

Hereford Rapid Townscape Assessment

Draft

March 2010



Conservation Section
Planning and Transportation Services
Regeneration Directorate
Herefordshire Council

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

CONTENTS

1.	Introduction	pg. 1
2.	Context	pg. 1
3.	Scope	pg. 2
4.	Aims and Objectives	pg. 2
5.	Character and Identity	pg. 2
6.	Method	pg. 3
7.	Rapid Townscape Assessment	pg. 4
	Areas of Local Interest	pg. 4
	Areas of Potential Development and Enhancement	pg. 5
	Townscape Quality and Loss of Character	pg. 6
	Other Issues	pg. 7
	Appendices:	
	Appendix I: List of Hereford Landscape Types	pg. 9
	Appendix II: List of Hereford Townscape Types	pg. 11
	Appendix III: List of Hereford Character Areas	pg. 13
	Appendix IV: List of Hereford Settlement Plans	pg. 53
	Appendix V: Hereford Character Areas	pg. 71
	Appendix VI: List of Sources	pg. 207

HCA10 Bulmer Avenue - College Estate Character Area

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

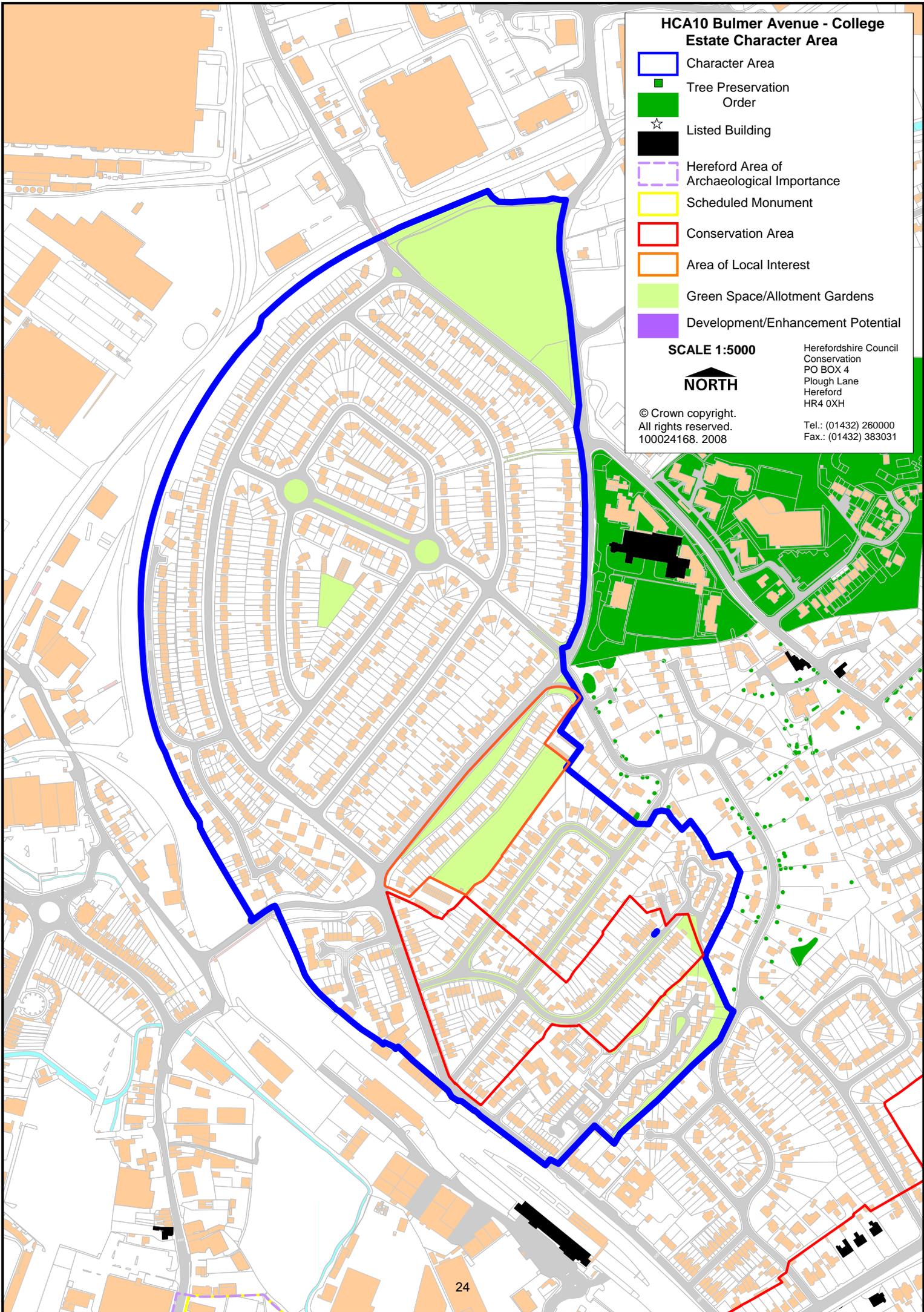
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HCA11 Aylestone Character Area

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

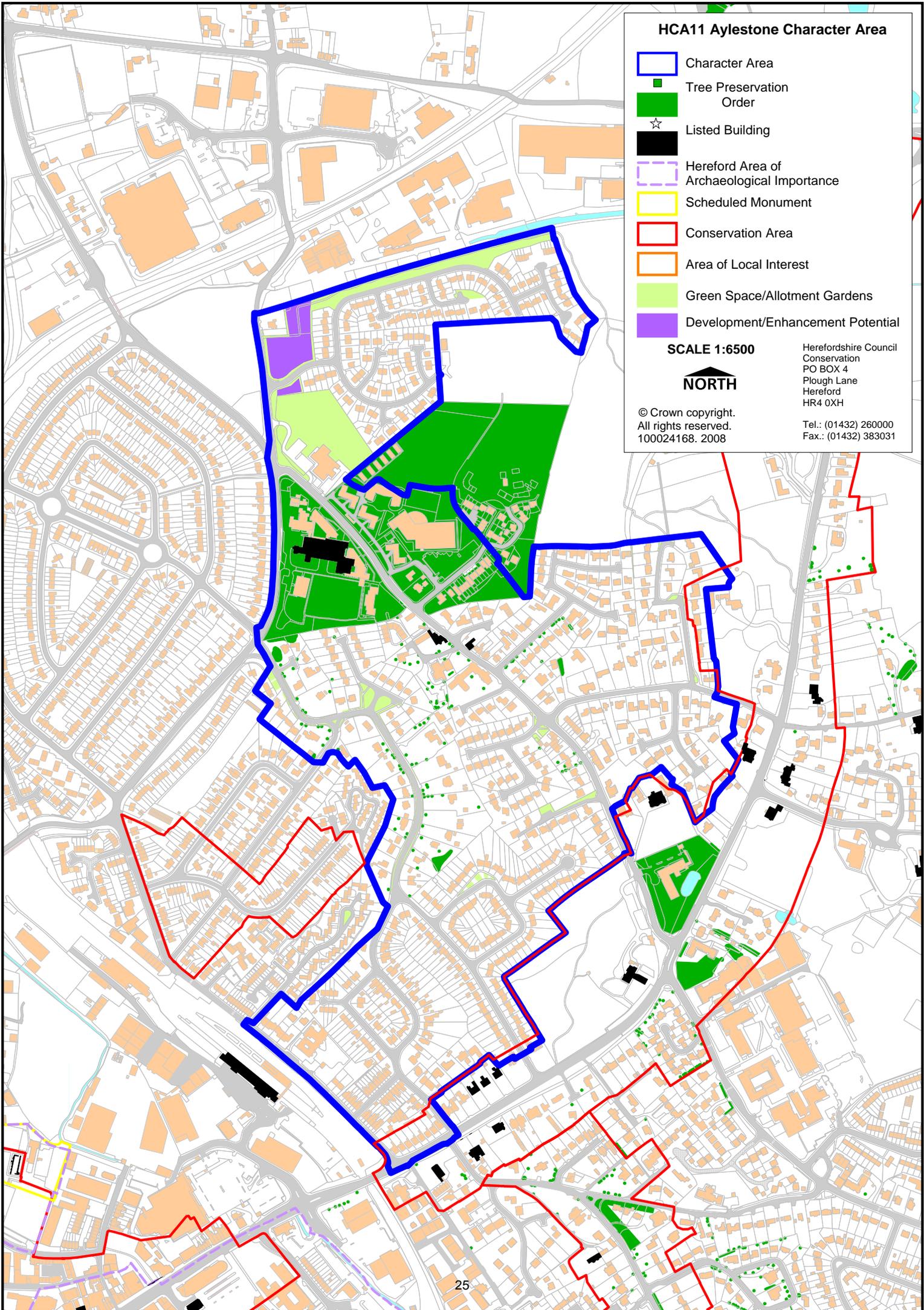
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HCA12 Eign-Tupsley Character Area

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

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HCA13 Aylestone Hill - Hampton Park Villas Character Area

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

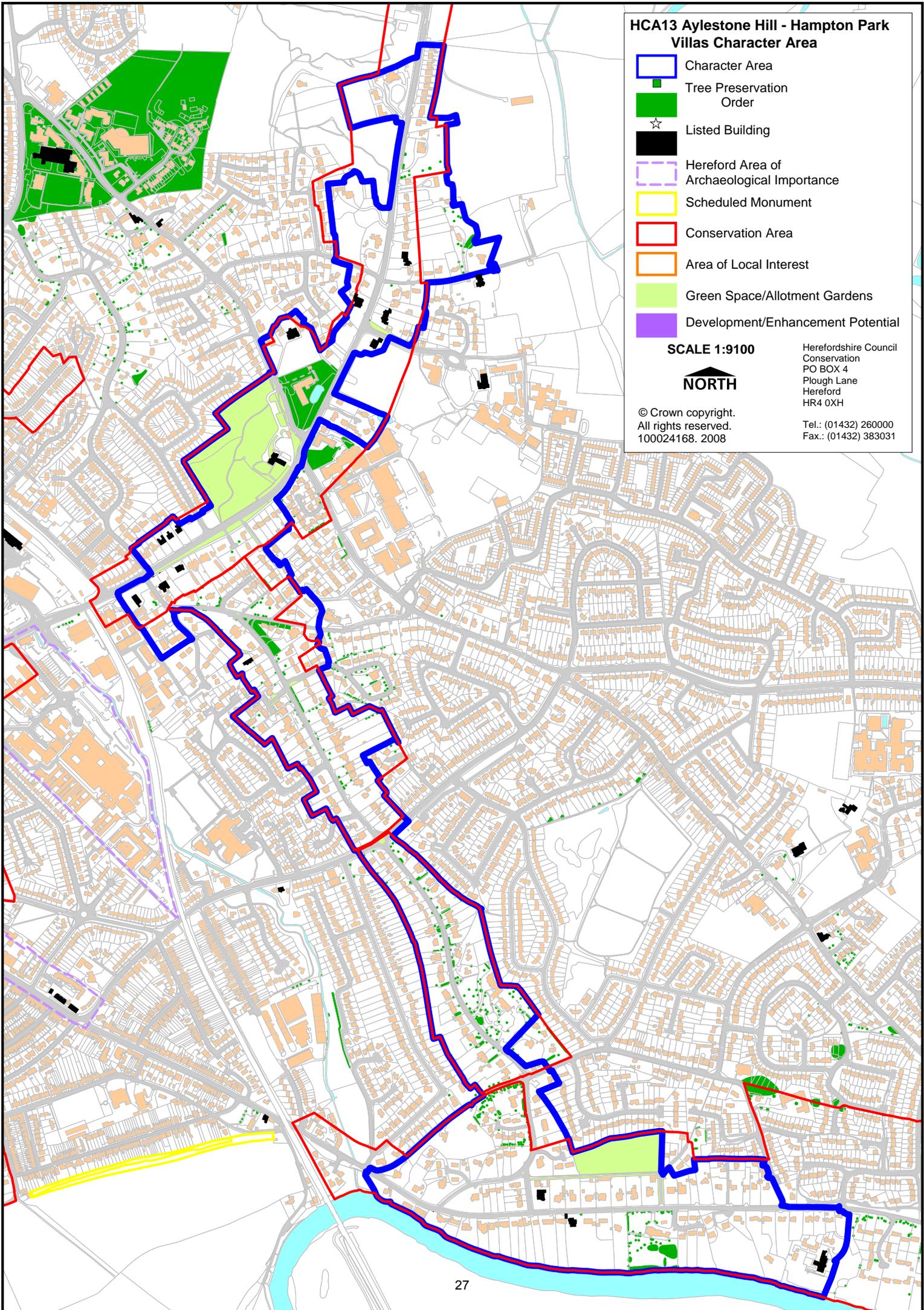
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HCA14 Green Lanes Character Area

-  Character Area
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-  Development/Enhancement Potential

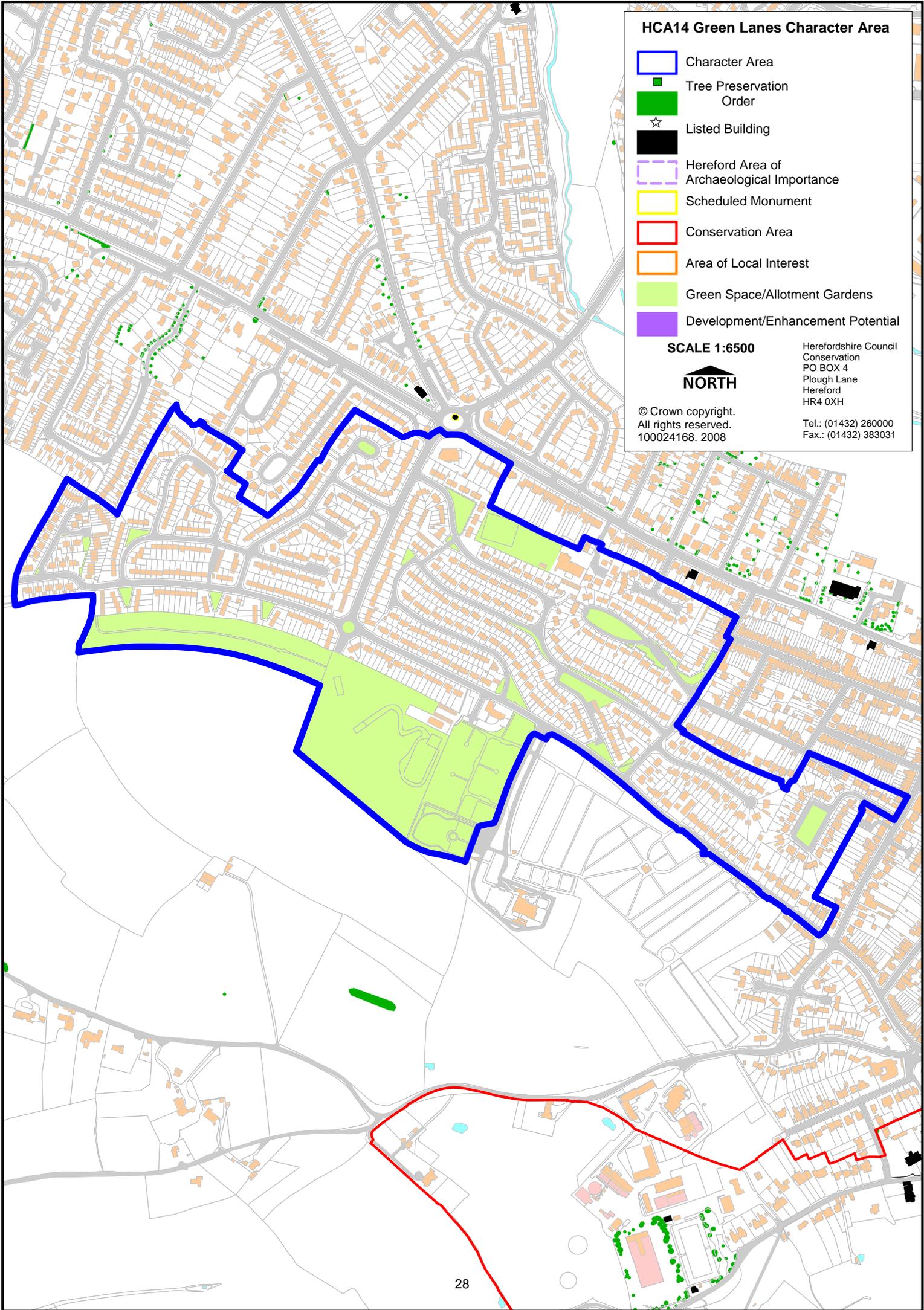
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**HCA15 Kings Acre - Moor Park
Character Area**

-  Character Area
-  Tree Preservation Order
-  Listed Building
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-  Green Space/Allotment Gardens
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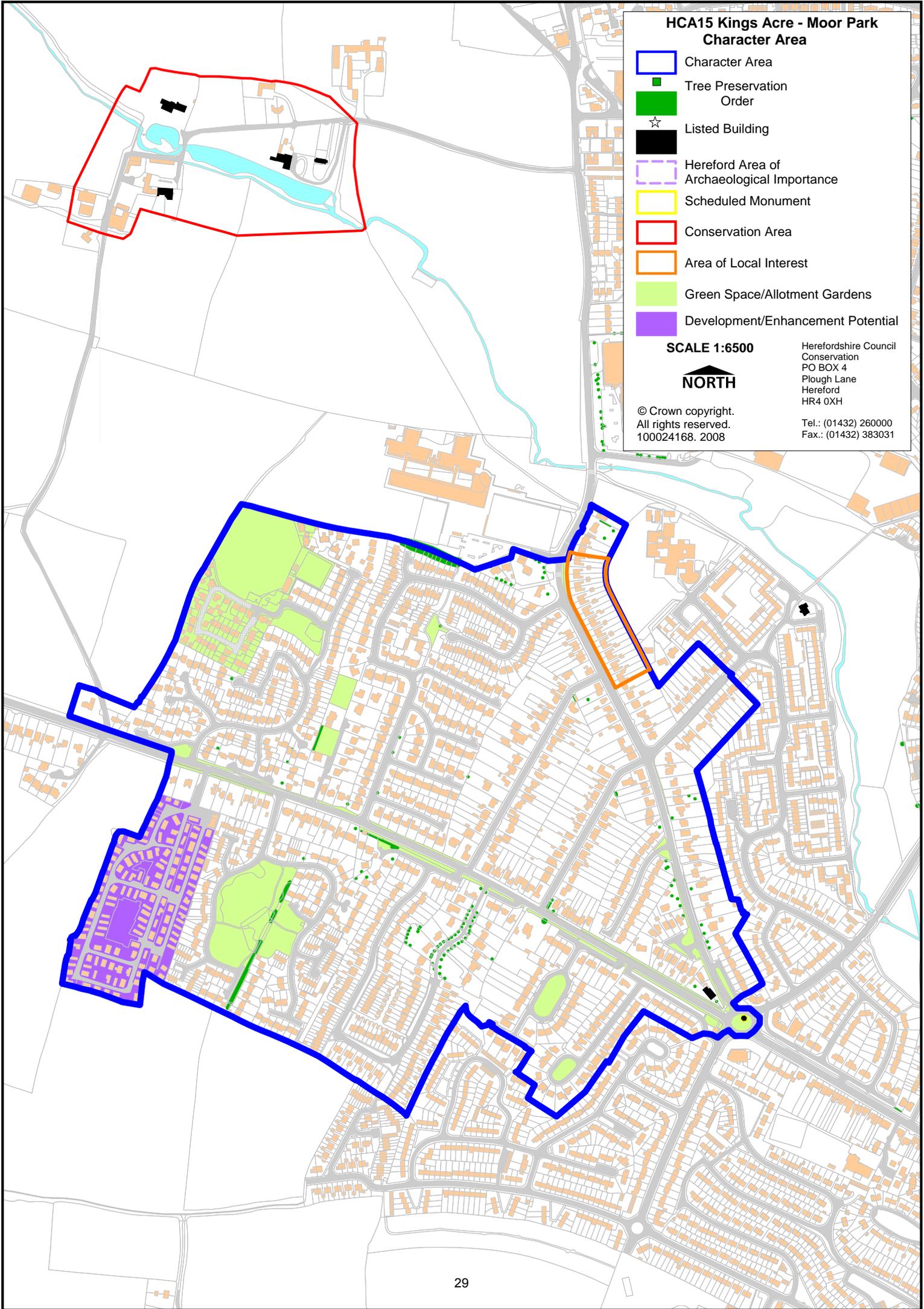
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HCA16 Moor Farm Character Area

-  Character Area
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HCA17 Bobblestock - Yazor Road Character Area

-  Character Area
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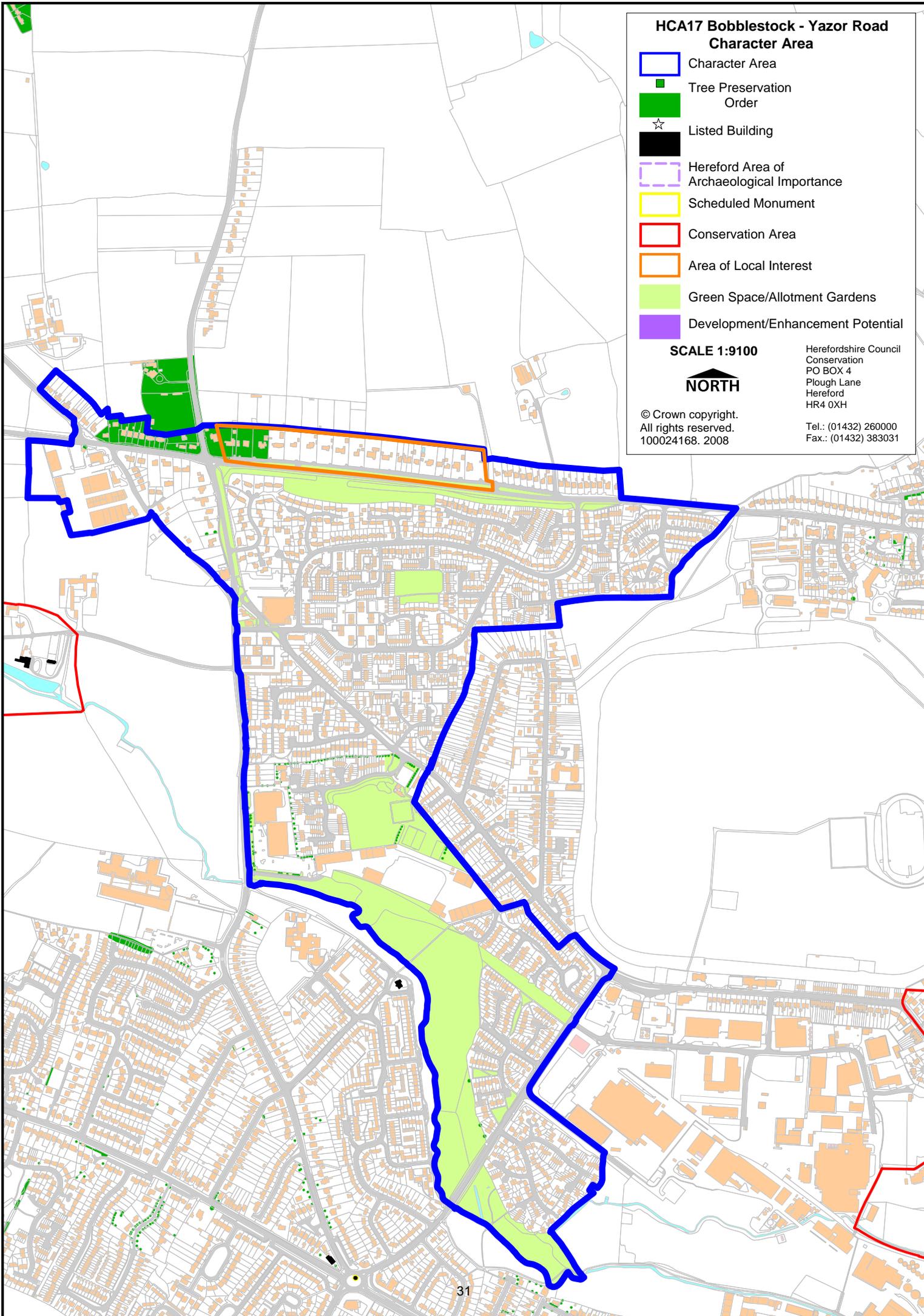
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HCA18 Westfields Character Area

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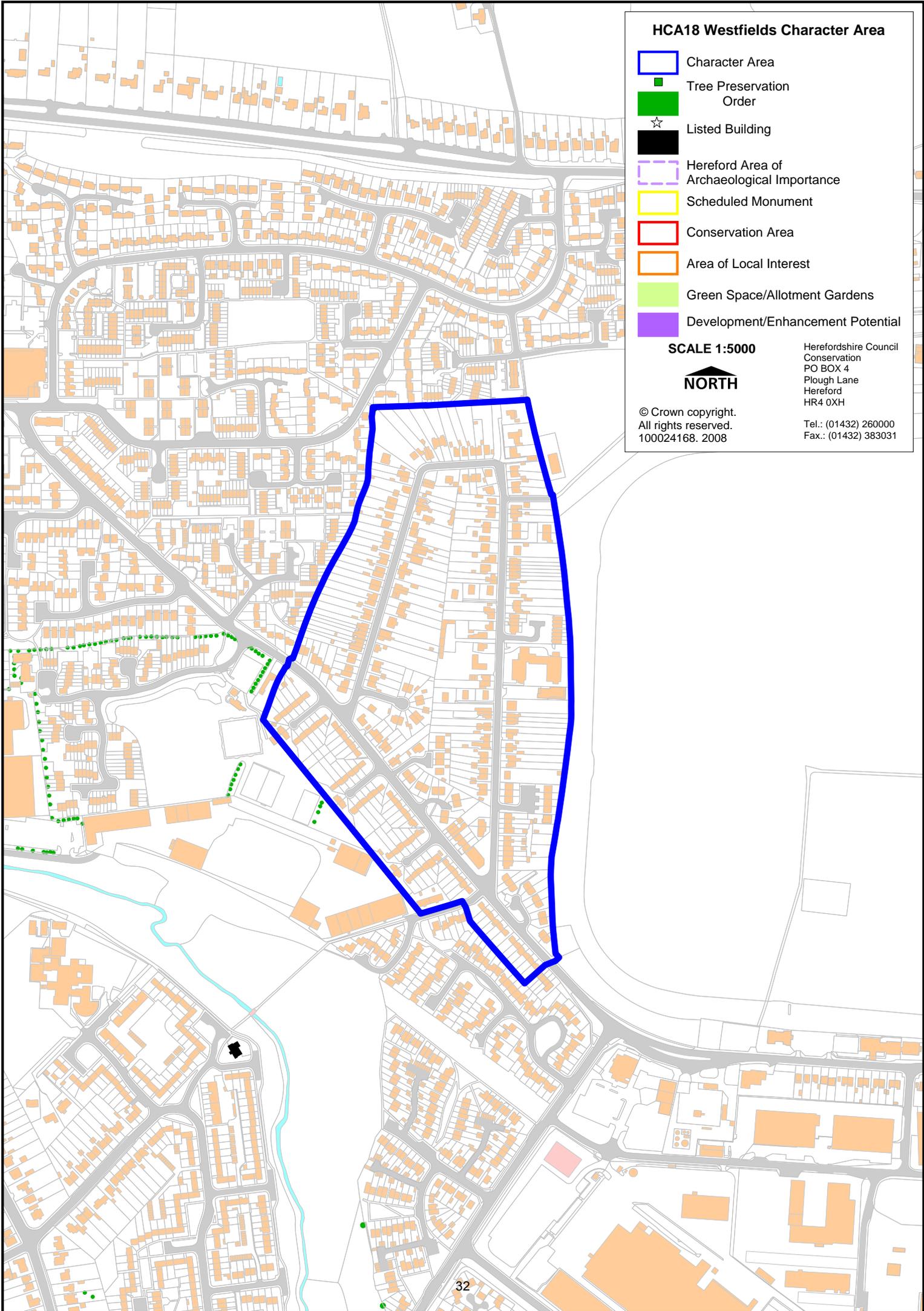
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HCA19 Holmer Character Area

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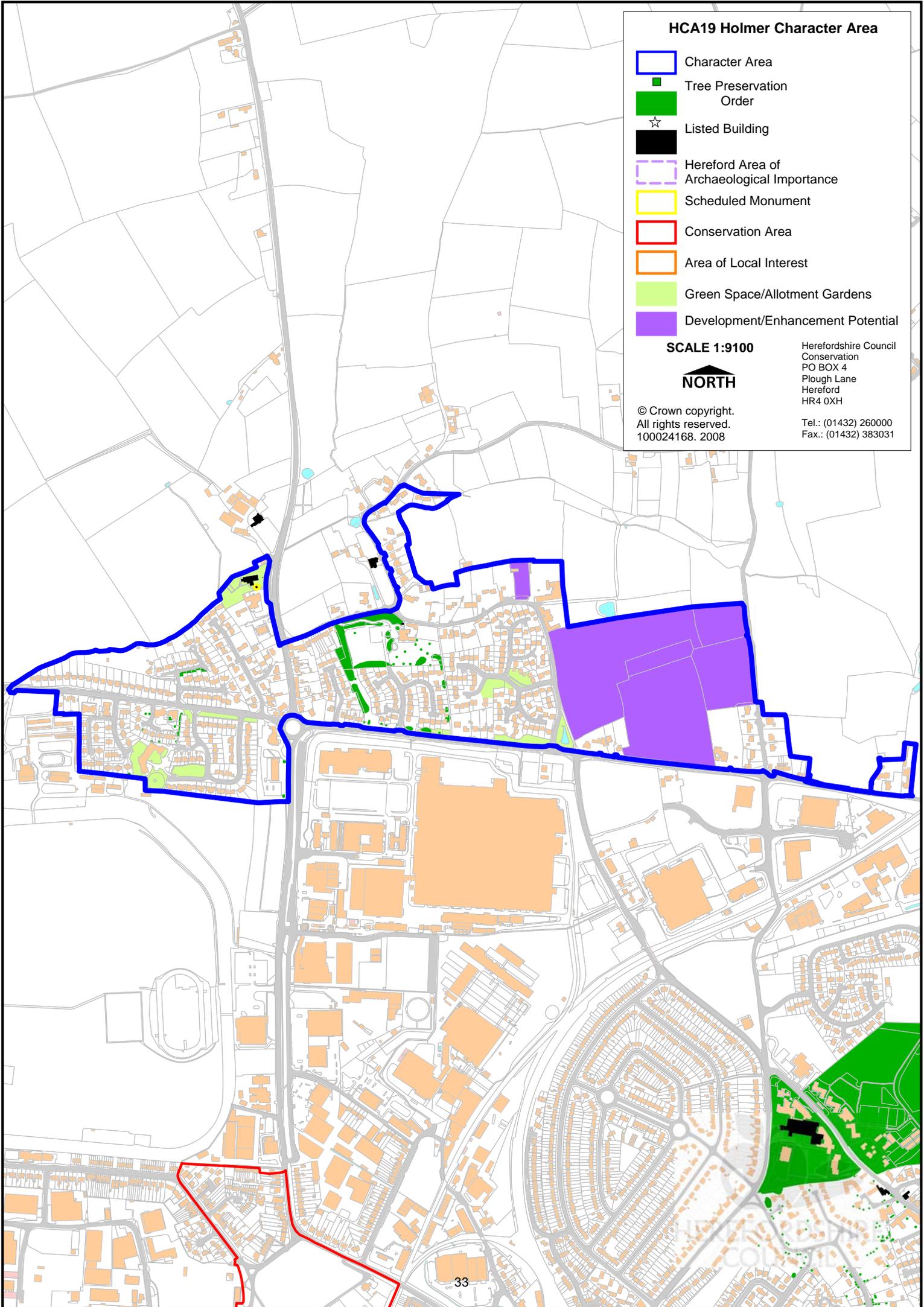
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HCA20 Colleges Character Area

-  Character Area
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-  Conservation Area
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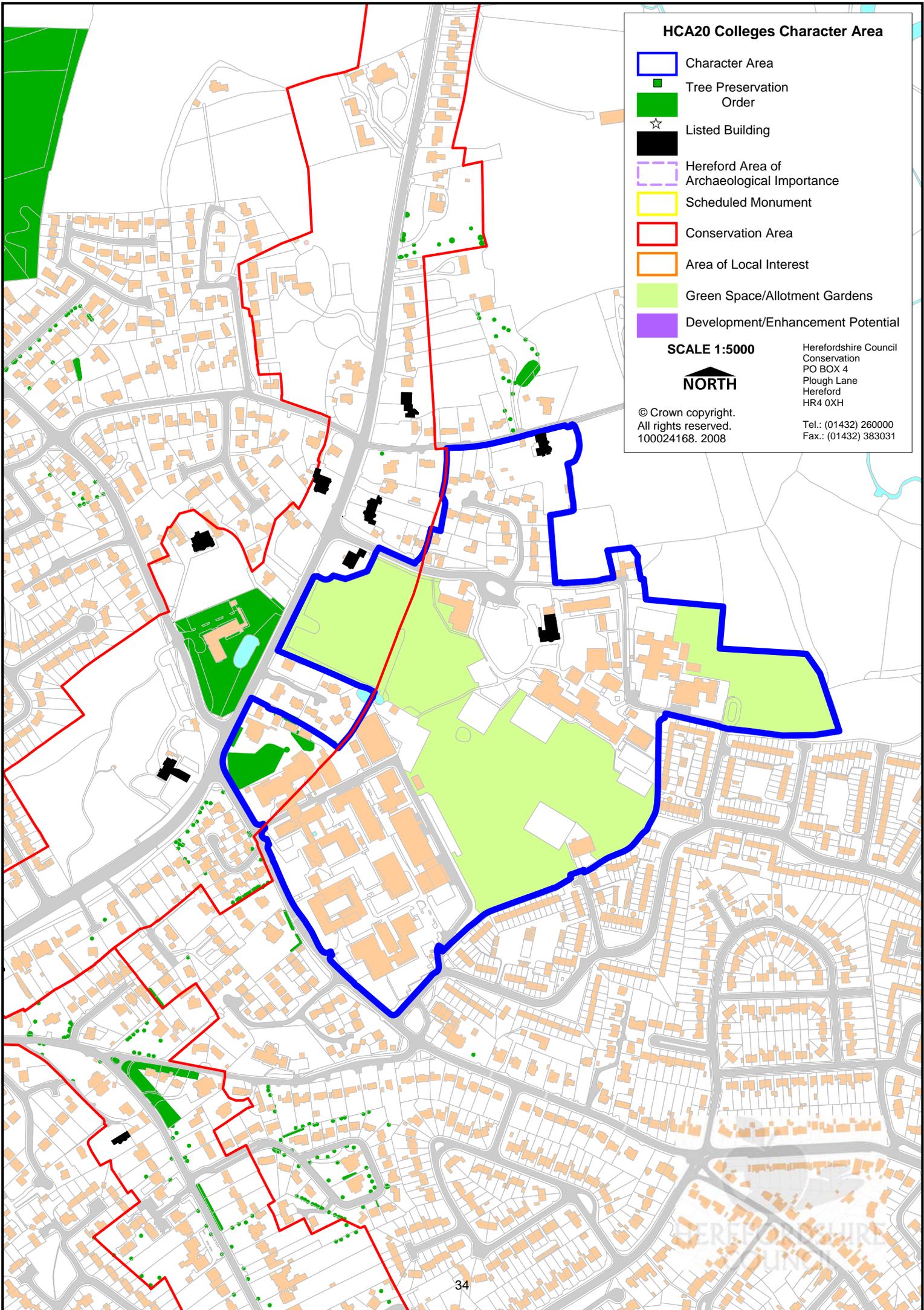
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HCA21 Tupsley - Hampden Park Character Area

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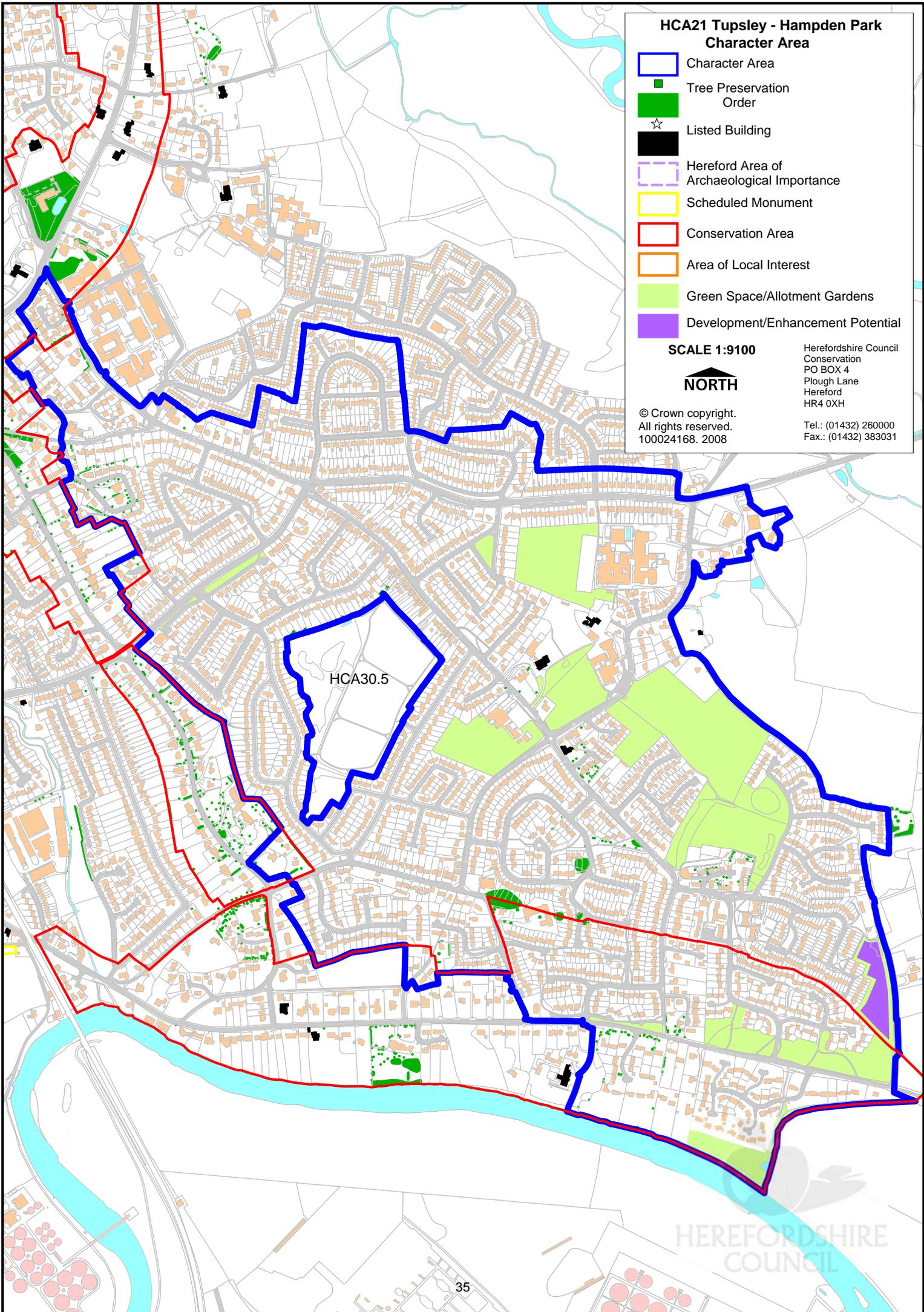
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1. Introduction

- 1.1 The Hereford Rapid Townscape Assessment (HRTA) is one of a number of background studies that will form part of the evidence base for Herefordshire Council's Local Development Framework (LDF). The LDF will eventually replace the Herefordshire Unitary Development Plan and will include a Core Strategy that sets out the long-term spatial strategy for Herefordshire. The aim of this characterisation study is to contribute to an assessment of the potential of the Hereford City settlement area to accommodate growth allocated through the LDF, and eventually to the preparation of a design framework for areas of development potential.
- 1.2 The rapid townscape assessment is based on a model developed by English Heritage for the structured and systematic appraisal of townscape and the historic environment. The results of the assessment include the identification of areas of local interest, of sites of potential development and enhancement, and of factors that contribute to loss of character.
- 1.3 Consideration may be given to a further phase of work to assess the relative importance of each area's character and to inform the Hereford Area Action Plan:
- How development might be managed within each character area to reflect historic and urban qualities
 - Identification of key sites presenting opportunities for high quality development
 - Provide the basis for tools used to guide development enabling new development to be accommodated within the existing urban area.

2. Context

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

3. Scope

3.1 This assessment covers the Hereford City settlement area as defined by the Herefordshire Unitary Development Plan adopted March 2007. The settlement area includes:

- Hereford urban area
- Part of the parish of Belmont Rural
- Part of the parish of Lower Bullingham.

4. Aims and Objectives

4.1 The principle aims of the Hereford Rapid Townscape Assessment are to contribute to a housing land availability assessment for the City of Hereford settlement area and to provide a consistent overview of the area's historic and townscape character. The assessment will form part of the evidence base for Herefordshire Council's Core Strategy.

4.2 The key objectives are:

- To define broad character areas within the Hereford settlement area
- To describe their visible historic and townscape characteristics in sufficient detail to inform strategic options for spatial planning policy and to contribute to an urban capacity study
- To identify issues that may need to be addressed in the spatial management of the respective areas.

5. Character and Identity

5.1 The method of townscape assessment used in this project is based on a model brief proposed by English Heritage and CABI for the systematic and structured approach to townscape and heritage appraisals. The brief describes two levels of assessment:

5.1.1 An extensive assessment is intended to provide a broad-brush overview across a wide area to inform strategic decisions.

5.1.2 A second phase of intensive assessment will provide more detailed information on selected areas.

5.2 The model brief outlines four key aspects of information for the study area:

5.2.1 Historic development.

5.2.2 The mapping of character areas.

5.2.3 An assessment of significance.

5.2.4 Recommendations on integrating significant heritage assets with development or renewal.

- 5.3 The approach taken in this project is an extensive (or rapid) assessment of the study area (Hereford City settlement area) to identify character areas; to outline their historical development; to describe briefly their townscape character; to identify areas of local interest, sites of potential development and enhancement, and factors that contribute to loss of character.

6. Method

- 6.1 An initial assessment of the settlement area was undertaken based on:

- Local knowledge
- A desk-stop survey using Herefordshire Council's GIS (Exponare) system
- A visual survey by motor vehicle and on foot.

As a result of the initial assessment, the following categories were identified:

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

- 6.2 A rapid survey of each character area was undertaken, primarily on foot, to:

- Record townscape observations
- Identify sites of development/enhancement potential and other issues
- Confirm or amend the initial assessment.

- 6.3 Further research was undertaken on the historical development and architecture of each character area based on:

- Map regression analysis: Ordnance Survey, tithe, and historic maps
- Herefordshire Sites and Monuments Record
- Department of National Heritage Revised List of Buildings of Special Architectural or Historic Interest
- Royal Commission on Historical Monuments England
- Other limited documentary sources.

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

- Character statement
- Location and physical setting
- Historical development
- Townscape description
- Heritage assets and sense of place
- Issues, including:
 - Areas of local interest/potential conservation areas
 - Development/enhancement potential
 - Loss of character.

- 6.5 The production of plans (by the conservation technician) of the settlement area and individual character areas was facilitated to illustrate the assessment graphically.

6.6 A report of the Hereford Rapid Townscape Assessment was prepared.

7. Rapid Townscape Assessment

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

7.2 Areas of Local Interest

Areas of local interest are defined by their historical or architectural interest and their area or group integrity. The majority are not in a conservation area. Several areas within the Hereford Central conservation area are included, however, for their outstanding group value (HCA2 Central Business Core) or vulnerability (HCA5 Edgar Street Grid).

7.2.1 *Central Area including Edgar Street Grid* (Hereford Character Areas (HCA) 1, 2 and 5)

- High Town
- St Peter's Square and St Owen Street
- Gwynne Street (part)
- Widemarsh Street: nos. 58-70 and 82-102A (even), 79-87 (odd); Herefordshire Council offices (former Boy' High School) and St Thomas Cantilupe primary school (former Girls' High School); Blackfriars Street: nos. 1, 2-7; Coningsby Street, nos. 9-15
- Widemarsh Street: nos. 126-128, 130-31, 158-62 (all even), nos. 113-121 (odd)
- Widemarsh Street: nos. 171, 179-81
- Newtown Road: nos. 29-39 (odd), nos. 38-42 (even)
- Commercial Road: Franklin Barnes Building, nos. 5-28, 35-43; Commercial Hotel; Blueschool Street: (former Bluecoat School); Coningsby Street: nos. 24, 26; Catherine Street: Nell Gwynne public house, nos. 40-42; Monkmoor Street: nos. 1, 3-5; Canal Street: nos. 25-28, (former) Apostolic Chapel
- Station Approach: Barr's Court railway station and goods shed.

7.2.2 *North West* (HCA 3, 4, 9, 14, 15, 16, 17, 18, and 19)

- Guildford Street-Oxford Street area
- Baggallay Street-Ranelagh Street area
- Ryelands Street-Stanhope Street area
- Three Elms Road: nos. 86-128 (even)
- Roman Road (west): Yewtrees (house) to Greenacres (house).

7.2.3 *North East* (HCA 6, 7, 10, 11, 12, 13, 20, 21 and 22)

- College Road: nos. 2-80 (odd) and allotment gardens at rear (proposed extension of Bulmer Garden Suburb conservation area).

7.2.4 *South* (HCA 8, 23, 24, 25, 26, 27 and 28)

- Holme Lacy Road: Bank House, The Wye Inn, St Joseph's Barn, no. 161 (former convent, including chapel, school and adjacent cottages)
- Lower Bullingham Lane: Manor Farm, Manor House, Manor Farm agricultural buildings and nos. 1-2 Rickyard Cottages (vacant); Holme Lacy Road: Manor Cottage
- Watery Lane: Watery Lane farmhouse and barn (proposed new conservation area: the above buildings on Holme Lacy Road, Lower Bullingham Lane and Watery Lane, together with St Charles Home and the site of a deserted medieval village, Holme Lacy Road).

7.3 Areas of Development and/or Enhancement Potential (Plans 5, 5a)

A number of sites were identified with potential for residential or other development from a townscape perspective. These are generally open areas including brownfield sites and surface car parks. In addition, sites were identified with potential for enhancement, generally buildings that showed a loss of character when compared with the surrounding townscape.

7.3.1 *Central Area including Edgar Street Grid*

- St Peter's Square: enhancement of open space
- The Cathedral Close: enhancement of barn
- Widemarsh Street: enhancement and extension of priory precinct gardens
- East Street: surface car parks or brownfield sites at no. 50; no. 79; Pulling Mews; junction with Offa Street and St John's Street (two brownfield sites)
- Castle Street: surface car parks at no. 1; between nos. 6 and 7; no. 28
- Bath Street/Gaol Street, several surface car parks
- Bewell Street/Wall Street (Tesco): surface car park; green space (part)
- Berrington Street: buildings of limited architectural merit at nos. 38-40, 44, 44a, and surface car parks, development and enhancement
- Little Berrington Street area: warehouse-style commercial buildings of limited architectural merit, forecourts and surface car parks, development and enhancement
- Eign Gate: buildings of limited architectural merit at nos. 25-29 and 37-1 (south side); 18, 24 and 26 (north side), development and enhancement.

7.3.2 *North West*

- Baggallay Street: former site of Whitecross School
- Greyfriars Avenue: The Greyfriars (derelict house), floodplain constraint; surface car park at the north end of the street
- Eign Gate: surface car park behind the Horse and Groom public house
- Millbrook Street: vacant industrial building and yard; rear gardens of Newton Road properties, access constraint
- Portland Street: industrial building and yard

- Grandstand Road: open space (garden) at Spring Gardens; open space (orchard remnant) at Golden Lion Close; access constraints at both sites
- King's Acre Road: Fayre Oaks Home Park (mobile homes)
- Mortimer Road: brownfield site on east side
- Widemarsh Common: House, formerly the Sportsman public house (derelict) and grounds at rear
- Faraday Road: brownfield site on the east side.

7.3.3 *North East*

- College Road junction with Field Grove View: green space adjacent to Victoria Park residential development
- Gurney Avenue: green space east of the residential development
- Commercial Street: country bus station site
- Union Walk/Kyrle Street: surface car park
- Symonds Street/Bath Street: St David's Hall and surface car park
- Green Street: Bartonsham Farm dairy, outbuildings, yard and paddock
- Harold Street: Territorial Army Centre, development and enhancement
- Nelson Street: surface car park
- Attwood Lane: vacant industrial/commercial site; a group of fields on the east side.

7.3.4 *South*

- St Martin's Street: surface car park at junction with Wye Street, and between nos. 10 and 16; open green spaces at the rear of nos. 21-41, access constraints; enhancement to frontage of Wye Bridge Motors; streetscape enhancement
- Hoarwithy Road: former Ministry of Defence (MoD) site under development
- Kingfisher Road: green space west of residential development
- Goodrich Grove: green space in residential area
- Sydwell Road: green space in residential area
- Belmont road: a group of small fields east of Home Farm
- Holme Lacy Road: Holme Lacy Industrial Estate and the site of a former convent
- Lower Bullingham Lane: Manor Farm agricultural buildings and nos. 1-2 Rickyard Cottages (vacant).

7.4 Townscape Quality and Loss of Character

A number of changes have occurred in parts of the settlement area, particularly during the late 20th/early 21st Century and generally in areas of pre 1960s residential development, that have resulted in an erosion of townscape quality and a loss of local character. Factors that contribute to loss of character include:

- Intensification of use: including the change of use of large houses and villas, for example, conversion to flats, residential homes, small hotels and guesthouses.

- Incremental change: including small extensions (for example conservatories and service facilities); external lifts and fire escapes; external painting, rendering or cladding; replacement of doors and windows; replacement of gardens by parking areas and loss of boundary features (including walls and hedges).
- Residential development on infill and backland sites that does not respect local character.

7.5 Other Issues

Several issues have been identified which relate particularly to the city centre.

7.5.1 A number of vacant sites have become temporary car parks. A more permanent use for these sites should be sought, including the consideration of appropriate residential development.

7.5.2 In a large number of commercial buildings, including shops, upper floors are vacant or unused. Conversion of unused upper floors to flats, particularly for younger people or childless couples, should be encouraged.

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APPENDIX I

List of Hereford Landscape Types

HL1 Urban

HL2 Suburban

HL3 Park

HL4 Semi-rural

HL5 Rural

HL6 Industrial

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APPENDIX II

List of Hereford Townscape Types

- HT1 Historic Urban Core
- HT2 Extramural Historic Building/Structure (pre C18)
- HT3 Extramural Georgian Building (C18-early C19)
- HT4 Extramural Victorian Development (mid C19-early C20)
- HT5 Extramural Victorian Suburban Villas and Gardens Development (mid C19-early C20)
- HT6 Public Sector Residential Development, pre World War II (pre 1940)
- HT7 Private Sector Residential Development, between the wars (1920s-30s)
- HT8 Public Sector Residential Development, post World War II (1940s-50s)
- HT9 Private Sector Residential Development, post World War II (1940s-50s)
- HT10 Public Sector/Affordable Residential Development (post 1950s)
- HT11 Private Sector Residential Development (post 1950s)
- HT12 Civic: government, local authority, education, place of worship, arts/culture, recreation/leisure, health/social/other public services
- HT13 Commercial: retail, hospitality, financial, other services, light industry, construction, engineering
- HT14 Rural settlement: dispersed village
- HT15 Rural settlement: farm (residential and agricultural buildings)
- HT16 Large industrial/commercial estate
- HT17 Large open recreational area

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APPENDIX III

List of Hereford Character Areas

HCA1 Cathedral-Castle Green

HCA2 Central Business Core

HCA3 Whitecross-Ryelands-Broomy Hill

HCA4 Moorfields-Edgar Street

HCA5 Edgar Street Grid

HCA6 Priory Portfields

HCA7 St James's-Eign Road

HCA8 St Martin's Street

HCA9 Widemarsh

HCA10 Bulmer Avenue-College Estate

HCA11 Aylestone

HCA12 Eign-Tupsley

HCA13 Aylestone Hill-Hampton Park Villas

HCA14 Green Lanes

HCA15 Kings Acre-Moor Park

HCA16 Moor Farm

HCA17 Bobblestock-Yazor Road

HCA18 Westfields

HCA19 Holmer

HCA20 Colleges

HCA21 Tupsley-Hampden Park

HCA22 Whittern Way

HCA23 Hinton-Putson

HCA24 Hunderton

HCA25 Red Hill West

HCA26 Newton Farm

HCA27 Lower Bullingham

HCA28 Belmont

HCA29.1 Holmer Trading Estates

HCA29.2 Westfields-Moorfield Trading Estates

HCA29.3 Rotherwas Industrial Estate

HCA30.1 Racecourse-Grandstand Road Park

HCA30.2 Widemarsh Common

HCA30.3 Wyeside Playing Fields

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

HCA30.5 Tupsley Quarry

HCA30.6 Aylestone Park

**HCA1 Cathedral - Castle Green
Character Area**

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HCA2 Central Business Core Character Area

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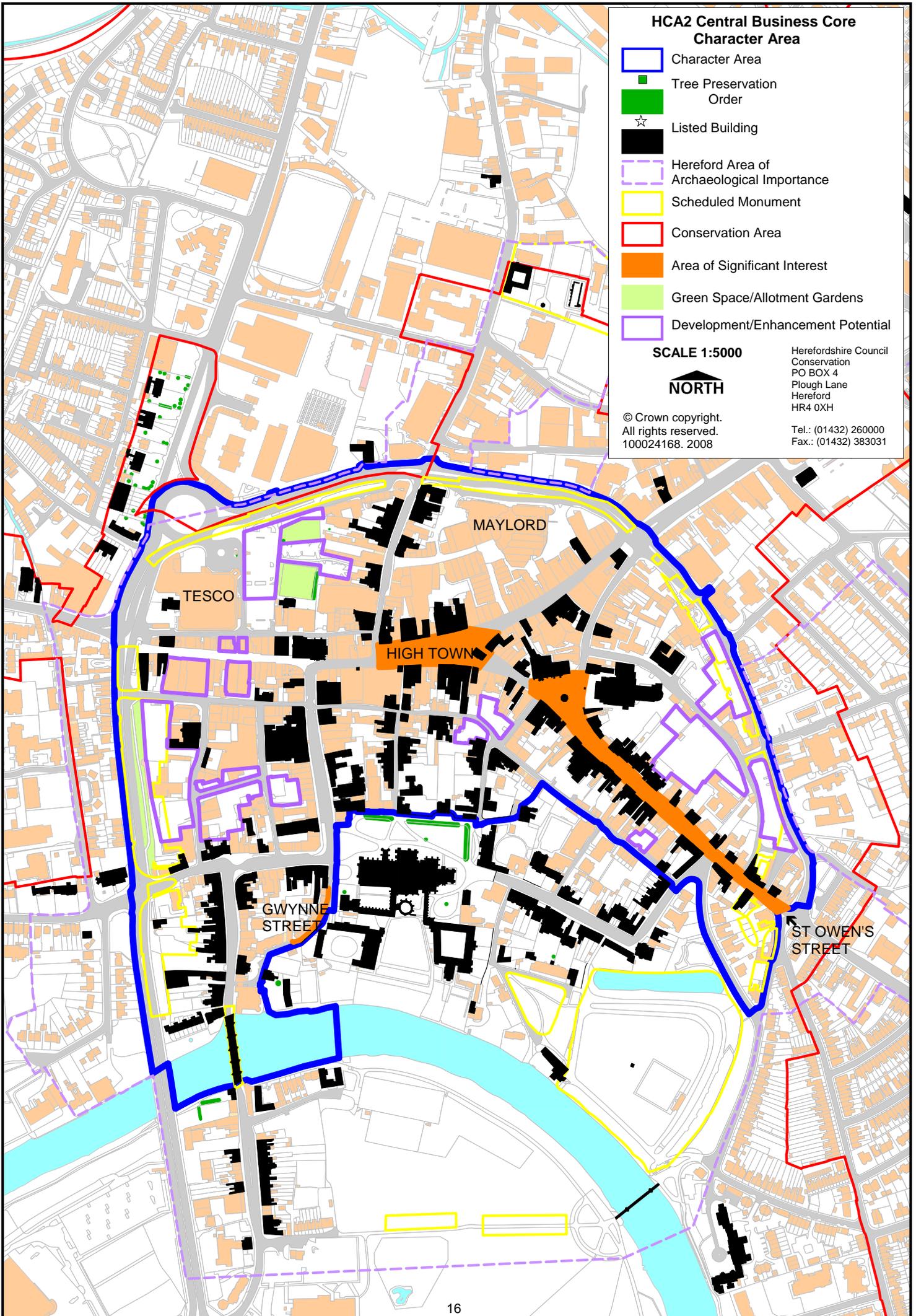
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HCA3 Whitecross - Ryelands - Broomy Hill Character Area

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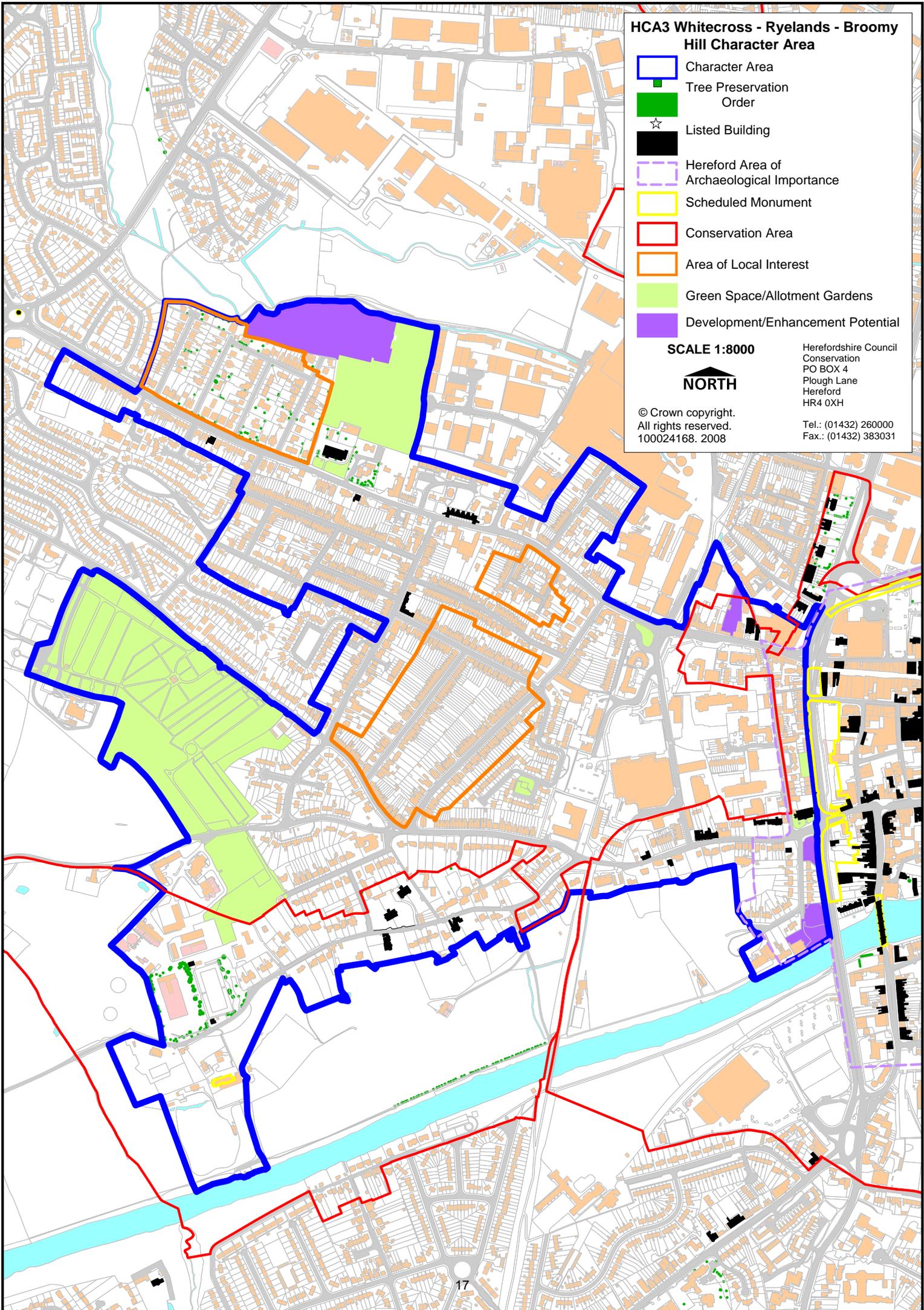
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HCA4 Moorfields - Edgar Street Character Area

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

SCALE 1:5000



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HCA5 Edgar Street Grid Character Area

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

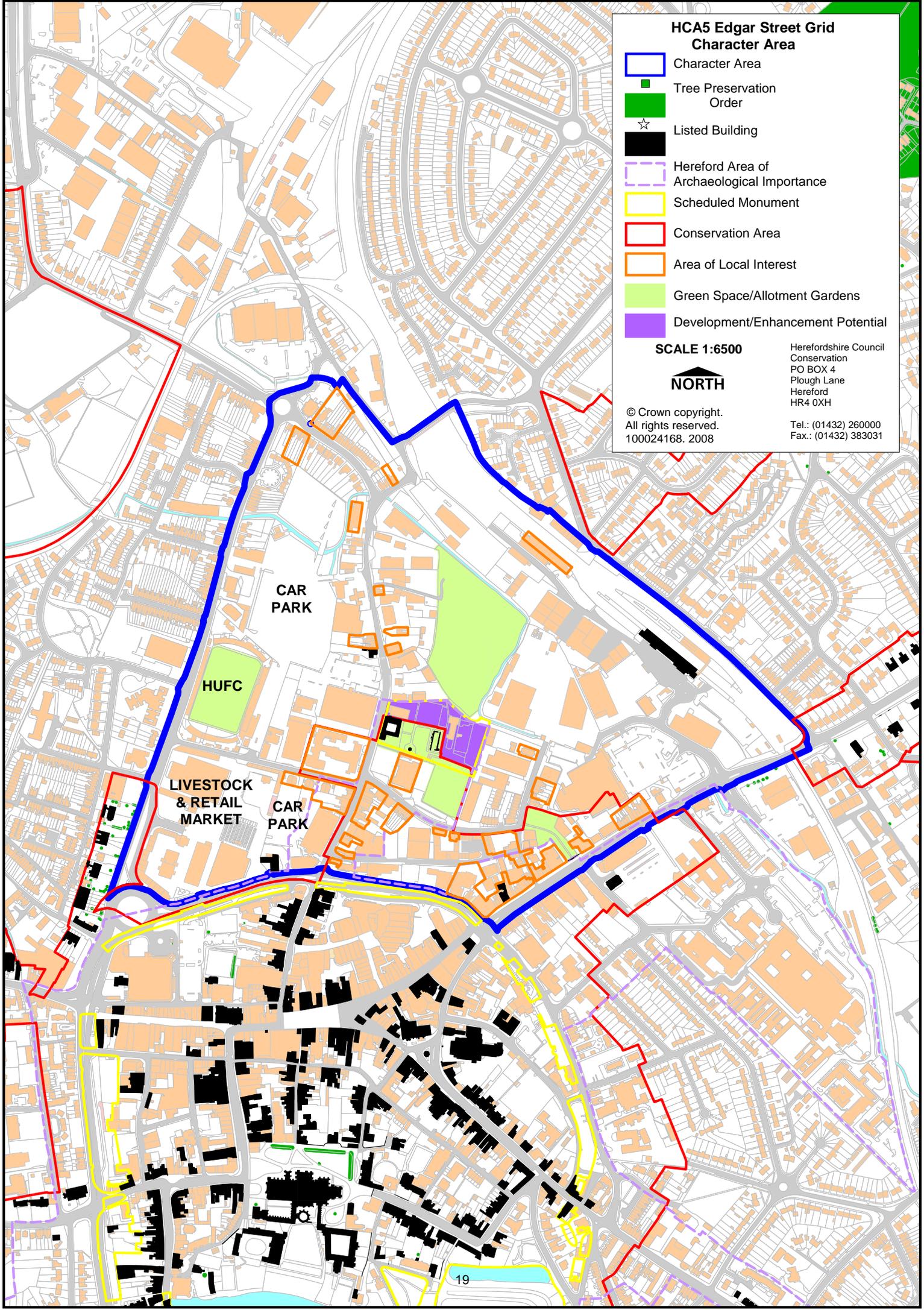
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HCA6 Priory Portfields Character Area

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

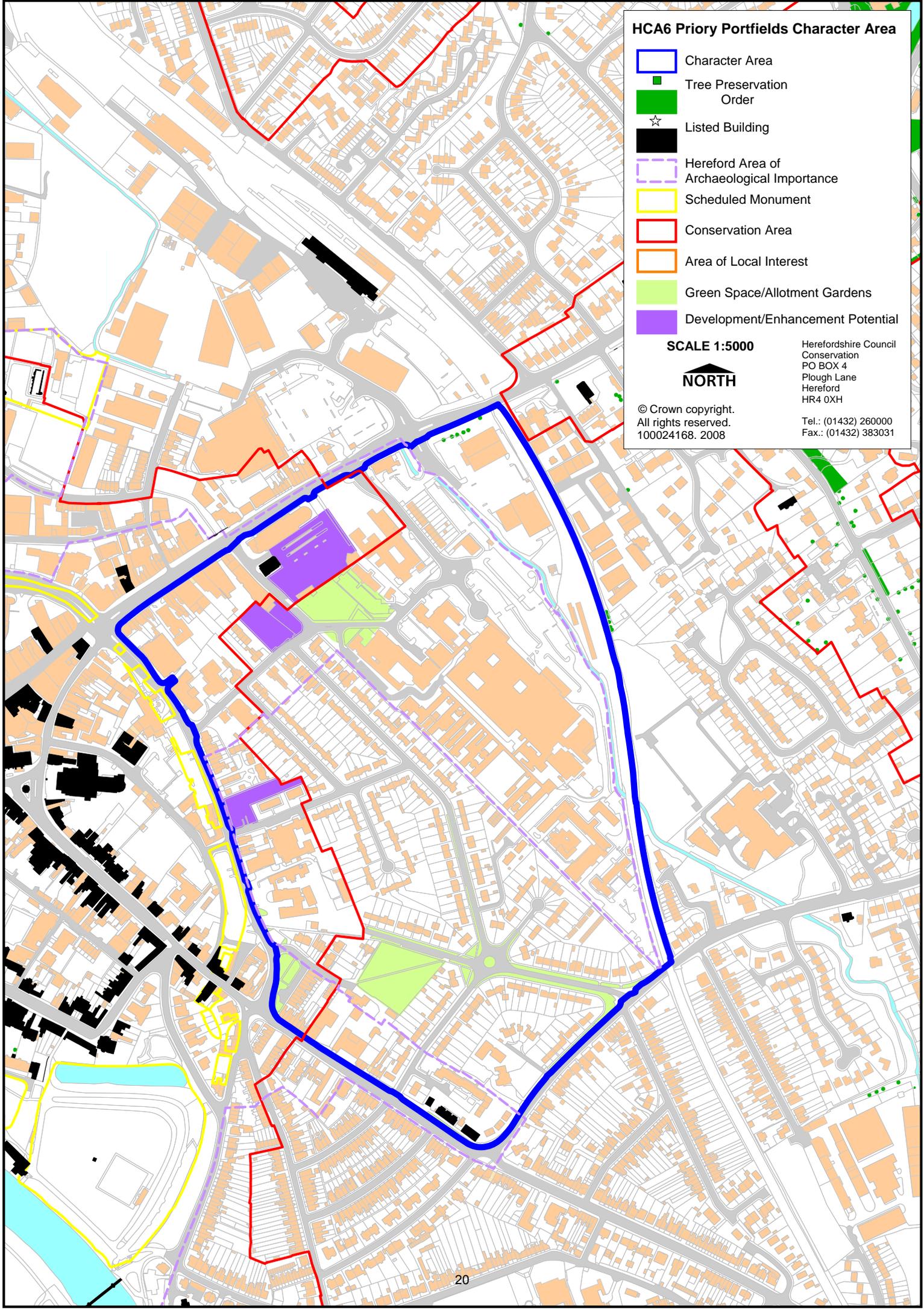
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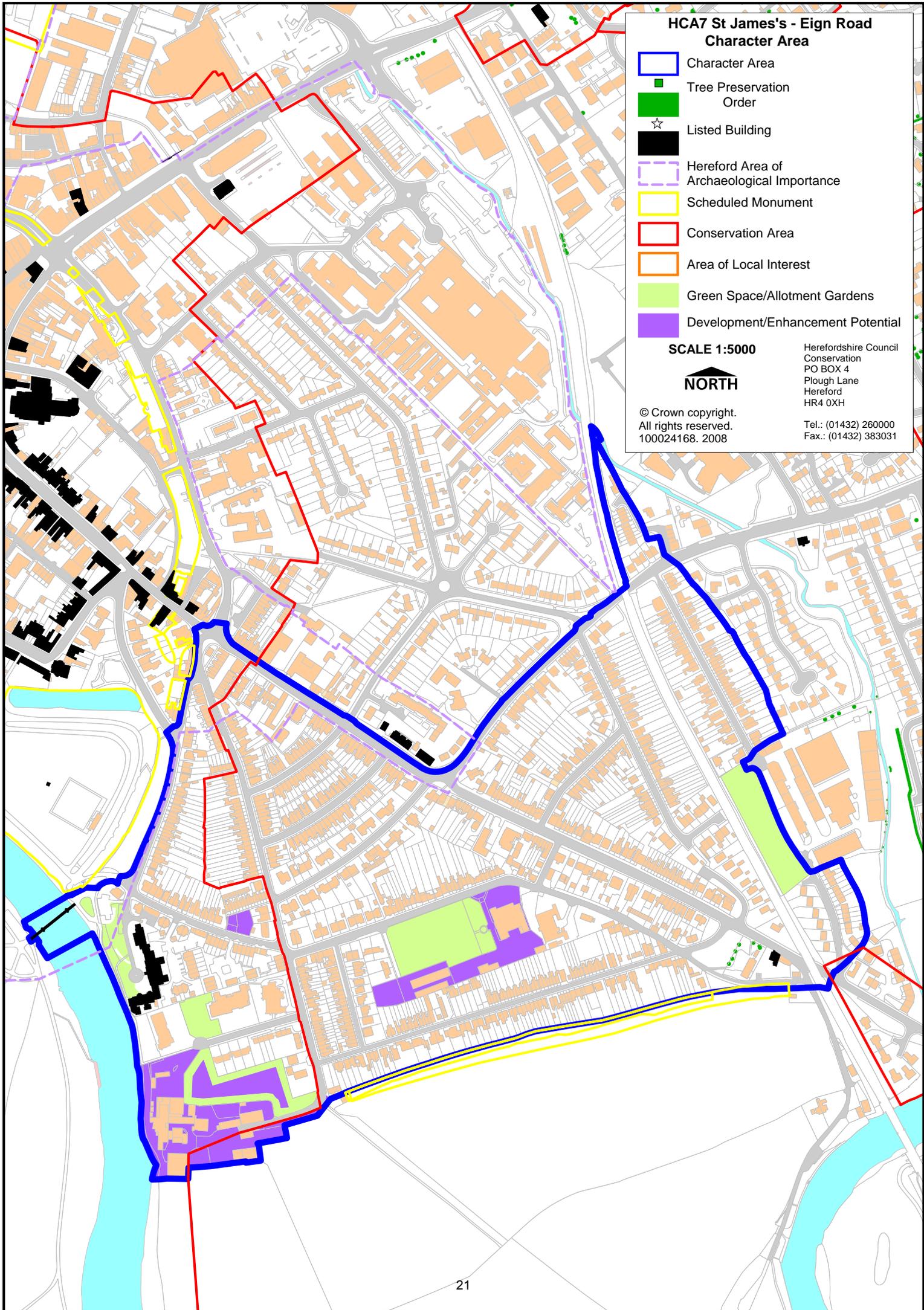


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**HCA7 St James's - Eign Road
Character Area**

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

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HCA8 St Martin's Street Character Area

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

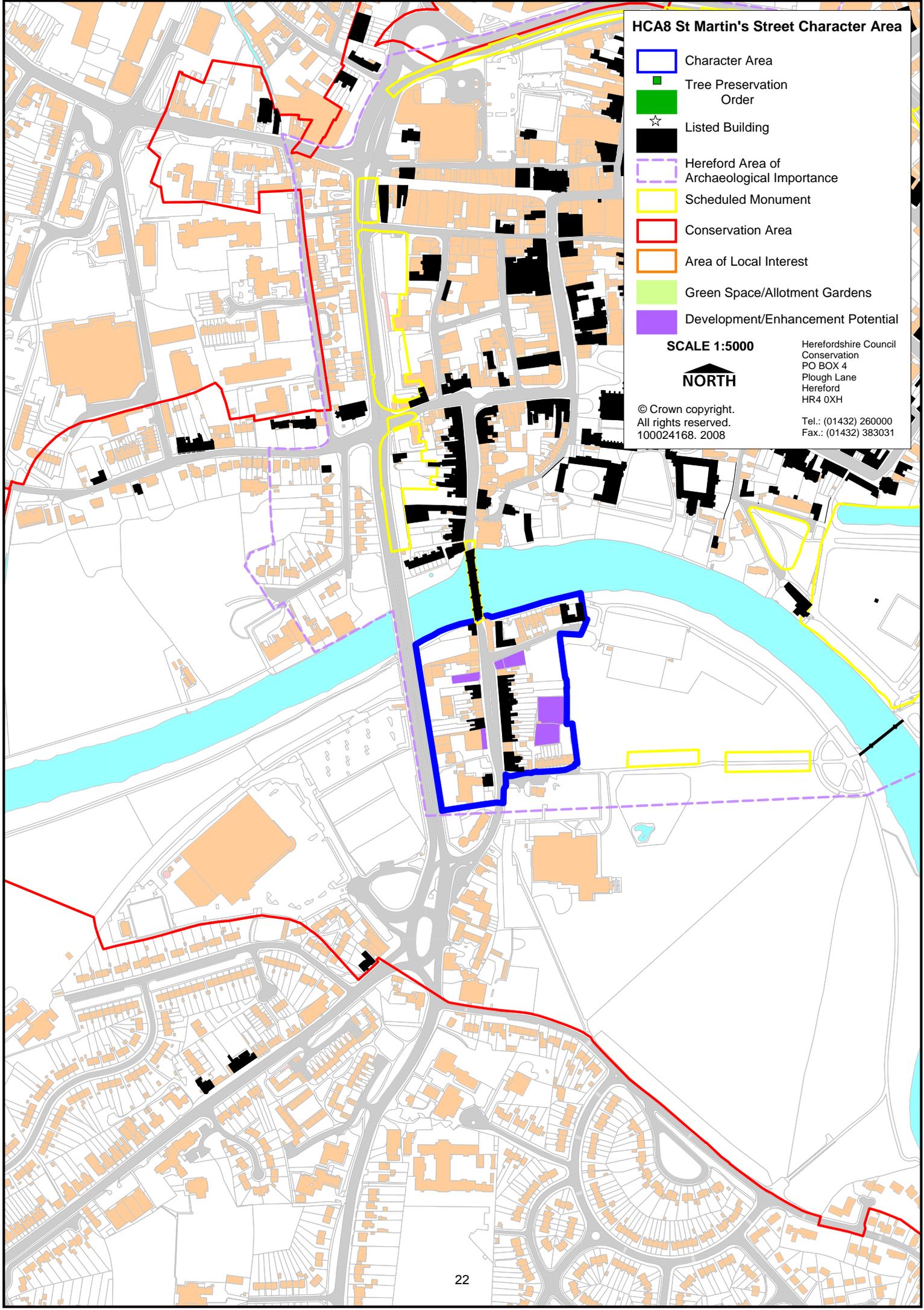
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HCA9 Widemarsh Character Area

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

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