

Context

42 Britannia Street, Coventry, CV2 4FR.



Figure 1. 42 Britannia Street – Elevation fronting Britannia Street



Figure 2 (combined). Example architectural detail



Assessment – Discussion

Submitted for consideration of inclusion on the local list, 42 Britannia Street was constructed circa 1902 and appears on the ordnance survey plan of 1905. Built as a retail premises, it forms part of the story of the expansion of the Hillfields area of the city and exhibits a decorated Edwardian architectural style.

Constructed in a red facing brick matching to the local context, the property features characterful arched window treatments with keystone details, arched timber sash windows and stone cills, whilst a primary feature of the façade is the Dutch style gable, painted which and containing a decorative date motif, extensions to the east are also noted to be constructed in the 1930's. Developed close to the locally listed Binley Oak Public House, the property contributed to the establishment of the local centre which played an important community role in the history of the Hillfields area.

Assessment – Criteria

Assessing the heritage asset against the Local List criteria; the heritage asset is valued locally for the following:

Historic: Example of retail commercial development in the period of expansion of the Hillfields district of the city.

Artistic: Decorative early Edwardian property, with notable Dutch style gable and feature motif, aside arched window heads, stone cills and timber sash windows, constructed in a red brick façade recognizable in type to that used widely in the local area.

Community: 42 Britannia Street contributes toward articulation of the development of the Hillfields area and is seen as one of several buildings marking a local centre, serving the wider community. The property has most recently operated as a second hand retail premises for J.G. Supplies, and Britannia Street Trading.

Evidence: This physical building itself contributes toward an understanding of the development of the Hillfields district.

Age. Circa 1902 (evident date motif)

Rarity. The property articulates a period of development of the local area by being clearly defined in an Edwardian architectural style, whilst there are a number of examples properties of similar development periods in the city, the disposition to residential development delivers some additional interest through an understanding of commercial patterns and establishment of local centres in the area.

Integrity. It is understood that the property is largely original in elevational form to Britannia Street, however the installation of retail shutters to the Western section of the ground floor has imposed change to the façade. The property is in need of significant repair with sections of lost brickwork, loss and rot noted in eaves detailing and notable areas of vegetation overgrowing the property

Coventry's identity. The building contributes to the understanding of Coventry's development pattern in the Hillfields area. The property is also set close to the locally listed former Binley Oak Public House which has strong connection to the city's football club.

Conclusion

The application for local listing is valid and therefore the proposal may be promoted for public consultation. Further to the findings of the public consultation, CCC conservation officer will finalise recommendation for a future Cabinet Member Meeting.

<http://www.coventry.gov.uk/localist>