventry City Council (“the Council”) being the appropriate local planning authority within the meaning of Article 4(5) of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (“the Order”) are satisfied that it is expedient that development of the description(s) set out in the **Second Schedule** below should not be carried out to the properties identified in the **First Schedule** and shown on the map in the **Third Schedule** below being land comprised in the Brownhill Green Conservation Area, unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990, as amended.

For the avoidance of doubt, the Council is satisfied that the Direction is necessary to protect the amenity of the conservation area and in the interests of good planning.

NOW THEREFORE THE SAID Council in pursuance of the power conferred on them by article 4(1) of the Order hereby direct that the permission granted by Article 3 of the Order shall not apply to development within the Brownhill Green Conservation Area (as more particularly defined in **the First Schedule**) of the description(s) set out in the **Second Schedule** below, unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990, as amended.

FIRST SCHEDULE

The following properties **ARE SUBJECT** to this Direction:

- Wall Hill Road – All properties within the boundary as shown in Schedule Three.
- Hawkes Mill Lane – All properties within the boundary as shown in Schedule Three
- Browns Lane – All properties within the boundary as shown in Schedule Three
- Long Lane – All properties within the boundary as shown in Schedule Three

SECOND SCHEDULE

Schedule 2, Part 1, Class F of the Order:

The provision, within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such: or the replacement in whole or in part of such a surface, where the hard surface would be visible from the public realm.

Schedule 2, Part 2, Class A of the Order:

The erection or alteration of a gate, fence, wall or other means of enclosure within the curtilage of a dwellinghouse where that gate, fence, wall or other means of enclosure which fronts the public realm.

Schedule 2, Part 2, Class B of the Order:

The formation, laying out and construction of a means of access to a highway which is not a trunk road or a classified road, where that access is required in connection with development permitted by any Class in this Schedule (other than by Class A of this Part).

Schedule 2, Part 7 Class E of the Order:

Development consisting of the provision of a hard surface within the curtilage of a shop or catering, financial or professional services establishment; or the replacement in whole or in part of such a surface where visible from the public realm.

Schedule 2, Part 7, Class G of the Order:

Development consisting of the provision of a hard surface within the curtilage of an office building to be used for the purpose of the office concerned; or the replacement in whole or in part of such a surface where visible from the public realm.

THIRD SCHEDULE

(Boundary map showing properties subject to this direction)

Properties within the boundaries of the map, the designated boundary of the Brownshill Green conservation area, shown on Fig 3.1 ARE SUBJECT to this direction.

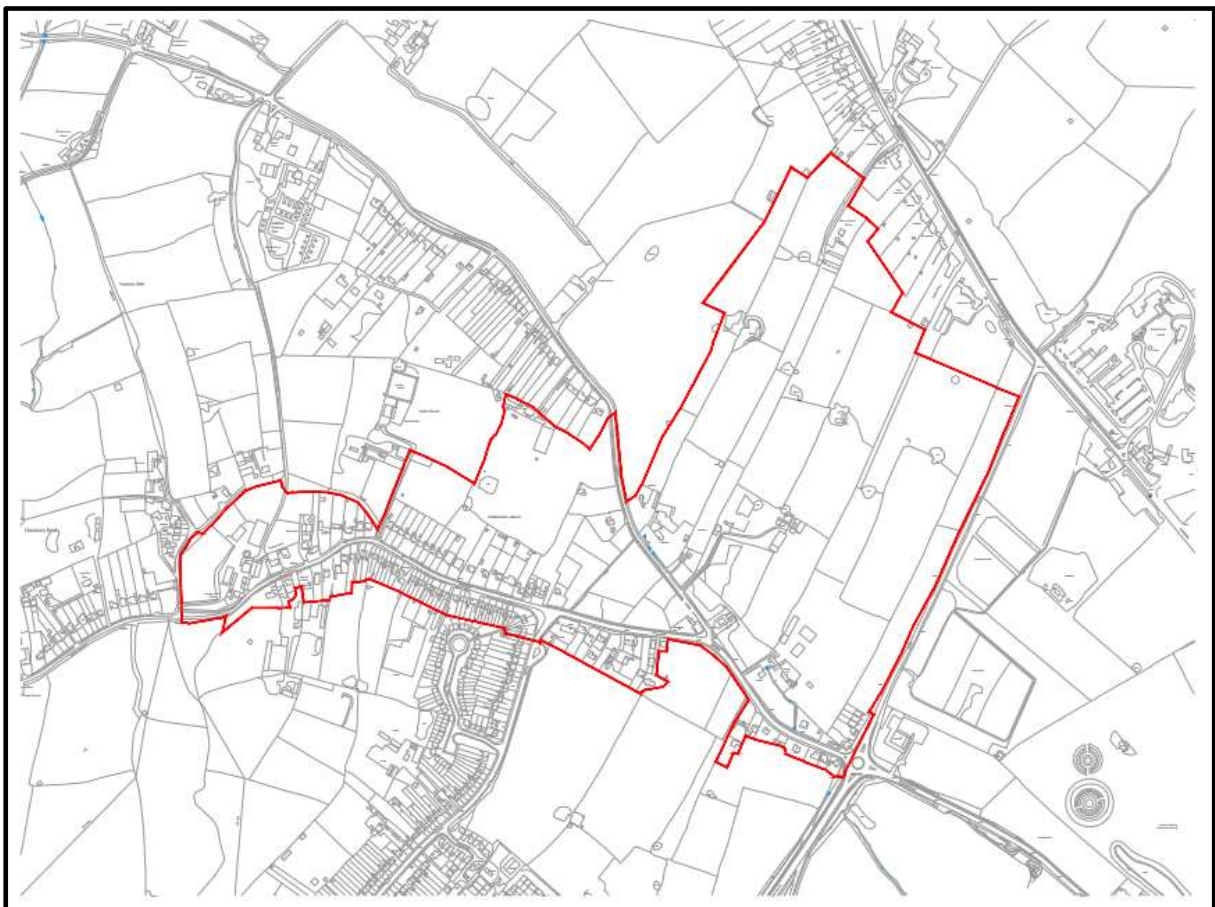


Fig 3.1 Boundary of the Brownshill Green conservation area

To be completed when making the Article 4 Direction

Made under the Common Seal of Coventry City Council this 1st day of July 2022

The Common Seal of the Council of the City
of Coventry was hereunto affixed to this
Direction in the presence of

Authorised Signatory

To be complete when confirming the Article 4 Direction

This Direction was confirmed under the Common Seal
of Coventry City Council this day of 202

The Common Seal of the Council of the City
of Coventry was hereunto affixed to this
Direction in the presence of

Authorised Signatory

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Public report Cabinet Member Report

Cabinet Member for Housing and Communities

9 March 2022

Name of Cabinet Member:

Cabinet Member for Housing and Communities – Councillor D Welsh

Director Approving Submission of the report:

Director of Streetscene and Regulatory Services

Ward(s) affected:

Earlsdon Ward

Title:

Proposed Earlsdon Conservation Area – Public Consultation

Is this a key decision?

No – Although the matters within the proposals propose to impact permitted development rights within the area proposed for designation.

Executive Summary:

The Coventry City Local Plan states the intention to consider the Earlsdon district of the city for conservation area status, draft documentation has now been produced aligned to this commitment and this is now sought approval to be taken to public consultation.

A Conservation Area recognises the unique characteristics of an area and seeks to protect and enhance these. An Area Appraisal and Management Plan have been developed to this end and public comment is now sought on both documents.

In order to ensure that specific matters are considered in the context of the Appraisal and Management Plan, limited changes to Permitted Development rights are proposed, via an Article 4 direction, which would result in planning applications being submitted in these circumstances.

Recommendation:

The Cabinet is requested to:

- 1) Approve a public consultation, for six weeks during March and April 2022, on the Earlsdon Conservation Area proposal.

List of Appendices included:

Appendix 1 – Earlsdon Conservation Area Appraisal
Appendix 2 – Earlsdon Conservation Area Management Plan
Appendix 3 – Associated Article 4 Direction

Background papers:

None

Other useful documents

Coventry City Local Plan 2011-2031

Has it been or will it be considered by Scrutiny?

No

Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?

No

Will this report go to Council?

No

Report title:**Proposed Earlsdon Conservation Area – Public Consultation****1. Context (or background)**

- 1.1. The development of the proposed Earlsdon Conservation Area is a commitment made in Local Plan at Policy HE1.
- 1.2. Community workshops were undertaken in 2016, seeking the views of local people in identifying the special characteristics of the area, and highlighting issues which are seen to require control in order that the special character of the area is retained for future generations.
- 1.3. Following a period where the Local Plan was adopted and a new Urban Design and Conservation team were brought into place a Conservation Area Appraisal has been produced, alongside a Management Plan which seeks to reflect the findings, whilst building a sound evidence base on which future development proposals may be assessed in order to ensure responsiveness to the local context. These documents would now benefit from public consultation.
- 1.4. Alongside the draft Appraisal and Management Plan, a draft Article 4 Direction is included at Appendix 3 to the report. The implementation of this Direction would result in a proposed removal of elements Permitted Development rights to ensure applications are made to the planning authority for works which may affect the special character of the conservation area. These applications would then be determined in accordance with national and local policy, including the Conservation Area Appraisal and Management Plan.
- 1.5. It should be noted that as part of the public consultation of an Article 4 Direction it is appropriate to establish the implementation date of said Direction. It is proposed that the Direction come into force on the 1st July 2022, with the caveat that should the public consultation vary the nature of the Conservation Area or Article 4 that this date may be moved to a later date with Cabinet approval but may not be made sooner. This will be addressed fully in the post-consultation Cabinet Report.
- 1.6. In seeking to progress the Earlsdon Conservation Area designation as per our Local Plan commitments, approval is sought to progress to public consultation prior to anticipated adoption. Consultation is proposed for six weeks, in line with the Council's Statement of Community Involvement.

2. Options considered and recommended proposal

- 2.1. The City Council could choose not to progress the Earlsdon Conservation Area designation, however, given commitments made in the Local Plan and the public support for its progression noted at community workshops, this option is not recommended.
- 2.2. The recommended option is to move to public consultation upon the prepared documentation, progressing commitments in the Local Plan and seeking further inputs ahead of proposed adoption.

3. Results of consultation undertaken

- 3.1. This report has not been subject to consultation but proposes public consultation on the proposed Earlsdon Conservation Area.

4. Timetable for implementing this decision

Consultation will take place for six weeks during March and April. It is intended that a report will then be taken to Cabinet seeking approval to the designation.

5. Comments from the Chief Operating Officer (Section 151 Officer) and the Director of Law and Governance

5.1. Financial implications

There are no financial implications to the recommendation.

5.2. Legal implications

It is proposed to confirm the Conservation Area designation and associated Article 4 come into force on 1st July 2022

6. Other implications

6.1. How will this contribute to the Council Plan (www.coventry.gov.uk/councilplan/)

The progression of the Earlsdon Conservation Area contributes toward the delivery of the following objectives of the Coventry Local Plan :

- Improving the quality of life for Coventry people by
 - creating an attractive, cleaner and greener city.
 - Maintaining the streetscene
 - The upkeep of parks and open spaces

6.2. How is risk being managed?

There is no risk associated with the recommendations, proposals are in line with previous commitments made in the Local Plan.

6.3. What is the impact on the organisation?

Whilst there is no impact on the organisation in the progressing to public consultation, upon future adoption of the conservation area, an increased planning caseload will result through the obligation for greater oversight of development proposals. Existing resources within the planning team are considered sufficient to deal with the likely scale of increase in workload.

6.4. Equality/ EIA

A full Equality and Impact Assessment (ECA) was undertaken as part of developing the Local Plan. As part of that analysis, the Council had due regard to its public sector equality duty under section 149 of the Equality Act (2010).

6.5. Implications for (or impact on) climate change and the environment

There is no direct impact from the recommendations of the report.

6.6. Implications for partner organisations?

None

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Service

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Names of approvers for submission: (officers and members)				
Cath Crosby	Lead Accountant, Business Partnering, Place	Finance	16.02.2022	17.02.2022
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Councillor D Welsh	Cabinet Member for Housing and Communities	-	18.02.2022	28.02.2022

This report is published on the council's website: www.coventry.gov.uk/councilmeetings

Earlsdon

CONSERVATION AREA APPRAISAL



APPRAISAL

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SECTION ONE
INTRODUCING EARLSDON

Introduction

The area of Earlsdon, in the south-west of Coventry, was originally laid out as a 'garden village'¹ in 1852 by the Coventry Freehold Land Society with 251 plots arranged around eight streets. The development of the area progressed as a result of the economic boom in the late Victorian (1837-1901) / Edwardian period (1901-1910/14). The resulting combination of mature landscape, small scale red brick buildings and larger scale formal buildings gives Earlsdon its distinctive Victorian and Edwardian character.

Conservation Area Management Documents

This Conservation Area Appraisal document has been produced to support the designation and to define and record the special architectural and historical interest of Earlsdon and identify opportunities for enhancement. It should be read in conjunction with the following:

- Earlsdon conservation area management plan: this sets out the council's proactive strategy, including actions and policies, for the management of the area.
- Earlsdon conservation area article 4 direction: this provides a list of permitted development rights removed as part of the conservation area's management and contains vital information about what work will need planning permission.

Summary of special interest

The special interest that justifies designation of Earlsdon as a Conservation Area derives from the following features:

- Earlsdon was originally laid out as a 'garden village' in 1852 by the Coventry Freehold Land Society with 251 plots arranged around eight streets.
- Many of the area's buildings date from the late Victorian / Edwardian period, and remain good examples of housing development by the early building society movement (the Freehold Land Societies) in this period.
- The original buildings and layout is still largely intact. The Victorian / Edwardian architecture and red-brick housing predominate in the area.
- There are Victorian and Edwardian streets of high quality suburban housing, with leafy streets and a garden-city influence.
- The changing styles of architecture and the street scene reflects the changes in the organisation of the building industry and the market for which housing was developed.
- The area is linked to the Victorian and Edwardian industries which make Coventry famous – ribbon manufacturing, watch making, bike and car manufacture. There is still evidence of industrial premises mixed in with domestic dwellings.
- Overall, Earlsdon is the best surviving example of late Victorian / Edwardian period suburb in Coventry.

¹ The 'garden city' was a 19th and early 20th century method of planning that looked to move people away from the unhealthy urban centres subject to intense industrialization out new areas that brought together the city and the countryside.

General description

Earlsdon lies to the south-west of Coventry, on a slightly elevated gently-sloping plateau at an altitude of between 90m and 105m above sea level. The geology consists of mudstone and sandstone sedimentary bedrock.

Much of the centre of Earlsdon is a residential area comprising small terraced and semi-detached houses mixed with some small industry present, while areas adjacent are streets of high quality Edwardian suburban housing, with leafy streets and a garden-city influence.

The earliest developments (around Earlsdon Street) were initially planned but usually built up piecemeal and often left incomplete until later city development phases filled them up. They have an average house plot size of less than 50sqm. Most of the properties have very small gardens to the front and small gardens to the rear. The predominant materials are locally produced mixed red-brown-brindle bricks, plain clay brindle tiles and Welsh slates.

Slightly later developments (for example, around Rochester Road) were planned and aimed at the skilled artisan and middle classes. These comprised small detached houses and small semi-detached houses. The average house plot size of these is still less than 50sqm. All of these properties have small gardens to the front and small / medium sized gardens to the rear. The predominant materials are highly varied red brown brick, tile, render, roughcast, mock-timber framing, plain tiles and Welsh slates.

The later Victorian and Edwardian developments in Earlsdon (for example around Mayfield Road) have an intensely regular character both in street form and building design. These comprised small to medium terrace houses. The average house plot size is less than 50sqm. All of the properties have small gardens to the front and small or medium sized gardens to the rear.

The predominant materials are locally produced smooth mellow red brick, decorative concrete lintels, corbelling and Welsh slates. Within Earlsdon, there are two adjoining parks; Spencer Recreation Ground and Spencer Park, opened in 1883.

Conservation area boundary

Consultation with the community and subsequent work by the local communities and the city council conservation staff looked at a wide area around Earlsdon, considering the significance of the historic environment, the character of the area and to define the boundary. This included the whole of the area between the Kenilworth Road Conservation Area and Earlsdon (including the Woodland and Stoneleigh Avenues), and the area between the Chapelfields Conservation Area and Earlsdon. Paragraph 127 of the National Planning Policy Framework cautions local planning authorities to ensure that an area justifies designation as a conservation area because of its special architectural or historic interest, so that the concept of conservation is not devalued through the designation of areas that lack special interest. It is with this in-mind, that these three areas have not been included within the Conservation Area.

- The area of Woodland, Stoneleigh, Eastleigh and Westleigh Avenues: as they do not share the same character as the Victorian and Edwardian streets to the north and east, and the character of this area isn't too dissimilar from many nearby parts of Green Lane and Cheylesmore (to the south and east).
- The area of Hartington Crescent and Myrtle Grove: as it doesn't share the same special character of the other parts of Earlsdon.
- The area between the Chapelfields Conservation Area and the railway line (the Coventry to Birmingham railway line): this area has a similar history to parts of Earlsdon. However, the special interest of this area is now so eroded by piecemeal change that this area no longer has quite so much special interest; and is only of comparable interest to other parts of Coventry.

Therefore, the boundary is as shown:



Fig 1.1 Earlsdon Conservation Area boundary

Community consultation

Following a petition from local residents to designate Earlsdon as a conservation area, the community has been very involved in the designation process. Residents attended a series of workshops, discussions were undertaken at resident association meetings and the community have had a chance to comment on this document.

The workshops involved local residents in appraising the conservation area. Groups went out onto the streets to record the character of the area, and specific buildings of interest. This work provides much of the evidence-base for this appraisal. Full details of the consultation can be found in Appendix B.



Fig 1.2 community workshop

What they valued

Residents stated that they valued

- The area's historic residential buildings, the open spaces around Earlsdon, the tree-lined streets, garden trees, front gardens and the garden boundaries to the street.
- The history of Earlsdon, including the historic buildings used by the community, as well as the small historic industrial buildings, the public amenities and community facilities.
- The social aspects of Earlsdon, with the shops and eating & drinking places forming a definite centre in Earlsdon Street. Residents appreciated the local culture that includes an active engaged community with a mixed and diverse demographic that gives the character of the area a suburb or village feel.

The key issues

Workshop attendees highlighted a number of issues in the area, including:

- The loss of historic industrial and commercial buildings.
- The loss of historic architectural features on buildings, through, for example, the addition of external wall insulation and cladding, or changes to windows and historic shop fronts.
- The loss of front gardens and green spaces, and the issues that mature large trees can have, such as the need for pruning and unstable pavements that the roots can cause.
- Concern over houses in multiple occupancy – particularly with reference to a reduction in maintenance such as neglected gardens and dumped furniture that absentee landlords might encourage.
- Car parking and traffic, as well as the maintenance of the environment and the upkeep and appropriateness of the public realm were issues, including inappropriate signage in the street.
- Concern about pressure-on and potential loss of community assets, changes to shops, and late-night noise and disruption.

Managing change

Workshop attendees were then asked how they want their area to change. The need to maintain the diversity, integrity, rarity and overall character of Earlsdon was raised, with the following specific actions:

- A clear strategy for the management of historic street trees
- Better management of traffic / highways and the improvement of public realm
- Stricter planning controls on windows, cladding and building frontages
- More appropriate street furniture and better signage
- Schemes to improve parking issues
- Controls over licensing and opening hours
- Better street cleaning, weeding and better management of waste.
- Better shop frontages, by gradual enhancement, and 'steer' using design guidance
- Improvement of areas directly behind shops
- Attract more investment through Conservation Area status (e.g. Townscape Heritage Initiative)
- Preserve the appeal of Earlsdon to visitors as well as locals
- Raise awareness about why Earlsdon is special for 'constructive conservation'
- Consideration of 'assets of community value' and 'local listing' (outside the Conservation Area boundary).

In this process, groups identified where different values and different issues may either align or where they may come into conflict (e.g. valued lines of historic trees causing issues of root damage and footway obstruction, or; a lack of public car parking spaces, but a desire to preserve local open spaces for recreation and amenity).

The approach aimed to have communities "think like planners" – weighing their new understanding of local character, special interest and significance, against various pressures for change.

The workshops demonstrated clear community support for designating Earlsdon as a Conservation Area, as well as the Local Listing of key buildings around the area.

SECTION TWO
EARLSDON'S HISTORY

Historic Development

Understanding the development of Earlsdon through time is critical for appreciating its specialness.

A 1579 survey shows that large enclosed fields existed on this area, with many of these fields owned by Robert Dudley or Coventry Corporation in the 16th century. In the 18th century, surveys show a similar field pattern of enclosed fields.

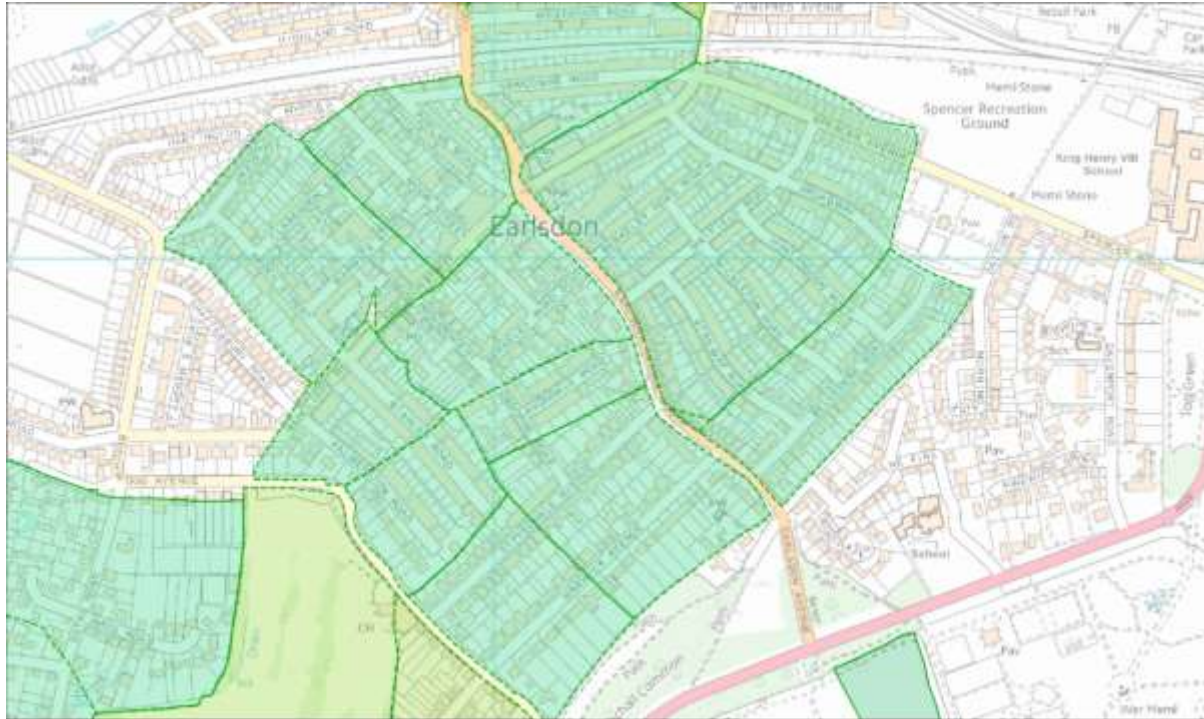


Fig 2.1 16th century field boundaries

In the early part of the 19th century, the patchwork of enclosed fields was broadly the same (with some subdivision), and many fields marked as either 'pasture' or 'meadow'. To the east of the area, land was marked as "Lammas land" on the Coventry Inclosure map of 1860, possibly indicating the prior location of open fields (Lammas Land was land that had arable use for part of the year, but then available as common-land pasture for the rest of the year).

The subsequent Victorian and Edwardian development of Earlsdon took place on this area of previously enclosed fields. However, a number of these early field boundaries can be seen in the current land boundary and street pattern.

The first four decades of the nineteenth century saw rapid development in the silk ribbon industry, the main industry in Coventry. The population of the city almost doubled from 16,049 in 1801 to 30,781 in 1841. Housing and workshops within the area of Coventry city walls became increasingly congested, and few houses had a clean water supply or adequate sewage system.

As described above, there is evidence the Earlsdon area consisted mainly of large enclosed fields from the 16th century onwards, with a possible area of open fields towards the city. Part of this area was known as Elsdon Ground in the 18th century.

Due to a demand for housing and workshops outside the city, 251 plots were laid out in eight streets by the Coventry Freehold Land Society in 1852. The streets were paved and each plot provided with a water supply from the Spon End Waterworks and drainage for waste and rainwater (but no provision for sewage disposal). These streets were centred on Earlsdon Street.

Earlsdon developed as a fairly detached settlement from the centre of Coventry; outside the city boundaries until its incorporation in 1890, although still within the larger parish of St Michael's. This gives Earlsdon a distinctive separate character.

The Freehold Land Societies carried out the early development of Earlsdon, making its development and community character unique. Freehold Land Societies were formed in the 19th century, to both develop housing that wasn't crowded and insanitary (like much in the centre of the city); and also as a political act – ensuring that there was a more equitable representation of MPs from the city, as well as the surrounding countryside.

As the ribbon industry declined after the mid-nineteenth century, the watch industry had a slow and erratic expansion until the 1880s. While the watch industry originated in the vicinity of Spon Street (to the north), its success resulted in two satellite developments, one called Chapelfields (designated as a Conservation Area in 1976), and one at Earlsdon. The artisans employed in the watch industry at this time could afford to move to the new garden village of Earlsdon; approximately two thirds of the population in Earlsdon were employed in the watch industry. During the late nineteenth century, development of the plots in Earlsdon occurred sporadically.

By the 1880s, the watch industry entered a period of slow decline, unable to compete with the cheaper Swiss and American watches produced in larger productive units with lower labour costs.

In 1890 the boundary of Coventry City was extended to include Earlsdon. In 1891 six streets were laid out around the Rochester Road area. By this time the dominance of domestic manufacturing for the production of watches and ribbons was declining, to be replaced by the small factory manufacture of the emerging cycle, car and machine tool industries. Houses were erected for the skilled artisan and professional classes. In 1897 four streets around Styvechale Avenue were laid out by partnership of four men, known as the Earlsdon Syndicate.

After the opening of Albany Road in 1897, the population of Earlsdon grew, as the connection to the city improved, and the emerging industries expanded. The area around upper Newcombe Road, Poplar Road, and upper Albany Road was developed by Inger Stevens after 1897.

The demand for housing in the early 20th century, due to the booming cycle factories and other industries, led to the Newcombe Estates Company laying out a number of streets north of Albany Road around the Broomfield Road/Melbourne Road area, between 1904 and 1907. In 1905, a tramway was constructed to Earlsdon along Albany Road and Earlsdon Street, terminating at Rochester Road.

In 1908 Charles Woodhall was able to buy the land south of Albany Road on which Berkeley Road and the Albany Road End of Broadway were built. Then, in 1909, the Newcombe Estates Company worked in partnership with Coventry solicitor Charles Band to develop the streets to the south of this (around Mayfield Road).

A larger school was opened in 1890, and a library was opened in 1913, both on Earlsdon Avenue North. A Wesleyan Methodist Chapel opened on Albany Road in 1923, and a Church of England

Church opened in Palmerston Road in 1913, to be replaced by a new church on the corner of Rochester Road and Beechwood Avenue (outside the Conservation Area) in 1931.

In each area, the changing styles of architecture and the street scene reflected the changes in the organisation of the building industry and the market for which the housing was developed.

During the period from the 1850s to the 1910s the building industry changed from one dominated by the self-employed master craftsman to one dominated by large firms of building contractors; and the market from one in which a house or pair of houses was built for an owner occupier and tenant to one in which a terrace of houses was built for a landlord. Each area reflects the popular architectural style of the period during which it was developed. The socio-economic background of residents was and remains that of the skilled artisan, the owner of small business, middle management, professional class and the retired.

The areas are unified in their character and a lasting testimony to the building skills of the Victorian and Edwardian people who developed Earlsdon. The areas portray in architecture, bricks and mortar the history of the building industry and its market from the mid-nineteenth century to the early twentieth century. The conservation area is a physical demonstration of the history of urban housing for the respectable working class and lower middle class of England.

Earlsdon Map Regression

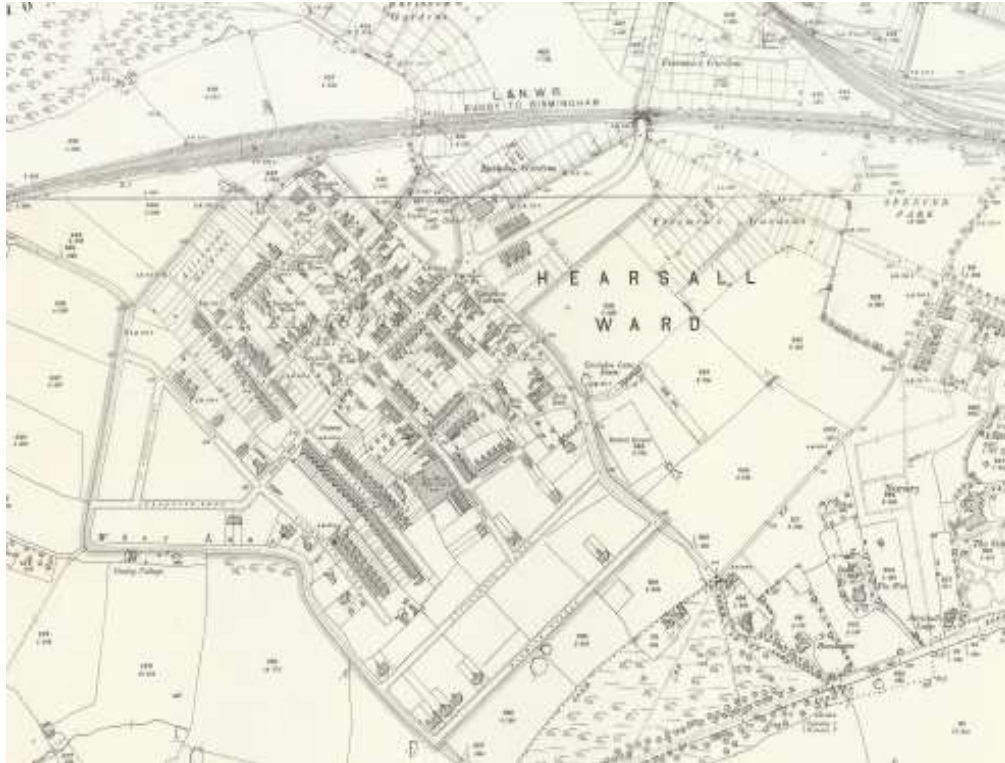


Fig 2.2 1892 – 1914 Mapping



Fig 2.3 1920 – 1940 Mapping



Fig 2.4 1945 – 1970 Mapping



Fig 2.5 Modern Mapping

SECTION THREE
EARLSDON'S CHARACTER

The localities

For the purposes of this document the area of Earlsdon will be divided into a series of localities. These localities are:

1. Earlsdon Street locality
2. Rochester Road locality
3. Styvechale Avenue locality
4. Newcombe Road locality
5. Mayfield Road locality
6. Morningside / The Firs locality

This appraisal will consider each of the localities in turn to understand its character and identity. An appraisal map for each locality is provided in Appendix A.



Fig 3.1. The localities

Earlsdon Street locality

History

In late 1851, members of the Coventry Freehold Land Society bought thirty acres of land around Elsdon Lane (what became Earlsdon Lane, and subsequently Earlsdon Street). 251 plots laid out in eight streets by the Coventry Freehold Land Society in 1852. These were on the following streets that form this locality:

- Earlsdon Street
- Northern part of Earlsdon Avenue South (formerly Earlsdon Terrace)
- Providence Street
- Berkeley Road South (formerly Cromwell Street)
- Moor Street
- Clarendon Street
- Warwick Street
- Arden Street

The streets were paved and each plot provided with a water supply from the Spon End artesian well and drainage for waste and rainwater but no provision for sewage disposal. The plots were to be allocated to members of the Coventry Freehold Land Society by ballot.

The early development of the new 'garden village' suburb of Earlsdon was slow and uneven with one or two houses being erected in a street while other plots remained vacant sometimes for many years. Nineteen years later in 1871 only 114 houses had been built on the 251 plots. The slow erratic development of Earlsdon reflected the City's economic decline between 1860 and 1890.

The Freehold Land Society aimed to sell the 251 plots to artisans who were members of the society. The Trustees anticipated that each artisan would purchase a plot of land, take out a mortgage and commission a builder to erect a house on the plot which the artisan would occupy, the house being designed by the builder in consultation with the prospective artisan owner. However the City's economic decline affected the development of the new estate. Many plots remained unsold for years; other plots were sold but not developed for several years; and other plots were sold on after a few years undeveloped. Some members of the Society bought two plots or erected two houses on one plot – one house was then let and the rent helped to pay the mortgage.

As each artisan or owner commissioned their own builder, the design of their houses reflected that of other houses being erected to meet the needs of their trade and the occupier's position in the hierarchical structure of the trade. The buildings in this locality represent the occupation and status of watchmakers. The buildings reflect the structure of a building industry dominated by individual tradesmen working for individual owners on individual plots of land.

In 1890 Earlsdon was incorporated into the city of Coventry, and by the end of the 1890s, with the opening of Albany Road, there was a boom period in building in Earlsdon. By 1899, the number of houses on Earlsdon Street had doubled, and a number of shops were opened. Several notable watchmakers moved into the area; Earlsdon House (now Stoneleigh House) on Earlsdon Street was a large Victorian villa residence built by John Flinn and later occupied by Joseph White, both leading watch manufacturers in Earlsdon.

Description and positive features

While this locality was planned and laid out in the 1850s, the development of the plots happened on a piecemeal basis, and often left incomplete until later city development phases filled them up. The area is a mix of many different types of residential small terrace and semi-detached houses mixed with some industry. Generally these are two story dwellings set back from the street with front gardens and historic boundaries e.g. walls, fences or hedges.

In Berkeley Road South there is a mixture of two and three storey buildings, some with topshops at the upper storey. Many of the commercial buildings (along Earlsdon Street) were converted from residential properties in the late 19th century. The average house plot size is generally between 100 and 150 square metres, and most of the properties have very small gardens to the front and small gardens to the rear.

Overall:

- Many original properties (and property boundaries) survive, with a small amount of modern infill replacing earlier industrial units.
- The predominant materials are locally produced mixed red-brown-brindle bricks, plain clay brindle tiles and Welsh slates, with many buildings still retaining original sash windows, with many bay windows. A small proportion of buildings are roughcast rendered. It is these building materials and the form of the development that gives Earlsdon its high level of local identity.
- There is a high level of original detailing on buildings, including carved stone lintels or brick arch details above windows and doors, terracotta detailing on brickwork often at first floor level, timber detailing on gables, many original timber windows and doors, tiled porch flooring, building names (e.g Evelyn House, Bath Cottage, etc), alleyways between (and underneath) terraced houses, and other features give Earlsdon a strong Victorian and Edwardian character.

Photographs, views and vistas



Fig 3.2. The junction of Earlsdon Street, Earlsdon Avenue South and Popular Road, marked by the central clock, straddles three localities, and provides a significant nodal point and gateway in the area. The Earlsdon Street locality begins to the left of this view, marked by the visual presence of the decorative timber-framed interwar City Arms pub.



Fig 3.3. Earlsdon Street provides the bustling community focal point to the area which a mix of domestic and commercial premises. It has, however, been negatively impacted by modern signage, shopfronts, infilling, and street clutter



Fig 3.4. Arden Street is a residential road running away from Earlsdon Street. It has a particularly strong rhythmic group of smaller-scale red brick terraces with stone detailing above the windows, and chimneys.



Fig 3.5. Clarendon Street has seen extensive redevelopment to the south side of the street (right), but retains a significant group of red brick and roughcast rendered terraces and semi-detached dwellings to the north side (left) incorporating decorative brickwork to eaves, stone window and door dressings and some decorative half timbered gables, though many historic windows have been lost.



Fig 3.6. Moor Street incorporates a former nail factory, now converted to offices, alongside a series of terraces with some later infill. Key losses along this road include historic boundary treatments (rebuilt), and windows. At least one brick terrace has been inappropriately rendered. The Criterion Theatre, provides an important visual terminus to the road.



Fig 3.7. Berkeley Road South is a mix of terraces at varying scales, incorporating some semi-detached dwellings. These include larger-scale terraces with historic top light windows. Detailing includes decorative brick patterning to the eaves, stone window and door hoods, and chimneys.



Fig 3.8. Providence Street provides important views down to Earlsdon St with a series of smaller-scale red brick terraces which are unfortunately impacted by infill and visual clutter to facades, including satellite dishes.

Negative features

- On Earlsdon Street there is a general accumulation of street furniture, signage clutter, and some poor shopfronts on positive buildings, inappropriate frontages and out of scale signage.
- Satellite dishes and other visual clutter.
- Pebble-dashing and thermal cladding to some originally brick-built buildings.
- Some small dwellings appear to be joined together and rendered.
- Dormer windows facing the street
- Mix of historic boundaries e.g. wall, fences or hedges the result of eroded or lost historic boundaries and front gardens.
- Loss of traditional windows, including materials and styles.

Rochester Road locality

History

In 1890 the boundary of Coventry was extended to include Earlsdon. The trustees of Joseph White's estate anticipated an increased demand for housing in Earlsdon and purchased 29 acres of land. He then laid out the six streets in this locality:

- Radcliffe Road
- Rochester Road (part)
- St Andrews Road
- Shaftesbury Road
- Palmerston Road
- Stanley Road

Description and positive features

This area, further away from the city, was attractive to for those that wanted larger plots and larger properties. It also joined Earlsdon by road to Whor Lane (now Beechwood Avenue).

This locality has more uniformly developed than the Earlsdon Street locality. While individual streets have different building styles due to the process of development, there is a general uniformity within these terraces and rows of semi-detached houses. The plots are larger (around 215 square metres) and the properties generally larger too.

Most of the properties are two story dwellings set back from the street, with small gardens to the front and small or medium-sized gardens to the rear. Most dwellings have walls, fences or hedges fronting the pavement. The predominant materials are highly varied red brown brick, tile, render, roughcast, half-timber, plain tiles and Welsh slates.

Overall there is a high level of surviving original detailing on buildings including:

- Carved stone lintels or brick arch details above windows and doors.
- Terracotta detailing on brickwork often at first floor level.
- Ornate roof finials.
- Timber detailing on dormers.
- Many original timber windows and doors.
- Some original timber porches.
- Tiled porch flooring.

Photographs, views and vistas



Fig 3.9. Radcliffe Road is a continuation of the central spine of Earlsdon Street, but becomes significantly more domestic in character. It has a strong rhythm of red brick terraces on both sides of the street, incorporating stone detailings to windows and doors, as well as a series of larger semi- properties with render to the upper storeys finished with decorative half-timbered gables



Fig 3.10. Rochester Road is less dense than Radcliffe Road, and is formed from a series of larger-scale detached and semi-detached dwellings finished in brick and render, incorporating key examples of stone and brick detailing, with visually prominent gables. The road is enhanced by soft landscaping from front gardens and boundary treatments, with a degree of setback from the road.



Fig 3.11. Despite the addition of a large late twentieth century apartment block, St Andrews Rd includes an important group of semi-detached dwellings finished in brick and render, with a strong rhythm of gables set back from the road.



Fig 3.12. Shaftesbury Road is characterised by a surviving group of semi-detached brick and rendered dwellings, in a strong building line with a series of half timbered gables topped with roof finials. Some of these incorporate historic timber porches. There has been an evident loss of historic boundary treatments along this road.

Fig 3.13. To the south side of Palmerston Road (right) there are a series of larger detached dwellings, including those incorporating decorative timberwork and substantial chimneys. To the north side (left), is a



surviving collection of rendered and red brick terraces. There has been some clear loss of historic boundary treatments along the road, and some vacant land detracting from the overall streetscene. There is also a degree of visual clutter, including substantial tv aerials, and large visible dormer windows.

Negative features

- Eroded or lost historic boundaries or front gardens
- Lost historic frontages
- Loss of original sash windows
- Dormer windows facing the street;
- Derelict gap sites
- Satellite dishes and other visual clutter
- Pebble-dashing and cladding to some originally brick-built buildings

Styvechale Road locality

History

In 1897, the Earlsdon Syndicate (a partnership of four men) bought a twenty acre area of land. This covered the area to the south east of the original settlement between Earlsdon Lane (now Earlsdon Avenue South) and Whor Lane (now Beechwood Avenue). In 1899 they laid out the twenty acre Styvechale Estate on this land. This consisted of:

- Warwick Avenue
- Styvechale Avenue
- Osborne Road
- Avondale Road

Warwick and Styvechale Avenues were laid out 40 feet wide, and attracted builders of large houses. The southern side of Warwick Avenue is part of the Kenilworth Road Conservation Area.

Description and positive features

Generally these are large two story dwellings set well back from the street with front gardens and historic boundaries e.g. walls, fences or hedges. There are many more semi-detached or detached properties than in other parts of Earlsdon.

The houses in these streets are generally larger than other parts of Earlsdon. The housing in Warwick and Styvechale Avenues generally consists of large semi-detached properties, some with notable separate garages. The average house plot size is around 250 square metres, and most of the properties have medium-sized gardens to the front and large gardens to the rear.

Overall:

- Many original properties (and property boundaries) survive, with only a small amount of modern infill replacing earlier industrial units.
- The predominant materials are highly varied red brown brick, tile, render, roughcast, half-timber, plain tiles and Welsh slates.
- There is a high level of original detailing on buildings, terracotta detailing on brickwork, ornate roof finials, timber detailing on dormers, many original timber (often bay) windows and doors, and some original timber porches, tiled porch flooring and other features.

Photographs, views and vistas



Fig 3.14. To the east side (right) of Avondale Road there is a terrace with a highly significant surviving decorative pattern incorporating half-timbered gables topped with roof finials, chimneys, bay windows, a contrast between brick and roughcast render (separated by brick banding) and round oculi windows. Whilst the terrace is enhanced by front boundary soft landscaping, there has been loss of historic boundary treatments and hard-standing/surface materials.



Fig 3.15. Styvechale Avenue is a pleasant street with a series of rhythmic semi-detached dwellings incorporating decorated half timber-gabled with roof finials.

Fig 3.16. Warwick Avenue is characterised by a group of significant larger-scale detached and semi-detached properties. To the east side of the street (right) this includes substantial setback behind front



garden plots and soft landscaping. To the west side (left) there remains a setback, though this is reduced, and a series of more visually prominent properties with timberwork and decorative brick chimneys. The sense of suburban seclusion is enhanced by periodic street trees, whilst evidence of early examples of private vehicle garaging are also of note.

Negative features

- Satellite dishes and other visual clutter
- Removal of historic boundaries and/or front gardens.
- Loss of original sash windows
- Pebble-dashing and cladding to some originally brick-built buildings.

Newcombe Road locality

History

The Poplars Road Estate opposite Earlsdon School was named after a detached house located halfway up Poplar Road on the left hand side. The estate was located entirely within the grounds of this house, which was demolished to make way for the estate. The land was sold between 1904 and 1908, and the houses built soon after that.

The Poplars Road Estate includes the following streets;

- Poplar Road
- Earlsdon Avenue North (to the London to Birmingham railway line)
- Newcombe Road (west of Earlsdon Avenue North)

At the start of the northern section of Earlsdon Lane (now Earlsdon Avenue North) was developed the school and the library. The school was built in 1890, and the library in 1913.

Albany Road linked Earlsdon with the city, and was opened in 1898. During the construction of Albany Road, the railway bridge was widened, and sewage and other services were installed. Housing development along Albany Road occurred in a piecemeal manner after this date, and the land to the north of Albany Road (originally owned by the Sir Thomas White Charity Trustees), was brought up by the Newcombe Estates Company.

This company originated in the 1870s as a partnership between two brothers from Market Harborough, Leicestershire. The Company did much building work around Coventry, and their plans for the development for this part of Earlsdon broadly followed the plans already drawn up by the Sir Thomas White Charity Trustees. Their earliest purchase was simply called the Albany Estate and was purchased in 1904. The area between Albany Road, the railway and Newcombe Road (east of Earlsdon Avenue North), was laid out within a year of purchase, and then sold on to builders who would generally pay upfront for the plots. While the plots were developed by a wider variety of builders, they all kept to the set building line, and differences were mainly restricted to various types of bays, doorways and windows.

Description and positive features

These Edwardian developments on Poplar Road, Newcombe Road and the eastern side of Earlsdon Avenue North have a regular character both in street form and building design, comprising small to medium terrace houses. The average house plot size is around 100sqm. All of the properties have small gardens to the front and small or medium sized gardens to the rear. The predominant materials are locally produced smooth mellow red brick, decorative concrete lintels, corbelling and Welsh slates.

The houses on the western side of Earlsdon Avenue North are slightly larger semi-detached, often with gables, porches, dormer windows and more architectural detail. The predominant materials are highly varied red brown brick, tile, render, roughcast, half-timber, plain tiles and Welsh slates.

The western and eastern ends of Albany Road consist of a number of red-brick medium sized terrace houses, most with bay windows on ground and upper floors. Some of these have been converted to commercial use. Adjacent to this on the south side are three storey flats fronted with brick (or shop-front frontages) on the ground floor and rendered above, with columns and pediment detailing around the doorways. Opposite are rendered terraced houses with archways over the doors and bay windows.

Overall, there is:

- A high amount of surviving detailing, particularly on Albany Road, where there are elaborate crenulations and hood mouldings above the windows.
- Strong terrace rhythm.
- Brickwork pattern to eaves levels.
- Window hood moulds.
- Strong presence of historic buildings at the Junction, with the Earlsdon clock in the centre.

Photographs, views and vistas



Fig 3.17 The junction of Earlsdon Street, Earlsdon Avenue South, and Popular Road, marked by the central clock, straddles three localities, and provides a significant nodal point and gateway in the area. The significant grouping of the clock, Earlsdon Methodist Church and Earlsdon library provide an important focal point at the gateway into the Newcombe Road locality.



Fig 3.18. The junction allows significant views back to the city centre, including those of Coventry's medieval spires.



Fig 3.19. Newcombe Road provides views back to the city centre. Despite a strong terrace rhythm with a run of smaller-scale red brick terraces incorporating chimneys and stone detailing enhanced by a curving street structure, the group has been undermined by visual clutter including satellite dishes, tv aerials, bins, as well as alterations to windows and front boundary treatments.



Fig 3.20. Poplar Road is characterised by a strong terrace rhythm, formed from smaller-scale red brick dwellings. These incorporate stone detailing around windows and doors, as well as brick patterning to eaves level. Despite this strong rhythm, the group value of the terrace has been undermined by the loss of historic boundary treatments, intermittent rendering of historic red brick houses, and general visual clutter including satellite dishes, as well as loss of historic windows.

Negative features

- Satellite dishes and other visual clutter
- Removal of some historic boundaries and/or front gardens
- Loss of original sash windows
- Pebble dashing and cladding to some originally brick-built buildings.
- Some inappropriate shop frontages

Mayfield Road locality

History

In 1907 the Newcombe Estates Company bought a strip of land to extend Spencer Road to Albany Road, creating Spencer Avenue. In 1908, a Charles Woodall bought the area of land to the south of Albany Road on which the following roads were built, with plans submitted in 1908:

- Berkeley Road (now Berkeley Road North)
- Broadway (Albany Road end)

Also in 1908, the remaining land between Albany Road and Kenilworth Road had been bought by a local solicitor, Charles Band. The following year the Newcombe Estates Company agreed a partnership with Band to jointly develop the area made up of:

- Broadway
- Mayfield Road
- Huntington Road
- Mickleton Road
- Stanway Road
- Belvedere Road

These roads were gradually adopted by the Corporation, and most roads were flanked by housing before the start of World War One in 1914. The main exception was Belvedere Road, with larger plots that attracted high status housing not being fully developed until the 1920's.

A local ribbon manufacturer, David Spencer, donated more than £4000 to pay for a 'people's park' behind the site of the proposed new grammar school. The park (Spencer Park) was opened in 1883, and the Grammar School (King Henry VIII School) opened in 1885. In 1912, the section of Spencer Park enclosed by Spencer Road, Dalton Road and Broadway was installed with tennis courts and bowling greens, with the pavilion opening in 1915.

In 1887 Dalton Road was laid out (named after a local landowner and ribbon manufacturer, Robert Dalton).

Description and positive features

Spencer Road and Broadway have mainly large semi-detached houses, with an average plot size of around 250 square meters. The predominant materials are highly varied red brown brick, tile, render, roughcast and half-timber and red ceramic roof tiles.

The streets of Berkeley Road North, Mayfield, Huntingdon, Mickleton and Stanway Road have an intensely regular character both in street form and building design. Mostly these comprise small to medium terrace houses.

The average house plot size is around 150 square metres. All of the properties have small gardens to the front and small or medium sized gardens to the rear. The predominant materials are locally produced smooth mellow red brick, decorative stone lintels, corbelling and Welsh slates. As Belvedere Road were laid out with larger plots that attracted high status housing that was not fully developed until the 1920's, the character is different. This comprises detached and semi-detached houses with larger gardens, driveways and garages and gables. The predominant materials are highly varied red brown brick, tile, render, roughcast, half-timber, plain tiles and red ceramic roof tiles.

Dalton Road, developed earlier than the rest of this area, contains very large late Victorian red-brick semi-detached buildings in large plots. Unlike much of the other parts of Earlsdon, the main roofing material in Spencer Avenue, Dalton Road, Belvedere Road, and nearby areas including Morningside and The Firs is ceramic roof tiles, rather than Welsh slate.

Photographs, views and vistas



Fig 3.21. Spencer Avenue is characterised by a significant rhythm of red brick and roughcast render semi-detached dwellings, enhanced by street trees and long range views to the landscaping of Spencer Park. The road incorporates examples of historic tiling to doorways and pathways, characteristic stone detailing around bay windows, and a strong rhythm of gable ends incorporating half-timbering. Despite a high level of surviving detailing, there are some examples where this timberwork has been replaced with uPVC panelling, and there has been general rebuilding of historic boundary treatments.



Fig 3.22. Dalton Road is characterised by large red brick dwellings with impressive stone surrounds to bay windows, they are enhanced by a curve in the road which frames views to the buildings as a group as well the boundary hedgerows to Spencer Park.

Fig 3.23. Mayfield Road provides an important spine in the locality, characterised by sets of grouped smaller-scale red brick terraces with decorative brickwork to eaves and stone window hoods. Whilst some



traditional sash windows remain, many have been replaced with uPVC top hung windows and traditional boundary treatments have been rebuilt.

Fig 3.24. Huntington Road is characterised by strong groups of both red brick and roughcast rendered terraced properties. The curve of the street provides interesting views up and down the street, enhanced by unifying features such as chimneys. Along the road, however, many traditional windows have been lost,



historic boundaries rebuilt and in some areas visual clutter (e.g. satellite dishes and aerals) have encroached onto the facade with some placed on chimneys.



Fig 2.25. Mickleton Road has, on both sides of the street, significant groupings of red brick and roughcast rendered terraces, enhanced by a curve in the road which provides interesting long range views. Roughcast rendered terraces incorporate detailing such as half-timbered gables, whereas brick properties generally include stone window hoods. Despite the strong terrace rhythm many historic windows have been lost, boundaries rebuilt, and general clutter (satellite dishes and aerals) has encroached on the facade and chimneys.



Fig 2.26. Stanway Road is characterised by a close grouping of red brick and roughcast rendered terraces and semi-detached dwellings. The properties incorporate decorative painted half-timbered gables, brick detailing to eaves, and stone window hoods. The curvature of the road creates interesting views of the properties. Despite a strong terrace rhythm many historic windows have been lost.



Fig 3.27. Berkeley Road North is characterised by significant groups of red brick terraces (with some examples of roughcast render) incorporating stone banding and hoods around windows and doors some of which incorporate a pattern, as well as key features such as chimneys which provide a strong rhythm to the road. Despite a strong terrace rhythm many historic windows have been lost, boundaries rebuilt and at least one example of a red brick facade being inappropriately rendered.



Fig 3.28. Broadway is characterised by a group of semi-detached dwellings, predominantly roughcast rendered, incorporating features such as painted decorative half-timbered gables, large bay windows, and stone/brick detailing. The eastern part of the street is enhanced by the open space of Spencer Park which provides a formal landscaped boundary as the road curves into Dalton Road.

Negative features

- Satellite dishes and other visual clutter
- Some loss of historic boundary treatments
- Loss of historic window styles
- Pebble-dashing, rendering, and cladding to some originally brick-built buildings.

Morningside and the Firs locality

History

The Firs was laid out around the 1920 from of an area of the grounds of the building known as The Firs (now part of the King Henry VIII Preparatory School). There was sporadic development before the Second World War, but the area was, however, largely developed in the latter parts of the 20th century. Morningside was built during the interwar years (1918-1939), carved out of land from an old nursery behind The Grange.

Description and positive features

This locality contains a greater mixture of building styles and periods than other parts of Earlsdon. The area consists of generally large detached two story dwellings set well back from the street with front gardens and historic boundaries e.g. walls, fences or hedges. There are a combination of early and late 20th century buildings in this area.

The Firs contains a number of earlier 20th century buildings, such as numbers 5, 6, 7, 9 13, 14 and 16, built around the 1930's. These are detached two-story residential dwellings, generally red-brick with pitched tiled roofs, and brick architectural detailing in an arts & crafts style. Other plots in The Firs were developed in the later 20th century with a greater mixture of styles; but predominantly still two-story brick-built detached dwellings, often with large pitched gables. The Firs have an average house plot size of around 250 square metres, and most of the properties have medium-sized gardens to the front and large gardens to the rear.

Morningside was developed in the inter-war years of the early 20th century. The residential properties in this area are large semi-detached and detached two story dwellings set well back from the street with front gardens boundary walls, fences or hedges. The average house plot size is around 250 square metres, and most of the properties have medium-sized gardens to the front and large gardens to the rear. The predominant materials are red brown brick, tile, render, roughcast and half-timber. There is often original detailing on buildings including timber detailing on dormers, many original timber (often bay) windows and doors, brick and tile arch detail to doorways and other features.

The Conservation Area also includes five buildings in Pinewood Grove. These are included so that there is no gap between the Earlsdon Conservation Area and the Kenilworth Road Conservation Area, given the area's importance to the setting of both. This area consists of detached one and two-story residential dwellings built in the early 1970's with medium-sized gardens to the front and large gardens to the rear. The predominant materials are buff brick, painted timber cladding and ceramic roof tiles.

Photographs, views and vistas



Fig 3.29. The northern section of the Firs is predominantly late 20th century. However, progressing south towards Kenilworth Road there is an interesting collection of larger, brick, detached dwellings dating from the interwar period, enhanced by strong boundary landscaping along the street frontage. The area feels secluded, and a significant different character to the dense terraces of much of Earlsdon.



Fig 3.30. The northern offshoot of the Firs terminates in an interesting interwar property.



Fig 3.31. Morningside is characterised by a significant surviving group of interwar semi-detached dwellings. They draw on the precedent elsewhere in Earlsdon, and more broadly, for decorative timber-framing. The road is enhanced by setbacks, and landscaped front boundary treatments where they remain.



Fig 3.32. Morningside provides a winding suburban set of properties, with reveals created around strong corners. Some of the soft landscaping has been lost in favour of close board fencing.

Negative features

- Satellite dishes and other visual clutter
- Pebble-dashing and cladding to some originally brick-built buildings
- Replacement of original timber and metal framed windows with UPVC
- Some loss of traditional boundary treatments

Open spaces, gardens, and trees

Spencer Park was opened in 1883, and in 1912, the section of Spencer Park enclosed by Spencer Road, Dalton Road and Broadway was installed with tennis courts and bowling greens, with the pavilion opening in 1915.

The enclosed part of Spencer Park is hedge-lined, and there are mature trees around the Broadway and Dalton Road parts of the park. The park still contains tennis courts and bowling greens, as well flower beds and green open space on the area of former tennis courts. There is an attractive pavilion building, with tiled bonnet roof and veranda, small dormer windows and a central clock tower. This park provides an area of enclosed green space in Earlsdon.

The other part of Spencer Park on the northern side of Spencer Avenue is unenclosed, and provides a large grass covered open space, separating Earlsdon with the city centre. 32 London plane trees adjacent to the railway line are covered by tree preservation orders. The path to the pedestrian railway bridge is also tree-lined, and there are trees along Spencer Avenue. These add to the open space in this area of Earlsdon.

Photographs, views and vistas



Fig 3.33. North of Spencer Avenue, this part of the park is characterised by a significant swathe of open space that provides views to the built form of Spencer Avenue and back to the Coventry skyline to the west.



Fig 3.34. South of Spencer Avenue, this part of the park is a more formal designed landscape, complete with communal amenities such as tennis courts and a decorative bandstand. Its neat hedgerows and trees provide an important setting for the surrounding built form (particularly Dalton Rd, Broadway, and Spencer Avenue) as well as providing a sense of relief within the area.

Built form

Earlsdon has a mix of property types and styles. They largely date from the Victorian and Edwardian periods, with some from the interwar period. They include terraced housing at several scales, as well as semi-detached and detached dwellings.

There are some significant examples of industrial buildings, such as the old nail factory, and retail premises - particularly on Earlsdon Street. The predominant character of the area, however, is domestic.

The predominant materials are red brick and roughcast render enhanced by stone and timber detailing. Roof materials are a mix of slate and clay tile. Historic windows are painted timber.

The area is rich in architectural detailing and there is variation across the various types, ages, and styles of housing. This detailing however often draws from key elements including the use of decorative timber-framing both on gables and facades, incorporation of brick detailing at eaves level and as banding, as well as the use of stone dressings to windows and doors.



Fig 3.36. Indicative example of building types, styles, and materials

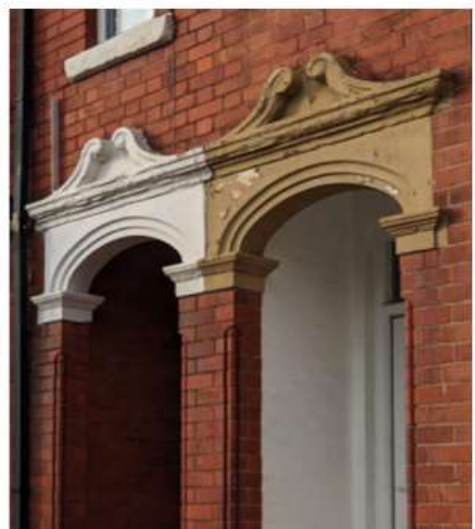


Fig 3.36. Indicate example architectural detailing

SECTION FOUR
PROTECTING EARLSDON

Introduction

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

Actions to address these issues are outlined in the separate document: Earlsdon Conservation Area Management Plan. This should also be read in conjunction with the Earlsdon 'homeowners guide' which gives easy to read guidance on protection and best practices for the area.

Protection of the historic environment

- **Demolition:** Some historic buildings have been demolished in recent years, damaging the integrity and character of the area.
- **Historic architectural features:** The character of many buildings of historic and architectural interest have suffered from the removal of historic architectural features. For example, the fitting of inappropriate uPVC windows and doors, concrete roof tiles, external wall insulation and cladding of external elevations.
- **Extensions:** The character of many buildings of historic and architectural interest have suffered from extensions and alterations that do not preserve or enhance the character of the area.
- **Boundaries:** There are many cases in the proposed conservation area that suffer from the removal of historic boundaries and front gardens.
- **Shop fronts:** There have been many changes to shop fronts that have not preserved or enhanced the historic character of Earlsdon.
- **Empty buildings:** Some buildings which make a positive contribution to the Conservation Area are currently empty and in need of beneficial use.
- **Neglected buildings:** Several buildings which are historically and architecturally significant are neglected and are in a poor state of repair.
- **Undesignated buildings:** Earlsdon and the surrounding area contains many buildings and structures that are of important historic and architectural significance but which are currently undesignated.
- **Investment:** There is a need to attract more investment through Conservation Area status.
- **Advice:** Local residents and landowners need to have access to advice and guidance to help them preserve and enhance the area.
- **Interpretation:** The area would benefit from improved heritage interpretation to increase the public's appreciation of why Earlsdon is special, its history and its significance.

New design

- New developments: The design of some newer developments has not enhanced the character of the area. There have been some unsympathetic additions to the area; being of poor quality, an unsympathetic scale and giving a loss of traditional features.
- New shop fronts: Many mid-20th to 21st-century shop fronts do not preserve or enhance the character of the area, display inappropriate signage and have a negative impact on the character of the area.
- Noise and disruption: Issues relating to late-night noise and disruption
- Views: There are a number of important views and vistas looking from Earlsdon towards the city centre that need to be preserved.

Public realm

- Public realm: The poor quality of the public realm in some key areas is having a negative impact on the area. There are examples of inappropriate and redundant street furniture that do not enhance the area.
- Parking and traffic: There are various issues relating car parking (both residential and commercial parking) and other traffic issues.
- Advertisements: The impact of unsympathetic signs and advertisements have a negative impact on the character of the area.
- Graffiti: Some boundaries (e.g. in Spencer Park, and some boundary walls) have been affected by graffiti which detracts from the attractiveness of the area and creates an atmosphere of neglect.

The green environment

- Trees: The trees (both street trees and garden trees), are a key part of the character of the area, and provide increased biodiversity, and should be protected and enhanced.
- Street trees: Mature large street trees have, in places, caused issues with unstable pavements
- Biodiversity: Gardens, parks and green spaces in the area provide important biodiversity in the city which should be protected and enhanced.
- Neglected areas: Several areas directly behind shops are neglected and are in a poor state of repair, which has a negative impact on the area.
- Property maintenance: There are issues with maintenance of some properties, causing problems such as neglected gardens and dumped furniture.
- Waste: There are issues of management of waste (location of bins, etc) and street cleaning.

References and contact details

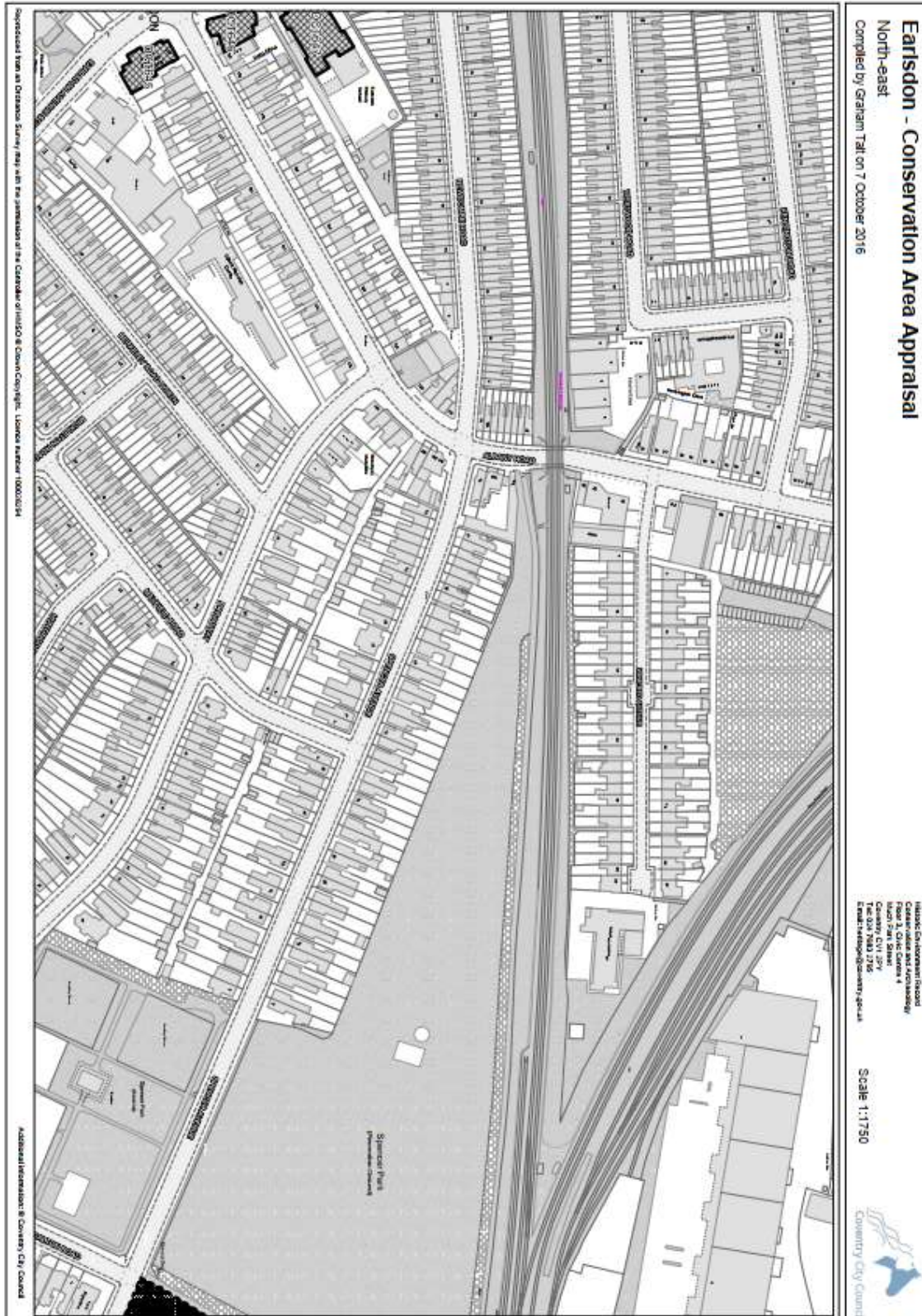
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APPENDICES

APPENDIX A APPRAISAL MAPS

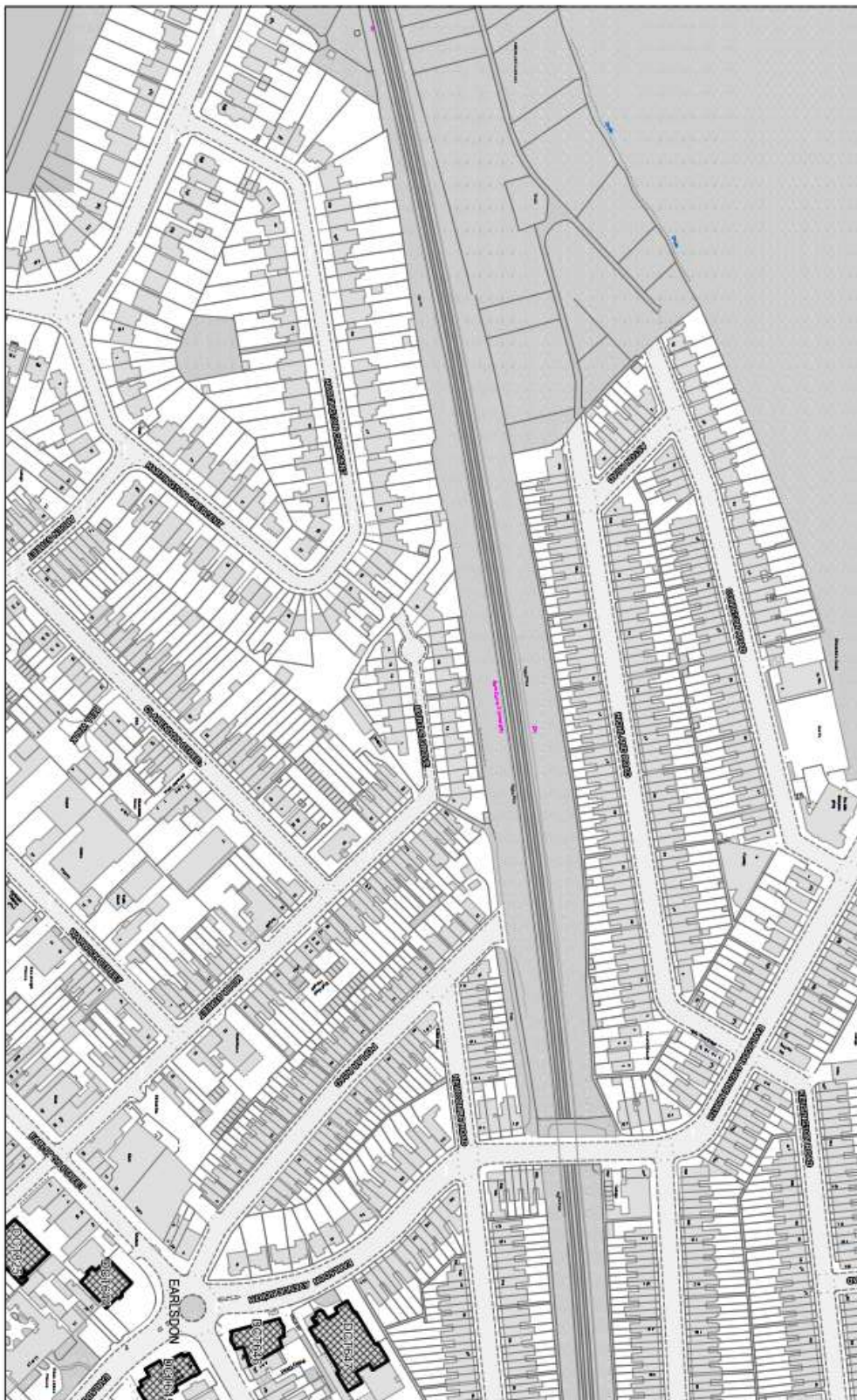


North-west

**Heritage Environment Record
Conservation and Archaeology
Floor 3, Oak Centre 4
Mach Park Street
Country CV1 2PY
Tel: 024 7663 2756
Email: heritage@country.gov.uk**



Coventry City Council



Additional information: @Coventry City Council

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Compiled by Graham Tait on 7 October 2016

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Scale 1:1750



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Additional Information: St. George's City Council

South-west

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Email: heritage@ccwvnt.gov.uk


Country City Council

Additional information: @ Country City Council

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PLANNING POLICY CONTEXT

National

Conservation Areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A Conservation Area is defined as, ‘*an area of special architectural interest, the character or appearance of which it is desirable to preserve or enhance*’. Section 71 of the same Act requires Local Planning Authorities to formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas. Section 72 specifies that, in making a decision on an application for development in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

This Conservation Area Appraisal should be read in conjunction with the principles and policies set out in Section 12 of the National Planning Policy Framework; *Conserving and Enhancing the Historic Environment*.

Local

- Coventry City Council adopted the Coventry Local Plan and City Centre Area Action Plan on 6th December 2017.
- This Local Plan states that Earlsdon is proposed for designation as a Conservation Area and the exact boundaries will be determined by the production of Conservation Area Appraisals and Management Plans following public consultation.
- This Local Plan policy HE2 states that “In order to help sustain the historic character, sense of place, environmental quality and local distinctiveness of Coventry, development proposals will be supported where they preserve and, where appropriate, enhance those aspects of the historic environment which are recognised as being of special historic, archaeological, architectural, artistic, landscape or townscape significance”, and this includes Conservation Areas.

Earlsdon Area of local distinctiveness

The concept of Areas of Local Distinctiveness was introduced in the Coventry Development Plan 2001 as a means of creating local design guidance in partnership with local communities. An Area of Local Distinctiveness “[Area Character Statement and Design Guidelines](#)” document was written in 2008 by members of ECAD (Earlsdon Conservation and Development). This Conservation Area Appraisal builds upon this work.

APPENDIX C

COMMUNITY ENGAGEMENT

Petition

On 20th July 2015 Coventry City Council [responded](#) to a petition submitted in January 2015, bearing 124 signatures entitled *“We, the petitioners, urge the Council to make parts of Earlsdon and Hearsall a conservation area, in order to provide some protection for this historic and unique place; especially from unsuitable over development”*. It was proposed that the Council carry out an assessment of this area to assess whether it is of sufficient architectural and historic interest for them to be designated as new conservation areas or included within an expanded existing conservation area.

Workshops

Three community workshops took place in October 2016[1]. All residents and business were invited, and two public workshops and one specialist planning workshop was held. The workshops were designed to actively involve local residents in the Conservation Area Appraisal. The workshops looked at the impact of designating a Conservation Area, discussed the planning process in Conservation Areas as well as the local historic environment. This aimed to help communities better engage with the management of change in their area, allowing them to more effectively champion the significance and values of local heritage. Furthermore, the workshops aimed to provide skills in recording local heritage assets, and to identify issues and opportunities associated to key areas including housing, economy, amenity and recreation.

Groups went out onto the streets to record the character of the area, as well as recording specific buildings of special interest. The community groups continued the work after the workshops, and this data has been collated, and provides part of the evidence-base for this document. This work forms the basis of the maps and the identification of features in the area.



Fig B.1. Workshop

Workshop findings

The workshops looked at what the community valued about the area, what issues there are, and how they wanted the area to change. In the workshops, groups looked at a series of questions:

- What do we like about this place / what do we value?
- What do we dislike about it / what are the issues?
- What do we want to see change / how do we want our area to change?



Fig B.4. Workshop feedback

Residents stated that they valued the area's historic residential buildings, the open spaces around Earlsdon, the tree-lined streets, garden trees, front gardens and the garden boundaries to the street.

Residents also valued the history of Earlsdon, including the historic buildings used by the community, as well as the small historic industrial buildings, the public amenities and community facilities.

They also valued the social aspects of Earlsdon, with the shops and eating & drinking places forming a definite centre in Earlsdon Street. Residents appreciated the local culture that includes an active engaged community with a mixed and diverse demographic that gives the character of the area a suburb or village feel.

Workshop attendees highlighted a number of issues in the area. They highlighted the loss of historic industrial and commercial buildings, and the loss of historic architectural features on buildings, such as the addition of external wall insulation and cladding, or the changes to windows or the changes to historic shop fronts.

Residents highlighted the loss of front gardens and green spaces, and the issues that mature large trees can have, such as the need for pruning and unstable pavements that the roots can cause.

Residents expressed concern over houses in multiple occupancy – particularly with reference to a reduction in maintenance such as neglected gardens and dumped furniture that absentee landlords might encourage.

Car parking and traffic, as well as the maintenance of the environment and the upkeep and appropriateness of the public realm were issues, such as inappropriate signage in the street.

Residents were concerned about pressure-on and potential loss of community assets, changes to shops, and late-night noise and disruption.

Workshop attendees were then asked how they want their area to change. The need to maintain the diversity, integrity, rarity and overall character of Earlsdon was raised, with the following specific actions:

- A clear strategy for the management of historic street trees
- Better management of traffic / highways and the improvement of public realm
- Stricter planning controls on windows, cladding and building frontages
- More appropriate street furniture and better signage
- Schemes to improve parking issues
- Controls over licensing and opening hours
- Better street cleaning, weeding and better management of waste.
- Better shop frontages, by gradual enhancement, and 'steer' using design guidance
- Improvement of areas directly behind shops
- Attract more investment through Conservation Area status (e.g. Townscape Heritage Initiative)
- Preserve the appeal of Earlsdon to visitors as well as locals

- Raise awareness about why Earlsdon is special – raising awareness for ‘constructive conservation’
- Consideration of ‘assets of community value’ and ‘local listing’ (outside the Conservation Area boundary).

In this process, groups identified where different values and different issues may either align or where they may come into conflict (e.g. valued lines of historic trees causing issues of root damage and footway obstruction, or; a lack of public car parking spaces, but a desire to preserve local open spaces for recreation and amenity). The approach aimed to have communities “think like planners” – weighing their new understanding of local character, special interest and significance, against various pressures for change.

The workshops demonstrated clear community support for designating Earlsdon as a Conservation Area, as well as the Local Listing of key buildings around the area.

A specialist report on the workshop processes can be found at http://www.coventry.gov.uk/downloads/download/4555/conservation_area_appraisal_workshop_report

Consultation

This document and the Management Plan has been taken out to consultation to residents and business people of Earlsdon, to special interest groups and to members of the public. **<Insert results of community consultation (when complete) here>**

APPENDIX D

HERITAGE ASSETS BY LOCALITY

Following the appraisal the following locally listed buildings and other buildings and features of value were identified.

Earlsdon Street locality

Locally Listed Buildings

- 1 Earlsdon Street (City Arms Public House) [MCT764]. The original City Arms was constructed in the 1850's. The original building was demolished and rebuilt in 1930; a mock-timbered pub building of its period with brick nogging to ground floor panels, detailed chimneys and decorative carved barge boards to the gables with pendants.
- 38 Moor Street (former Nail Foundry / Allard Cycle Company) [MCT768]. Built in 1885 as a Nail Foundry but closed following complaints from neighbours. Reopened as the Allard Cycle Works in 1890; cars and motor tricycles were also produced here for a short period from 1899 until 1902. This is a two-storey building, of red brick with stone dressings. It has a central pediment on the frontage and arched heads to some windows and doorways. In a recent report on Coventry car factories researched by the Ironbridge Institute it is stated to be 'one of the most striking examples of a late Victorian workshop to be used in car production' and its façade is likened to a chapel with Gothic detailing.

Other Heritage Assets, Positive Buildings and Features of Value

- 2-4 Earlsdon Street (former Co-Op buildings, now part Co-Op, part Age UK, part Greggs). 2-3 story terraced brick-built shop with distinctive gable and stone plaque reading "1907". Now split into three units, and the shopfronts not in keeping with the character of the street.
- The Albany Club, 10 Earlsdon Street. Built in 1889 as a coffee tavern it soon became a working men's club has run as a social club ever since. The frontage has been changed on a number of occasions, and the roof height was reduced in the 1970's. However, much of the existing building still survives, with a central pair of Doric columns broken at the level of the plain stone string courses. Elsewhere moulded copings, string courses and lintel above the columns add decoration. The two arched windows have alternating stone and brick voussoirs above.
- 13-29 Earlsdon Street (and 41 Moor Street). Row of cottages, most with names on front elevation.
- The Royal Oak, 22 Earlsdon Street [MCT15319]. The Royal Oak has changed little since it opened in 1859 and remains a traditional pub. At one time the pub also served as a local butchers and the rear bar, now adjacent to the garden was once a slaughterhouse.
- Henry Bates Cottage, 54-56 Earlsdon Street. Henry Bates Cottage is one of Earlsdon's oldest buildings, the third to be built in Earlsdon Street. Built by Henry Bates in 1852 as a cottage and later converted to a bakery in 1907.
- Earlsdon House (now Stoneleigh House), 66-68 Earlsdon Street. This was a large Victorian villa residence built by John Flinn and later occupied by Joseph White, both leading watch manufacturers in Earlsdon. It still survives as Stoneleigh House but the

original fine frontage has been badly disfigured. However, the original pilasters can still be seen.

Terrace of houses on Earlsdon Street (78 – 96 Earlsdon Street). Built between 1905 and 1925. Example of Edwardian red brick bay fronted terrace with mock Tudor gables over bay windows. Typical splayed corner allows a door into the corner shop at number 96.

- 59 Earlsdon Avenue South. An imposing double bay fronted house in Earlsdon Avenue South with large moulded lintels to all windows and door. First floor sash windows appear original with very narrow vertical glazing bars.
- 21 Moor Street. Large double fronted house, with classical lintels and brackets above upper windows, and triangular pediment above arched door.
- 33 Moor Street. Two storey brick built house, with arched passageway, classical lintels and brackets above doors and windows, and original sash windows with unusual glazing bar patterns.
- 47 Moor Street. Three story house, with rear extension containing top shop.
- 57 Moor Street. Earlsdon was without a provisions store until the opening of its first shop here in 1860. Continued as a general store until 1923 when it specialised in dairy produce. Has also been a shoe shop before becoming a charity shop and the present home of Coventry Samaritans.
- John Moore's House, 62 Moor Street. Site of the farmhouse owned by John Moore whose death and subsequent sale of farm land led to the creation of Earlsdon in 1852. The house briefly became the Bowling Green pub before being converted back into a house in 1854. Converted into two cottages in the 1920s it was demolished in the 1970s to make way for a factory extension, and more recently into dwelling houses. John Moore's name lives on however in Moor Street.
- 77 Moor Street. House with classical lintels and brackets above windows on first and ground floors. Historic boundary wall removed. The Old Methodist Chapel / Criterion Theatre, Berkeley Road South. Built in 1884 as the first Methodist Chapel and replaced by the new Church (on the corner of Albany Road and Earlsdon Avenue) in 1923. Continued as a Church Hall for many years until being purchased by the Criterion Theatre in 1960. Continues as a Theatre until today.
- 71 Berkeley Road South. Thomas Pearson was a watch finisher and an early occupant of Cromwell Street (Berkeley Road South) when he built a house with a top shop in the street in 1852. The building has a dentil course at the eaves and a triangular pediment above the door.
- 73-75 Berkeley Road South. Built before 1888. Brick-built building with lower bays, and equilateral pointed arches above doors and central passage. The Weavers Cottages, 89-91 Berkeley Road South. Built in the 1850's as adjoining weavers houses they are the only example in Earlsdon and predate the collapse of the ribbon weaving industry in the 1860s. The large top windows were to allow light to the silk ribbon looms (the windows have been replaced with replicas of the originals). As weaving disappeared they were eventually used as watchmakers houses and workshops.
- 102-108 Berkeley Road South. Weavers' cottages with classical lintels and brackets above the doors and windows.
- 110 Berkeley Road South. This plot was bought in 1853 by the watchmaker John Hulk. He classed himself as a Manufacturer but was not as successful as his contemporaries and eventually was bankrupt.

- 114 and 112 Berkeley Road South. (Hennessy Hair Studios, previously Alexander Wines). Originally the 'Earlsdon Stores' selling 'ales and stout'. The current shop front is a restoration of the original Victorian frontage.
 - The Earlsdon Cottage Inn, 22 Warwick Street. Built originally in 1855 as a watchmakers house and workshop it was converted to a pub in about 1860 and has remained one ever since.
 - Clarendon House and Westwood House, 15-17 Clarendon Street. This substantial pair of three-storey semi-detached houses in Clarendon Street was built to the requirements of father and son watchmakers William and Joseph Richardson and were occupied by them in 1855. The building included provision of top shops at the rear for production of watches. The entrance doors are arched and have classical lintels and brackets over. Sir Alfred Herbert (the noted industrialist and museum benefactor) lived in Westwood House briefly, and the famous architect Sir Frederick Gibberd grew up in Clarendon House. The historic boundaries / front gardens have been removed from these properties.
 - 18 & 20 Clarendon Street (Evelyn House and Bath Cottage) have very intricate and detailed brickwork patterns and decoration, both as dentil detail below the eaves, and across the front elevations.
 - 22 Clarendon Street. This building has arched windows and entrance with rubbed brick voussoirs forming the arches.
 - Fairmount, 26 Clarendon Street. Built in 1895 for Arthur Morgan on his return from America. Morgan was a foreman at Rotherham's & Sons clock & watch manufacturers. Subsequently used as a private school. The building is a mixture of terracotta ridged tiles and finials, mock Tudor and carved elements to the entrance porch. Interesting ironwork above the lower bay windows.
 - 28-34 Clarendon Street (also known as Lorenzo Villas). A row of 4 terraced dwellings, in red brick with dentil detailing, stone window sills and lintels and interesting arched doorways.
- 52 & 54 Clarendon Street. Pair of cottages, red-brick with original window sills and lintels. Has unusual shared entrance at front.

Rochester Road locality

Locally listed buildings

- 91 Palmerston Road (former Earlsdon Farm House) [[MCT692](#)]. One of a very few dwellings in the area before the development of the modern estates. It is said to have originated in circa 1750, with later additions. The house has been modernized, but some of its original character is still recognizable.

Other Heritage Assets, Positive Buildings and Features of Value

- 2 Rochester Road. A double bay fronted house in Rochester Road with elements of mock Tudor, terracotta and stained glass.
- 4-6 Rochester Road. A pair of cottage style houses in Rochester Road with heavy framing to all windows. The top lights have decorative stained glass. Note the large stone coping to the garden wall.
- 8-10 Rochester Road. A pair of three storey houses with double height bay windows. A variety of special bricks and terracotta patterns have been used throughout the main façade, with terracotta dentils on the verges and stone dentils on shallow arches above the windows. Also decorative cast iron railings on top of the bays.
- 2-4 Shaftesbury Road. Semi-detached houses in Shaftesbury Avenue. They have a brick throating detail which caps the brick voussoirs above the arched first floor windows and the entrances. This links the windows and gives a double arch effect.
- Edward VII pillar box. An early 20th century pillar or post box situated on the corner of Palmerston Road and Radcliffe Road. Coventry's only Edward VII pillar box.
- 44 Palmerston Road. Large red brick house with mock-Tudor gable and porch detail.

Styvechale Avenue locality

Locally Listed Buildings

- 15-25 Earlsdon Avenue South [[MCT703](#)]. A row of large 'Arts and Crafts' style semi-detached houses that were probably built between 1901 and 1920. Each pair is in a different style but share common features. All are roofed with plain clay tiles. Other elements include mock Tudor, Dutch gables, hanging tiles, various shaped bay windows and red brickwork.

Other Heritage Assets, Positive Buildings and Features of Value

- 32-34 Styvechale Avenue. Brick built semi-detached houses. The central chimney servicing the two houses has a split arch to allow the valley gutter to drain into a hopper.
- 70-72 Styvechale Avenue. Large brick gables broken up with horizontal clay tile string courses. Note the tile corbelling at the eaves.
- 74-76 Styvechale Avenue. Two storey houses with clay tile hipped gables over chamfered mock Tudor first floors.
- 75-77 Styvechale Avenue. A pair of double height bay window houses with gables over built in 1917. The facing material is precast concrete with plain and rusticated cast stone finish.
- 86-88 Styvechale Avenue. A three storey pair of houses which combine a central Dutch gable and first floor mock Tudor wings.
- 12-14 Warwick Avenue. This house has dormer windows at the side of the house, pebble dash, facing brickwork and an unusual fully glazed room above the entrance.
- 54-56 Warwick Avenue. A large pair of houses with substantial areas of mock Tudor. The central gable has separate bay windows at ground and first floor levels. The central bay

has been hipped which has resulted in unusual triangular windows either side of the chimney stack.

- 62-64 Warwick Avenue. A large pair of houses with substantial areas of mock Tudor and a repeating arch theme. The central gable has separate bay windows at ground and first floor levels. Note also the brick arched windows and vertical 'eye' shaped windows adjacent to the entrances.

Newcombe Road locality

Locally Listed Buildings

- Earlsdon Primary School, Earlsdon Avenue North [[MCT762](#)]. Following an earlier school in Cromwell Street (now Berkeley Road South) (no longer extant), this school on Earlsdon Avenue North was built as Earlsdon Board School and opened in 1890. It was subsequently extended in 1908 to accommodate 547 children and 14 teachers plus the headmaster. This large Victorian institutional building is simply faced with red brick and red plain clay roof tiles. The original shallow arched windows ventilate and light the classrooms. The plain brick walls are relieved by decorative treatment to the numerous chimneys, finials, gable verges, shallow arches and bull's eye openings in the gables. Some of the cast iron railings at the front appear to be original. There is a more modern one-storey extension at the rear. The Old School Foundation board and clock survive in the school hall.
- Earlsdon Branch Library, Earlsdon Avenue North [[MCT761](#)]. The library was one of three built in 1912-13 (others at Stoke and Foleshill) with the aid of a £10,000 donation from Andrew Carnegie, the famous American steel magnate. The building is red brick with stone dressings and a grey slate roof. The stonework has classical details such as the open topped segmental pediment at the entrance, a minor triangular pediment above the entrance, pilasters at the entrance and corners and a linking cornice with dentils above the windows. The building is crowned with a domed lantern.
- Toilets, Albany Road. Built later than the Library. Red brick with contracting brick door surrounds.

Other Heritage Assets, Positive Buildings and Features of Value

- The Earlsdon Clock, at the junction of Albany Road, Earlsdon Street and Earlsdon Avenue. The clock marks what many consider to be the heart of Earlsdon. The clock was erected in 1990 by local subscription and replaces a tram clock which stood on the roundabout until the 1980's.
- Sir Frank Whittle, the inventor of the turbojet engine, was born on 1st June 1907 at 72 Newcombe Road, and lived there until he was nine years old.

Mayfield Road locality

Locally Listed Buildings

- Earlsdon Methodist Church, Albany Road [[MCT760](#)]. The Earlsdon Methodist Church was built in 1922 and opened in 1923 as a Wesleyan Chapel. It was designed in the late Gothic perpendicular style by Crouch, Butler and Savage, architects in Birmingham. It is cruciform in shape with facades of two types of facing red bricks combined with Weldon stone details and tracery. The large expanse of roof is covered with sand faced plain clay tiles. The front elevation has octagonal brick towers on the corners. These are topped with open stone turrets and pinnacles. The corner entrance with hardwood doors is a later addition.

Other Heritage Assets, Positive Buildings and Features of Value

- The pavilion, Spencer Park. Designed by the City Engineer, and opened in 1915 as a clubhouse and changing facility for the Spencer Park tennis courts and bowling greens.
- 2-4 Spencer Avenue. Large semi-detached houses with the bargeboard to the tiled gable having dentils at the verge. The two storey bay window has tile hanging above prominent bays.
- 61-63 Broadway. Large semi-detached houses with bay windows on three levels which reduce in size at each floor.
- 6-11 Dalton Road. A terrace of properties built in 1897 unified by the facing materials and the regular spacing of similar two storey bay windows. Special bricks and terracotta details decorate the gable verges and tops of bays.
- 2 Belvedere Road. Red clay roofing tiles, red bricks and unpainted stonework (giving an idea of what Earlsdon bay windows looked like before the fashion for painting stonework). The gables have parapets with stone copings. The end bay window wraps around the corner of the building. Note the arched entrance canopy.
- 47a Mayfield Road / 3 Mickleton Road. An end-terrace property. 47a Mayfield Road built as a private house and later 3 Mickleton Road and outhouse added, and 47a Mayfield Road converted to a shop by the mid 1930s (when it is noted as being the property of a furniture dealer). Double bay property, with adjoining house on 3 Mickleton Road which has a two-storey outhouse / stables, with original garage doors, and metal-framed window above.

Morningside and the Firs locality

Locally Listed Buildings

- 6 The Firs [[MCT17117](#)]. 6 The Firs is an attractive red brick house built by E Harris and Sons in 1934 for Mr G Sutton. The house was designed by Herbert William Simister who was a prominent midlands architect in the early 20th century who also designed the Coventry Council House in Earl Street and other notable buildings in Warwickshire. The house is red brick with a clay tile roof designed in an 'Arts and Crafts' style with broad low eaves, gables on the front elevation with a cat slide roof and loggia to the rear overlooking the mature garden. Until recently the house was owned and occupied by the same family

since the 1930s and there has been little altered in the intervening 90 years, it retains many period details and fittings inside and out.

APPENDIX E

POSSIBLE CANDIDATES FOR LOCAL LISTING

Several positive buildings are sited just outside the boundaries of the conservation area, and therefore have an impact on the setting but do not enjoy a similar level of protection. The following may fulfill the criteria for addition to the local list of heritage assets, and will be considered.

- St. Barbara's Church, 22 Rochester Road [[MCT17070](#)]. Earlsdon was part of the parish of St. Michael's (later the Cathedral) and in the care of St. Thomas's at the bottom of Albany Road. As the population grew, the provision of a purpose-built place for Anglican worship became urgent. A site became available near the corner of Palmerston Road and Rochester Road. By 4th December 1913 the first St. Barbara's Church (now Cloister Mews) had been erected and was dedicated by the Bishop of Worcester. After the building of the new church (see below), this continued as a church hall and offices until its eventual demolition and redevelopment in about 2006.
- In 1922 Earlsdon became a parish in its own right, and as most of the plots in the centre of the suburb were occupied a location on the periphery, at the corner of Beechwood Avenue and Rochester Road, was purchased for £950 and the church opened in 1931 by the Bishop of Coventry. One notable architectural feature was the use of reconstructed stone ('Adamant Reconstructed Hall Dale Stone') in its construction. It was the first Anglican church to be allowed to use such a material by the ecclesiastical authorities.
- Hearsall Community Primary School, Kingston Road (already Locally Listed). Opened 1913. Originally Centaur Road Council School, with boys, girls and infants departments; became Hearsall School in 1949, a secondary school from 1961, and subsequently a primary school. Large red brick institutional building, with triangular pediments, stone string course, separate 'Infants' entrances at either side of the building.
- Albany Public House, 24 Albany Road (already locally listed). Planning permission for the Albany Hotel was granted to the Marston's Brewery in 1903, just a few years after Albany Road was opened, but the building wasn't built until 1908.
- 69 Albany Road. A shaped gable enclosing a central arch with alternating brick and stone voussoirs. Within the arch are carved stone circular and arched elements. The building has a carved date of 1915.
- Former cinema, 71 Albany Road [[MCT296](#)]. Opened as the 'Broadway' cinema in 1922, and subsequently became the 'Astoria' until it closed in 1959. By 1973 the building was in use as a warehouse and it is now a Christian music college. Red brick built, with decorative brick pilasters and dentil courses.
- Old Clarence Inn, 173 Earlsdon Avenue North. This red brick and pebble-dash clad building was built in 1912 as The Clarence Stores by Mitchells and Butler's as a shop and off-licence, and in 1928 became the Clarence Inn. It was known as the Port of Call between 1971 and 1991, and has been known as the Old Clarence ever since.

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Earlsdon

CONSERVATION AREA MANAGEMENT PLAN



Earlsdon Conservation Area Management Plan

A plan for further action and generic guidance

Introduction to the Management Plan

Earlsdon, with its distinctive Victorian and Edwardian buildings, mature landscape with trees and green spaces, small scale red brick buildings and larger scale more formal buildings, makes a unique contribution to the character of the city.

The special qualities of the Conservation Area have been identified in the Earlsdon Conservation Area Appraisal.

This Management Plan follows this appraisal by presenting Proposals and Actions to guide and manage the future changes that are anticipated in the area. These will seek to preserve and enhance the character of the Conservation Area and encourage good quality new development with designs that respond sympathetically to the historic context.

The document sets out the statutory controls that come from being a Conservation Area and well as the national and local plan policies.

The Proposals and Actions are based upon the themes identified in the 'Key Issues and opportunities for enhancement' section of the Character Appraisal and are divided into four areas;

1. The Protection of the Historic Environment
2. The Design of New Development
3. The Public Realm
4. The Green Environment

The proposals and actions have been prepared in accordance with the [National Planning Policy Framework](#) and [Advice on Conservation Area Designation, Appraisal and Management](#), published by Historic England (2016).

The policies should be read in conjunction with the [Coventry Local Plan \(2017\)](#), and the Earlsdon Conservation Area Appraisal.

Proposals and Actions

1.0 The Protection of the Historic Environment.

Proposal	Issue being addressed	Action
It is proposed that buildings and structures of historical or architectural significance, and/or which make a positive contribution to the character or appearance of the area, should be protected from demolition or change that will affect their character.	Demolition: Some historic buildings have been demolished in recent years, damaging the integrity and character of the area.	<p>There will be a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of the Conservation Area. This will include buildings of contextual or group value.</p> <p>Buildings should only be demolished where it can be demonstrated that they make little or no contribution to the character and appearance of the Conservation Area. The proposed replacement development must enhance the area.</p> <p>Buildings and structures which are felt to be of historic, architectural or archaeological interest will be recorded prior to them being significantly altered.</p>
The retention of historic architectural features on traditional buildings will be encouraged where they contribute to the character of the Conservation Area.	Historic architectural features: The character of many buildings of historic and architectural interest have suffered from the removal of historic architectural features. For example, the fitting of inappropriate uPVC windows and doors, concrete roof tiles, external wall insulation and cladding of external elevations.	Planning controls on windows, doors, roof tiles, external wall insulation (cladding), building frontages, etc.

Proposal	Issue being addressed	Action
Extensions and alterations to historic buildings and structures in the Conservation Area must be sympathetic to the existing building in scale, proportion, materials and detailing.	Extensions: The character of many buildings of historic and architectural interest have suffered from extensions and alterations that do not preserve or enhance the character of the area.	In considering applications for planning permission for extensions and alterations to a building See: Conservation Area Status
It is proposed that traditional boundary treatments such as brick walls and hedges should be retained and maintained.	Boundaries: There are many cases in the proposed conservation area that suffer from the removal of historic boundaries and front gardens.	In considering applications for planning permission for changes to boundaries See: Conservation Area Status
It is proposed that shop fronts which make a positive contribution to the character or appearance of the area, should be protected from change that will affect their character.	Shop fronts: There have been many changes to shop fronts that have not preserved or enhanced the historic character of Earlsdon.	In considering applications for planning permission for changes to boundaries See: Conservation Area Status
It is proposed that vacant buildings which contribute positively to the Conservation Area are re-used in a manner that preserves their character.	Empty buildings: Some buildings which make a positive contribution to the Conservation Area are currently empty and in need of beneficial use.	In considering applications for planning permission for empty buildings See: Conservation Area Status
Historic and architecturally significant buildings and structures should not be allowed to deteriorate	Neglected buildings: Several buildings which are historically and architecturally significant are neglected and are in a poor state of repair.	The City Council will use its powers to secure the preservation of buildings where it is important for maintaining the character or appearance of the Conservation Area. See: Planning Enforcement

Proposal	Issue being addressed	Action
Buildings and structures that are of important historic and architectural significance will be protected by Conservation Area status (within the Conservation Area) and Local Listing (outside the Conservation Area)	Undesignated buildings: Earlsdon and the surrounding area contains many buildings and structures that are of important historic and architectural significance, but which are currently undesignated.	Recommendations for local listing of buildings and structures that are of important historic and architectural significance will be made for consideration by the Planning Committee. See: Local Listing
Investment will be attracted through enhancement and regeneration of the Conservation Area through implementation of this management plan.	Investment: There is a need to attract more investment through Conservation Area status.	The City Council will endeavour to work with community groups to secure the necessary funding for regeneration and enhancement schemes. A variety of sources including Historic England, the Heritage Lottery Fund (e.g. Townscape Heritage Initiative), and working in partnership with other organisations, will be considered. See: Funding for Enhancement and Regeneration The City Council will aim to enforce planning infringements to maintain and enhance the character or appearance of the Conservation Area. See: Planning Enforcement
Advice will be provided to preserve and enhance the character of area, and to raise awareness for 'constructive conservation'	Advice: Local residents and landowners need to have access to advice and guidance to help them preserve and enhance the area.	Work with local community groups to raise awareness of the Conservation Area, and how residents, businesses and building owners can preserve and enhance the character of area. See: Advice and Guidance
Increase understanding of the historic importance of the area and Earlsdon's special architectural and historic.	Interpretation: The area would benefit from improved heritage interpretation to increase the public's appreciation of why Earlsdon is special, its history and its significance.	Work with local community groups to raise awareness and understanding of Earlsdon's special architectural and historic interest. See: Advice and Guidance

2.0 The Design of New Development

Proposal	Issue being addressed	Action
New development will enhance and conserve the character of the area. It will be of an appropriate scale and use appropriate materials.	New developments: The design of some newer developments has not enhanced the character of the area. There have been some unsympathetic additions to the area; being of poor quality, an unsympathetic scale and giving a loss of traditional features.	In considering applications for planning permission, new development will enhance and conserve the character of the area See: Conservation Area Status
Shop frontages of a more appropriate design, scale and material will be encouraged by design guidance and sensitive and detailed development management over alterations and shop fronts.	New shop fronts: Many mid-20 th to 21 st -century shop fronts do not preserve or enhance the character of the area, display inappropriate signage and have a negative impact on the character of the area.	Encourage use of existing shopfront Design Guidance. See: Advice and Guidance In considering applications for planning permission for new shopfronts, ensure that the proposed shopfront makes a positive contribution to the character of the Conservation Area. See: Conservation Area Status
There will be careful management and controls over licencing and opening hours of businesses in the area.	Noise and disruption: Issues relating to late-night noise and disruption	The City Council will use its regulatory and licencing powers to ensure that late-night noise and disruption is kept to a minimum. See: Regulatory and Licencing Powers
The important views and vistas from Earlsdon to the city centre will be maintained.	Views: There are several important views and vistas looking from Earlsdon towards the city centre that need to be preserved.	In considering planning applications, ensure that important views and vistas that are visible looking from Earlsdon towards the city centre are preserved and enhanced. See: Conservation Area Status

3.0 The Public Realm

Proposals	Issues being addressed	Action
<p>Opportunities will be taken to improve the public realm, to include more appropriate street furniture, better signage, etc.</p>	<p>Public realm: The poor quality of the public realm in some key areas is having a negative impact on the area. There are examples of inappropriate and redundant street furniture that do not enhance the area.</p>	<p>As the local Highways Authority, Coventry City Council will preserve and enhance the character of the area through the public realm. See: Advice and Guidance</p> <p>In considering planning applications, new developments will maximise the opportunities to enhance areas of the public realm. See: Conservation Area Status</p> <p>New street furniture, including lighting columns, should reflecting the character of the Conservation Area. New furniture within the public realm should be carefully sited to avoid intrusion on the settings of buildings. A coordinated effort should be made to avoid street clutter through good design and careful siting. See: Advice and Guidance</p>

Proposals	Issues being addressed	Action
Proposals will be taken to improve parking issues and for better management of traffic / highways.	Parking and traffic: There are various issues relating car parking (both residential and commercial parking) and other traffic issues	<p>As the local Highways Authority, Coventry City Council will examine car parking and traffic management within the area. See: Advice and Guidance</p> <p>In considering applications for planning permission, new development will enhance traffic and parking issues. See: Conservation Area Status</p>
Advertisements should not have a negative impact on the character and appearance of the Conservation Area.	Advertisements: The impact of unsympathetic signs and advertisements have a negative impact on the character of the area.	<p>In considering applications for advertising consent and planning permissions, these will not be granted if they have a negative impact on the character and appearance of the Conservation Area. See: Conservation Area Status</p> <p>The City Council will use its powers to ensure that advertisements maintain the character or appearance of the Conservation Area. See: Planning Enforcement</p>
Structures within the Conservation Area should be kept free from graffiti and vandalism.	Graffiti: Some boundaries (e.g. in Spencer Park, and some boundary walls) have been affected by graffiti which detracts from the attractiveness of the area and creates an atmosphere of neglect.	Coventry City Council will ensure regular maintenance and cleaning of buildings and structures in the area to improve the appearance and character of the area. See: Advice and Guidance

4.0 The Green Environment

Proposals	Issues being addressed	Action
It is proposed that trees and hedges which contribute in a positive way to the character of the area will be retained.	Trees: The trees (both street trees and garden trees), are a key part of the character of the area, and provide increased biodiversity, and should be protected and enhanced.	Any works to prune or fell any protected tree requires the written consent of Coventry City Council. In the case of all other trees over 75mm in trunk diameter, six weeks written notice is required to allow consideration for protection. See: Conservation Area Status Coventry City Council: In considering applications for planning permission for changes to boundaries See: Conservation Area Status
A clear strategy for the management of historic street trees	Street trees: Mature large street trees have, in places caused issues with unstable pavements.	Coventry City Council: As the local Highways Authority, Coventry City Council will examine management of trees with respect to pavements and highways. See: Advice and Guidance
There is a need to protect and enhance wildlife habitats in the area as they play an important role in the City's biodiversity.	Biodiversity: Gardens, parks and green spaces in the area provide important biodiversity in the city which should be protected and enhanced.	Coventry City Council: Coventry City Council will retain and enhance parks and open spaces. See: Advice and Guidance Coventry City Council: In considering applications for planning permission, proposals which adversely affect the ecological interest of the Conservation Area will not be permitted. See: Conservation Area Status

Proposals	Issues being addressed	Action
Areas directly behind shops should not be allowed to deteriorate.	Neglected areas: Several areas directly behind shops are neglected and are in a poor state of repair, which has a negative impact on the area.	Coventry City Council: The City Council will use its powers to improve areas of land and buildings where it is important for maintaining the character or appearance of the Conservation Area. See: Planning Enforcement
Properties and areas of land should not be allowed to be neglected and deteriorate, causing harm to the character of the area.	Property maintenance: There are issues with maintenance of some properties, causing problems such as neglected gardens and dumped furniture.	Coventry City Council: The City Council will use its powers to ensure properties and areas of land are kept in good maintenance to maintain the character or appearance of the Conservation Area. See: Planning Enforcement
Opportunities should be taken to improve the management of waste, along with better street cleaning and weeding to improve the character of the area.	Waste: There are issues of management of waste (location of bins, etc) and street cleaning.	Coventry City Council: In considering applications for planning permission, new development will enhance and conserve the character of the area with respect to waste management. See: Conservation Area Status Coventry City Council: regular maintenance and cleaning of publicly-owned and publicly-managed areas to improve the appearance and character of the area. Using Advice & Guidance.

Action(s)

Conservation Areas don't stop change or development, but they do demand a recognition of the area's special interest, character and historical value in planning any changes and development.

They do not 'fossilise' buildings or prevent any change at all. On the contrary, it is a way of flagging up, both to owners and to potential buyers, that they are in, or coming to, a special area which needs care and thought if works carried out are not to diminish the appearance of the area in general, and possibly even the value of property.

Living in a Conservation Area does not mean you cannot make alterations to your property. But it does mean that changes you do make should preserve or enhance the character of the buildings and the area as a whole.

The actions below will help deliver the proposals and policies that will help retain what makes Earlsdon special.

1 Conservation Area Status

Coventry City Council will designate the recommended area as a Conservation Area.

Designation as a conservation area brings with it a degree of additional statutory protection under planning legislation, the main consequences of which are as follows:

- Planning permission is required to totally or substantially demolish most buildings within a conservation area.
- The extent of permitted development is reduced, such as cladding, extensions to the side of the original dwelling or the installation of satellite dishes visible from the public highway.
- Further control measures such as Article 4 directions may be placed upon an area. These may be served to protect windows, doors, boundary walls, etc. See below.
- Any works to prune or fell any protected tree requires the written consent of Coventry City Council. In the case of all other trees over 75mm in trunk diameter, six weeks written notice is required to allow consideration for protection. Should a tree be felled, a replacement is usually required.
- Stricter rules apply in conservation areas with regard to the type and size of advertisements that can be erected without advertisement consent.
- The desirability of preserving or enhancing a conservation area is a material issue in determining a planning application.

2 Article 4 Directions

An Article 4 Direction allows the Local Authority the power to restrict permitted development rights to bring certain types of development back under their control so that they may consider potentially harmful proposals and decide whether or not to grant permission. It is not about stopping change – but making sure that change preserves or enhances the character of the buildings and the area.

Article 4 Directions are normally used to control a proliferation of often minor alterations to buildings which can cumulatively erode the character of the conservation area over time.

Coventry City Council will implement an Article 4 Direction. This would mean certain works to a building (or within its curtilage) would need planning permission. The types of works affected includes:

- enlargement, improvement or alteration to a building
- cladding, and alteration to windows and doors, fronting the public realm
- erection or alteration of an outbuilding, enclosure or pool,
- erection of a porch,
- alteration of a roof including roof lights, dormers, or changes to the material,
- erection, alteration or removal of a chimney,
- erection, alteration or removal of gate, fence, wall or other means of enclosure,
- making of hard-standing.
- installation of solar panels where seen from the public realm

3 Planning Enforcement

Effective conservation area management requires enforcement and remediation to resolve breaches of planning requirements, non-compliance with conditions on schemes which have consent, unauthorised works and infringements of planning law. Enforcement and remediation actions are also very effective when used to secure the repair and full use of buildings at risk and to remedy the poor condition or unsightly nature of land or buildings, where it is adversely affecting the amenity of the conservation area.

Coventry City Council will use these powers to actions are taken to preserve or enhance the character of the area.

4 Regulatory and Licencing Powers

The City Council will use its regulatory and licencing powers to ensure that late-night noise and disruption is kept to a minimum.

5 Local Listing

A Locally Listed heritage asset is a building, structure or feature, which is not listed by the Government, but that the Council believes is an important part of the city's heritage. Heritage assets on the Local List need not be less significant than designated assets; they may have important local significance.

Under the National Planning Policy Framework the conservation and contribution of locally listed heritage assets will be a material consideration in planning decisions that directly affect them or their setting.

Current Historic England guidance advises that there is no need to locally list a building or other heritage asset within a Conservation Area, because the additional statutory protection is provided by the Conservation Area designation. However, where key significant buildings are outside the designated Conservation Area, these will be given consideration for Local Listing.

6 Funding for Enhancement and Regeneration

The City Council will endeavour to work with community groups to secure the necessary funding for regeneration and enhancement schemes. A variety of sources including Historic England, the Heritage Lottery Fund (e.g. Townscape Heritage Initiative), and working in partnership with other organisations, will be considered.

7 Advice and Guidance

There is guidance in place to encourage best-practice to preserve or enhance the character of the area. These include:

Design guidance on shop fronts for conservation areas and historic buildings

(http://www.coventry.gov.uk/downloads/download/3258/design_guidance_on_shop_fronts_for_conservation_areas_and_historic_buildings)

Guidance for improving streets and public spaces in the historic environment

(<https://historicengland.org.uk/advice/caring-for-heritage/streets-for-all/>)

Guidance on removal of graffiti

(<http://www.coventry.gov.uk/graffiti>)

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COVENTRY CITY COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)(ENGLAND) ORDER
2015 (as amended)

EARLSDON CONSERVATION AREA

DIRECTION MADE UNDER ARTICLE 4(1) OF THE GENERAL PERMITTED DEVELOPMENT ORDER 2015 (AS
AMENDED), RESTRICTING PERMITTED DEVELOPMENT TO WHICH ARTICLE 6

WHEREAS Coventry City Council (“the Council”) being the appropriate local planning authority within the meaning of Article 4(5) of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (“the Order”) are satisfied that it is expedient that development of the description(s) set out in the **Second Schedule** below should not be carried out to the properties identified in the **First Schedule** and shown on the map in the **Third Schedule** below being land comprised in the Earlsdon Conservation Area, unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990, as amended.

For the avoidance of doubt, the Council is satisfied that the Direction is necessary to protect the amenity of the conservation area and in the interests of good planning.

NOW THEREFORE THE SAID Council in pursuance of the power conferred on them by article 4(1) of the Order hereby direct that the permission granted by Article 3 of the Order shall not apply to development within the Earlsdon Conservation Area (as more particularly defined in the **First Schedule**) of the description(s) set out in the **Second Schedule** below, unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990, as amended.

FIRST SCHEDULE

The following properties **ARE SUBJECT** to this Direction:

- Albany Road: all properties
- Arden Street: all properties
- Avondale Road: all properties
- Beechwood Avenue: all properties
- Bell Walk: all properties
- Belvedere Road: all properties
- Berkely Road North: all properties
- Berkeley Road South: all properties
- Broadway: all properties
- Clarendon Mews: all properties
- Clarendon Street: all properties
- Dalton Road: all properties
- Earlsdon Avenue North: all properties
- Earlsdon Avenue South: all properties
- Earlsdon Street: all properties
- Huntingdon Road: all properties
- Mayfield Road: all properties
- Mickleton Road: all properties
- Moor Street: all properties
- Morningside: all properties
- Newcombe Road: all properties
- Osborne Road: all properties
- Palmerston Road: all properties
- Pinewood Grove: all properties
- Poplar Road: all properties
- Providence Street: all properties
- Radcliffe Road: all properties
- Rochester Road: all properties
- Shaftesbury Road: all properties
- Spencer Avenue: all properties
- Spencer Road: all properties
- St. Andrews Road: all properties
- Stanley Road: all properties
- Stanway Road: all properties
- Styvechale Avenue: all properties
- The Firs: all properties
- Warwick Avenue: all properties
- Warwick Street: all properties

SECOND SCHEDULE

Schedule 2, Part 1, Class A of the Order:

The enlargement, improvement, or other alteration of a dwellinghouse where any part of the enlargement, improvement or alteration fronts the public realm.

Schedule 2, Part 1 Class C of the Order:

Any alteration to a roof slope that fronts the public realm

Schedule 2, Part 1, Class D of the Order:

The erection or construction of a porch outside any external door of a dwellinghouse, where that external door fronts the public realm.

Schedule 2, Part 1, Class E of the Order:

The provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.

Schedule 2, Part 1, Class F of the Order:

The provision, within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such: or the replacement in whole or in part of such a surface, where the hard surface would be visible from the public realm.

Schedule 2, Part 1, Class G of the Order:

The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse.

Schedule 2, Part 2, Class A of the Order:

The erection or alteration of a gate, fence, wall or other means of enclosure within the curtilage of a dwellinghouse where that gate, fence, wall or other means of enclosure which fronts the public realm.

Schedule 2, Part 2, Class B of the Order:

The formation, laying out and construction of a means of access to a highway which is not a trunk road or a classified road, where that access is required in connection with development permitted by any Class in this Schedule (other than by Class A of this Part).

Schedule 2, Part 2, Class F of the Order:

The installation, alteration, or replacement on a building of a closed-circuit television camera to be used for security purposes where visible from the public realm.

Schedule 2, Part 14, Class A of the Order:

The installation, alteration or replacement of microgeneration solar PV or solar thermal equipment on a dwellinghouse or a block of flats; or a building situated within the curtilage of a dwellinghouse or a block of flats where visible from the public realm.

THIRD SCHEDULE

(Boundary map showing properties subject to this direction)

Properties within the boundaries of the map, the designated boundary of the Earlsdon conservation area, shown on Fig 3.1 ARE SUBJECT to this direction.



Fig 3.1 Boundary of the Earlsdon conservation area

To be completed when making the Article 4 Direction

Made under the Common Seal of Coventry City Council this 1st day of July 2022

The Common Seal of the Council of the City
of Coventry was hereunto affixed to this
Direction in the presence of

Authorised Signatory

To be complete when confirming the Article 4 Direction

This Direction was confirmed under the Common Seal
of Coventry City Council this day of 202

The Common Seal of the Council of the City
of Coventry was hereunto affixed to this
Direction in the presence of

Authorised Signatory

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Public report Cabinet Member Report

Cabinet Member for Housing and Communities

9 March 2022

Name of Cabinet Member:

Cabinet Member for Housing and Communities – Councillor D Welsh

Director Approving Submission of the report:

Director of Streetscene and Regulatory Services

Ward(s) affected:

All Wards

Title:

Introduction of Council Blue Plaque Scheme

Is this a key decision?

No – However proposed scheme will be available to all city wards

Executive Summary:

The proposal is to introduce a heritage plaque nomination scheme (commonly known as a Blue Plaque Scheme), hosted via the Coventry City Council website, inclusive of associated administration and element of financial support for successful nominations.

Recommendation:

The Cabinet Member is requested to:

- 1) Approve the introduction of a city-wide Blue Plaque scheme
- 2) Delegate to Head of Planning Policy and Environment, following consultation with the Cabinet Member for Housing and Communities, to finalise the details of the process

List of Appendices included:

None

Background papers:

None

Other useful documents

English Heritage Guidance – Celebrating People & Place – Guidance on commemoration plaques and plaque schemes. [\[link\]](#)

Has it been or will it be considered by Scrutiny?

No

Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?

No

Will this report go to Council?

No

Report title:

Introduction of Council Blue Plaque scheme.

1. Context (or background)

- 1.1. In the past, commemoration plaques have been erected in the city on an individual basis, and/or alongside the support of local historical societies, as well as the City Council in the past, and add greatly to the cultural and heritage offer of the city.
- 1.2. Although the City Council has not had a scheme in place for many years, such proposals are often brought to the Council's heritage team as enquiries regarding the due process of nomination and installation.
- 1.3. In this context, the Cabinet Member for Housing and Communities asked officers to draw up a best-practice scheme and speak with stakeholders regarding the Council re-introducing a Council-led Blue Plaque scheme. The aim being to complement the existing, valued efforts of organisations, and provide a route to plaque installation that varied from the pre-existing processes.
- 1.4. Following this process, officers have drawn up a route to nomination of commemorative plaques via the Local Authorities website, establishing this as the formal path for such proposals whilst introducing an assessment and recommendation process, supported by the Local Authorities heritage specialists. Final details are proposed to be delegated to the Head of Planning Policy and Environment, following consultation with the Cabinet Member for Communities and Housing, but will adhere to Historic England best practice whilst promoting and celebrating the diversity of heritage within the city.
- 1.5. However, it should be noted that a key component will be an element of public voting on Plaques to take forward, allowing a wide range of voices to be heard, reflecting the diversity of heritage within the city, and ensuring that is reflected in the Blue Plaques being installed.
- 1.6. Alongside the introduction of a nomination platform for commemorative plaque proposals, the council's heritage team will concurrently be engaging in an audit of existing plaques in the city, in order to inform future recommendations in regard to levels of existing representation.
- 1.7. Furthermore, it is proposed that the development of an appropriate scheme for the promotion and management of two annual CCC supported heritage plaques, thereby ensuring that the financial cost of production and installation is not a barrier to any specific person or even being commemorated with a Blue Plaque.
- 1.8. It should be noted that the establishment of the scheme will not preclude the erection of commemorative plaques outside of the Council's nomination process, and the Council will continue to work positively with organisations seeking to install Plaques where appropriate.

2. Options considered and recommended proposal

- 2.1. The City Council could choose not to progress the establishment of a commemorative plaque scheme, allowing for such nominations to continue as they do currently. However, the City Council scheme will allow for a wider variety of plaques to be installed

and help generate public interest in the heritage of the city. For this reason, this option is not recommended.

- 2.2. The recommendation is to approve the establishment of an application scheme for commemorative plaques in line with the detailed process delegated as per recommendation 2.

3. Results of consultation undertaken

- 3.1. No formal consultation has taken place. Public involvement is a key element of the proposal.

4. Timetable for implementing this decision

- 4.1. The decision will be implemented at the earliest opportunity.

5. Comments from the Chief Operating Officer (Section 151 Officer) and the Director of Law and Governance

5.1. Financial implications

It is proposed that the creation of up to two plaques are financially supported by the Local Authority per year, whilst the council's conservation specialists will provide resource in assessing and recommending upon nominations. The cost of financially supporting 2 plaques per year is expected to be less than £1000 which will be managed through existing budgets.

5.2. Legal implications

There are no legal implications associated with this report.

6. Other implications

6.1. How will this contribute to the Council Plan (www.coventry.gov.uk/councilplan/)

- Raising the profile of Coventry through :

Promoting Coventry as a visitor destination and centre for the arts and culture, sports and leisure, music and events.

6.2. How is risk being managed?

There is no risk associated with the recommendations.

6.3. What is the impact on the organisation?

Should the scheme be approved, the Local Authorities conservation specialists will provide support in audit of existing plaques in the city and assessment of future nominations.

6.4. Equality/ EIA

A full Equality and Impact Assessment (ECA) was undertaken as part of developing the Local Plan. As part of that analysis, the Council had due regard to its public sector equality duty under section 149 of the Equality Act (2010).

6.5. Implications for (or impact on) climate change and the environment

There is no direct impact from the recommendations of the report.

6.6. Implications for partner organisations?

None

Report author:

Name and job title:

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Service

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Enquiries should be directed to the above persons.

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