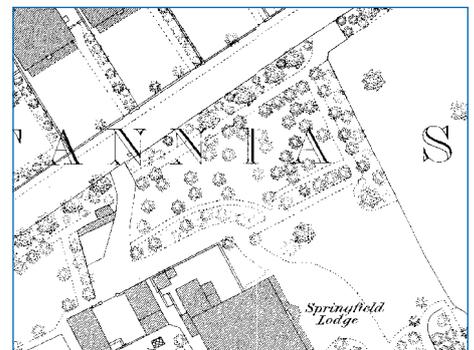
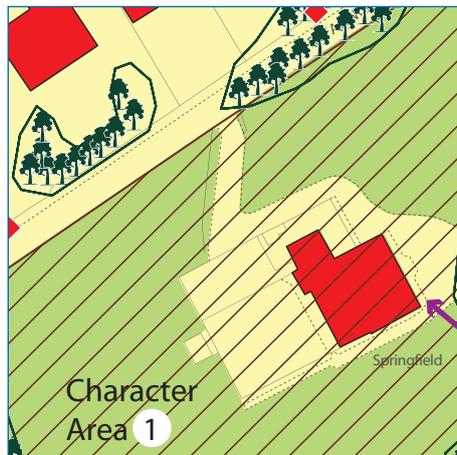
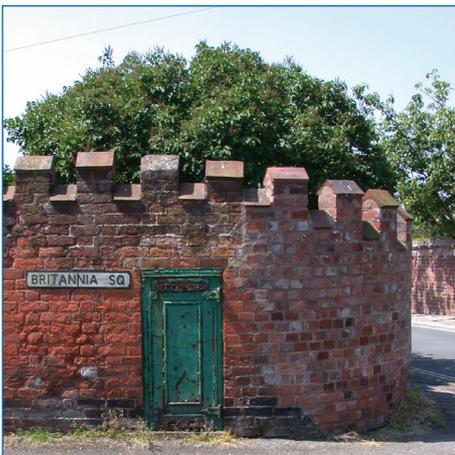
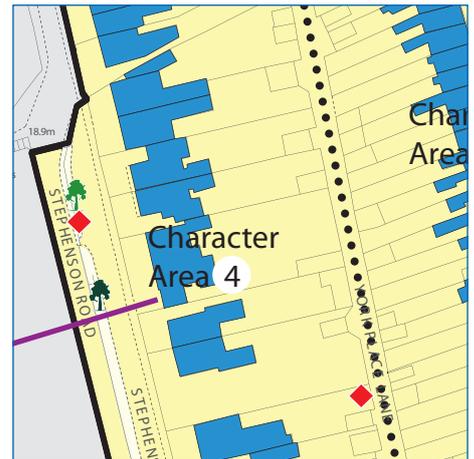


# Britannia Square

## Conservation Area Character Appraisal and Management Proposals



Adopted October 2010

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<b>1</b>	<b>Character Appraisal</b> .....	<b>2</b>
1.1	Introduction .....	2
1.2	Summary of Special Interest .....	3
1.3	Location and Setting .....	5
1.4	Historic development and archaeology .....	6
1.5	Spatial Analysis .....	8
1.6	Elements of special significance in the conservation area .....	10
1.7	Principal Issues .....	22
1.8	Character appraisal map .....	23
1.9	Ordnance Survey map (1886) .....	24
<b>2</b>	<b>Management Proposals</b> .....	<b>25</b>
2.1	Purpose of the management proposals .....	25
2.2	Legislative background .....	25
2.3	Management Proposals .....	27
<b>3</b>	<b>Other Information</b> .....	<b>32</b>
3.1	Public Consultation .....	32
3.2	Sources of Historical Information .....	35
3.3	Useful Addresses .....	36
3.4	Listed Buildings Descriptions .....	37
3.5	Tree Preservation Orders .....	88
3.6	Surviving small historic features .....	94



## 1 Character Appraisal

### 1.1 Introduction

#### Purpose of the appraisal

This appraisal records and analyses the various features which give the Britannia Square Conservation Area its special architectural and historic significance or interest. Significant buildings and spaces are noted and described, and marked on the Conservation Area Appraisal Map along with listed buildings, key unlisted buildings, significant trees and spaces, and important views into and out of the conservation area. There is a presumption that all of these features, as well as other elements of character, should be “preserved or enhanced” as required by the legislation, when building work is proposed.

This appraisal builds upon national policy, as set out in Planning Policy Statement 5 (PPS5) - Planning for the Historic Environment, and local policy (see below). It provides a firm basis on which applications for development within the Britannia Square Conservation Area can be assessed in the processes of development control.

The document is intended to be used by architects, local authority planning staff, developers and landowners to ensure that the special character of the conservation area is not eroded, but rather enhanced or at least preserved through development activity. While the descriptions go into some detail, **a reader should not assume that the omission of any building, feature or space from this appraisal means that it is not of interest**; if in doubt, please contact the City Council's Heritage and Design Team.

The initial document was prepared by The Conservation Studio, a private consultancy, in 2007. The consultation processes were held early in 2008 and subsequent redrafting, to take account of the comments and to update the text, was carried out by council staff in 2010.

#### The planning policy context

Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act). A conservation area is defined as “*an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*”. It is the quality and interest of an area, rather than that of individual buildings, which is the prime consideration in identifying a conservation area.

Section 72 of the same Act 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.

The Government has said, in its Statement on the Historic Environment 2010, that it considers the historic environment to be “an asset of enormous cultural, social, economic and environmental value”. That does not imply an automatic presumption against development within conservation areas, however, as that document also recognises the inevitability of change, calling for it to be intelligently managed.

This appraisal should be read in conjunction with national planning policy guidance, particularly PPS5, where there is a presumption in favour of conserving heritage assets. These assets, such as conservation areas, are seen as ensuring the continued sustainability of an area and promoting a sense of place. When considering applications for development which could affect the character or local distinctiveness of a conservation area, Local Planning Authorities (LPAs) are required to treat favourably those which preserve the elements which make a positive contribution. Applications which have a negative impact would need strong justification on the grounds of the other benefits they provide.

Published alongside PPS5, the Planning Practice Guide expands on the policies. It draws attention to the need, not only to understand the nature of the significance of all the elements of the character of an area, but for applicants to be able to assess the importance of these elements. Applications need to show this understanding and how the proposed development responds to it. This appraisal document sets out to provide appropriate information for the Britannia Square Conservation Area.

The layout and content of this document follows guidance published in 2006 by English Heritage, which also recommends LPAs to publish proposals for the on-going management of the special interest of the conservation area in response to the identification and recording of its significance.

### Local planning policy

Local Plan policies have been developed by the City Council and explained in the City of Worcester Local Plan, 1996-2011. Many of these original policies were saved when new planning procedures were introduced. In general, they are intended to ensure that the character of a conservation area is preserved or enhanced by any development actions.

The Local Development Framework for Worcester incorporates the South Worcestershire Development Plan (SWDP) which, when adopted, will replace existing Local Plan policies and provide appropriate policies for the city within the context of South Worcestershire.

Conservation area character appraisals, such as this, are considered to be integral with the spatial planning approach of the council. While they are seen as background documents, they support, affirm and in some instances amplify the Development Plan Documents within the Framework.

## 1.2 Summary of Special Interest

The Britannia Square Conservation Area was designated in 1969. It has been revised subsequently, the most recent revision to the boundary being in 2000.

The special interest that justifies designation of the Britannia Square Conservation Area derives from the following features:

- A planned early 19th century residential suburb.
- Street pattern and layout reflect former use as agricultural land (field boundaries) and subsequent land ownership;
- The architectural and historic interest of the area's buildings, 84 of which are Grade II listed buildings;
- Distinctive early 19th century Regency architectural character of the stucco-fronted villa form in Britannia Square and Albany Terrace;
- Good historic terraces on York Place;
- Distinctive group of late 19th century historic buildings on Stephenson Terrace;
- Traditional 'back lanes' on each side of the square and York Place Lane, though the Moors is much altered;
- Prevalence of red brick and painted stucco;
- Large area of open green space at the centre of Britannia Square;
- Mature trees;
- Prevalence of buildings set back from the street frontage with extensively planted front gardens;
- Well detailed boundary treatments to front areas - walls surmounted by railings;
- Buildings direct to the pavement line on York Place;
- Good westwards views across Worcester Racecourse;
- Large number of historic cast iron street signs, many from the foundry of Hardy and Padmore;
- Cast iron lamp standards;

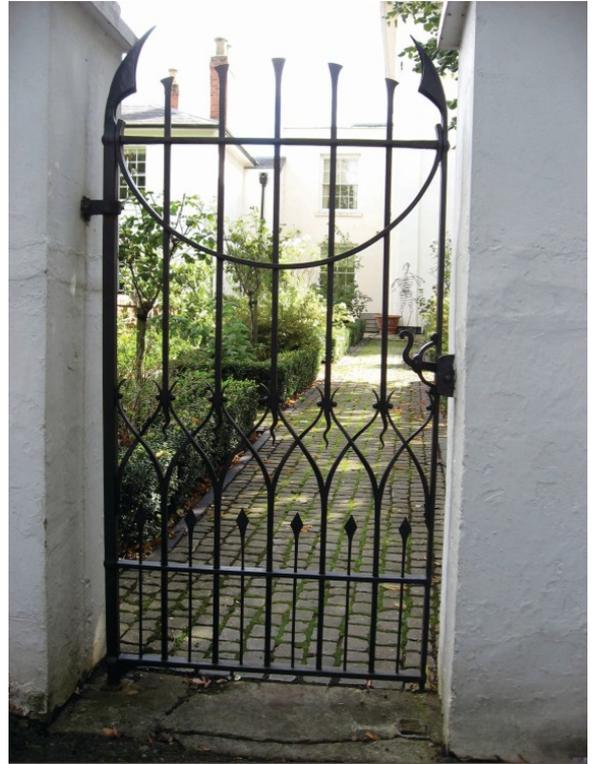
- Remnants of stone and brick kerbs, with gutters of laid setts;
- Good survival of decorative door and window surrounds, including timber louvred shutters;
- Local details that collectively and individually give the conservation area a distinctive identity, e.g. railings, verandahs, balconies, foot scrapers, pavement grilles, iron bollards and street name signs.



No 50 Britannia Square showing stone-patterned stucco with moulded decorations.



Distinctive garden walls to 35 and 37 Albany Terrace.



Modern craftsmanship - decorative gate



## 1.3 Location and Setting

### Location and context

The Britannia Square Conservation Area is a compact area of 9.4 hectares located to the north of the historic city centre. It is separated from it by the east-west route of the railway line, but linked to it by the adjacent north-south route that is called Upper Tything at this point. The area is entirely urban but contains a number of key open spaces; the large green space at the centre of Britannia Square is of particular importance. The conservation area has a partially open aspect to the west across Worcester Racecourse to the River Severn within the adjacent Riverside Conservation Area (16). The area is surrounded by twentieth century housing developments to the north and south. The Foregate Street and the Tything Conservation Area (9) borders the east boundary and St George's Square Conservation Area (7) is located to the north.

### Settlement pattern: the effect of historical development on plan form

Britannia Square Conservation Area is an early 19th century planned residential suburb of the city. The suburb can be divided into four distinct character areas, each reflecting a single phase of its growth.

Doharty's plan of 1741 shows the area now comprising Britannia Square as open fields. These were bordered to the east by the linear development along Foregate Street and the Tything.

By 1818 plans and a catalogue had been prepared for a residential development, ranged around a square. Mainley's plan of 1822 shows that the streets had been laid out as far as Back Lane North and the area named as Britannia Square. Houses had been developed on the plots on the east side of the square. The plots to the north and south of the square had been set out. The west side of the square to The Moors is still shown as agricultural land; the current street line of The

Moors connecting to Back Land North is a survival of the former field boundary. The land to the west of this boundary was Pitch Croft.

By circa 1829, the houses to the south and east sides of the square had been set out, together with the streets (un-named) for further northerly development (Sidney Hall plan of 1829).

The plots of Britannia Square are relatively uniform in length, with the exception of the west side of the square where the longer plots run the full width of the former field. The houses there are set at the centre of the plots behind large front gardens. On the other three sides the houses are placed close to the back of their plots to reveal spacious front gardens, with the outbuildings to the rear accessed by the back lanes.

Albany Terrace was laid out to the north of Britannia Square, the rear plot lines of the south side of the terrace being contiguous with Back Lane North. The rear plot line of Nos.4 to 12 Albany Terrace (north side) backing on to Hebb Street indicates the former field boundary of this second phase of development.

The final two parts of the development, comprising Stephenson Terrace and York Place, were laid out during the 19th century on a north south axis. Nos.1 to 13 Stephenson Road date from circa 1930, certainly they were completed by the O.S. 1940.

### Landscape setting: topography, geology and relationship to surroundings

The medieval and modern city of Worcester lies on the east bank of the River Severn, on a gravel terrace overlying Keuper marl which, running north/south, shapes the spine of the historic city and also of its northern extension. The conservation area is almost entirely flat, though the land falls away westwards to the floodplain, starting at the rear gardens on the west side of the square.



South side of Britannia Square – individual houses designed to be seen together to create an overall effect of grandeur.

ALBANY TERRACE

## 1.4 Historic development and archaeology

### Archaeological significance and potential

Britannia Square was built on medieval open fields just outside the Tything suburb, which extended to the north of the city. Evidence of occupation before the 19th century is confined to remains of Roman buildings; this area is at the northernmost extremity of the Roman town.

A circular building was found in the centre of the square in 1829, when Springfield was built. This has been interpreted as a temple, or part of a country house or villa. A large number of coins found at the same time were probably from a hoard dating to the fourth century AD. More recent work on the site uncovered further remains, but threw no light on their interpretation. Parts of other Roman buildings and a small part of a mosaic have been found on the south side of the square, in the last decade.

The central area of the square is scheduled as an ancient monument due to the presence of Roman remains. The whole conservation area is within the Archaeologically Sensitive Area of the City's historic core for the Roman and Medieval City.

### Origins and historic development

Until the 19th century Worcester had only developed to the north of the city walls and Salt Lane (later Castle Street) as a linear development along High Street, Foregate Street and The Tything. Land to the west of this early suburb remained open to the River Severn.

The greater part of this land stretching to Barbourne was occupied by Pound Farm. The land belonged to the Diocese of Worcester and was let to several individual tenants. By 1810 this leasehold land had been converted to freehold and initial development begun with the new Gaol sited on Salt Lane opposite the relatively new Infirmary (opened 1770). The plots of land surrounding Britannia Square

were offered as lots in a series of auctions and houses began to be erected circa 1817. Covenants accompanied the sale of the plots setting out the 'ground rules' for development: *"the front to be plastered with Roman Cement and the roof covered with slate to make a good and sufficient fence on the south and west sides and on the eastern side a 9 in. thick and 9 ft. high wall. [The buyer] should not erect any Manufactory, Warehouse, Coach House, Stable or any other building on the purposed line for the front of the buildings nor permit Piggeries or any other nuisance whatsoever to be erected."*

Key early developers of the plots were William Handy, Nicholas Willoughby, and Louis Harvey d'Egville. Handy acquired a large share of the Pound Farm, including the Second Pound Field (later to become Britannia Square to Back Lane North). Louis Harvey d'Egville acquired a plot from William Handy in 1818, almost certainly on the east side, and he also developed some of the houses on the south side. D'Egville borrowed money against 'a capital messuage or mansion house with garden and pleasure ground and barns' in 1823; this was St Oswald's Lodge (No.53).

The house at the centre of the square, Springfield, was erected circa 1829, by which date many of the houses on the surrounding plots had been completed. A few of the plots were never developed, perhaps being acquired to extend the grounds of existing houses.

Through the later part of the 19th century, Stephenson Terrace and York Place were laid out. The First Edition O.S. map of 1886 shows that the houses on Stephenson Terrace had been built, with the exception of Nos.10 and 11 (which were constructed by 1904).

The land to the west of The Moors became developed through the nineteenth century as residential and commercial units; the land was cleared after the 1940s.



Springfield occupies the whole centre of the square, but is isolated by high hedges and hardly figures in the public view.



## 1.5 Spatial Analysis

### The character of spaces within the area

The nature of the spaces within the conservation area reflects the historic development of the site. The plot sizes were shaped by the layout of the former agricultural fields, and by the overall regularity of the street framework for the designed suburb.

The core of the conservation area is Britannia Square itself and it is a significant element of town planning terms as a square. The dense planted boundary hedges and mature trees create a sense of enclosure within this spacious central area and evoke a different character within each side of the square. Many of the historic buildings are partially screened from view, with only the upper levels visible above the vegetation.



Albany Terrace north side.

Albany Terrace is quite wide, but the front railings, walls and gate piers, together with dense planting in front gardens, act to enclose the street and divide it from the open front gardens just behind. However, the generous plot sizes combine to give the sense of a spacious environment overall.

From Stephenson Terrace and Stephenson Road the falling ground and open aspect views across the racecourse to the River Severn make an important contribution to the character of the area. It is the one part of the conservation area with uninterrupted vistas.

The unbroken development of terraces on York Place, with the buildings set at the back-of-pavement line, is in strong contrast to the openness of the rest of the area. The consistency of the building style, along with the closing of the vistas at each end, give this street a distinctive character unique in Worcester. However, a similar sense of tight enclosure is found in the narrow back lanes, particularly the well-preserved Back Lane North, which is bordered by high brick boundary walls.



Tight enclosure of space in Back Lane North.

### Green spaces, trees and other natural elements

There is no dedicated public open space in the conservation area, however, extensive areas of private gardens contribute positively to the public realm.

The largest of these spaces forms the centre of Britannia Square. This land appears to have always been a private plot for Springfield (1829) rather than a communal garden for residents of the square. The Alice Ottley School (now RGS Worcester) moved into Springfield in 1953, expanding from its site in the Tything, having previously used the building as a boarding house. Since the mid-20th century parts of the grounds have been used for playing fields. The space is heavily enclosed by the surrounding hedge and groups of mature trees. Views across the space are restricted by the vegetation, though there are wider vistas from upper floors of the houses themselves which is an

amenity for the residents. However, the Springfield site can be viewed by passers-by through its entrance gateways, most notably on the south side of the square.

Some of the undeveloped historic plots, particularly on the east side of the Square, form large gardens for detached houses and are visible as green open space through entrance gateways. These spaces are important for the setting of the adjacent listed houses and also for their historic interest within the framework of the planned suburb. Large front gardens predominate throughout the conservation area. Hedged boundary treatments soften the edges of the streetscape.

Stephenson Terrace is bordered to the west by a grass verge which makes an important contribution to the open and green aspect of this part of the conservation area. The spaciousness is further enhanced by the falling ground and open views to the west across the racecourse towards the river.



Open views to the west from Stephenson Terrace.

The area is characterised by a large number of mature trees, in particular at the centre of Britannia Square and on Albany Terrace. Many trees are protected either as individuals or in groups through Tree Protection Orders (see the schedule in Part 3).

These, and other significant trees or tree groups, are marked on the Conservation Area Appraisal Map. **The lack of a specific reference does not imply that a tree or group is not of value.**

### Key views and vistas

Clear views within the conservation area are rare because of the large number of mature shrubs and trees. Within Britannia Square and Albany Terrace this often means that only the upper levels of the historic buildings are visible. This contributes to a perception of the lack of a cohesive character between the four sides of the square.



Good examples of mature trees viewed from Britannia Road.

Notable views into the conservation area are found at the junction of Back Lane South and Britannia Road, across the central green of Britannia Square, with glimpses of the upper storeys of Springfield and the historic buildings on the north side of the square beyond. At this junction there is also a good view out of the conservation area eastwards to the Tything and the neighbouring conservation area. The Lucombe Oak in the front garden of 53 Britannia Square is prominently visible from as far away as Loves Grove.

One of the principal views from the conservation area is across the race-course to the River Severn. This is visible from the west side of the conservation area, particularly from Stephenson Terrace.

The views along York Place are good, with coherent brick terraces and a pleasing rhythm established by the regular pattern of doors and windows. However, neither of the terminating vistas to York Place, 20th century housing to the north and the 20th century United Reformed Church to the south, forms a satisfactory focal point to the view.



View along York Place 'contained' by URC church.



## 1.6 Elements of special significance in the conservation area

### Activities/uses

Britannia Square was developed as a residential suburb and continues to be predominantly in the use for which it was built. The historic buildings are primarily within single residential occupation, and vary greatly in size from the large detached villas in Britannia Square to the smaller terraced houses on York Place.

A few of the buildings have been converted to commercial use. No.47 Britannia Square has been a dental surgery and No.4 Albany Terrace (The Albany) is a doctor's surgery with, in this second instance, the front garden converted to use as an off-road vehicle parking facility.

Springfield is in educational use as part of RGS Worcester.

The United Reformed Church on Albany Terrace, the only building in religious use within the conservation area, hosts a nursery, giving it a weekday function. The building to its north has the only commercial or industrial use in the conservation area.

### Plan form and building types

The plan form has largely resulted from the historic development. Britannia Square is comprised of ranges of residential buildings, in detached, semi-detached and terraced arrangement, set around four sides of a large central open green space. At the centre of the square is the single large detached house, Springfield.

The northern part of the conservation area contains linear sequences of buildings, with a clear distinction of scale in each individual street. Albany Terrace and York Place have terraces on both sides; the design of the terraced buildings on the north side of Albany Terrace, with single-storey paired entrances recessed from the front, creates the

impression of paired detached villas. York Place has a contrasting character, with the continuous terraces set at back-of-pavement line.



Linked terrace of houses, designed to look separated, on Albany Terrace.

The predominant pattern is for the buildings round the square to be within large plots, and towards the rear. Gardens to the fore are enclosed by low walls and railings, with small rear service courts and ancillary structures set behind high boundary walls, accessed from the back lanes.



Varied service courts and entrances in Back lane South.

### Architectural and historic character

The prevalent architectural character of the conservation area is early 19th century Regency style; the design cohesion reflects the rapid development of the suburb from around 1817 to 1830. The houses constructed during this phase, on Britannia Square and

Albany Terrace (and No.1 Stephenson Terrace) display architectural features common to the period, and conform to the covenant clause which accompanied the original sale of the plots. Britannia Square is comparable with similar but smaller developments in Worcester such as Lansdowne Crescent, Lark Hill and Rainbow Hill Terrace; the styles are eclectic within the broad Georgian Classical tradition.



Regency villa - 49 Britannia Square.

The Regency buildings are typically of three or five bays in width and two or three storeys in height. They are constructed in red brick, with the front elevation and some of the returns given a stucco coat. The stucco is sometimes scored to imitate ashlar stonework or moulded to create detailing on the façade, such as rustication, quoins and pilasters. No.53 Britannia Square (St Oswald's Lodge) provides a good example of moulded stucco work. Typical Regency detailing in cast iron such as balconies and verandas (No.1 Stephenson Terrace) add to the architectural character. Louvred shutters are a common feature; these are also found, but in fewer numbers, on houses in St George's Square, but not elsewhere in Worcester.



'Palace' façade, south side of Britannia Square.

While most of the buildings surrounding Britannia Square are designed to appear as stand-alone houses, on the south side the terraces are unified behind a single 'palace façade' set beneath a pediment. This adds a sense of grandeur to what would otherwise have been narrow terraced dwellings. A good example of this is Nos. 8 and 9 Britannia Square (Albion House).

The quality of the architecture in the conservation area is well recognised, there being 84 Grade II listed built structures.

Albany Terrace contains buildings on the south side which have a negative effect on the conservation area's character and appearance including the United Reformed Church and the semi-derelict corrugated iron shed. These buildings were erected in the late 20th century on undeveloped land previously in garden use.



No. 2 Stephenson Terrace.

The buildings of the second half of the 19th century, York Place and Stephenson Terrace, have contrasting characters. York Place (1831-1835) is a speculative development of 62 working-class houses, while Stephenson Terrace reflects contemporary middle-class Victorian stylistic preferences. No.2 Stephenson Terrace provides a clear example of this with its asymmetrical façade, stained glass and Gothic revival ironwork.

### Back lanes



Coach house and hay loft behind 32 Albany Terrace.

Back lanes are a characteristic feature of the conservation area. These lanes provide access to the service areas of the principal dwelling and are common to a number of Worcester's early 19th century planned residential developments. The narrow lanes have almost continuous high brick boundary walls creating a strong sense of enclosure. Doors and gates are of solid boarded construction. The architecture is informal; the former ancillary structures such as wash-houses, stables or coach-houses vary in height and detailing; a good example is the stable behind No.32 Albany Terrace (Croft House). A sense of continuity is created by the red brick used. Back lanes are in strong contrast to the character of the front elevations of the houses. This is particularly striking where the facades and returns are of painted stucco.



Historic character only on one side of Back Lane South.

Back Lane North is the most well-preserved, retaining a very strong sense of spatial enclosure and a variety of built forms. Back Lane South retains a strong character on its north side, which contrasts with its south side, shown walled in old OS maps. Here the sense of enclosure was lost when the area to the south of the lane was redeveloped. The same situation arises at The Moors; the demolition of the historic structures on the west side of the lane has left an undefined boundary, with none of the sense of enclosure characteristic of the lane, as shown on old maps.

The houses on the east side of the square form the edge of the conservation area, but Back Walk has clearly survived, though now chiefly serving shops on Upper Tything. The character of these properties contrasts strongly with the Britannia Square Conservation Area.



Ornamental entrances off Back Walk.



Elements of negative impact – Back Walk.

### Building methods, materials and local details

The predominant building material is red brick made from the locally available clays. There are also instances of the use of blue 'engineering bricks' for example as kerb stones and wall copes; there are some examples of blue kerb stones impressed with the maker's mark (Victoria Works, Aldridge, Staffordshire). The exposed brickwork of York Place is of very good quality with gauged brick window headers set in lime putty. The painted brickwork on some of these houses is recent, and not considered an asset to the character of this street.

Stucco is the prevalent material for the treatment of the principal house façades and side returns. It is often ruled to give the

impression of ashlar or moulded to form decorative detail such as rustication and pilasters.



Brick and slate – York Terrace.

Welsh slate is the common roofing material throughout the conservation area. Chimney stacks are in brick, which is usually rendered when the house is rendered. These and the sets of clay pots are features which add to the richness of rooflines. Traditional gutters and downpipes are in cast iron.

Windows and doors are almost exclusively of timber. There are some examples of coloured glass inserts, such as for the marginal glazing in the rectangular fanlights in York Place.

### Key unlisted buildings



Key unlisted buildings make a positive contribution, here in Stephenson terrace.

Marked on the Conservation Area Appraisal Map are a number of unlisted buildings which have been judged as making a positive contribution to the character and appearance of the conservation area. These buildings are considered to be good, relatively unaltered examples of their type where the basic historic form of the building has survived, together with original materials and details. There is a general presumption in favour of retaining such buildings, which are seen as heritage assets (as defined in PPS5). Where a building has been adversely affected by modern changes, and restoration is either impractical or indeed not possible, it is excluded.

### Public realm: floorscape, street lighting and street furniture

The streets are paved with a variety of modern materials, predominantly tarmac which is heavily patch-repaired in places. There are a few survivals of stone and blue-brick kerbs and some of the gutters are laid with rows of setts. Pavements are generally in tarmac, though particularly unsightly lengths in Albany Terrace and York Place are in mass concrete. Patched repairs here are very frequent.



Fragments of brick paving in Hebb Street.



Stucco, including house name, Albion House.

Historic cast iron lamp standards survive in number, and replicas have been introduced in many places as the opportunity has arisen. Some concrete lamp standards remain, particularly at the edges of the conservation area.

### Local details and features

The distinctive local identity of the Britannia Square Conservation Area is enhanced by a number of features and historic elements that cumulatively help to give the conservation area a sense of place. They include, for instance, the historic cast iron lamp standards and street name signs, and some surviving pavement grilles on York Place.

Many of the historic cast iron street signs from the foundry of Hardy and Padmore (1814 to 1967) survive in situ. Names of some individual houses are to be seen set into the facades, such as the stucco version on Nos.8 and 9 Britannia Square (Albion House).



Decorative iron-work, Stephenson Terrace.

There are many good examples of front railings, some of which are newly cast reproductions. Cast iron verandahs and balconies add interest to some of the early 19th century buildings, for example No.39 Britannia Square (Chester House). There are examples of new railings in mild steel and occasional handcrafted gates, such as at No.5 Britannia Square.

Louvred external window shutters are to be found on a number of the buildings in and add a highly distinctive quality to the conservation area.

### General condition

Buildings in the conservation area are in very good condition. Many historic features, such as area railings and timber windows, have been reinstated where lost. Some of the reinstatement work of lost architectural features has been assisted by grant schemes administered by Worcester City Council.

### Character areas

Britannia Square Conservation Area can be divided into four separate character areas, each with its own characteristics defined by the historic plan form and the character of the architecture. These four character areas are:

- Area 1 – Britannia Square
- Area 2 – Albany Terrace
- Area 3 – York Place
- Area 4 – Stephenson Terrace

#### Area 1: Britannia Square

This area comprises the first phase of an early 19th century planned residential suburb. While the street framework and plots were laid out to a designed pattern, the plots were developed by individual owners. This has resulted in an eclectic range of houses, unified by painted stucco facades with the architectural characteristics of the Regency period, for instance, sash windows, cast iron verandahs and balconies. The houses range from large detached single houses to short terraces designed to appear as a single entity, a 'palace façade'.



View north across central open space – Britannia Square.

#### *Key assets and characteristics:*

- Large central open green space surrounded by railings and high hedges;
- Large detached early 19th century villa, Springfield/RGS at the centre of the square;
- Early 19th century stucco buildings facing on to the square;
- Rear elevations of red brick;
- Each side of the square has a different character, reflecting plot widths, scale and style of development, boundary and garden treatment;
- Back lanes:
  - **Back Lane North:** continuous boundary to street front, red brick walls, with timber gates (good cast iron door knockers), and timber garage doors. Some of the ancillary service ranges to the houses on each side contribute to character. Brick kerbs and row of three setts;
  - **Back Lane South** has coherent character on the north side, but has been eradicated by 20th century housing to the south;
  - **Back Walk (East)**, outside this conservation area, has a strong sense of enclosure to which the houses on the east side of Britannia Square make a large contribution.
  - **The Moors** is a less intact back lane, enclosed only on its east side;

- High garden walls in brick to side and rear of properties;
- Stone kerbs and setts;
- Some kerbs and wall copes of engineering brick;
- Original street signs cast by Hardy and Padmore, Worcester;
- Cast iron lamp standards.



Boundary walls are important to the local character.

#### *Negatives:*

- Poor quality of pavements undermines the appearance and character of the conservation area, and erodes the setting of the many listed buildings;
- Loss of some front boundary walls/railings;
- Front gardens used for off-street vehicle parking, with the loss of planted areas and changes to the character;
- The painted brick walls along back lanes threatens the appearance of these spaces, characterized by the use of red brick;
- Design and materials of gates on back lanes, the traditional are solid boarded;
- Varied style of house numbers on gate posts;
- Rare examples of 20th century infill which fail to reflect the character of the conservation area eg. No.36a Britannia Square.



Car parking in front garden - reduces planting, erodes character.

#### Area 2: Albany Terrace

Albany Terrace is the second phase of the Regency suburb development. It is located to the north of Britannia Square, sharing Back Lane North with residents of the square. The buildings are generally of a similar architectural character to Britannia Square, but constructed as cohesive terraces. The exception is No.4 Albany Terrace (The Albany), where an unscholarly approach has produced a hybrid Greco-Egyptian style that 'betrays at once the provincial quality of the whole' (Pevsner's Worcestershire, 2007).



Albany Terrace north side



Albany Terrace - South Side



No.4 Albany terrace has Egyptian design motifs.

*Key assets and characteristics:*

- Complete terrace of early 19th century stucco-fronted villas on the north side, broken at junction with York Place;
- Two terraces of early 19th century stucco-fronted villas on the south side;
- Stucco villas almost completely within single residential use;
- Villas set back from the street frontage behind retaining walls surmounted by decorative cast iron railings;
- Well-planted front gardens;
- In some places dense hedges provide the boundary to the street;
- Common form of gate posts is a square post with pyramidal capping, stuccoed brick;
- No.4 stands in large grounds and is of a more exuberant architectural character;
- Original street signs cast by Hardy and Padmore, Worcester;
- Cast iron lamp standards;
- Curved roof outbuilding – non-conforming but of inherent historical interest - has both positive and negative impact.



Interesting infill of non-conforming character.

*Negatives:*

- Poor quality of pavements undermines the appearance and character of the conservation area, and erodes the setting of the many listed buildings;
- Inappropriate treatment of boundary walls and railings threatens the character of the streetscape, and the setting of the associated listed building/s;
- Front garden used for off-street vehicle parking, with the resultant loss of planted area;
- Security alarms on front elevations are unsightly;
- 20th century infill which does not reflect the character of the conservation area e.g. the United Reformed Church.



United Reformed Church

### Area 3: York Place

York Place is a linear residential terraced street to the north of Albany Terrace. It has a distinct character within the conservation area. The street has a continuous red brick terrace to either side of the street, set at back-of-pavement line. The buildings are of uniform design and scale (two storeys over basements, which open onto rear gardens); the form is derived from the Georgian townhouse prototype. While York Place postdates the early 19th century development of Britannia Square and Albany Terrace, the buildings are 18th century in character. York Place has been under the protection of an effective Article 4 direction since 1986.



York Place – Houses on the street-line, replica lamp standards.

### *Key assets and characteristics:*

- Linear arrangement of red brick terraces on straight street;
- Buildings set at back-of-pavement line – strong enclosure;
- Buildings of two bays and two storeys plus basement on the York Place elevation, with three full storeys to the rear garden elevations;
- Retention and reinstatement of joinery details – sash windows and front doors;
- Good timber door surrounds, mostly replicas;
- Full width timber shop front at No.15;
- Some original decorative cast-iron pavement grilles retained;
- Some survival of original joinery on rear elevations;
- Retention of chimney stacks and pots;
- Replica cast iron lamp standards.



Early shop-front, York Place.



Poor concrete pavement surface - York Place

*Negatives:*

- Very poor quality of mass concrete pavements undermines the appearance and character of this high quality conservation area;
- The loss of many of the decorative pavement grilles and the varied treatment of the front basement light detracts from the unified streetscape;
- Poor visual stops to the vistas, out of character;
- Enlarged window openings threaten the architectural cohesion of the street;
- Security alarms on front elevations are unsightly;
- Examples of unsympathetic door and window joinery, such as uPVC;
- Painted/rendered facades undermine the unity of the red brick terraces;
- Discordant additions and changes to rear elevations;
- Garages and fences to Back Lane and Leicester Street are incoherent.



Discordant rear additions to York Place.

Area 4: Stephenson Terrace

Stephenson Terrace developed significantly later than the Regency suburb, the distinctive architectural character of this area indicates that the buildings were constructed in the last quarter of the 19th century. The houses are picturesque in theme, characterised by asymmetric facades, with fenestration, cast iron detailing, and proportions all typical of the Victorian period. The seven houses in Stephenson Road, in contrast, form a continuous Edwardian terrace, almost completely unchanged on their west facades. Though there is no common style across all these dwellings, they share their siting at the edge of the higher ground enjoying views across Pitchcroft.



Stephenson Terrace and Stephenson Road.

*Key assets and characteristics:*

- Development only on the east side of Stephenson Terrace;
- Open views west across the racecourse;
- Large detached and paired villas;
- Stephenson Terrace is raised above the parallel Stephenson Road; the two are divided by a low brick wall and change of level which has the effect of a 'ha-ha' – a barrier to deny access while still allowing views;
- All houses retain a very large proportion of original joinery and ironwork details;
- Houses set back behind extensively planted front gardens;
- Good boundary treatments: brick walls with boulder coping and low brick walls with decorative cast-iron railings;
- Quiet/private;
- Stone villa signs.



Problems with significant retaining wall.



Unaltered details in Stephenson Road.

*Negatives:*

- Losses in parts of brick retaining wall dividing Stephenson Terrace from Stephenson Road;
- Security alarms on front elevations are unsightly;

### 1.7 Principal Issues

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

- Conservation area boundary;
- Loss of original architectural details;
- Tree management;
- Back lanes;
- Vehicle parking;
- Street lighting;
- Quality of pavement surface;
- Front boundary treatments;
- Accretions on elevations e.g. security alarms;
- Design of new development.

The issues are discussed and action recommended in Part 2 of this document: 'Britannia Square Conservation Area Management Proposals'.





## 1.8 Character appraisal map



St. George's Square Conservation Area (7)

St. George's Square Conservation Area (7)

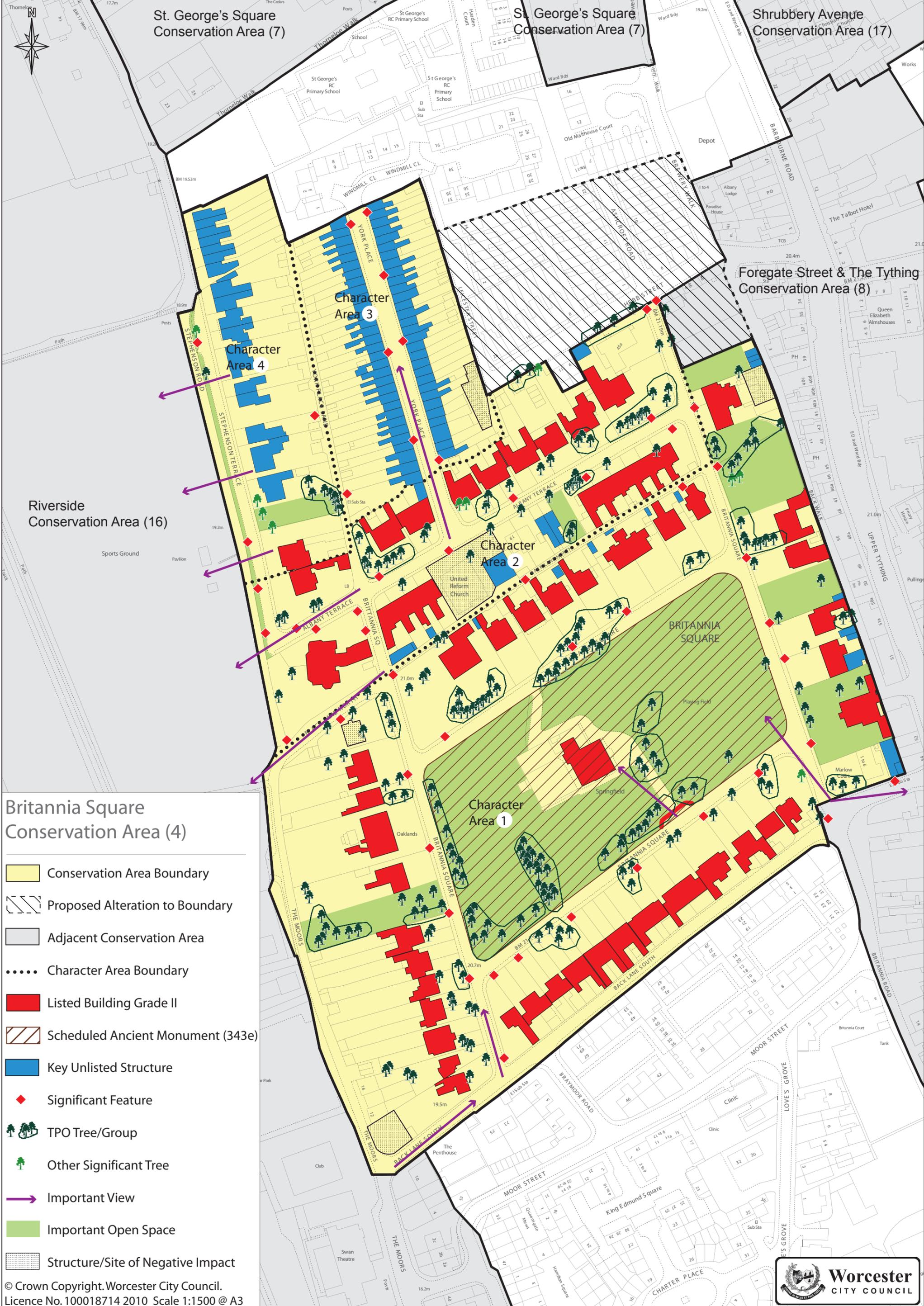
Shrubbery Avenue Conservation Area (17)

Foregate Street & The Tything Conservation Area (8)

Riverside Conservation Area (16)

Britannia Square Conservation Area (4)

-  Conservation Area Boundary
-  Proposed Alteration to Boundary
-  Adjacent Conservation Area
-  Character Area Boundary
-  Listed Building Grade II
-  Scheduled Ancient Monument (343e)
-  Key Unlisted Structure
-  Significant Feature
-  TPO Tree/Group
-  Other Significant Tree
-  Important View
-  Important Open Space
-  Structure/Site of Negative Impact



**1.9 Ordnance Survey map (1886)**



# Part of 1886 OS Map showing Britannia Square



## 2 Management Proposals

### 2.1 Purpose of the management proposals

The purpose of this part of the document is to present proposals to achieve the preservation and enhancement of the Britannia Square Conservation Area's special historic character and appearance, and to consult the local community about these proposals.

The special qualities of the conservation area have been identified in the first part of this document. These management proposals draw upon the themes identified in the 'Principal Issues' section.

The proposals are written in the awareness that, in managing the city's conservation areas, resources are limited and therefore need to be prioritised. Financial constraints on the Council mean that proposals for which it is responsible may take longer than is desirable to implement. However, the Council will continue to encourage improvements to the conservation area in co-operation with property owners, groups and local businesses.

The structure and scope of this document is based on the suggested framework published by English Heritage in 'Guidance on the management of conservation areas' (2006). Both the conservation area appraisal and the management proposals will be subject to monitoring and reviews on a regular basis.



### 2.2 Legislative background

This document satisfies the statutory requirement of section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 namely:

*"It shall be the duty of the local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas."*

#### Conservation staff and advice

A team of staff, with skills in building conservation, work within the City Council's Heritage and Design Team. Overall their duties, in respect of the city's historic assets, are summarised as identification, protection, preservation and enhancement. Their daily role in respect of conservation areas is to provide specialist advice to planning officers in preparing recommendations on applications for Planning or Conservation Area consent and to offer advice to owners and occupiers of properties within conservation areas when they contemplate making changes. They are sometimes able to help with lists of names of trades-people whose craft skills have been evident elsewhere in the city.

The specialist conservation staff also monitor the changes in conservation areas and may administer grants schemes for repairs and reinstatements (see below). When work is being implemented the conservation staff may visit sites to inspect the work to see that it conforms with the consent, and to give on-going advice about appropriate materials and methods.

#### Consultation and decision-making

Any building work which is larger than the limits of volume and height for permitted development needs Planning Permission. Also any demolition that is above the limits of permitted development requires Conservation Area Consent. Any work to alter, partially demolish or extend a listed building needs Listed Building Consent. In these situations

building owners or developers need to submit appropriate applications to the LPA. Applications are advertised by a notice fixed to the site, and neighbours are invited by letter to comment on the proposals. Further consultation is carried out within the council, to consider the archaeological, highway and servicing impact.

The City's Conservation Areas Advisory Committee is asked to comment. This is made up of individuals with specialist knowledge or interest in such areas as building design, historic buildings and archaeology, local history and landscape design. It meets regularly to review applications for consent in relation to listed buildings and conservation areas. The comments are reported to the council's Planning Committee when each application is being determined.

### **Monitoring change**

Each conservation area is reviewed on a five-yearly cycle to monitor the changes that have occurred through the continuous processes of development and through individual changes of use. This review also looks at the boundaries, where the pace of change is perhaps more rapid. The purpose is to re-evaluate the special character of a conservation area to reach decisions about whether the area still warrants designation, and to check that the boundaries are sufficiently clear in response to changes in character. Sometimes an enlargement of the boundary may be justified as related areas are recognised as sharing some of the special characteristics of the conservation area.

It is intended that a photographic record is made of each area at the time of the publication of the Appraisal or the time of its reissue following a review, so that changes can be monitored visually.

### **Enforcement strategy**

If a listed building or a building within a conservation area is found to have been subject to change, without the consent of the

City Council, enforcement action will normally be taken. This will require the owner to return the building to its previous state or to take other actions to alleviate the effects of the unauthorised works. The city has an Enforcement Concordat (2003) which identifies the principles of legality and fairness under which the actions will be taken.



## 2.3 Management Proposals

### 1. Changes to conservation area boundary



Hebb Street a candidate for inclusion.

As part of the appraisal process, the existing conservation area boundary was reviewed and comments sought in consultations. It was found that the boundary generally followed a justifiable line and that most adjacent areas of historic interest are already within a conservation area – namely the Foregate Street and the Tything Conservation Area and the Riverside Conservation Area.



New houses in Hebb Street.

However, it is recommended that the boundary is extended to include the area of late Victorian housing to the north of the square, which was part of the original land purchase which initiated the development. Though different in character to the present conservation area, these are relatively unchanged streets and of a character which

makes a positive contribution. The extended conservation area would include Hebb Street, Leicester Street, Ashcroft Road and part of Brewery Walk. Alongside this extension to the boundary it would be appropriate to adjust the boundary with the Foregate Street and The Tything Conservation Area so that the curtilages of Nos.46 and 46a Britannia Square are included within Britannia Square Conservation Area.

*ACTION: The Council will consider the recommendation and may consult those residents affected, with the aim of reaching a decision to amend the boundary to include this area within the designation. It will continue to review the boundary of the conservation area periodically in accordance with best practise and guidance on the management of the historic environment.*

### 2. Loss of original architectural details

The listed and unlisted buildings in the conservation area retain many of their original architectural details. However, there are instances, especially in York Place where buildings have been adversely affected by replacement of the original sash windows, the alteration to original glazing patterns, the loss of original timber front doors, and the painting of historic brickwork. On the other hand, Stephenson Terrace and Stephenson Road retain a high degree of original details and should be kept this way.

The appraisal identified that the following alterations pose a threat to the special character of the area:

- Loss of original timber windows and doors;
- Alterations to window/door openings;
- Painting of brickwork or application of render;
- Accretions on front elevations e.g. security alarms.



Painted brickwork and altered windows.

*ACTION: The Council has already served an Article 4 direction, withdrawing certain permitted development rights in York Place. The Council will consider the need for further Article 4 Directions on a case by case basis, particularly in Stephenson Terrace and Stephenson Road, to ensure that the special qualities of all key unlisted buildings are protected.*

### 3. Tree Management

Trees are a major feature of this urban conservation area, and make an important contribution to the townscape and the setting of historic buildings. Many trees are subject to Tree Preservation Orders. Some are young, others are mature. All, especially in this urban environment, will need monitoring and management.



Trees are important to local character.

*ACTION: Many of the more mature trees are approaching the end of their life and will need to be replaced in due course. The Council will seek to prepare a Tree Management Programme, identifying all mature trees within the conservation area (privately as well as publicly owned) and ensuring that priorities are agreed and funding set aside for the costs involved in remedial works or replacement.*

### 4. Back Lanes

Property owners whose premises back onto the back lanes, such as York Place Lane evidently have concerns about security. Some security measures and certain car parking measures, because of their design or materials, are insensitive to the special interest of these typical 'back lanes'.



Back lane in Hebb Street.

*ACTION: The Council has produced a Conservation Practice Note, "The Back-lanes of Worcester" and will seek to ensure that all development affecting back lanes accords with that advice.*

### 5. Vehicle parking

Parking for private cars is a problem throughout the conservation area, where vehicles narrow the carriageways. Some front garden areas are used for parking, to the detriment of the setting of the historic buildings and the loss of established garden space e.g. St Oswald's Lodge, Britannia Square and No.4 Albany Terrace (The Albany).



Parked cars do not enhance the appearance of the area.



Cars and hard standing in front gardens - erosion of the historic character

*ACTION: Proposals to create car parking areas within the front gardens of properties in the conservation area will not be permitted unless it can be demonstrated that these will not adversely affect the character and appearance of the conservation area.*

### 6. Street lighting

Cast iron lamp standards are the prevalent form of street lighting. Where concrete street lights occur, these detract from the special character of the area.



Concrete lamp standard.

*ACTION: The Council will seek to work with the County Council Highways team to ensure that street lighting columns and brackets within the conservation area are in keeping with the existing prevalent form and are sensitive to the historic environment in which they are placed.*

### 7. Quality of pavement surface

Paving and surface materials throughout the area are generally modern and of poor quality. They fail to enhance or reinforce the historic identity of the conservation area.

Where stone and brick details survive they are vulnerable to removal in small works repair contracts.

*ACTION: The Council will seek to work with the County Council Highways team to review design and materials of paving/streetscape throughout the area with a view to publication of a streetscape manual setting out principles for public space design.*



Historic paving fragments.

*In particular, existing areas of historic floorscape should be retained where possible and proposed new areas of floorscape should be appropriate to the historic environments in which they are set.*

### 8. Boundary treatment

Boundary treatment varies widely throughout the conservation area. There are a number of buildings that have lost the original wall and railings, both to their front boundary and to the lowered areas by basement windows. In some cases they have been replaced with an inappropriate treatment. Many of the houses

are identified by the house name and number on the gate post and care is needed over the design and scale of such features.

*ACTION: The Council will normally resist proposals for demolition of, or alterations to, boundary walls, gate piers, railings and gates that make a positive contribution to the character and appearance of the conservation area.*

*The Council will consider producing guidance notes on appropriate house signage for use in the conservation area.*

### 9. Accretions on elevations

Over time there have been additions of inappropriate features on the walls of houses, both unlisted and listed, such as burglar alarms, receiver dishes and security lights. Though each might be a small change in itself the cumulative effect is damaging to the conservation area and the character and appearance would be improved by their removal.



Unfortunate modern addition - security alarm.

Where these are found to have been fitted without authority, the council will seek to negotiate for their removal, resorting to enforcement action where other means are not effective.

### 10. Design of new development

The design of some 20th century developments (e.g. the United Reformed Church, Albany Terrace) fails to preserve the predominantly early 19th century appearance of the conservation area. There are few obvious opportunities for new development within the conservation area, with the exception of replacement building (identified as 'Buildings of negative impact' on the Appraisal Map) but any proposed development must be very carefully sited and detailed.

*ACTION: The Council will use available policies to improve the quality of the built environment of the conservation area by ensuring that new development is sensitive and responsive to its neighbourhood and site context.*

*The Council will encourage the redevelopment of sites or buildings which make a negative contribution to the character or appearance of the conservation area.*

### 11. Monitoring and review

*ACTION: The Council will seek to review this document every five years taking into account Government policy. It is intended that the review will include the following:*

- *A survey of the conservation area and boundaries;*
- *An updated 'Heritage Count' comprising a comprehensive photographic building record;*
- *An assessment of whether the management proposals detailed in this document have been acted upon, including proposed enhancements;*
- *A 'Heritage at Risk' survey to identify any listed buildings whose condition poses a threat to their integrity;*

- *The production of a short report detailing the findings of the survey and proposed actions and amendments;*
- *Public consultation on the review findings, any proposed changes and input into the final review;*
- *Publication of an updated edition of management proposals.*



## 3 Other Information

### 3.1 Public Consultation

#### Introduction

Current advice for local councils about how to care for conservation areas is contained within two booklets, *Guidance on Conservation Area Appraisals* and *Guidance on the Management of Conservation Areas*, both published in 2006. These make it plain that the success of a conservation area depends on the extent to which it is 'owned' by the local community, and so local planning authorities are encouraged to work with residents' groups and others. As one booklet says "Heritage is what people value".

A character appraisal for the Britannia Square Conservation Area was completed in draft form and, in accordance with the above recommendations, a consultation process was implemented. This took place in February and March 2008, together with those for several other areas.

#### Consultation processes

The following approaches were used:-

1. Each draft appraisal document was:-
  - placed on the Council's website with a feedback questionnaire, down-loadable for return by post;
  - displayed in the customer service area of the council's office in Orchard House with copies of the questionnaire and posting box;
  - passed to a member of the City's Conservation Areas Advisory Committee, who made comments using the questionnaire form and a letter;
  - issued to relevant ward Councillors with a letter inviting comments;
  - displayed in public libraries with copies of the questionnaire and a posting box.
2. Letters were sent to residents and local businesses on the Council's database. These included a leaflet summarising the appraisal and the full questionnaire form. The letter invited people to respond by post or on the website and also drew attention to the exhibition.
3. An exhibition in the Guildhall over two days with informal discussions with a conservation officer and the opportunity to return a questionnaire there.

#### Consultation findings for Britannia Square CA

Letters were sent out to people living both within the conservation area and close to it, and also to local businesses. The total mailing was in excess of 575. Three City Councillors were sent a copy of the draft document. Twenty five questionnaire returns were received, one being amplified by a letter. The following paragraphs identify the significant issues.

**Q.2** There was strong affirmation of the area's suitability for recognition as a conservation area (96%). However the support for the boundaries was less clear-cut (76%), in Qs.3 and 3.1, because there were some who hoped to see the boundaries extended. There was support for the proposed extension to include 9 and 11 Hebb Street.

Other extensions to boundaries were suggested as follows, in order of popularity:-

1. Include all of Hebb Street, Leicester Street and Ashcroft Road.
2. Change the boundary with the Foregate St and The Tything CA so that 46 Britannia Square was included.

**Q.4** There was strong support (88%) for the identification of the character of the conservation area and for the definitions of the different character areas. One correspondent mentioned the importance of the views into the central area of the Square from the surrounding houses, though these are essentially private views. Another wondered if No.1 Stephenson Terrace ought to be within the Albany Terrace character area, as it shares its style with houses there and is of the same date.

**Qs.5 and 6** There was similar support for the descriptions of the special character of the public spaces and buildings. Discrepancies were pointed out, in that not all of the houses in Albany Terrace had gate piers originally, and the houses in York Place should not have been described as of “two storeys” because they all have lower rear gardens with rooms adjacent. It was suggested that the storage building next to the United Reformed church should be designated as a negative building particularly because of its neglected state, while another correspondent appreciated it as an important historical survival, perhaps from World War 2. Concern was expressed by one respondent that the car parking in Springfield, seen as negative in the Appraisal, was important to the business side of the school.

**Q.7** In answer to the question about elements of character that were at risk, considerable concern focused on traffic generally with heavy vehicles taking short cuts on Back Lane South and also the ever-increasing pressure for car parking space was high-lighted. The state of repair of the roads and pavements was also a concern, but there was caution because the granite gutter-setts become vulnerable to change when highways repairs are implemented.

While the former issues are about public works, it was noted that threats to the quality of the area could also arise from changes in private property. There was the problem of front gardens being used for car parking along with damage to front boundaries. It was also pointed out that the brick garden walls, to the sides and rear, needed vigilance in their upkeep to retain their character. Concern was expressed at the varied styles of replacement front railings, suggesting there should be a small range of recommended styles and incentives for house-holders to reinstate them. It was noted that many small extensions and alterations had gone ahead without authorisation, and this was most apparent with the proliferation of dormers and rear extensions along the east side of York Place. The remaining large gardens were considered to be under development pressure for infill housing, and one person felt there should be no further encroachment into historic gardens. Another sought protection for the surviving traditional garden layouts.

**Q.8** The support for the elements of enhancement identified in the appraisal was 76%, and suggestions for additional items were as follows:-

1. sort out the proliferation of garages at the rear of York Place facing Leicester Street and also on Hebb Street;
2. exercise more control over hedges and low tree branches, which often obstruct pavements;
3. co-ordinate the front boundary treatments including house number plates;
4. renew the damaged concrete pavings both here and across the city.

5. remove the concrete lamp standards in Ashcroft Road and replace them with cast iron replicas to improve the view northwards along the east side of Britannia Square.

Several suggestions duplicated those negative characteristics that were listed in the appraisal.

**Q.9** In response to the Management Proposals there was also 76% support. One comment indicated that it was lacking bite and needed a timetable, which could be monitored by members of the public.

**Q.10** The final question asked for other comments. One drew attention to the ugliness of the wheelie bins and satellite dishes. Another comment was concerned over the way in which some trees are permitted to grow too large. A third reminded us of the need for the Residents' Association to be consulted over applications. Finally one resident requested that the council offered advice over suitable trades-people to carry out repairs to historic buildings.

### **Responses to consultation**

Suggested corrections to the text have generally been incorporated in the final draft.

The suggestions that the boundary should be extended to include Hebb Street, Leicester Street and Ashcroft Road have been considered and are now included in the Management Proposals. Though No.46 Britannia Square is within the adjacent conservation area, it might well be considered as part of this one; though not a priority it is seen as an appropriate alteration to correct an anomaly, if and when Hebb Street and Ashcroft Road are included within this conservation area. Though there was a suggestion No.1 Stevenson Terrace be included within the Albany Terrace character area because of its stylistic connection it was felt appropriate to retain it within the Stephenson Terrace character area because it shares the open aspect to the racecourse, which is the dominant characteristic of this area.

The workshop or store next to the United Reformed Church is both a unique survival from a utilitarian past and, because it seems out of place and is almost derelict, a damaging element within the conservation area. Thus it is marked on the map both as a key unlisted building and as a site of negative impact.

The issues of the damage which cars and traffic make to the character of the conservation area are mentioned several times in the Management Proposals, but because these are convoluted matters balancing personal choice and the common good, and also because the County Council has the Highways Authority role, it is hard to see how the impact of cars and traffic can be reduced through conservation area law. There are, though, some controls over the conversion of front gardens for car parking.

The protection of garden walls, however, falls within the scope of conservation area law. It is evident that the Article 4 Direction has been effective in bringing the fronts of houses in York Place under the benefit of some unifying control. While similar controls might also be effective on the rear facades, it is unlikely that these would meet the aspirations of most residents. It is proposed to introduce similar controls to significant groups of houses in Stephenson Terrace.

It was noted that the Residents' Association seeks to be involved in commenting on applications, and representation on the Conservation Areas Advisory Committee provides this opportunity. It may be that this body will prove to be able to apply more effective pressure to deal with such issues as oversize trees, satellite dishes and refuse bins, which are often outside the scope of conservation areas law.

### 3.2 Sources of Historical Information

Urban growth and the medieval church: Gloucester and Worcester, *N. Baker & R. Holt, Ashgate, 2004.*

The Victoria history of the counties of England: the history of the county of Worcester. Vol. IV, The City of Worcester, *J.W. Willis Bund, Constable and Co, 1924.*

The Worcester Book, *D. Whitehead, Barracuda Books, 1976.*

Worcester – A Pictorial History, *T. Bridges & C.Mundy, Phillimore, 1996.*

Worcester within the walls, *Clive Haynes, Osborne, 1996.*

Old Worcester: people and places, *Halfshire Books, 1993.*

Buildings of England: Worcestershire, *Brooks and Pevsner, Yale UP, 2007.*

'The Origins of Britannia Square', *R. Lockett, Worcester Civic Society, Vol. 1, Issue 1 & Issue 2, 2006.*

'List of Buildings of Historic or Architectural Interest', *Department for Culture, Media & Sport.*

Speed's plan of Worcester 1610

Doharty's plan 1741

Roper & Young's plan of Worcester 1808

Samuel Mainley's plan of Worcester 1822

O.S. First Edition 1886, and also 1902, 1928, 1940



### 3.3 Useful Addresses

**For information on listed buildings, trees preservation and conservation areas in Worcester:**

Heritage and Design Team,  
Development Management Service  
Orchard House, Farrier Street  
Worcester WR1 3BB  
Tel: 01905 722501

**For further information relating to listed buildings and conservation areas:**

English Heritage  
1 Waterhouse Square, 138-142 Holborn  
LONDON EC1N 2ST  
Tel: 020 7973 3000

English Heritage – West Midlands Region  
The Axis, 10 Holliday Street  
Birmingham B1 1TG  
Tel: 0121 625 6820

**For an excellent range of technical advice leaflets:**

**The Society for the Protection of Ancient Buildings (SPAB)**

37 Spital Square  
London E1 6DY  
Tel: 020 7377 1644

**The Georgian Group**

6 Fitzroy Square  
London  
W1T 5DX  
Tel: 020 7529 8920

**The Victorian Society**

1 Priory Gardens  
London W4 1TT  
Tel: 020 8994 1019

**The Twentieth Century Society**

70 Cowcross Street  
London EC1M 6EJ  
Tel: 020 7250 3857

**Civic Voice**

82, Wood Street,  
The Tea Factory  
Liverpool L1 4DQ  
Telephone: 0151 708 9920

### 3.4 Listed Buildings Descriptions

Nearly all listing cite reference to Pevsner N "Buildings of England: Worcestershire":  
Harmondsworth: 1968-1985: 334 etc.

1.	SO8455NE 620-1/8/4  08/03/74  GV II	<b>Albany Terrace (south side) Nos. 1-11 (odd)</b>
<p>Terrace of 6 houses. c1820-1850, probably in two build stages, 4 houses to left c1820-30, two to right c1850 with later C19 and C20 extensions to rear. Brick with painted stucco to front and returns; slate roofs with brick and stucco party wall stacks, some rebuilt. Double-depth plan with stairwell to right throughout; 2 houses to right have full-height service range to rear, with additional two-storey range set back to right of right-hand house. 2 storeys with cellars. 12 first-floor windows (2 per house). Stucco detailing includes ground-floor rustication, first-floor plat band, first-floor stucco scored to imitate ashlar; tooled architraves throughout; crowning frieze, cornice and low parapet with coping. First-floor has 6/6 sashes; inserted casement window c1970 to left-hand house; 2/2 horned sashes to two houses at right. Ground-floor has tripartite windows with wooden mullions, 6/6 between 2/2 sashes to earlier left houses, two to right have 2/2 between 1/1 sashes with horns. Narrow entrance bays set back slightly.</p> <p>Steps to entrances: Nos 1-7 have 3-panel doors, upper panels raised and fielded, flush-beaded lower panel; sidelights and divided overlight.</p> <p>Nos 9 and 11 have 6-panel doors, upper four raised and fielded, lower pair flush-beaded; sidelights and overlight with margin glazing.</p> <p>Some cellars opened up: Nos 3 and 5 have C20 windows to cellar/basement. 6/6 pane sashes to rear.</p> <p>INTERIOR: Noted as having original joinery features including shutters. Staircase at No.11 has turned balusters, otherwise said to have stick balusters.</p> <p>HISTORICAL NOTE: Albany Terrace is situated at N side of Britannia Square (qv) and forms part of one of Worcester's important Regency developments.</p>		

2.	SO8455NE 620-1/8/5  08/3/74  GV II	<b>Albany Terrace (north side)</b> <b>No. 4 The Albany</b>
<p>Villa, now Doctors' surgeries. c1820-30 with later additions and alterations. Painted stucco over brick with hipped slate roof; brick end stack with oversailing courses to W end of main house, pair of ornate stucco internal stacks at E end in form of stylised crocus, Greco-Egyptian style; tall brick stack to rear range. Triple-depth plan with central hallway and later C19 single-storey brick service range to N. Entrance facade (E): 2 storeys, 3 first-floor windows. Stucco detailing includes plinth, full height clasping pilasters with incised Greek key decoration and incised stylised anthemion to splay capitals; horizontal rustication to ground- and first-floors; deep frieze with incised Greek key motif, moulded cornice.</p> <p>First-floor has 6/6 sashes, ground-floor has 4/4 sash windows with margin glazing within raised architraves with dentil frieze and pediment with acroteria; all in plain reveals and with sills. Central entrance, distyle porch has fluted columns with Egyptian style capitals and engaged Doric pilasters, Doric entablature and blocking course; 2 renewed steps to part-glazed door with margin lights in splay-eared architraves with moulded leaf and dart decoration (also to reveals) and crowning scrolls. Garden facade (S): 2 storeys, 4 first-floor windows (1:2:1). Projecting end bays. Stucco detailing includes similar pilaster to break forwards and horizontal rustication to centre; cornice as main facade. First-floor has 6/6 sashes. Ground-floor has outer tripartite windows, 4/4 with margin lights between 2/2 with fluted three-quarter columns with Egyptian-type capitals and end Doric pilasters surmounted by frieze with fleurons and dentils (some missing) and pediment with anthemion, acroteria and central wreath. To centre is a rectangular bay with tripartite window with 2/2 and 1/1 sashes and Doric pilasters between; 2/2 sashes to return; all windows horned. Some shutter hinges remain in situ. Dentil cornice with fleurons beneath and low parapet with copings. Rear: 6/6 sashes with flat arch over.</p> <p>INTERIOR: Noted as having original features including marble Regency fireplaces to ground floor, narrow open-well staircase with stick balusters and wreathed mahogany handrail, single-panel doors with Greek-key motif and Egyptian-style architraves, deep skirting with fleurons and panelled shutters. Embellished cornices throughout ground-floor; cornice to main room has acanthus leaf, grape and scroll decoration; plaster centre-piece to ceiling.</p> <p>HISTORICAL NOTE: Albany Terrace is situated at the N side of Britannia Square (qv) and forms part of one of Worcester's important Regency developments. A distinguished example of villa architecture, the detailing being unusually eclectic for this period.</p>		

3.	SO8455NE 620-1/8/6  08/3/74  GV II	<b>Albany Terrace (north side) Nos.6 and 8 and attached area railings</b>  <b>(Formerly Listed as: Albany Terrace (North side) Nos.6-30 (Even))</b>
<p>2 semi-detached houses and attached area railings, numbered right to left, described left to right. c1820-40 with later additions and alterations.</p> <p><b>MATERIALS:</b> mainly painted stucco over brick with brick left return wall. Hipped slate roof. 2 party-wall stacks, those to front roof slope are stuccoed and have cornice and pots, stack to rear roof slope in brick with oversailing detail and pots. Cast-iron railings to area.</p> <p><b>PLAN:</b> double-depth with entrances in return elevations.</p> <p><b>EXTERIOR:</b> 2 storeys and basement. 4 (2:2) first-floor windows. Stucco detailing includes plinth, sills, corner pilasters with capitals, simple frieze with moulded upper edge and recessed rectangular panels; stucco scored to represent ashlar. 4 ground-floor windows are 6/6 sashes as first-floor, all in plain reveals with sills. Steps and paving to area of right-hand house with part-glazed door and window to basement. Set-back single-storey stucco link to adjacent house to left contains entrance; 6-panel door, bottom pair flush-beaded, upper 4 raised and fielded; radial pattern fanlight with segmental margin glazing. Right house: Tuscan-style porch with square columns; 3-panel entrance door, radial fanlight with segmental margin glazing. 2 storey wing to right of porch. 8/8, 6/6 and 4/4 sashes to return elevation. 2-storey service range to rear of left-hand house with further C20 extension; large 3-storey wing to the rear of right-hand house.</p> <p><b>INTERIORS:</b> noted as retaining some original features including panelled shutters.</p> <p><b>SUBSIDIARY FEATURES:</b> railings to basement area, those to right-hand house are decorative in paired heart and anthemion design.</p> <p><b>HISTORICAL NOTE:</b> Albany Terrace is situated at N side of Britannia Square (qv) and forms part of one of Worcester's important Regency developments. The houses are of similar general appearance to Nos 10-30 (even) (qv) Albany Terrace but differing in details.</p>		

4.	SO8455NE 620-1/8/7  08/3/74  GV II	<b>Albany Terrace (north side) No.10</b>  <b>(Formerly Listed as: Albany Terrace (North side) Nos.6-30 (Even))</b>
<p>House, now flats. c1820-40 with later additions and alterations.</p> <p><b>MATERIALS:</b> painted stucco over brick, hipped slate roof. End stacks, stucco with brick oversailing detail, pots missing.</p> <p><b>PLAN:</b> double-depth with entrance in right-return.</p> <p><b>EXTERIOR:</b> 2 storeys and basement. 4 first-floor windows. Stucco detailing includes sills, plinth, corner pilasters with capitals, simple frieze with moulded upper edge and recessed rectangular panels, doorcase in right return elevation; stucco scored to represent ashlar. 4 ground-floor windows are 6/6 sashes as first-floor; all in plain reveals with sills; all have external louvered timber shutters. Basement has C20 windows; C20 block retaining wall to area. Entrance door in right-return accessed via open semi-circular headed archway in set-back single-storey link with adjacent house to right, No.8 (qv) Albany Terrace; C20 glazed entrance door, radial pattern fanlight with segmental margin-glazing; doorcase has paired pilasters to reveals with incised Greek-key style motif, similar design to arch soffit within moulded frame; C20 altered steps. 2 first-floor sash windows to first-floor of right-return which is unrendered; No fenestration to left-return which is also unrendered; set-back single-storey stucco link to adjacent house to left has blind archway. 2-storey wing to rear right.</p> <p><b>INTERIOR:</b> not inspected. No.10 is of similar general appearance to Nos 6 and 8 (qv) and 12-30 (even) (qv) Albany Terrace but differing in details.</p> <p><b>HISTORICAL NOTE:</b> Albany Terrace is situated at N side of Britannia Square (qv) and forms part of one of Worcester's important Regency developments.</p>		

5.	SO8455NE 620-1/8/8  08/3/74  GV II	<b>Albany Terrace (north side) Nos.12 and 14</b>  <b>(Formerly Listed as: Albany Terrace (North side) Nos.6-30 (Even))</b>
<p>2 semi-detached houses, numbered right to left, described left to right. c1820-40 with later additions and alterations.</p> <p><b>MATERIALS:</b> painted stucco over brick, hipped slate roof. 2 party-wall stacks, stucco to front roof slope with cornice and pots; stack to rear roof slope in brick with oversailing detail and pots, extended in height. Right-return is painted brick. Replacement cast-iron area railings to right.</p> <p><b>PLAN:</b> double-depth with entrances in return elevations.</p> <p><b>EXTERIOR:</b> 2 storeys and basement. 4 (2:2) first-floor windows. Stucco detailing includes sills, plinth, corner pilasters with capitals, simple frieze with moulded upper edge and recessed rectangular panels; stucco scored to represent ashlar; incised curvilinear panels to entrance link to left. 4 ground-floor windows are 6/6 sashes as first-floor; all in plain reveals with sills. Entrance to left-hand house in single-storey link set back between left return and adjacent house to the left; 5-panel door, bottom pair flush-beaded, centre and upper panels raised and fielded; extra-height radial pattern fanlight. Curvilinear coped parapet to link. 2-storey extension further to rear, behind link. Entrance to right-hand house in set-back single-storey link with adjacent house to right, No.10 (qv) Albany Terrace; entrance door as left-hand house. Extra-height radial pattern fanlight with margin glazing. Flat-roof first-floor extension added above entrance arch with 6/6 sash window. 2 storey wing to rear left and right.</p> <p><b>INTERIORS:</b> not inspected.</p> <p><b>HISTORICAL NOTE:</b> Albany Terrace is situated at N side of Britannia Square (qv) and forms part of one of Worcester's important Regency developments. Nos 12 and 14 are of similar appearance to Nos 6-10 (even) and 16-30 (even) (qv) Albany Terrace.</p>		

6.	SO8455NE 620-1/8/9  08/3/74  GV II	<b>Albany Terrace (north side) Nos.16 and 18</b>  <b>(Formerly Listed as: Albany Terrace (North side) Nos.6-30 (Even))</b>
<p>2 semi-detached houses, numbered right to left, described left to right. c1820-40 with later additions and alterations.</p> <p><b>MATERIALS:</b> painted stucco over brick, hipped slate roof. 2 party-wall stacks, stucco to front roof slope with cornice and pots, stack to rear roof slope in brick with oversailing detail and pots. Left and right returns are brick. Replacement cast-iron area railings at left.</p> <p><b>PLAN:</b> double-depth plan with entrances in return elevations.</p> <p><b>EXTERIOR:</b> 2 storeys and basement. 4 (2:2) first-floor windows. Stucco detailing includes sills, plinth, corner pilasters with capitals, simple frieze with moulded upper edge and recessed rectangular panels; stucco scored to represent ashlar; incised curvilinear panels to entrance link to left. 4 ground-floor windows are 6/6 sashes as first-floor; all in plain reveals with sills. C20 railings to area of left-hand house, access steps. 2 individual light-wells to basement windows of right-hand house. Entrance to left-hand house in single-storey link set back between left return and adjacent house to the left; 5-panel door, bottom pair flush-beaded, centre and upper panels raised and fielded; divided overhead and radial pattern fanlight with segmental margin-glazing. Link range has curvilinear coped parapet with central ball. Entrance to right-hand house in set-back single-storey link with adjacent house to right, No.14 (qv) Albany Terrace; entrance door as left-hand house; extra-height radial pattern fanlight with segmental margin-glazing. 2-storey wings to rear.</p> <p><b>INTERIORS:</b> not inspected.</p> <p><b>HISTORICAL NOTE:</b> Albany Terrace is situated at N side of Britannia Square (qv) and forms part of one of Worcester's important Regency developments. Nos 16 and 18 are of similar appearance to Nos 6-14 (even) and 20-30 (even) Albany Terrace (qv).</p>		

7.	SO8455NE 620-1/8/10  08/3/74  GV II	<b>Albany Terrace (north side) Nos.20 and 22 and attached area railings to No.22</b>  <b>(Formerly Listed as: Albany Terrace (North side) Nos.6-30 (Even))</b>
<p>2 semi-detached houses and attached area railings, numbered right to left, described left to right. c1820-40 with later additions and alterations. Painted stucco over brick, hipped slate roof. 2 party-wall stacks, stucco to front roof slope with cornice and pots, stack to rear roof slope similar but brick with oversailing detail and pots. Cast-iron railings to area of right-hand house. Double-depth plan with entrances in return elevations. 2 storeys and basement. 4 (2:2) first-floor windows. Stucco detailing includes sills, plinth, corner pilasters with capitals, simple frieze with moulded upper edge and recessed rectangular panels, porch to left return elevation; stucco scored to represent ashlar; incised curvilinear panels to entrance link to right-hand house. 4 ground-floor windows are 6/6 sashes as first-floor; all in plain reveals with sills. 2 light-wells to basement windows of left-hand house. Left-return faces onto York Place, centre bay breaks forward, right bay splayed. 3 first-floor windows, that to right is blank. Stucco detailing matches Albany Terrace (south) elevation. Central Tuscan-style porch partially recessed into break forward, 2 steps to 6-panel door, upper panels raised and fielded, bottom pair flush-beaded; matching panelled reveals and panelled arch soffit; radial pattern fanlight with segmental margin-glazing. 8/8 sash to left of door as first-floor, blank window to right. York Place elevation continues as single-storey brick and slate service range with 2/2 sash and 4-panel door with segmental brick arch over; attached approx. 2 metre high by 2 metre long boundary wall with vertically boarded door under segmental brick arch.</p> <p>Entrance to right-hand house in set-back single-storey link with adjacent house to right, No.18 (qv) Albany Terrace; Curvilinear coped parapet with central ball to link; 5-panel door, all flush-beaded, recessed behind archway. Hipped roof, 3-storey extension behind entrance link with 6/6 sash window to first-floor and 3/3 to second-floor; extension continues around to rear elevation.</p> <p>INTERIORS : not inspected.</p> <p>SUBSIDIARY FEATURES: decorative railings to area of right-hand house in paired heart and anthemion design as No.6 (qv) Albany Terrace. Nos 20 &amp; 22 are of similar appearance to Nos 6-8 (qv) and 24-30 (qv) Albany Terrace.</p>		

8.	SO8455NE 620-1/8/11  08/3/74  GV II	<b>Albany Terrace (north side) Nos.24 and 26</b>  <b>(Formerly Listed as: Albany Terrace (North side) Nos.6-30 (Even))</b>
<p>2 semi-detached houses, numbered right to left, described left to right. c1820-40 with later additions and alterations. Painted stucco over brick, hipped slate roof. 2 party-wall stacks, stucco to front roof slope with cornice and pots, stack to rear roof slope similar but brick with oversailing detail and pots. Double-depth plan with entrances in return elevations. 2 storeys and basement. 4 (2:2) first-floor windows. Stucco detailing includes sills, plinth, corner pilasters with capitals, simple frieze with moulded upper edge and recessed rectangular panels, stucco scored to represent ashlar; incised curvilinear panels to extension link to left, porch to right return elevation. 3 ground-floor windows are 6/6 sashes as first-floor, all in plain reveals with sills; right-hand opening is 5-panel glazed door with side-lights. Glazed light-wells to basement windows of left-hand house. Entrance to left-hand house in single-storey link set back between left return and adjacent house to the left, No.28 (qv) Albany Terrace; door recessed behind archway, 5 flush-beaded panels; linking-range has curvilinear coped parapet with central ball; first-floor extension above link, semi-circular headed fixed window with coloured glazing to margin-lights. Lead flat-roof dormer with 3/3 sash. Splayed right-return faces onto York Place, centre bay break forward, 3 first-floor windows. Stucco detailing matches Albany Terrace (south) elevation. Central Tuscan-style porch, partially recessed into break forward, basket arch profile to architrave soffit; 5 roll-edged stone steps to 6-panel door, upper panels raised and fielded, bottom pair of panels flush-beaded; matching panelled reveals and arch soffit; fanlight. 8/8 sash to right of entrance, 6/6 sash to left of entrance, first-floor 6/6, all in plain reveals with sills. Small single-light semi-circular arch-headed window to immediate left of entrance.</p> <p>INTERIORS: noted as retaining some original features including panelled shutters and ornate plaster cornices. Note: Nos 24 and 26 are of similar appearance to Nos 6-22 (even) (qv) and 28 and 30 (qv) Albany Terrace.</p> <p>HISTORICAL NOTE: Albany Terrace is situated at N side of Britannia Square (qv) and forms part of one of Worcester's important Regency developments.</p>		

9.	SO8455NE 620-1/8/12  19/08/99  GV II	<b>Albany Terrace (south side) Nos. 27-33 (odd)</b>
<p>Terrace of 4 houses. c1840 with later extensions and alterations. Numbered and described left to right. Painted stucco over brick; slate roof, hipped to right end. End and party-wall stacks to front and rear roof slopes, brick with oversailing detail and pots. Left-return is unpainted pebbledash; right-return is painted brick.</p> <p>PLAN: double-depth. 2 storeys and cellar; 8 first-floor windows (2:2:2:2). Stucco detailing includes plinth, sills, moulded architraves to first-floor windows, door cases. All entrances to right with 2 windows to left. All windows 2/2 sashes with horns in plain reveals with sills. 6-panel doors, bottom pair flush-beaded, upper 4 raised and fielded with bolection moulding; sidelights with flush-beaded bottom panel; full-width overlight; door surround consists of pilasters, plain frieze and moulded cornice. 3 roll-edged steps. Nos. 27, 29 and 31 all have external louvered shutters to ground-floor windows. Right-hand house (No.33) has no shutters but has moulded architraves with ears. Left-return is blank. Right-return has 2/2 window to ground-floor and 1/1 to staircase-landing, latter has coloured glazing to margin lights; both in plain reveals with sills and segmental brick arches over. Each house has 2-storey brick and slate rear service-wing with chimney stack to right; wings adjoin at ground-floor level only. 6/6 sashes with horns and segmental arches over to rear elevations.</p> <p>INTERIORS: noted as retaining some original features including staircases and fireplaces.</p> <p>HISTORICAL NOTE: Albany Terrace is situated at N side of Britannia Square (qv) and forms part of one of Worcester's important Regency developments.</p>		

10.	SO8455NE 620-1/8/13  08/3/74  GV II	<p><b>Albany Terrace (north side) Nos.28 and 30 with attached railings to No.30</b></p> <p><b>(Formerly Listed as: Albany Terrace (North side) Nos.6-30 (Even))</b></p>
<p>2 semi-detached houses and attached area railings to left, numbered right to left, described left to right. c1820-40 with later additions and alterations. Painted stucco over brick, hipped slate roof, 2 party-wall stacks, stucco to front roof slope with cornice and pots, stack to rear slope similar but brick with oversailing detail and pots. Cast-iron railings to basement light-wells of left-hand house. Left-return is unpainted brick. Double-depth plan with entrances in return elevations. 2 storeys and basement. 4 (2:2) first-floor windows. Stucco detailing includes sills, plinth, corner pilasters with capitals, simple frieze with moulded upper edge and recessed rectangular panels, porch to left return, incised curvilinear panels to entrance link to right; stucco scored to represent ashlar. 4 ground-floor windows are 6/6 as first-floor; all in plain reveals with sills. Railings to light-wells have twisted posts and circular-section rails. Left return has central Tuscan-style doorcase, 2 roll-edged stone steps; 5-panel door, bottom pair flush-beaded, centre raised and fielded, top pair glazed. 8/8 sash to first-floor above. Entrance to right-hand house in set-back single-storey link with adjacent house to right, No.26 (qv) Albany Terrace; door recessed behind arch, 5-panel, upper pair glazed, lower panels flush-beaded; linking-range has curvilinear coped parapet with central ball.</p> <p>INTERIORS: not inspected.</p> <p>SUBSIDIARY FEATURES: railings to light wells have twisted posts and circular-section rails.</p> <p>HISTORICAL NOTE: Nos 28 and 30 are of similar appearance to Nos 6 to 26 (even), Albany Terrace (qv). Albany Terrace is situated at N side of Britannia Square (qv) and forms part of one of Worcester's important Regency developments.</p>		

11.	SO8455NW 620-1/7/14  08/3/74  GV II	<b>Albany Terrace (north side)</b> <b>No.32 Croft House and attached outbuilding &amp; boundary wall</b>
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House. c1820-40 with later alterations and additions. Painted stucco over brick with hipped slate roof. Curvilinear parapets to gable ends incorporate paired chimney stacks, stucco with brick oversailing detail and pots. Brick and slate rear service ranges. Brick boundary wall. Double-depth plan with entrance in return (south) elevation. 2-storeys with attics and cellars. Stephenson Road (west) elevation: 4 (2:2) first-floor windows. Stucco detailing includes sills, plinth, pilaster with capital to each end and centre, plain frieze with moulded top, moulded cornice and blocking course; front and rear cornice linked by string course on return elevation to north; stucco scored to represent ashlar. 4 ground-floor windows are 6/6 sashes as are first-floor, all in plain reveals with sills. 3 flat-roof dormers with side-hung casements partially concealed behind blocking course. Entrance in right return. Albany Terrace (south) Elevation: Single first-floor window. Stucco detailing includes end pilasters, frieze and cornice as west elevation, central Tuscan-style porch. 6-panel door, bottom pair flush-beaded, upper panels raised and fielded, overlight with central vertical glazing bar and margin-glazing. 6/6 sash to first-floor above entrance, 3/6 sash to second-floor in gable end parapet. Single-storey rear service wing to north-east corner.

INTERIORS: noted as retaining original joinery features including panelled shutters.

SUBSIDIARY FEATURES: 2-storey stable block with hayloft over abuts service wing. Attached wall approx. 2 metres high by 75 metres long, runs south from stable block to form east, south, and west boundaries to site; wall has brick coping and piers with pyramidal stone caps; C20 replacement steel gates.

HISTORICAL NOTE: Albany Terrace is situated to the N side of Britannia Square (qv) and forms part of one of Worcester's important Regency developments. No.32 is similar in style, although larger, to No.1 Stephenson Terrace (qv).

12.	SO8455NW 620-1/7/15  08/3/74  GV II	<b>Albany Terrace (south side) Nos.35 and 37 St Anthony (37) and attached boundary wall</b>
<p>2 semi-detached houses now sub-divided into flats. c1835 with later additions and alterations. Painted stucco and painted brick with red terracotta dressings and red clay-tile 2-span roof; parapets to principal (west) elevation and gables; hexagonal and cylindrical brick stacks with ornate oversailing details to gable ends, party wall, and rear (east) wings, majority with pots. Timber verandah with glazed roof. Canted bay window in timber with clay-tile roof. Asymmetric double-depth plan with main entrances in west and north elevations; projecting wings at north and south ends and service range to centre of rear (east) elevation. West Elevation: 2 storeys and attic, 5 first-floor windows. Stucco detailing includes plinth; recessed rectangular panels and moulded string course above ground-floor windows of bays; similar string course above first-floor windows of bays, string courses linked between bays; stucco scored to represent ashlar. Full height semi-octagonal bay to left and right of entrance each with hipped tile roof behind castellated parapet; parapet to main roof rises up in steps behind roof of each bay terminating in a terracotta-capped cylindrical finial in brick. Multi-pane mullion and transom windows to first- and ground-floors except right-hand bay which has 1/1 sashes; all in plain splayed reveals with chamfered sills; extreme left of elevation angled back in plan at 45 degrees; ground-floor canted bay under lean-to roof to right of chamfered corner. 4-flush-panel door with later planted chamfered mouldings; 2-pane overlight; Later verandah links full-height bays. Flat-roof dormer with side-hung casements. North Elevation: comprises north elevation of rear wing to left and gable-end of main range to right, corners of gable-end angled back at 45 degrees. 2 storeys and attic, 5 first-floor windows, left-hand window is blank. Stucco detailing includes plinth; moulded Tudor-style door case; stepped parapet to bay; label moulding above attic window; corbel bracket and pentagonal base to chimney stack; dentilled eaves to left. Fenestration includes 2/2, 6/6 and 8/8 sashes, mullion and transom and 6-pane fixed light and C20 insertion. Windows to left in plain reveals with sills, windows to right in plain splayed reveals with chamfered sills. First-floor canted bay to right supported on 2 tubular metal stanchions, hipped tile roof. Entrance beneath bay, open archway with pair of vertically boarded and studded entrance doors recessed on the angle. Rear elevation in painted brick. Dentilled eaves course as north elevation. Fenestration includes 8/8 sashes, mullion and transom and C20 replacement windows; first-floor oriel windows to gable ends of wings. Brick and slate single-storey service range to centre rear. Later semi-octagonal, single-storey, flat-roofed, brick bay to south gable end of main range.</p> <p>INTERIORS: noted as containing some original features including staircase with wreathed handrail and slender turned balusters.</p> <p>SUBSIDIARY FEATURES: Boundary wall of brick with terracotta copings adjoins service range; castellated to west, east, and part of south, approx. 2 metres high; that to north approx. 0,5 metres high with piers to height of approx. 1,5 metres with timber infill panels. Pedestrian entrance with vertically boarded door in south-east corner; vehicular entrance in north-east corner; castellations continue over both openings; C20 vehicular opening further to south. C20 steel pedestrian gates access main entrances via northern section of wall.</p>		

13.	SO8455NE 620-1/8/72  22/5/54  GV II	<b>Britannia Square (south side) No. 1</b>
<p>House. c1820, with later additions and alterations. Painted stucco over brick to front and left return. Slate roof. Rear and gable end stacks with oversailing courses and pots, rear and two to right in brick, left-hand stack stuccoed and integral with partial parapet to gable. Timber porch and bay windows. Double-depth plan with central hallway. 3 storeys, 3 first-floor windows. Stucco detailing includes sills, and scoring to represent ashlar. Centre first-floor window is 6/6; 8/8 sash to left and right, all in plain reveals with sills. Doric style porch; 5 panel door, bottom pair flush-beaded, bolection moulding to centre and upper panels; plain fanlight; roll-edged stone step. Entrance flanked by rectangular bay windows with cornice to flat roof, paired 6/1 sashes with 4/1 sash to returns. Left-return-elevation has ground-floor canted bay with 1/1 sashes with 8/8 sash to first-floor. Rear elevation has 8/8 sash and 4/4 staircase sash. 2-storey flat roof extension to rear left.</p> <p>All the listed buildings in Britannia Square (qv) form a unified group, started in 1820 and planned around a large green in which the main house is placed ('Springfield', qv). Compares with similar although smaller developments in Worcester such as Lansdowne Crescent, Lark Hill, and Rainbow Hill Terrace (qqv).</p>		

14.	SO8455NE 620-1/8/73  22/5/54  GV II	<b>Britannia Square (south side) No. 2</b>
<p>House. c1820 with later additions and alterations. Painted stucco over brick; hipped slate roof; altered brick end stacks with pots; end and ridge brick stacks to rear range. Double-depth plan with central entrance and hallway. 2 storeys. 3 first-floor windows. Stucco detailing includes moulded architrave to entrance and sills; stucco scored to represent ashlar. Sashes are 8/8 except centre first-floor which is 6/6; all in plain reveals with sills. 5 panel entrance door, bottom pair flush double beaded, centre panel raised and fielded, upper pair glazed; fanlight. 2-storey rear range with ridge running parallel to that of front range; roof hipped to left end; rear range offset to right and linked to right return of front range by single-storey flat-roofed infill; access via 2-panel door. Left return is plain brick; right return is painted brick. 3/2 and 2/2 sashes to rear elevation.</p> <p>All the listed buildings in Britannia Square (qv) form a unified group, started in 1820 and planned around a large green in which the main house is placed ('Springfield', qv). Compares with similar although smaller developments in Worcester such as Lansdowne Crescent, Lark Hill, and Rainbow Hill Terrace (qqv).</p>		

15.	SO8455NE 620-1/8/74  22/5/54  GV II	<b>Britannia Square (south side) Nos 3 and 4</b>
<p>2 semi-detached houses. c1820 with later additions and alterations. Painted stucco over brick; hipped slate roof, Brick party wall stack to front and rear roof slope with oversailing courses and pots. Double-depth plan with central entrance in return elevations. 3 storey. 2 (1:1) first-floor windows. Stucco detailing includes pilasters to corners and centre; plain frieze; sills; lined to represent ashlar. 8/8 sashes throughout except second-floor which are 4/4; all in plain reveals with sills. 5 panel door in return elevation, bottom pair flush double-beaded, centre and upper panels raised and fielded with bolection moulding; moulded door frame; radial pattern fanlight with segmental margin glazing; above is 6/6 sash to first-floor and single-light casement to second-floor. 2-storey wing set back behind entrance to both left and right returns; roof partially concealed behind parapet; roof to left hipped; 8/8 sash to ground and first-floor in plain reveals with sills. 2-storey service range to rear left, single storey to rear right.</p> <p>All the listed buildings in Britannia Square (qv) form a unified group, started in 1820 and planned around a large green in which the main house is placed ('Springfield', qv). Compares with similar although smaller developments in Worcester such as Lansdowne Crescent, Lark Hill, and Rainbow Hill Terrace (qqv).</p>		

16.	SO8455NE 620-1/8/75  22/5/54  GV II	<b>Britannia Square (south side) No. 5</b>
<p>Villa. c1820 with later additions and alterations. Painted stucco over brick; hipped slate roof. Stucco stack with cornice detail to right gable-end. 2 similar stacks to roof slopes of central rear wing, that to right with pots. Full-height stone bay windows. Ferrous balustrade to balcony. Double-depth T-plan with recessed central entrance and hallway. 2 storeys. 3 first-floor windows. Stucco detailing includes full-height pilasters flanking entrance and to ends, first-floor sill band to each side of bays, plain frieze, Doric-style porch and door surround to left of facade. 2-storey, flat-roof, canted bay to each side of entrance, ground-floor stonework is fluted with plinths and capitals; stonework to first-floor is plain apart from carved panels below sills depicting paired beasts and shields; all windows to bays are 1/1 with tall bottom sashes to ground-floor only. 4 slate steps to recessed entrance porch, square columns with incised geometric design; pair of 6-panel external doors, all panels raised and fielded; single pane overlight; inner pair of glazed doors, 4-pane with margin glazing. Porch roof forms balcony accessed by French window of similar design to porch inner-doors. Balcony balustrade has central pair of diagonal braces flanked by verticals. Small single storey wings set back to each return elevation; that to left has French window, each leaf has 3 panes with margin glazing; surround has matching pilasters to entrance porch with entablature and pediment. Wing to right has C20 vertically boarded and part glazed garage doors beneath coped gable of similar profile to pediment. 2-storey service range to rear right.</p> <p>HISTORICAL NOTE: 1886 Ordnance Survey map at 1:500 scale shows canted bays to front elevation.</p> <p>All the listed buildings in Britannia Square (qv) form a unified group, started in 1820 and planned around a large green in which the main house is placed ('Springfield', qv). Compares with similar although smaller developments in Worcester such as Lansdowne Crescent, Lark Hill, and Rainbow Hill Terrace (qqv).</p>		

17.	SO8455NE 620-1/8/76  22/5/54  GV II	<b>Britannia Square (south side) Nos. 6 and 7</b>
<p>2 semi-detached houses. c1820 with later additions and alterations. Painted stucco over brick; slate roof with coped curvilinear parapeted gables; end, party wall, and rear brick stacks, all with oversailing detail except centre stack which has string course at approx. half-height; all with pots. Double-depth T-plan with entrances in return elevations. 3 storeys with cellar. 4 (2:2) first-floor windows. Stucco detailing includes sills and lining to represent ashlar on the main elevation; on the entrance porches, plinth, moulded architrave to semi-circular arch, recessed panels to spandrels, cornice, curvilinear coped parapet surmounted by ball finial. First-floor sashes are 8/8, 4/4 to second-floor and 8/12 to ground-floor; all in plain reveals with sills. Single-storey entrance porches set back to return elevations; door to left-hand house located within archway is 6-panel, bottom pair flush-beaded, otherwise raised and fielded; altered fanlight. Archway to right-hand porch is open, door located in return elevation to main house; door is half-glazed, 4-panes, bottom pair of panels flush-beaded; porch has stone-flagged floor; rear and side walls have blind arched recesses.</p> <p>All the listed buildings in Britannia Square (qv) form a unified group, started in 1820 and planned around a large green in which the main house is placed ('Springfield', qv). Compares with similar although smaller developments in Worcester such as Lansdowne Crescent, Lark Hill, and Rainbow Hill Terrace (qqv).</p>		

18.	SO8455NE 620-1/8/77  22/5/54  GV II	<b>Britannia Square (south side)</b> <b>Nos 8 and 9 Albion House</b>
<p>2 semi-detached houses. c1820 with later additions and alterations. Painted stucco over brick; concealed slate roof; large concealed party-wall stack, brick with oversailing courses and pots. C20 ferrous railings to area. Designed to look like one large Classical style villa. Double-depth plan with entrance in set-back wing to left and right. 3 storeys and basement. 6 (1:4:1) first-floor windows. Stucco detailing includes full-height pilasters to ends and flanking central pair of windows; the pilasters are plain to the ground-floor, fluted with Corinthian capitals to the upper floors; entablature with pediment to centre bay; coped parapet rising behind pediment is crowned by urn finial, ball finials over end pilasters; pilasters linked by first-floor sill band with raised gilt lettering 'Albion House'; shallow break forward to ground-floor to form double reveals to windows; sills; moulded architrave and blank vase balustrade to entrances. All sashes are 6/6 except second-floor of flanking wings which are 3/6; all in plain reveals with sills. 3 stone steps to 6-panel doors, bottom panels flush-beaded otherwise raised and fielded with bolection moulding; glazed sidelights over blank balustrade; half-elliptical fanlight in circle and teardrop design. 2-storey service range to rear right.</p> <p>All the listed buildings in Britannia Square (qv) form a unified group, started in 1820 and planned around a large green in which the main house is placed ('Springfield', qv). Compares with similar although smaller developments in Worcester such as Lansdowne Crescent, Lark Hill, and Rainbow Hill Terrace (qqv).</p>		

19.	SO8455NE 620-1/8/78  22/5/54  GV II	<b>Britannia Square (south side) Nos. 10-13 (consecutive)</b>
<p>Terrace of 4 houses. c1820 with later additions and alterations. Painted stucco over brick; concealed slate roof, 4 brick stacks with oversailing courses and pots, front pair partially concealed at ends of pediment. Timber bays to ground floor. Double-depth plan. Designed to look like one large house although all entrances are in the facade. 3 storeys with basement and attics. 8 (2:2:2:2) first-floor windows. Stucco detailing includes pilasters flanking each pair of windows rising from first-floor sill band to frieze, moulded cornice and coped parapet; centre 2 houses break forward slightly surmounted by pediment with 3 recessed panels to tympanum; moulded architraves to entrances; sills; stucco scored to represent ashlar. 6/6 sashes to first-floor, 3/6 to second; all in plain reveals with sills. 2 small 4/4 attic windows in tympanum. 4 flat-roof canted bays to ground floor, moulded architraves, 2/1:8/3:2/1 sashes. 3 roll-edged stone steps to entrance; 4-panel doors; bottom pair flush-beaded, upper raised and fielded with bolection moulding; radial pattern fanlights. 2-storey service ranges to rear.</p> <p>All the listed buildings in Britannia Square (qv) form a unified group, started in 1820 and planned around a large green in which the main house is placed ('Springfield', qv). Compares with similar although smaller developments in Worcester such as Lansdowne Crescent, Lark Hill, and Rainbow Hill Terrace (qqv).</p>		

20.	SO8455NE 620-1/8/79  22/5/54  GV II	<b>Britannia Square (south side) Nos. 14 and 15</b>
<p>2 semi-detached houses but adjoining terrace [Nos.10-13 (qv)] to left. c1820 with later additions and alterations. Painted stucco over brick; concealed slate roof; stuccoed party-wall stack with oversailing detail and pots; brick stack similarly terminated to rear roof slope. Double-depth plan with entrances at extreme left and right of facade. 3 storeys. 4 (2:2) first-floor windows. Stucco detailing includes half-height pilasters to ends and centre rising from band below first-floor window sills; frieze, cornice and parapet with coping; moulded architrave to entrances. Ground-floor windows are 8/8, first-floor 6/6 and second-floor 3/6; all in plain reveals with sills. 3 roll-edged steps to entrance, 6-panel door, bottom pair flush-beaded, upper panels raised and fielded with bolection moulding; Gothic pattern fanlight. Right return elevation is unpainted brick. Single-storey service ranges to rear.</p> <p>All the listed buildings in Britannia Square (qv) form a unified group, started in 1820 and planned around a large green in which the main house is placed ('Springfield', qv). Compares with similar although smaller developments in Worcester such as Lansdowne Crescent, Lark Hill, and Rainbow Hill Terrace (qqv).</p>		

21.	SO8455NE 620-1/8/80  22/5/54  GV II	<b>Britannia Square (south side) Nos. 16 and 17</b>
<p>2 semi-detached houses. c1820 with later additions and alterations. Painted stucco over brick; hipped slate roof, party wall stack to front and rear roof slope with oversailing courses and pots. Canted bays in timber with dentilled and bracketed eaves. Timber-framed conservatory to left return. Double-depth plan with entrances in 2-storey wings set back to left and right return elevations. 3 storeys. 2 first-floor windows. Stucco detailing includes sills. 2-storey flat-roof canted bays (1/1:2/2:1/1) are mid c19; Second-floor windows are 6/6. 3/3 sashes to first-floor of wings. Door to left-hand house is 3-panel, upper panel glazed, bottom pair flush-beaded; French window in return wall; both accessed through lean-to conservatory; right-hand house has similar 3-panel door but upper panel is raised and fielded; plain semi-elliptical fanlights. Return elevations and wings are unpainted brick.</p> <p>INTERIOR: right-hand house retains some original features including panelled doors, architraves, picture rails; staircase with winders and square balusters; fireplaces on second-floor. Left house not inspected.</p> <p>HISTORICAL NOTE: A glazed structure is indicated on the left-hand house on the 1886 Ordnance Survey map drawn to a scale of 1:500.</p> <p>All the listed buildings in Britannia Square (qv) form a unified group, started in 1820 and planned around a large green in which the main house is placed ('Springfield', qv). Compares with similar although smaller developments in a Worcester such as Lansdowne Crescent, Lark Hill, and Rainbow Hill Terrace (qqv).</p>		

22.	SO8455NE 620-1/8/81  22/5/54  GV II	<b>Britannia Square (south side) Nos. 18 and 19</b>
<p>2 semi-detached houses. c1820 with later additions and alterations. Painted stucco over brick; hipped slate roof, party wall stacks to front and rear roof slopes, both with oversailing courses and pots, front stack stuccoed. Timber doorcase and canopy to right-hand house. Double-depth plan with entrances in return elevations. 3 storey. 2 first-floor windows. Stucco detailing includes plinth, sills, and inscribed lines to represent ashlar; castellated single-storey screen walls set back to left and right returns pierced by open doorway flanked by blind windows with sills, all with pointed arches; similarly arched integral boot scrapers to either side of opening. Sashes are 8/8 except second-floor which are 4/8 to left-hand house and 4/4 to right; all in plain reveals with sills. 2-storey wing with parapeted flat-roof to rear of left return, 5-panel door flanked by 4/4 sashes 3-pane overlight; 8/8 sash to first-floor right under segmental brick arch; single light casement to left. Wing to right-hand house is single-storey with small C20 4-pane window; door retained in its original position in return wall is similarly configured 5-panel, bottom pair flush-beaded, middle pair and top panel glazed with leaded-lights; fluted door case and cantilevered canopy with dentils.</p> <p>All the listed buildings in Britannia Square (qv) form a unified group, started in 1820 and planned around a large green in which the main house is placed ('Springfield', qv). Compares with similar although smaller developments in Worcester such as Lansdowne Crescent, Lark Hill, and Rainbow Hill Terrace (qqv).</p>		

23.	SO8455NE 620-1/8/82  22/5/54  GV II	<b>Britannia Square (south side) No. 20</b>
<p>House. c1820 with later additions and alterations. Painted stucco over brick; hipped slate roof; central stucco stack with brick oversailing detail and pots. Double-depth plan with entrance in right return elevation. 2-storeys. 2 first-floor windows. Stucco detailing includes full-height pilasters to ends and centre linked by plain frieze; sills; fluted architrave to entrance. 8/8 sashes in plain reveals with sills; external louvered shutters to ground floor. Left return is painted brick; right return has 6/6 sash to first-floor at right with entrance below; 6-panel door, upper panels glazed with bolection moulding, bottom pair flush with double-bead, panelled reveals are all flush-beaded; plain fanlight. 2-storey service range to rear left.</p> <p>All the listed buildings in Britannia Square (qv) form a unified group, started in 1820 and planned around a large green in which the main house is placed ('Springfield', qv). Compares with similar although smaller developments in Worcester such as Lansdowne Crescent, Lark Hill, and Rainbow Hill Terrace (qqv).</p>		

24.	SO8455NE 620-1/8/83  22/5/54  GV II	<b>Britannia Square (west side) No. 21 and attached boundary wall</b>
<p>House and attached boundary wall. c1820 with later additions and alterations. Painted stucco over brick with hipped slate roof, partially renewed end stacks with brick oversailing detail and pots. Brick boundary wall. L-shaped plan with central entrance. Single-storey outshut to rear of rear wing. 2 storeys. 3 first-floor windows. Stucco detailing includes pilaster strips to ends, shallow break-forward to centre bay, fluted door surround, plain eaves band. 8/8 sashes except first-floor centre which is 6/6, all in plain reveals with sills. 6-panel entrance door with fanlight, glazing pattern based on circles. Rear retains 6/6 sashes.</p> <p>SUBSIDIARY FEATURES: boundary wall approx. 30 metres long and 2,5 metre high brick boundary wall to south, abuts house, pedestrian opening with segmental arch, vertically boarded timber door.</p> <p>All the listed buildings in Britannia Square (qv) form a unified group, started in 1820 and planned around a large green in which the main house is placed ('Springfield', qv). Compares with similar although smaller developments in Worcester such as Lansdowne Crescent, Lark Hill, and Rainbow Hill Terrace (qqv).</p>		

25.	SO8455NE 620-1/8/84  22/5/54  GV II	<b>Britannia Square (west side) No. 22</b>
<p>House. c1820 with later additions and alterations. Painted stucco over brick with hipped slate roof. Single-storey entrance wing set back to S. return with slate roof and coped gable wall. Tall, narrow, facade. 3 storeys, 1 first floor window. Stucco detailing includes narrow fluted architraves. 8/8 flush sashes, all with sills. Renewed 6-panel entrance door with fanlight of petal design.</p> <p>All the listed buildings in Britannia Square (qv) form a unified group, started in 1820 and planned around a large green in which the main house is placed ('Springfield', qv). Compares with similar although smaller developments in Worcester such as Lansdowne Crescent, Lark Hill, and Rainbow Hill Terrace (qqv).</p>		

26.	SO8455NE 620-1/8/85  22/5/54  GV II	<b>Britannia Square (west side)</b> <b>Nos. 23 and 24</b>
<p>2 semi-detached houses. c1820 with later additions and alterations. Painted stucco over brick with hipped slate roof, partially renewed end stacks with brick oversailing detail and pots. Cast-iron balustrade to porch. Double-depth plan with adjoining central entrance doors within shared porch. 2 storeys. 3 first-floor windows. Stucco detailing includes plinth, raised chamfered quoins and matching rustication to door surrounds and square columns to porch. All sashes 8/8 except centre first-floor which is a pair of 4/4 with central mullion, all in plain reveals with sills. 5-panel entrance doors with overlights within Doric-style porch supported on 3 columns, ornamental cast-iron balustrade in scroll design to front, 3 tapered, roll-edged stone steps to each side of porch.</p> <p>All the listed buildings in Britannia Square (qv) form a unified group, started in 1820 and planned around a large green in which the main house is placed ('Springfield', qv). Compares with similar, although smaller, developments in Worcester such as Lansdowne Crescent, Lark Hill, and Rainbow Hill Terrace (qqv).</p>		

27.	SO8455NE 620-1/8/86  22/5/54  GV II	<b>Britannia Square (west side) Nos. 25 and 26 and attached wall to No. 25</b>
<p>2 semi-detached houses, (No.25 is 2 flats) with attached wall to left house. c1820 with later additions and alterations. Painted stucco over brick with hipped slate roof concealed behind parapet, central brick stack with oversailing detail and pots.</p> <p>Stucco over brick to attached walls. Double-depth plan, 2-storey wings set well back to return elevations. 2 storeys. 4 (1:2:1) first-floor windows. Stucco detailing includes plinth, Doric-style pilasters to ends and centre, plain eaves band with moulded top edge. All sashes 8/8 except to side wings which are 6/6, all in plain reveals with sills. 5-panel entrance doors in return elevations, upper 3 panels raised and fielded, bottom panels flush, fanlights have radial glazing bars, 2 roll-edged stone steps to entrances.</p> <p>SUBSIDIARY FEATURES: Enclosing walls to entrance of No.25, entered via open semi-circular headed doorway in east wall. Walls approx. 3 metres high with coping.</p> <p>All the listed buildings in Britannia Square (qv) form a unified group, started in 1820 and planned around a large green in which the main house is placed ('Springfield', qv). Compares with similar, although smaller, developments in Worcester such as Lansdowne Crescent, Lark Hill, and Rainbow Hill Terrace (qqv).</p>		

28.	SO8455NE 620-1/8/87  22/5/54  GV II	<b>Britannia Square (west side) No. 27</b>
<p>House. c1820 with later additions and alterations. Painted stucco over brick with hipped slate roof, end stacks with oversailing detail and pots. Single-depth plan with central hallway. 2 storeys. 2 first-floor windows. Stucco lined to represent ashlar. All windows 8/8 sashes in plain reveals with sills. 6-panel entrance door; fanlight with radial glazing bars; renewed timber Doric-style doorcase, incised geometric design to pilasters and frieze.</p> <p>All the listed buildings in Britannia Square (qv) form a unified group, started in 1820 and planned around a large green in which the main house is placed ('Springfield', qv). Compares with similar although smaller developments in Worcester such as Lansdowne Crescent, Lark Hill, and Rainbow Hill Terrace (qqv).</p>		

29.	SO8455NE 620-1/8/88  22/5/54  GV II	<b>Britannia Square (west side) Nos. 27A and 27B</b>
<p>2 semi-detached houses. c1820 with later additions and alterations. Painted stucco over brick with hipped slate roof; 4 stacks (2 to party wall in front and rear roof slopes, 2 end stacks), all with wide moulded cornice detail and pots. Full-height entrance wings set well back to return elevations. 2 storeys, 4 first-floor windows (1:2:1). Stucco detailing includes plinth and eaves band and later C19 canted bay with cornice and blocking course. All windows 2/2 sashes excepting bay to right ground-floor which are 1/1, all in plain reveals with sills. 6-panel entrance doors, fanlights with radial glazing bars, door and fanlight to No.27B renewed.</p> <p>All the listed buildings in Britannia Square (qv) form a unified group, started in 1820 and planned around a large green in which the main house is placed ('Springfield', qv). Compares with similar although smaller developments in Worcester such as Lansdowne Crescent, Lark Hill, and Rainbow Hill Terrace (qqv).</p>		

30.	SO8455NE 620-1/8/89  22/5/54  GV II	<b>Britannia Square (west side) Nos. 28 and 29</b>
<p>2 semi-detached houses. c1820 with later additions and alterations. Painted stucco over brick, hipped slate roof, partially renewed party wall stacks with brick oversailing detail and pots. Double-depth plan, outer ranges set well back with concealed roofs. 3 storeys, 6 (1:4:1) first-floor windows. Stucco detailing includes sill band to first- and second-floor, plain frieze to eaves, triple angled corners. Main range has tall 6/9 sashes to first and ground floor; outer ranges have 6/6 sashes to first and ground floor, all second-floor windows are 3/6. Entrances to ends of main range, 5-panel doors in panelled reveals, fanlight with radial glazing bars. Outer ranges have 6/6 sashes to first and ground floor, 3/6 to second floor.</p> <p>INTERIOR: Noted as having original plasterwork and joinery including curved open-well staircase with stick balusters and wreathed handrail; Regency-style marble fireplace.</p> <p>All the listed buildings in Britannia Square (qv) form a unified group, started in 1820 and planned around a large green in which the main house is placed ('Springfield', qv). Compares with similar although smaller developments in Worcester such as Lansdowne Crescent, Lark Hill, and Rainbow Hill Terrace (qqv).</p>		

31.	SO8455NE 620-1/8/90  22/5/54  GV II	<b>Britannia Square (west side) No. 30</b>
<p>Villa. c1820 with later additions and alterations. Painted stucco over brick, hipped slate roof, partially renewed end stack with brick oversailing detail and pots. Central hallway, double-depth plan. 2 storeys. 3 first-floor windows. Stucco detailing includes central break forward, full-height pilaster strips to ends, plinth, crowning frieze and wide eaves. Outer 8/8 sashes, central 6/6 sash to first-floor, all in plain reveals with sills; louvered shutters. Central entrance, 6-panel door, upper panels raised and fielded, lower panels flush, fanlight with radial glazing bars, panelled reveals, Doric-style porch.</p> <p>INTERIOR not inspected.</p> <p>All the listed buildings in Britannia Square (qv) form a unified group, started in 1820 and planned round a large green in which the main house is placed ('Springfield', qv). Compares with similar although smaller developments in Worcester such as Lansdowne Crescent, Lark Hill, and Rainbow Hill Terrace (qqv).</p>		

32.	SO8455NE 620-1/8/91  22/5/54  GV II	<b>Britannia Square (west side) Nos. 31, 32 and 33</b>
<p>Terrace of 3 houses. c1820 with later additions and alterations. Painted stucco over brick; hipped slate roof, 4 partially rebuilt stacks with brick oversailing detail and pots. Timber porches. Double-depth plan. Terrace designed to look like single large house. 3 storeys and cellar. 5 first-floor windows (1:3:1). Stucco detailing includes plinth; full-height pilasters to ends and to left and right of 3 middle windows; entrance and windows above in shallow break-forward; panelled frieze. Second-floor has 3/3 sashes, otherwise 6/6, all in plain reveals with sills. Entrances to centre and returns, doors all have 6-panels, bottom pair flush-beaded, upper panels raised and fielded to centre door only otherwise glazed; fanlight with radial glazing bars, panelled reveals, Doric-style porches. Return elevations have 3 first-floor windows. Interior noted as retaining some original features including open-well staircases with wreathed handrail; panelled shutters and doors, architraves; plaster cornices; fireplaces, some with cast-iron hob-grates.</p> <p>All the listed buildings in Britannia Square (qv) form a unified group, started in 1820 and planned round a large green in which the main house is placed ('Springfield', qv). Compares with similar although smaller developments in Worcester such as Lansdowne Crescent, Lark Hill, and Rainbow Hill Terrace (qqv).</p>		

33.	SO8455NW 620-1/7/92  22/5/54  GV II	<b>Britannia Square (west side) No. 34</b>
<p>Villa. c1820 with later additions and alterations. Painted stucco over brick; concealed roof; partially rebuilt end stacks with brick oversailing detail and pots. Double-depth plan with entrance hall at right. 2 storeys and basement. 2 first-floor windows. Stucco detailing includes crowning frieze and parapet. First-floor has 8/8 sashes, ground-floor has tall 8/12 sashes, all in plain reveals with sills. Entrance at right; 5 panel door, bottom pair flush-beaded, otherwise raised and fielded; fanlight with segmental pattern glazing bars; panelled reveals; doorcase has fluted pilasters with roundels, open pediment. Dormer with cambered roof, offset right of centre.</p> <p>INTERIOR: not inspected.</p> <p>All the listed buildings in Britannia Square (qv) form a unified group, started in 1820 and planned round a large green in which the main house is placed ('Springfield', qv). Compares with similar although smaller developments in Worcester such as Lansdowne Crescent, Lark Hill, and Rainbow Hill Terrace (qqv).</p>		

34.	SO8455NW 620-1/7/93  22/5/54  GV II	<b>Britannia Square (west side) Nos. 35 and 36</b>
<p>2 semi-detached houses. c1820 with later additions and alterations. Painted stucco over brick; hipped slate roof with pair of partially rebuilt party-wall stacks with oversailing detail and pots. 2 storeys, four first-floor windows. Stucco detailing includes full-height Doric style pilasters to ends and plain frieze. 6/6 sashes all in plain reveals with sills. Entrances in return elevations, 6-panel door with fluted architraves and paterae to angles, fluted reveals, Left-hand house has engaged Ionic-style doorcase, right-hand house has part-glazed 6-panel door and Doric-style porch.</p> <p>All the listed buildings in Britannia Square (qv) form a unified group, started in 1820 and planned round a large green in which the main house is placed ('Springfield', qv). Compares with similar although smaller developments in Worcester such as Lansdowne Crescent, Lark Hill, and Rainbow Hill Terrace (qqv).</p>		

35.	SO8455NE 620-1/8/94  22/5/54  GV II	<b>Britannia Square (north side) No.37 Ivygate and attached boundary walls and gate piers</b>  <b>(Formerly Listed as: Britannia Square (North side) No.37 (Ivy Gate))</b>
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Villa and attached walls and gate piers. c1820 with later additions and alterations. Stucco over brick with hipped slate roof. Rebuilt ridge and hip stacks with oversailing detail and pots. Brick boundary walls, stucco gate piers. Double-depth plan, central entrance to return (W) elevation. Service range to rear. 2 storey, 5 first-floor windows. Stucco detailing includes full-height Doric-style pilasters to ends, first-floor band, frieze with sunken panels, moulding to wide eaves, tooled window architraves, break-forward over porch. 6/6 sashes to first- and ground-floors. Left return has 3 first-floor windows; left ground-floor window is triple (6/6 sash flanked by 2/2 sashes); part-glazed 4-panel door, fanlight with radial glazing bars, Roman Doric-style porch with dentilled entablature. Rear retains 6/6 and 8/8 sashes, door has 6 flush-panels.

Interior noted as having original features including panelled shutters.

**SUBSIDIARY FEATURES::** Attached boundary walls at N, W, and S, gate piers with replacement gates in S boundary. Walls abut service range for 4 metres at NE, 3 metres high with brick copings and abuts service range to NW for approx. 35 metres along W boundary, curved to angle and for approx. 23 metres to S boundary with pier, then quadrant wall, further pier, further pair of piers joined by C20 gates, quadrant wall and pier. Piers square on plan with moulded band, frieze, and stepped coping. Boundary walls frame this corner of Britannia Square although further wall to S partly rebuilt.

All the listed buildings in Britannia Square (qv) form a unified group, started in 1820 and planned around a large green in which the main house is placed ('Springfield', qv). Compares with similar although smaller developments in such as Lansdowne Crescent, Lark Hill, and Rainbow Hill Terrace (qqv).

36.	SO8455NE 620-1/8/95  22/5/54  GV II	<b>Britannia Square (north side) No. 38</b>
<p>Villa. c1820 with later additions and alterations. Painted stucco over brick with hipped slate roof, rebuilt end stacks (2 per end) with string course and pots. Parapet gutter to facade. Central hallway, double-depth plan. 2 storeys with attic. 3 first-floor windows. Stucco detailing includes plinth; full-height Doric-style pilasters to ends and between windows; first-floor band; frieze, cornice and blocking course. Outer bays have 8/8 sashes, centre first-floor 6/6 with margin lights of coloured glass. Ground-floor windows are tall 8/12 sashes. Entrance door is 4-panel; fanlight with radial glazing bars. Flat-topped gables with copings and casement window to attic.</p> <p>INTERIOR: Retains original plasterwork and joinery including narrow open well staircase with stick balusters and wreathed handrail; white marble fireplace to left ground-floor room; moulded cornices, that to hall has decorative frieze with modillions and anthemion design. A similar design to No.39 (qv).</p> <p>All the listed buildings in Britannia Square (qv) form a unified group, started in 1820 and planned around a large green in which the main house is placed ('Springfield', qv). Compares with similar although smaller developments in Worcester such as Lansdowne Crescent, Lark Hill, and Rainbow Hill Terrace (qqv).</p>		

37.	SO8455NE 620-1/8/96  22/5/54  GV II	<b>Britannia Square (north side) No. 39 Chester House</b>
<p>Villa. c1820 with later additions and alterations. Painted stucco over brick with hipped slate roof, rebuilt end stacks (2 per end) with string course and pots. Parapet gutter to facade. Cast-iron verandah with glass roof. Central hallway, double-depth plan. 2 storeys. 3 first-floor windows. Stucco detailing includes plinth, full-height Doric-style pilasters to ends and between windows; first-floor band; frieze, cornice and blocking course. Outer bays have 8/8 sashes, centre first-floor 6/6 with margin-lights of coloured glass. Ground-floor are tall 8/12; all in plain reveals with sills. Entrance door is renewed 4-panel; fanlight with radial glazing bars; tooled architrave. Flat-topped gables with coping and casement window to attic. Verandah with scrolled uprights. Later C19 lean-to conservatory at right.</p> <p>INTERIOR: retains some original features including shutters, narrow open-well staircase with stick balusters and wreathed handrail; plasterwork to hall has decorative frieze including modillions with anthemion design. A similar design to No.38 (qv).</p> <p>All the listed buildings in Britannia Square (qv) form a unified group, started in 1820 and planned around a large green in which the main house is placed ('Springfield', qv). Compares with similar, although smaller, developments in Worcester such as Lansdowne Crescent, Lark Hill, and Rainbow Hill Terrace (qqv).</p>		

38.	SO8455NE 620-1/8/97  22/5/54  GV II	<b>Britannia Square (north side) No. 40</b>
<p>House. c1820 with later additions and alterations. Painted stucco over brick with concealed roof. Renewed end stacks with oversailing detail and pots. PLAN: Rear central stair hall. 3 storeys. 4 first-floor windows. Stucco detailing includes full-height Doric-style pilasters to ends, continuous first-floor sill band, frieze, cornice and blocking course. 6/6 sashes except for second-floor which are 3/6, all in plain reveals with sills. Louvered shutters with catches to first-floor. Entrance to right-return, replacement part-glazed door with overlight, Doric-style porch. 2-storey service range to rear. Rear retains 9/6,6/6, 8/8 and 3/3 sashes.</p> <p>INTERIOR: retains some original joinery including narrow open-well staircase with stick balusters and wreathed handrail; 6-panel doors with moulded architraves. Some original decorative plasterwork including cornices, that to hall has modillions with anthemion design. Cellar said to retain wine stillages.</p> <p>All the listed buildings in Britannia Square (qv) form a unified group, started in 1820 and planned around a large green in which the main house is placed ('Springfield', qv). Compares with similar although smaller developments in Worcester such as Lansdowne Crescent, Lark Hill, and Rainbow Hill Terrace (qqv).</p>		

39.	SO8455NE 620-1/8/98  22/5/54  GV II	<b>Britannia Square (north side) No. 41</b>  <b>(Formerly listed as: Britannia Square (north side) No. 41 (Mynd Grange))</b>
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Villa. c1820 with later additions and alterations. Painted stucco over brick, brick to returns. Hipped slate roof; central stack with oversailing detail and pots. Lead parapet gutter to facade. Wrought-iron balcony. Double-depth plan. 2 storeys on basement, 4 first-floor windows. Stucco detailing includes full-height Doric-style pilaster strips to ends and centre, frieze and first-floor band. First-floor has 6/6 sashes with louvered shutters, ground-floor has tall 6-pane casement windows with fanlights, all in plain reveals with sills. Renewed openings to basement. Entrance to right-return, door has 6 fielded panels; fanlight with teardrop motif; panelled reveals; flight of renewed steps to Doric-style porch with entablature. Ground-floor has continuous balcony with scrolled lozenge and circle-motif balustrade, continues to side of porch. Full-height service range to rear, partially rebuilt and with further extension, 3/6 and 6/6 sashes.

INTERIOR: Noted as having original features including panelled shutters.

All the listed buildings in Britannia Square (qv) form a unified group, started in 1820 and planned around a large green in which the main house is placed ('Springfield', qv). Compares with similar although smaller developments in Worcester such as Lansdowne Crescent, Lark Hill, and Rainbow Hill Terrace (qqv).

40.	SO8455NE 620-1/8/99  22/5/54  GV II	<b>Britannia Square (north side)</b> <b>Nos.42 and 43 and attached wall and piers to No.42</b>
<p>2 semi-detached houses with attached wall and piers. c1820 with later additions and alterations. Painted stucco over brick with hipped slate roof, partially renewed party and end stacks with brick oversailing courses and pots. Stucco boundary wall to rear. Symmetrical late Classical design with central pediment and full-height entrance ranges set well-back to each end. Double-depth plan. 2 storeys, 6 first-floor windows (1:4:1). Stucco detailing includes pilaster strips to ends of main range and to pediment over central 2 windows, frieze stepped to centre, projecting porches have panelled pillars and entablature. 8/8 sashes with 6/6 sashes to first-floor, 8/12 sashes to ground-floor, those to left have roll-edged stone steps. Entrance doors have 6 fielded panels with fanlights of inverted teardrop design, all within panelled reveals. Rear elevation retains 8/8 sashes under segmental arches.</p> <p>INTERIOR noted as having original features including panelled shutters and doors; doorcases with single-panel pilasters and frieze with paterae; fireplaces, some with cast-iron hob-grates.</p> <p>SUBSIDIARY FEATURES: coped wall abutting to rear return of No. 42 to left has 2 outer round-arched recesses and central wider cambered-arch opening with planked door, all on impost band. Pair of gate piers, square on plan; frieze and cornice with pyramidal caps. Single-storey outshuts to rear abut boundary walls. Boundary walls and gates extend for approx. 35 metres, 2 pedestrian entrances, 2 carriage entrances, those to right house with piers and pyramidal caps.</p> <p>All the listed buildings in Britannia Square (qv) form a unified group, started in 1820 and planned around a large green in which the main house is placed ('Springfield', qv). Compares with similar although smaller developments in Worcester such as Lansdowne Crescent, Lark Hill, and Rainbow Hill Terrace (qqv).</p>		

41.	SO8455NE 620-1/8/100  22/5/54  GV II	<b>Britannia Square (north side) No. 44</b>
<p>Detached house. c1820 with later additions and alterations. Painted stucco over brick with hipped slate roof. Stucco end-stacks with brick oversailing detail and pots. Double-fronted, double-depth plan with entrance in right-return. 2 storeys and cellar. 4 first-floor windows. Stucco detailing includes plain plinth, corner pilasters with egg-and-dart moulding to caps, plain eaves frieze with moulded top edge; plain band between ground and first-floor windows; stucco scored to represent ashlar. Windows are all 6/6 sashes in plain reveals with sills. Entrance in right-return; 5-panel door, bottom pair of panels flush double-beaded, centre panel and upper pair raised and fielded with bolection moulding; panelled reveals (3-panels all flush double-beaded); radial pattern fanlight; timber doorcase with incised geometrical design to pilasters, similar design to frieze with egg-and-dart moulding below cornice. 6/6 sash to first-floor aligned over entrance. Similar window to left return.</p> <p>INTERIOR noted as retaining original features including staircase, panelled doors, architrave, skirtings, plaster cornices.</p> <p>All the listed buildings in Britannia Square (qv) form a unified group, started in 1820 and planned around a large green in which the main house is placed ('Springfield', qv). Compares with similar, although smaller, developments in Worcester such as Lansdowne Crescent, Lark Hill, and Rainbow Hill Terrace (qqv).</p>		

42.	SO8455NE 620-1/8/101  22/5/54  GV II	<b>Britannia Square (north side)</b> <b>No. 45 North Lodge</b>
<p>Detached house. c1820 with later additions and alterations. Painted stucco over brick with hipped slate roof. Stone sills. Stucco stacks to rear wall and ridge with brick oversailing detail and pots. Double-fronted, single-depth plan. Principal and entrance facade is of asymmetric design and faces east. 2 storeys and cellar. 4 first-floor windows. Stucco detailing includes plain plinth and frieze; scored in imitation of ashlar. Windows are all 6/6 sashes in plain reveals with sills; to right of entrance is full-height bow, 2 windows per floor are curved on plan. Single-window range to right of bow. 3 roll-edged steps to 5-panel entrance door, single bottom panel is flush double-beaded, upper pairs of panels are raised and fielded with bolection mouldings; panelled reveals, double flush-beaded; radial pattern fanlight; timber doorcase with pilasters, dentilled frieze and cornice. Left return facing into the Square has two 6/6 sashes to each floor. Right-return is brick with 2 blind-windows to first-floor.</p> <p>INTERIOR Noted as retaining original features including staircase and panelled doors.</p> <p>HISTORICAL NOTE: Single-window range to right of bow at N. end of house may be a later addition but map evidence suggests it was there in 1886.</p> <p>All the listed buildings in Britannia Square (qv) form a unified group, started in 1820 and planned around a large green in which the main house is placed ('Springfield', qv). Compares with similar although smaller developments in Worcester such as Lansdowne Crescent, Lark Hill, and Rainbow Hill Terrace (qqv).</p>		

43.	SO8455NE 620-1/8/103  22/5/54  GV II	<b>Britannia Square (north side)</b> <b>Nos. 47 and 48 Cumberland House (No.48)</b>
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2 semi-detached houses. c1820 with later additions and alterations. Painted stucco over brick with hipped slate roof. Re-built brick ridge stacks with oversailing detail and pots. Single-depth, T-shaped plan. Right-house (No.48) is double-fronted. Asymmetrically divided, left-house is 2-window range, right-house is 4-window range (2:1:1). 3 storeys and cellar. 6 first-floor windows. Stucco detailing includes plain plinth, pilasters to front corners and flanking entrance to right-house, frieze with inset panels; Doric-style porch to right-house; stucco inscribed to represent ashlar. Second-floor windows are 3/3 sashes, otherwise 6/6; all in plain reveals with sills. 2 steps to entrance of No.48 to right of elevation, 6-panel door, bottom pair of panels flush double-beaded, upper panels raised and fielded with bolection moulding; panelled reveals (4 panels per side, all flush double-beaded); petal design fanlight with very slender glazing bars. Covered passage at left of elevation has matching 6-panel door to right-house. Entrance to left-house is in left return, 3-panel door, bottom pair of panels flush double-beaded, upper panel margin glazed; radial pattern fanlight; narrow reeded architrave. Left and right returns have similar fenestration to front (west) elevation.

INTERIORS: original features include panelled doors and shutters, ornamental plasterwork including cornices and ceiling centres; some fireplaces; staircases (that to right-house is open-well with wreathed and ramped handrail, square balusters except to ground-floor which are elaborate scroll design in cast-iron).

All the listed buildings in Britannia Square (qv) form a unified group, started in 1820 and planned around a large green in which the main house is placed ('Springfield', qv). Compares with similar, although smaller, developments in Worcester such as Lansdowne Crescent, Lark Hill, and Rainbow Hill Terrace (qqv).

44.	SO8455NE 620-1/8/104  22/5/54  GV II	<b>Britannia Square (east side)</b> <b>No. 49 and attached boundary wall to rear</b>
<p>Villa. c1820 with later additions and alterations. Painted stucco over brick with hipped slate roof, 2 pairs of stucco end-stacks (some rebuilt) with brick oversailing courses; cast-iron balcony. Brick boundary wall. Double-depth plan with central entrance; service wing projects at rear left; single-storey entrance ranges to each side. Stucco detailing includes plinth, outer pilasters with continuous frieze and wide eaves. Two storeys. 5 first-floor windows. First-floor centre has 8-pane French window with divided overlight, otherwise 6/6 sashes where original, all in plain reveals with sashes. Central entrance, distyle Tuscan porch with engaged pilasters and entablature. 4 steps, upper roll-edged, to 6-panel door, part glazed; fanlight of inverted teardrop design; fluted architrave with fleuron 'capitals' Further pair of entrances to left and right ends of elevation with panel doors, that to right part-glazed, each with frieze and blocking course ramped up to centre. Ornate double-scroll motif to balcony above porch with urn finials. Hinged Venetian shutters to ground floor with original 'holdbacks'. 2-storey wing to rear.</p> <p>INTERIOR: not inspected.</p> <p>SUBSIDIARY FEATURES:: rear service wing has attached boundary wall, approx. 10 metres long by 2.5 metres high; irregular Flemish garden wall bond. Central elliptically arched pedestrian entrance, flush-panelled door, raised pilaster surround. Further similar entrance with boarded door. Rear walls to Nos 49-53 (qv) fronting Back Walk form a continuous original feature of the streetscape.</p> <p>All the listed buildings in Britannia Square (qv) form a unified group, started in 1820 and planned around a large green in which the main house is placed ('Springfield', qv). Compares with similar although smaller developments in Worcester such as Lansdowne Crescent, Lark Hill, and Rainbow Hill Terrace (qqv).</p>		

45.	SO8455NE 620-1/8/105  22/5/54  GV II	<b>Britannia Square (east side) No.50 and attached wall to rear</b>
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Villa. c1820 with later additions and alterations. Painted stucco over brick with hipped slate roof. 2 pairs of stucco end-stacks with cornices. Timber verandah with tented light metal roof. Brick boundary wall to rear. Double-depth plan with side entrance, single-storey service range to rear right. Garden facade: 2 storey, 3 first-floor windows. Stucco detailing includes outer pilaster strips, continuous frieze and cornice, wide eaves; first-floor windows have round blind-arch above with scalloped fan motif; first-floor band. First-floor has 8/8 sashes, ground-floor has tall 8/2 sashes, all in plain reveals with sills. Lattice work of verandah uprights and frieze based on oval design. Entrance in right return, renewed 6-panel door; fanlight with decorative glazing; distyle Tuscan porch; tall 6/6 sash to either side. Rear of house has 4/8 and 8/8 sashes.

INTERIOR: noted as having original features including panelled shutters.

SUBSIDIARY FEATURES:: Garden boundary wall attached to rear outshut, elliptically arched pedestrian entrance, Gibbs type surround, vertically boarded door, brick pilaster to left, further entrance to left without surround. Wall extends for approx. 4 metres; rear of outshut forms continuation of wall to Back Walk, otherwise boundary wall appears to have been rebuilt using original bricks. Rear walls to Nos 49-53 (qv) fronting Back Walk form a continuous original feature of the streetscape.

All the listed buildings in Britannia Square (qv) form a unified group, started in 1820 and planned around a large green in which the main house is placed ('Springfield', qv). Compares with similar, although smaller, developments in Worcester such as Lansdowne Crescent, Lark Hill, and Rainbow Hill Terrace (qqv).

46.	SO8455NE 620-1/8/106  22/5/54  GV II	<b>Britannia Square (east side) No.51 and piers and attached wall to rear</b>  <b>(Formerly Listed as: Britannia Square No.51 (Eilerslie House))</b>
<p>Villa. c1820 with later additions and alterations. Painted stucco over brick with hipped slate roof. Four rebuilt brick and stucco end stacks. Double-depth plan with side entrance; single-storey range at rear left, later 2-storey central service wing to rear. Garden facade: 2 storeys, 3 first-floor windows. Stucco detailing: scored in imitation of ashlar, outer pilaster strips, continuous frieze and cornice. First-floor has 8/8 sashes, ground-floor has tall 8/12 sashes, all in reveals with sills. Entrance to right return, distyle Tuscan porch, part-glazed door with margin lights, fanlight with radial glazing bars, all in reveals. Oculus window to first-floor right return, inserted 1990s. Rear retains 6/6 sashes and central round-arched staircase window.</p> <p>INTERIOR: noted as having original features including narrow open-well staircase with stick balusters, panelled shutters and marble fireplace.</p> <p>SUBSIDIARY FEATURES:: pair of rusticated piers with renewed gates. Kitchen garden wall abuts outshut at rear approx. 9 metres long by 2.5 metres high, Flemish bond. Central elliptically arched pedestrian entrance with 6 flush panelled door. Rear walls to Nos 49-53 (qv) fronting Back Walk form a continuous original feature of the streetscape.</p> <p>All the listed buildings in Britannia Square (qv) form a unified group, started in 1820 and planned around a large green in which the main house is placed ('Springfield', qv). Compares with similar although smaller developments in Worcester such as Lansdowne Crescent, Lark Hill, and Rainbow Hill Terrace (qqv).</p>		

47.	SO8455NE 620-1/8/107  22/5/54  GV II	<b>Britannia Square (east side)</b> <b>Nos.52 and 52A Holly Lodge and attached wall to rear</b>
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Villa, now 2 dwellings, with boundary walls adjoining to rear. c1820 with later additions and alterations. Painted stucco over brick with hipped slate roof, 4 stacks (2+2), front left-end and off-centre right internal rebuilt. Cast-iron balcony. Brick garden wall. Double-depth plan with central hallway. 2 storeys on basement at right. 5 first-floor windows with single-storey entrance bay at right. Central and end break forwards. Stucco detailing: end break forwards have full height pilaster strips to either side of windows the cornices of which are incorporated into a continuous crowning cornice; blocking course raised over pilasters with incised leaf motif and to centre raised and fielded panel, fan motif and incised upshot with scrolls to sides. Windows to break forwards have tooled architraves, those to ground-floor have pulvinated frieze and cornices; interrupted moulded first-floor band. Centre first-floor has 6-pane French window with Gothic glazing to fanlight and margin lights otherwise 6/6 sashes, taller to ground-floor, all windows in plain reveals with sills. Hinged louvred shutters to all windows with original catches. Central entrance has distyle Doric porch with engaged pilasters, frieze has triglyphs and rams heads, cornice and blocking course. Steps to entrance, 5-panel door, upper panels raised and fielded, lower panel flush; fanlight with circle and teardrop glazing bars; panelled reveals, surround of alternate plain and fluted voussoirs. Balcony over porch has ornate balusters with scrolled anthemion finials. C20 door and French windows to basement. Further entrance to right has C20 panelled door with overlight; cornice and blocking course. 2-storey service range at rear right has 6/6 sashes. Rear retains arched staircase window with radial glazing to head and 6/6/ sashes.

INTERIOR: not inspected.

SUBSIDIARY FEATURES:: kitchen garden wall abuts outshut to rear with elliptical arched pedestrian entrance with flush 6 panel door. Wall approximately 2.5 metres high and continues for approx. 5 metres. Rear walls to Nos 49-53 (qv) fronting Back Walk form a continuous original feature of the streetscape.

All the listed buildings in Britannia Square (qv) form a unified group, started in 1820 and planned around a large green in which the main house is placed ('Springfield', qv). Compares with similar, although smaller, developments in Worcester such as Lansdowne Crescent, Lark Hill, and Rainbow Hill Terrace (qqv).

48.	SO8455NE 620-1/8/108  22/5/54  GV II	<b>Britannia Square (east side) No.53 St Oswald's and attached walls</b>  <b>(Formerly Listed as: Britannia Square (East side) No.53 St Oswald's Lodge)</b>
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Villa now school, with boundary walls attached at rear and at left. c1820 with later additions and alterations. Painted stucco over brick, coped curvilinear end-gables with stucco stacks, further stack to rear; reddish-brown brick range at right, slate roofs. Brick boundary walls with ashlar dressings. Double-depth plan with central hallway; later service wing to rear and further range to rear right. 2 storeys and attic, 3 first-floor windows. Stucco detailing includes plinth, Tuscan pilasters to ends and between windows surmounted by frieze, cornice and blocking course. Shell and fan motif over ground-floor windows. First-floor has outer 8/8 and central 6/6 sashes. Ground-floor has tall 8/12 sashes in taller round arched reveals. Flight of 4 roll-edged steps to central Doric-style porch with 2 pairs of columns and engaged pilasters with entablature and blocking course; six-panel door, upper panels raised and fielded, flush lower panels, the whole within fluted surround with fleurons to 'capitals'. Fanlight with circle and teardrop motif. Attic roof dormer has 2/2 sash. Right-return has 6/9 sash with radial glazing to head. 6/6 sash in gable and further 8/8 sash to first-floor. Range at right-angles to rear right has 6/6 sash and three-light window with flat arches of red rubbed brick; hipped slate roof. Left return has similar pilasters to ends and between windows; 3/6 sash to gable with further 6/6 and 8/8 sashes. Rear has 10/15 sash and tripartite window 6/6 between 2/2.

INTERIOR noted as having original joinery including panelled shutters.

SUBSIDIARY FEATURES:: boundary walls to Upper Tything. Walls to NW side of garden returning to SE along Back Walk for approx 8 metres, then abutting service range and continuing to Back Walk for approx 8 metres, then returning (with curved angle) to Upper Tything for approx 10 metres. Double plank gates abut service range with pilaster at left. Pedestrian entrance to rear (Upper Tything) has 5-panel door with fanlight with decorative radial glazing, in Gibbs-type surround, keystone with corbel bracket and continuous dentil cornice; otherwise wall to Upper Tything approx. 2.5 metres high and with modillion cornice. Otherwise garden wall approx 2.5 metres high has 2 pedestrian entrances with segmental arches. Rear walls to Nos 49-53 (qv) fronting Back Walk form a continuous original feature of the streetscape. All the listed buildings in Britannia Square (qv) form a unified group, started in 1820 and planned around a large green in which the main house is placed ('Springfield', qv). Compares with similar, although smaller, developments in Worcester such as Lansdowne Crescent, Lark Hill, and Rainbow Hill Terrace (qqv).

49.	SO8455NE 620-1/8/694  12/6/01  GV II	<b>Britannia Square</b> <b>Gates and railings to S. entrance to Springfield</b>
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Southern entrance to Springfield comprising pair of drive gates, pedestrian gate and associated hinge-posts, flanking railings together with end-posts, plinth and pillars. Gates and hinge posts are considered neither to match nor to be original to this entrance but all probably early C19 with the railings and stonework being contemporary with the house. Wrought-iron, cast-iron, timber, and sandstone. Overall length of gateway approx. 18m. between square stone pillars approx. 2m. high with pyramidal tops and incised with simplified form of Greek Key decoration. Line of gates and railings set back from pillars and site boundary by approx. 3m. End-sections of railings and plinth curved in plan to link to pillars. Paired gate opening approx. 5m. wide with pedestrian gate to right. Gates set asymmetrically off-centre right. Height of gates and railings approx. 1.75m.; railings set on 0.3m. high stone plinth. Intermediate posts to railings are square-section with anthemion terminations, otherwise circular, alternate full height and third height, the former with smaller cast anthemion finials, the latter with fluted arrowheads. Terminations to railings at gate ends are cast-iron skeleton posts incorporating anthemion cap, Greek Key motif, diagonal cross-bracing and dog bars to match railings. Scrolled stays to rear of intermediate posts. Hinge-posts are cylindrical cast-iron decorated with raised strapwork and mouldings to part-spherical caps and further decorative finials; identified in casting as being by Bayliss Ltd. of London. One of the posts is a timber replica. The gates are square-section, full-height bars with pointed tops. Decoration limited to bobbins to centre of each gate together with C scrolls to ends and centre.

**HISTORICAL NOTE:** the First Edition O.S. Map of 1886 shows the present entrance layout but without the side pedestrian access and gates apparently symmetrically positioned.

50.	SO8455NE 620-1/8/109  22/5/54  GV II	<b>Britannia Square Springfield (Alice Ottley School)</b>  <b>(Formerly Listed as: Britannia Square (East side) No.55 (Springfield Guest House and Peter Pan School))</b>
<p>Large detached villa, now school. c1820 with later additions and alterations. Painted stucco over brick, hipped slate roof with central well, pair of axial stucco stacks with oversailing detail and pots. Timber doorcase. Double-depth, double-fronted plan with central hallway. 3 storey and basement. Principal elevation faces east and is symmetrical. 5 (2:1:2) first-floor windows. Stucco detailing includes plinth; first-floor sill band with moulded lower edge; pilasters at corners and further pair flanking centre windows rise from this sill band to plain eaves band; shallow window recess with segmental arched head to either side of entrance. Ground-floor windows are 6/9 sashes in plain reveals with sills, otherwise 6/6. 2 roll-edged stone steps to entrance, paired doors, bottom panels are flush double-beaded, upper panels margin-glazed; moulded architrave with round-arched head, petal pattern fanlight.</p> <p>INTERIOR: Retains open-well staircase with wreathed handrail, square balusters; 6-panel doors, moulded architrave doorcases with frieze, cornice and corner paterae in various designs including sunflowers and anthemion; panelled shutters to splayed reveals; skirtings, picture rails; marble fireplaces to ground-floor; Plaster cornices with anthemion design to modillions.</p> <p>All the listed buildings in Britannia Square (qv) form a unified group, started in 1820 and planned around a large green in which this the main house ('Springfield') is placed. Compares with similar although smaller developments in Worcester such as Lansdowne Crescent, Lark Hill, and Rainbow Hill Terrace (qqv).</p>		

51.	SO8455NW 620-1/7/594  08/03/74  GV II	<b>Stephenson Terrace (east side)</b> <b>No. 1 Severn Lodge</b>
<p>House. c1820-40 with later alterations and additions. Painted stucco over brick with hipped slate roof. Curvilinear parapets to gable ends incorporate paired chimney stacks, stucco with brick oversailing detail and pots. Lattice timber, zinc tented-roof verandah.</p> <p>Double-depth plan with entrance in return elevation. 2-storeys with attics and cellars. 3 first-floor windows. Stucco detailing includes sills, plinth, end pilasters with capitals, plain frieze with moulded top, moulded cornice and blocking course; front and rear cornice linked by string course on return elevations; stucco scored to represent ashlar. 2 ground-floor windows to left are 6/6 sashes as are first-floor, all in plain reveals with sills. Lower right is later bay with French windows and overlight, 2 steps for access, fixed windows with transom lights to returns. 2 flat-roof dormers with side-hung casements partially concealed behind blocking course. Full-width verandah to ground-floor. Louvered external shutters to ground-floor ashes. Entrance in right (south) return, 6-panel door, bottom pair flush-beaded, upper panels glazed, overlight with central vertical glazing bar and margin-glazing. C19 lean-to conservatory with heavy chamfered framing, pair of part-glazed doors with diminished stiles and some coloured glazing encloses the entrance. Brick and slate single-storey service ranges to rear left. Interiors are noted as retaining original joinery features including panelled shutters.</p> <p>NOTE: Similar in style, although smaller, to No. 32 Albany Terrace (qv).</p>		



BRITANNIA SQUARE:

### 3.5 Tree Preservation Orders

Location	Position	Description	TPO No. and ref.
Britannia Square	No.46/46a garden	Sumach	114a T1
	Garden of 4 Albany Terrace	Tree of Heaven	114a T2
	No.46 garden	Rowan	114a T3
	No.47 rear garden	Sycamore	114a T4
Albany Terrace	No.10 Albany Terrace	Rowan	114a T5
	No.12 Albany Terrace	Hawthorn	114a T6
	No.16 Albany Terrace	Laburnum	114a T7
	No.9 Albany Terrace	Laburnum	114a T8
	No.11 Albany Terrace	Yew	114a T9
	No.11 Albany Terrace	Iris Yew	114a T10
	No.11 Albany Terrace	Laburnum	114a T11
	No.21 Albany Terrace	Prunus	114a T12
	No.31 Albany Terrace	Sycamore	114a T13
	No.32 Albany Terrace	Ash-leaved Maple	114a T14
	No.32 Albany Terrace	Sycamore	114a T15
	No.37 Albany Terrace	Iris Yew	114a T16

<b>Location</b>	<b>Position</b>	<b>Description</b>	<b>TPO No. and ref.</b>
Britannia Square	No.36a Britannia Square	Sycamore	114a T7
	No.36 Britannia Square	Holly	114a T18
	No.35 Britannia Square	Dalecarlica Birch	114a T19
	No.37 Britannia Square	Holly	114a T20
	No.37 Britannia Square	Yew	114a T21
	No.37 Britannia Square	Scots Pine	114a T22
	No.37 Britannia Square	Yew	114a T23
	Springfield	Oak	114a T24
	No.30 Britannia Square	Holly	114a T25
	No.30 Britannia Square	Ash-leaved Maple	114a T26
	No.30 Britannia Square	Cucumber Tree	114a T27
	No.38 Britannia Square	Magnolia	114a T28
	No.26 Britannia Square	Cypress	114a T29
	No.25 Britannia Square	Cypress	114a T30
	No.24 Britannia Square	Almond	114a T31
	No.23 Britannia Square	Ash	114a T32
	No.22 Britannia Square	Prunus	114a T33

Location	Position	Description	TPO No. and ref.
	No.21 Britannia Square	Variegated Holly	114a T34
	No.10 The Moors	Variegated Holly	114a T35
	No.10 The Moors	Sycamore	114a T36
	No.20 Britannia Square	Yew	114a T37
	No.20 Britannia Square	Holly	114a T38
	No.20 Britannia Square	Austrian Pine	114a T39
	No.4 Britannia Square	Juniper	114a T40
	No.3 Britannia Square	Prunus	114a T41
	Springfield	Lime	114a T42
	No.1 Britannia Square	Prunus	114a T43
	No.53 Britannia Square	Silver Birch	114a T44
	No.53 Britannia Square	Purple Prunus	114a T45
	No.53 Britannia Square	Lucombe Oak	114a T46
	No.53 Britannia Square	Weeping Ash	114a T47
	No.53 Britannia Square	Weeping Ash	114a T48
	Springfield	Holly	114a T49
	No.52 Britannia Square	Prunus	114a T50

Location	Position	Description	TPO No. and ref.
	No.51 Britannia Square	Ash-leaved Maple	114a T51
	No.50 Britannia Square	Ash	114a T52
	No.50 Britannia Square	Yew	114a T53
Albany Terrace	No.24 Albany Terrace	Variegated Holly	114a T54
	No.26 Albany Terrace	Silver Birch	114a T55
Stephenson Terrace	Nos.1 and 2 Stephenson Terrace	Group of 3 Yews, 2 Prunuses, 1 Cypress and 1 Ash	114a G1
Albany Terrace	No.28 and 30 Albany Terrace	Group of 5 Limes, 1 Holly, 1 Ash-leaved Maple	114a G2
Hebb Street	No.10 Albany Terrace	Group of 1 Sycamore and 1 Oak	114a G3
	No.4 Albany Terrace	Group of 2 Limes and 1 Sycamore	114a G4
Albany Terrace	No.4 Albany Terrace	Group of 4 Limes, 2 Yews, 2 Sycamores and 1 Purple Prunus	114a G5
	No.8 Albany Terrace	Group of 2 Cypressess and Prunus	114a G6
	No.20 Albany Terrace	Group of 1 Holly and 1 Hawthorn	114a G7
	No.11 Albany Terrace	Group of 2 Sycamores and 2 variegated Hollies	114a G8
	No.11 Albany Terrace	Group of 2 Laburnums	114a G9
Britannia Square	No.4 Britannia Square	Group of 2 Prunuses	114a G10
	No.48 Britannia Square	Group of 2 Yews	114a G11
	Nos.48 and 49 Britannia Square	Group of 4 Cypressess, 1 Yew and 1 Prunus	114a G12

Location	Position	Description	TPO No. and ref.
	No.49 Britannia Square	Group of 5 Ash-leaved Maples, 2 Prunuses	114a G13
	No.44 Britannia Square	Group of 1 Sycamore and 1 Ornamental Apple	114a G14
	Nos.40 and 42 Britannia Square and Springfield	Group of 1 Copper Beech, 1 Flowering Crab, 1 Scots Pine, 1 Cypress, 1 Almond, 1 Cherry, 1 Yew, 1 Holly and 1 Coast Redwood	114a G15
	No.37 Britannia Square	Group of 5 Silver Birches, 4 Yews, 1 Weymouth Pine, 1 Austrian Pine and 1 Variegated Holly	114a G16
	No.37 Britannia Square	Group of 2 Purple Prunuses	114a G17
	Nos.36 and 36a Britannia Square	Group of 2 Sycamores and 1 Holly	114a G18
	No.33 Britannia Square	Group of 1 Ash-leaved Maple and 1 Prunus	114a G19
	No.32 Britannia Square	Group of 2 Sweet Chestnuts, 2 Sycamores, 2 Cypresses and 1 Damson	114a G20
	No.30 Britannia Square	Group of 3 Ashes, 2 Robinias, 1 Yew and 1 Hawthorn	114a G21
	No.30 Britannia Square	Group of 2 Cypresses and 1 Holm Oak	114a G22
	No.27 Britannia Square	Group of 2 Cypresses	114a G23
	Springfield	Group of 5 Sycamores, 1 Holm Oak, 1 Scots Pine, 1 Tree of Heaven, 1 Sweet Chestnut and 1 Ash	114a G24
The Moors	No.10 The Moors	Group of 2 Weeping Ashes	114a G25
Britannia Square	Nos.14, 15 and 16 Britannia Square	Group of 1 Tulip Tree, 1 Ash, 1 Prunus, 1 Holly and 1 Silver Birch	114a G26
	Springfield	Group of 13 Sycamores, 5 Trees of Heaven and 1 Hawthorn	114a G27

Location	Position	Description	TPO No. and ref.
	Springfield	Group of 1 Beech, 1 Tree of Heaven and 1 Horse Chestnut	114a G28
	No.8 Britannia Square	Group of 1 Holly, 1 Prunus and 1 Tree of Heaven	114a G29
	Springfield	Group of 2 Beeches, 2 Sweet Chestnuts, 1 Horse Chestnut and 1 Sycamore	114a G30
	Nos.5 and 6 Britannia Square	Group of 1 Yew and 1 Beech	114a G31
	Springfield	Group of 1 Robinia and 1 Holly	114a G32
	Springfield	Group of 3 Robinias, 1 Yew and 1 Cypress	114a G33
	Springfield	Group of 2 Holm Oaks	114a G34
	No.51 Britannia Square	Group of 1 Cypress and 1 Juniper	114a G35
	Marlow Court Britannia Square	Group of 2 Silver Birches and 1 Beech	114a G36
	No.1 Britannia Square	Group of 1 Holly, 1 Yew and 1 Cypress	114a G37
Stephenson Terrace	No.7 Stephenson Terrace	Sycamore	114a T1
Britannia Square	No.41 Britannia Square	Eucalyptus	114a T1

### 3.6 Surviving small historic features

*Information compiled by Worcester Industrial Archaeology and Local History Society*

No.	Type	Position	Location	Short Description
A1	Nameplate	Wall-low	1 Albany Terrace	C.I. Road nameplate "Albany Terrace"
A2	Gateposts	Boundary	1 Albany Terrace	Stuccoed gate piers with low pyramid cap
A3	Gateposts	Boundary	3 Albany Terrace	Stuccoed gate piers with low pyramid cap
A4	Gateposts	Boundary	5 Albany Terrace	Stuccoed gate piers with low pyramid cap
A5	Gateposts	Boundary	7 Albany Terrace	Stuccoed gate piers with low pyramid cap
A6	Gateposts	Boundary	9 Albany Terrace	Stuccoed gate piers with low pyramid cap
A7	Lamp post	Pavement	9/11 Albany Terrace	C.I. Ornamental 'Worcester' ex gas lamp
A8	Gateposts	Boundary	11 Albany Terrace	Stuccoed gate piers with low pyramid cap
A9	Lamp post	Pavement	United Reform Church	C.I. Ornamental 'Worcester' ex gas lamp
A10	Pier	Boundary	33 Albany Terrace	Brick pier and wing wall with stone pyramid coping
A11	Lamp post	Pavement	35 Albany Terrace	C.I. Ornamental 'Worcester' ex gas lamp
A12	Piers	Boundary	4 Albany Terrace	Egyptian style stuccoed gatepost, piers and railings
A13	Lamp post	Pavement	4 Albany Terrace	C.I. Ornamental 'Worcester' ex gas lamp
A14	Lamp post	Pavement	16/18 Albany Terrace	C.I. Ornamental 'Worcester' ex gas lamp
A15	C.I. Grating	Highway	24 Albany Terrace	C.I. Gully grating of unusual longitudinal design
A16	Door	Doorway	24A Albany Terrace	Original flat fielded 5 panelled door

No.	Type	Position	Location	Short Description
A17	Gateposts	Boundary	26 Albany Terrace	Brick piers (2 of 3) and W.I. Gates with stone ogee copings
A18	Gateposts	Boundary	28 Albany Terrace	Brick piers (3rd) and W.I. Gates with stone ogee copings
A19	Postbox	Verge	32 Albany Terrace	"EIIIR" mini postbox on C.I. Cruciform post
A20	Gutter	Highway	32 Albany Terrace	4 lines of granite sett gutter
A21	Gulley	Highway	32 Albany Terrace	C.I. Gully grating of early Dutton design
A22	Lamp post	Pavement	End Albany Terrace	C.I. Ornamental 'Worcester' ex gas lamp
A23	Kerbs	Pavement	Stephenson Terrace	Stone kerbs to early unmetalled road/path
A24	Railings	Roof-ridge	2 Stephenson Terrace	C.I. cage railings to apex tower roof
A25	Gateposts	Boundary	2 Stephenson Terrace	Brick gate piers, stone bands & (flat) coping
A26	Gate	Boundary	2 Stephenson Terrace	Heavy timber gate with C.I. railing
A27	Railings	Boundary	2 Stephenson Terrace	Heavy C.I. Railings on low wall
A28	Pier + wall	Terrace	Op.2 Stephenson Terrace	Low blue brick retaining wall + piers
A29	Lamp post	Pavement	Op.2 Stephenson Terrace	C.I. Ornamental 'Worcester' ex gas lamp
A30	Gateposts	Boundary	3 Stephenson Terrace	Brick piers. Stone pyramid capping
A31	Railings	Boundary	5 Stephenson Terrace	Unusual W.I. Railings on low wall
A32	Lamp post	Pavement	Op 5 Stephenson Terrace	C.I. Ornamental 'Worcester' ex gas lamp
A33	Railings	Terrace	Op 5/6 Stephenson Terrace	W.I. railings on low brick retaining wall

No.	Type	Position	Location	Short Description
A34	Gateposts	Boundary	7 Stephenson Terrace	Brick piers. Stone pyramid capping
A35	Railings	Boundary	7 Stephenson Terrace	W.I. railings on low brick walls and gate
A36	Veranda	Facade	8/9 Stephenson Terrace	Timber (?) frame and metal sheet and filigree
A37	Gateposts	Boundary	8/9 Stephenson Terrace	Brick piers. Stone pyramid capping
A38	Railings	Boundary	8/9 Stephenson Terrace	C.I. Railings on low brick walls and gate
A39	Piers and wall	Terrace	8/9 Stephenson Terrace	Low brick wall, piers, stone pyramid caps
A40	Lamp post	Pavement	Op. 9 Stephenson Terrace	C.I. Ornamental 'Worcester' ex gas lamp
A41	Piers	Boundary	10/11 Stephenson Terrace	Brick piers. Stone pyramid capping
A42	Railings	Boundary	10/11 Stephenson Terrace	C.I. Gateposts, gate and railings on low wall
A43	Railings	Boundary	Stephenson Road	W.I. Hoop railings and C.I. Gateposts to fields
A44	Sign	Wall	York Place Lane	Painted sign, "1 Severn Lodge"
A45	Lamp post	Highway	York Place Lane	C.I. Ornamental 'Worcester' ex gas lamp
A46	C.I. Cover	Highway	York Place Lane	Early oval and studded C.I. Manhole cover 'G Evans, Worcester' (rear 32 York Place)
A47	Copings	Boundary	York Place Lane	Blue brick copings 31 York Place marked "Joseph Hamblet 1894 West Bromwich
A48	Portico	Facade	York Place on side 24 Albany Terrace	Stone flight of steps and columned portico (flat entablature) to 6 panel side door

No.	Type	Position	Location	Short Description
A49	Door	Facade	York Place, on side 24A Albany Terrace	Early 5 panelled flat fielded door C.I. Knob and brass bell plate on doorcase
A50	Nameplate	Wall-high	1 York Place	Stone house name, "Albany Cottage"
A51	Gratings	Pavement	8 York Place	C.I. Square pattern grating over basement
A52	Marker	Wall-high	11 York Place	C.I. Hydrant marker "9ft 4ins"
A53	Gratings	Pavement	13 York Place	C.I. Square pattern grating over basement
A54	Shop front	Facade	15 York Place	Fine Victorian 6 by 4 glass pane shop window with narrow saw glazing bars
A55	Door	Doorway	16 York Place	5 panelled (2 glazed) flat fielded door
A56	Gratings	Pavement	16 York Place	C.I. Circular pattern grating over basement
A57	Door	Doorway	18 York Place	6 panelled flat fielded door with fanlight
A58	Door	Doorway	26 York Place	5 panelled flat fielded door
A59	Channel	Pavement	26 York Place	Iron square tube in pavement to road gutter from C.I. Downpipe
A60	Gratings	Pavement	27 York Place	C.I. Grating over basement
A61	Gratings	Pavement	29 York Place	C.I. Grating over basement
A62	Marker	Wall high	31 York Place	C.I. Hydrant marker "9ft 4ins"
A63	Nameplate	Wall high	33 York Place	C.I. Road nameplate
A64	Gratings	Pavement	42 York Place	C.I. Circular pattern grating over basement
A65	Gratings	Pavement	54 York Place	C.I. Circular pattern grating over basement
A66	Gratings	Pavement	57 York Place	C.I. Circular pattern grating over basement
A67	Gratings	Pavement	58 York Place	C.I. Circular pattern grating over basement

No.	Type	Position	Location	Short Description
A68	Gratings	Pavement	63 York Place	C.I. grating over basement
A69	C.I. Grating	Highway	Op. 14 Leicester Street	Large C.I. 'Hardy & Padmore' gulley grating
A70	Gutter	Highway	Op. 10 Leicester Street	4 lines of granite sett gutter
A71	Gate	Boundary	Rear 43 York Place	Early C.I. Gatepost with W.I. Gate

No.	Type	Position	Location	Short Description
B1	C.I. Hatches	Wall	55 Upper Tything/Britannia Square	C.I. Worcester Corp elect. Wall hatches
B2	Nameplate	Wall	55 Upper Tything/Britannia Sq.	C.I. Road name "Britannia Square"
B3	Nameplate	Wall	1 Britannia Sq. (side)	C.I. Road name "Britannia Square"
B4	Lamp post	Pavement	1 Britannia Sq. (side)	C.I. Ornamental 'Worcester' ex gas lamp
B5	Wall	Boundary	1 Britannia Sq. (rear)	Brick half drum pier to end of wall (gatepost to Back Lane South?)
B6	Kerb	Highway	1 Britannia Sq. (side)	Narrow sandstone kerbs round to no.7
B7	Gutter	Highway	1 Britannia Sq. (side)	4 lines granite setts, to Back Lane South
B8	Lamp post	Pavement	1/2 Britannia Sq.	C.I. Ornamental 'Worcester' ex gas lamp
B9	Gate posts	Wall	3 Britannia Sq.	Rendered brick gate piers and wall piers
B10	Gate posts	Wall	4 Britannia Sq.	Rendered brick gate and wall piers
B11	Lamp post	Pavement	4/5 Britannia Sq.	C.I. Ornamental 'Worcester' ex gas lamp
B12	Railings	Balcony	5 Britannia Sq.	C.I. Balcony railings
B13	Gate posts	Wall	5 Britannia Sq.	Rendered brick gate and wall piers with stone 4 gabled coping

No.	Type	Position	Location	Short Description
B14	Railings	Boundary	5 Britannia Sq.	Two inserted panels C.I. decorative railings as balcony in steel railings
B15	Railings	Boundary	Springfield House	W.I. railings set as boundary buried in hedge all round
B16	Lamp post	Pavement	7/8 Britannia Sq.	C.I. Ornamental 'Worcester' ex gas lamp
B17	Lamp post	Pavement	12/13 Britannia Sq.	C.I. Ornamental 'Worcester' ex gas lamp
B18	Gate post	Boundary	17/18 Britannia Sq.	Brick and stone piers and stone pyramid copings abutting at boundary
B19	Lamp post	Pavement	18/19 Britannia Sq.	C.I. ornamental 'Worcester' ex gas lamp
B20	Nameplate	Pavement	20 Britannia Sq.	C.I. Road name "Britannia Sq. 20 to 1"
B21	Lamp post	Pavement	20 Britannia Sq. (side)	C.I. ornamental 'Worcester' ex gas lamp
B22	Gate posts	Boundary	21 Britannia Sq.	Brick gate piers with copings
B23	Gate posts	Boundary	22 Britannia Sq.	Brick gate piers, painted with stone pyramid copings
B24	Gate posts	Boundary	23/24 Britannia Sq.	Rendered gate piers with stone pyramid copings and repaired W.I. gate
B25	Gate posts	Boundary	25/26 Britannia Sq.	Brick gate piers with copings
B26	Lamp post	Pavement	26/27 Britannia Sq.	C.I. ornamental 'Worcester' ex gas lamp
B27	Gate posts	Boundary	27 Britannia Sq.	Brick gate piers with copings and railings
B28	Gate posts	Boundary	27a/b Britannia Sq.	Painted brick piers with stone copings

No.	Type	Position	Location	Short Description
B29	Gate posts	Boundary	28 Britannia Sq.	Rendered pier on brick base with C.I. Pyramid capping and ball finial
B30	Lamp post	Pavement	28/29 Britannia Sq.	C.I. ornamental 'Worcester' ex gas lamp
B31	Gulley	Highway	29 Britannia Sq.	C.I. C20th gulley grating, pre-BS
B32	Gate	Fence/Gate	Springfield House	W.I. Gate and railings to boundary
B33	Marker	Fence/Gate	Springfield House	C.I. Hydrant marker "6ft 4ins"
B34	Gulley	Highway	39 Britannia Sq.	Early C.I. (mid C19th pattern) gulley "Dutton & Co, Worcester"
B35	Railings	Boundary	35/36 Britannia Sq.	W.I. railings refitted on low brick wall with stone copings
B36	Lamp post	Pavement	35 Britannia Sq.	C.I. ornamental 'Worcester' ex gas lamp
B37	Railings	Boundary	36a Britannia Sq.	W.I. railings and gate posts, refitted on low brick wall with stone copings
B38	Kerb	Highway	36/5 Albany Terrace (rear)	Sandstone kerbs, to Back Lane North
B39	Gutter	Highway	36/5 Albany Terrace (rear)	4 lines granite setts, to Back Lane North
B40	Notice	Wall high	37 Albany Terrace (rear)	Enamelled, white on blue? "Notice"
B41	Lamp post	Pavement	35 Albany Terrace (rear)	C.I. ornamental 'Worcester' ex gas lamp
B42	Nameplate	Wall	35 Albany Terrace (rear)	C.I. road nameplate "Britannia Sq."
B43	C.I. Hatches	Wall	35 Albany Terrace (rear)	C.I. Unmarked moulded Worcester corp style elect. box set flush in boundary wall

No.	Type	Position	Location	Short Description
B44	Kerb	Highway	33 Albany Terrace (side)	Sandstone kerbs, to Back Lane North
B45	Gutter	Highway	33 Albany Terrace (side)	4 lines granite setts, to Back Lane North
B46	Kerb	highway	37 Britannia Sq. (side)	Sandstone kerbs, to Back Lane North
B47	Gutter	Highway	37 Britannia Sq. (side)	5 lines granite setts, to Back Lane North
B48	Lamp post	Pavement	37 Britannia Sq. (side)	C.I. ornamental 'Worcester' ex gas lamp
B49	Nameplate	Wall	37 Britannia Sq.	C.I. Nameplate "Britannia Sq. 37 to 44"
B50	Gulley	Highway	37 Britannia Sq.	Old pattern C19th C.I. gulley
B51	Lamp post	Pavement	37 Britannia Sq.	C.I. ornamental 'Worcester' ex gas lamp
B52	Gate post	Boundary	37 Britannia Sq.	White rendered stone capped gate posts and wing walls
B53	Lamp post	Pavement	37/38 Britannia Sq.	C.I. ornamental 'Worcester' ex gas lamp
B54	Lamp post	Pavement	39/40 Britannia Sq.	C.I. ornamental 'Worcester' ex gas lamp
B55	Lamp post	Pavement	42 Britannia Sq.	C.I. ornamental 'Worcester' ex gas lamp
B56	Gate posts	Boundary	41/42 Britannia Sq.	Rendered gate piers with stone pyramid copings
B57	Lamp post	Pavement	44 Britannia Sq.	C.I. ornamental 'Worcester' ex gas lamp
B58	Roof Gutter	Roof	45 Britannia Sq.	C.I. Ogee curved roof gutter around bay with lions heads at each joint
B59	Boot Scraper	Doorway	45 Britannia Sq.	Pair C.I. Boot scrapers by doorstep

No.	Type	Position	Location	Short Description
B60	Paving	Doorway	45 Britannia Sq.	3 large slate slabs as path
B61	Gate posts	Boundary	45 Britannia Sq.	Rendered gate piers with W.I. gates and railings on low wall
B62	C.I. Cover	Highway	45 Britannia Sq.	C.I. circular manhole old pattern
B63	Gulley	Highway	Albany Terrace	C.I. early pattern 'Broads' gully (pre-BS)
B64	Gate posts	Boundary	4 Albany Terrace	Egyptian styled rendered piers and W.I. railings
B65	Nameplate	Wall	46b Hebb Street	Large C.I. Road name "Britannia Sq. Nos 46 to 54"
B66	Gate posts	Boundary	46b Hebb Street	Brick and stone gate posts and modern timber gates
B67	Gate posts	Boundary	47 Britannia Sq.	Rendered gate posts and iron gates and railings
B68	Lamp post	Pavement	47/48 Britannia Sq.	C.I. ornamental 'Worcester' ex gas lamp
B69	Gate posts	Boundary	48 Britannia Sq.	Rendered gate posts and iron gates and railings
B70	Lamp post	Boundary	48/49 Britannia Sq.	C.I. ornamental 'Worcester' ex gas lamp
B71	Gate posts	Boundary	49 Britannia Sq.	Rendered gate piers, flat stone capping and iron gates, low brick walls with stone copings and rendered piers at end
B72	Lamp post	Pavement	49 Britannia Sq.	C.I. ornamental 'Worcester' ex gas lamp
B73	Gate posts	Boundary	51 Britannia Sq.	Tall 'rusticated' stone piers & W.I. railings
B74	Gates	Boundary	52 Britannia Sq.	Small W.I. gates
B75	Wall copings	Boundary	52 Britannia Sq.	Large blue brick ridged copings

No.	Type	Position	Location	Short Description
B76	Lamp post	Pavement	52 Britannia Sq.	C.I. ornamental 'Worcester' ex gas lamp
B77	Gate posts	Boundary	52 Britannia Sq.	Tall rendered gate posts pyramid capping
B78	C I Covers	Highway	53 Britannia Sq.	Small early C.I. water stop tap cover
B79	Gate posts	Boundary	53 Britannia Sq.	Several rusticated rendered brick piers and flat stone copings and metal railings
B80	Lamp post	Pavement	53 Britannia Sq.	C.I. ornamental 'Worcester' ex gas lamp
B81	Door	Doorway	49 Britannia Sq. Back Walk	Rear flat fielded door and small iron grill
B82	Bell Pull	Doorway	50 Britannia Sq. Back Walk	Rear doorway with brass doorbell pull
B83	Bell Pull	Doorway	52 Britannia Sq. Back Walk	Brass cup of bell pull - no knob
B84	Door	Doorway	52 Britannia Sq. Back Walk	Rear flat fielded door
B85	Marker	Wall	36a Britannia Sq. Back Lane North	C.I. hydrant marker "8ft 4ins"
B86	Lamp post	Pavement	Back Lane North adj. Stephenson Road	C.I. ornamental 'Worcester' ex gas lamp
B87	Railings	Boundary	Back Lane North, 36a Britannia Sq.	W.I. posts to former railings on brick wall
B88	Lamp post	Pavement	Back Lane North, 36a Britannia Sq.	C.I. ornamental 'Worcester' ex gas lamp
B89	Gutter	Highway	Back Lane North	4 lines of granite setts
B90	Gutter	Highway	Back Lane North	4 lines of granite setts and blue brick kerbs
B91	C I Covers	Driveway	Back Lane North	Large C.I. manhole cover
B92	Lamp post	Pavement	Back Lane North	C.I. ornamental 'Worcester' ex gas lamp

No.	Type	Position	Location	Short Description
B93	Marker	Wall	Back Lane North	C.I. Hydrant marker "6ft 4ins"
B94	C I Covers	Highway	Back Lane North	C.I. Early water stop tap cover "Dutton"
B95	C I Covers	Highway	Back Lane North	C.I. Early gas stop cover "Jones"
B96	Marker	Highway	Back Lane North	Concrete GPO cable marker
B97	Lamp post	Pavement	Back Lane North	C.I. ornamental 'Worcester' ex gas lamp
B98	Marker	Wall	The Moors	C.I. Hydrant marker rear 27 Britannia Sq. hidden by Ivy
B99	C I Covers	Highway	The Moors	C.I. Early water stop tap cover Dutton type
B100	Railings	Boundary	The Moors	W.I. Hoop railings on west side highway
B101	Brick Walls	Boundary	The Moors	High brick (raised) retaining and boundary walls to rear 30-33 Britannia Sq.
B102	Railings	Pathway	The Moors	W.I hoop railings to path to Pitchcroft
B103	Wall quoining	Boundary	The Moors	Stone quoining to corner 36 Britannia Sq.



This information is available in large print, Braille, PC, CD-Rom and audio tape on request.  
Call 01905 722 230 or Typetalk (text telephone for people who are hearing impaired): 1800 01905 722233, or Email: [worcestershirehub@worchester.gov.uk](mailto:worcestershirehub@worchester.gov.uk) for your copy.

If you need help communicating in English please contact the Customer Service Centre on 01905 722 233 or at [customerservicecentre@worchester.gov.uk](mailto:customerservicecentre@worchester.gov.uk)

#### Arabic

إذا أنت بحاجة للمساعدة في التخاطب معنا باللغة الإنجليزية،  
يرجى الإتصال بمركز خدمة العملاء على هاتف رقم 01905 722 233  
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#### Polish

Jeżeli potrzebują Państwo pomocy w porozumiewaniu się w języku angielskim, prosimy o kontakt z Centrum Obsługi Klienta pod numerem 01905 722 233 lub na adres [customerservicecentre@worchester.gov.uk](mailto:customerservicecentre@worchester.gov.uk)

#### Punjabi

ਜੇ ਤੁਹਾਨੂੰ ਅੰਗਰੇਜ਼ੀ ਵਿੱਚ ਗੱਲਬਾਤ ਕਰਨ ਵਿੱਚ ਮਦਦ ਦੀ ਲੋੜ ਹੈ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਕਸਟਮਰ ਸਰਵਿਸ ਸੈਂਟਰ ਨਾਲ 01905 722 233 'ਤੇ ਜਾਂ [customerservicecentre@worchester.gov.uk](mailto:customerservicecentre@worchester.gov.uk) 'ਤੇ ਸੰਪਰਕ ਕਰੋ।

#### Bengali

যদি ইংরাজীতে কথা আদানপ্রদানের জন্য আপনার সাহায্যের প্রয়োজন হয় তাহলে অনুগ্রহ করে 01905 722 233 এই নম্বরে অথবা [customerservicecentre@worchester.gov.uk](mailto:customerservicecentre@worchester.gov.uk) এখানে গ্রাহক পরিষেবা কেন্দ্রের সঙ্গে যোগাযোগ করুন

#### Portuguese

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#### Urdu

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