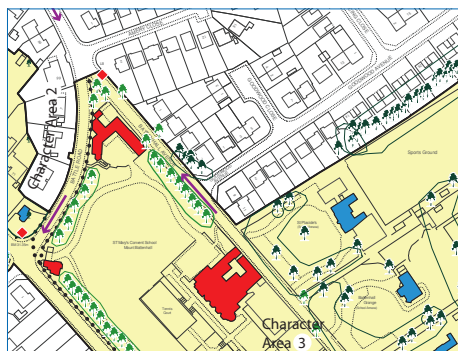
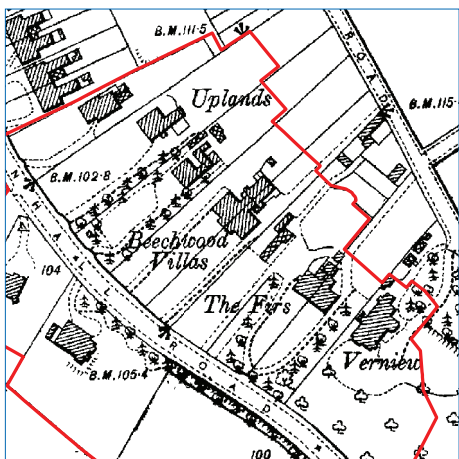
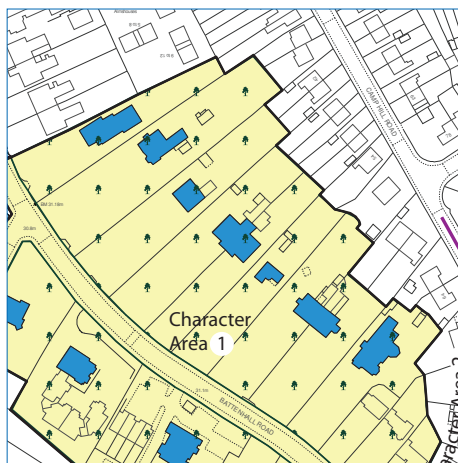


# Battenhall Villas

## Conservation Area Character Appraisal and Management Proposals



Adopted October 2010

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## 1 Conservation Area Appraisal

### 1.1 Introduction

#### Purpose of the appraisal

This appraisal records and analyses the various features which give the Battenhall Villas Conservation Area its special character, and also its architectural and historic significance or interest. The significant features are noted and described, and marked on the Conservation Area Appraisal Map along with listed buildings and key unlisted buildings. The map also shows significant trees, spaces and objects, and important views both into and out of the conservation area. There is a presumption that all of these features 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 Battenhall Villas Conservation Area can be assessed.

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 preserved and even enhanced 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 in 2006. The consultation processes and subsequent redrafting to take account of the comments and to update the text was carried out 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 the *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 those 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 Battenhall Villas 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 have been 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 Battenhall Villas Conservation Area was designated in December 2006.

The special interest that justifies designation of the Battenhall Villas Conservation Area derives from the following features:

- A high-class late 19<sup>th</sup> century residential suburb planned to offer a semi-rural life-style.
- The architectural and historical interest of the area's largest domestic estate, Battenhall Mount; the main building, the stable block and the gatehouse are Grade II listed buildings;
- Distinctive 19<sup>th</sup> century villas rich in architectural character set in large and mature grounds;
- Group value of Nos.51 to 65 Battenhall Road;
- The informal landscaped qualities of the roads, some bordered with garden walls.
- Mature trees, in both the streets and gardens.



Roads and villas designed for a semi-rural lifestyle.



Good examples of decorative applied arts



Assured architectural and landscape character.



## 1.3 Location and setting

### Location and context

Battenhall Villas Conservation Area is about 12.7 hectares in extent and broadly linear in shape, being based on three roads, with its long axis south-easterly. It is to the south of the historic city centre and, at the nearest point, about a mile from it. It is reached by London Road from the north and Bath Road from the south-west, and is bounded at its eastern extremity by the railway lines to London and Gloucester. The majority of the area is in residential use and the gardens are mature. The ground falls across the area to the south-west, with some open views of the Severn valley towards the Malvern Hills. Generally, though, the area is very well covered with trees which confine the views out in the summer. Some sense of open space can be found nearby in the low-lying playing fields off Timberdine Avenue. The area is largely surrounded by more housing – some dating from the late nineteenth century but most is from the twentieth century, while the lower ground to the south-west has a high school and sports fields.

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

The development pattern derives from the mid-nineteenth century when the lane that became Battenhall Road was upgraded, and the land was set out as plots for upper middle-class houses. A particularly large parcel was bought for Battenhall Mount, intended as a single grand house with a front driveway from Battenhall Road and a service entry from the rear. Several other large plots were developed to the east of this and further along Camp Hill Road, later to be re-named as Battenhall Avenue. These are all single sided. The plots for nos.51-67 Battenhall Road were developed around this time also. This row of villas was exceptional for their plot length and for the arrangement that allowed service entry to each from the rear off Camp Hill Road. More large houses were to follow around the turn of the twentieth century on the land to the opposite side of Battenhall

Road. The final element of green-field development was in the eastern arm of Battenhall Avenue in the nineteen fifties, also following the arrangement of deep, fairly narrow plots. The whole area was completed in the original pattern of development at this time. Subsequently several of the very large houses proved to be no longer affordable; some were demolished, some were altered to allow for multiple-occupation, and many gardens were subdivided so additional, smaller houses could be built. These generally conformed to the existing pattern where properties were set centrally in their plots with boundaries perpendicular to the roads. The houses benefited from the location's convenient orientation that allowed living spaces to face the sun and, with the falling ground, to enjoy some views to the west. In contrast, late twentieth century infill on three sites on the south-west side of Battenhall Road departed from that pattern, positioning blocks of houses and apartments around widened access drives, some with shared gardens. The re-use of Battenhall Mount as a convent school has generally protected the development pattern of that part, despite some of the land being sold off for twelve houses on its southern boundary. Pressures of growth in the school have resulted in considerable infill development and in the extension of education uses to nearby villas.

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

The most significant element of the topography of the area is the gentle slope from a summit at the east end of Battenhall Avenue down to the south-west and west. While Battenhall Road is broadly level, rising a little towards the junction with Battle Road, Battle Road itself is comparatively steep, rising seven and a half metres from south to north, allowing the best of the views out from the conservation area. This also describes the fall across the gardens around no.59 and its neighbours, while across Battenhall Mount the fall is greater still – about ten metres. The underlying geology of the area is comprised of keuper marl. Another significant landscape characteristic is the large extent of the tree

cover, including street trees. The maturity of most gardens means that shrubs and hedges effectively screen many of the properties from the highways. In this, the conservation area is distinctive because the trees and shrubs are considerably more sparse in the adjoining, and more recent, housing areas to the south, the east and to the north. The adjoining part of Battenhall Road to the immediate north-east has similar street trees, but the denser scale of housing means there is less plant cover within the gardens.



Powerful presence of trees both in the street and in gardens.





## 1.4 Historic development and archaeology

### Archaeological significance and potential

There is no archaeological evidence for the immediate area in the prehistoric and Roman periods, though finds of Mesolithic and Neolithic flints have been made in adjacent areas of south Worcester, along with evidence of settlement sites of Iron Age and Roman date. Similar material could well be present in this area, which is on the north side of the small Duck Brook valley.

During the medieval period this area was within the manor and park of Battenhall, the property of the Priors of Worcester Cathedral Priory. Lower Battenhall lay just to the east, while Battenhall Manor (now Middle Battenhall), the estate centre, was about one kilometre to the south-east, and is marked by an earthwork moat and fishponds which remain undeveloped. The park was an important economic unit; among its resources was a water supply, and conduits took water through the Battenhall area to the Priory in the city centre.

This area of south Worcester saw action during the Battle of Worcester (3<sup>rd</sup> September 1651) and there are anecdotal reports of finds of cannon and musket balls and weaponry. However, no remains have yet been recorded from the Conservation Area itself.

### Origins and historic development

A fuller account of the history of the area is included in the Appendix. Battenhall Manor was reached by a lane, which branched off the London Road, and was eventually to become Battenhall Road. Three tenanted farms – Upper, Middle and Lower Battenhall - were owned by the Sebright family until the mid-nineteenth century. The railway divided this estate, but it was to prove a blessing for its owner, Sir John Sebright, in that it provided access for a major agricultural exhibition which was held on the fields beside what became Timberdine Avenue in 1863. This served to draw national attention to

Worcester, especially to the development potential of this district, and within a short time the road was improved and additional roads built nearby. Plots were offered for sale and a prestigious new suburb was created. Battenhall Mount was the most distinguished new dwelling, with clear pretensions to be considered a country house with formal terraced gardens, a sweeping drive, and contrived seclusion from the public gaze. While this was built in 1867, there had been some earlier arrivals in the group of villas further north, from 1864. The vacant plots were built on over the next forty years, generally as individual houses though a few were semi-detached. The conservation area boundary includes the largest of the houses with their gardens, but Battenhall Road was mostly developed with smaller villas or large semi-detached and terraced houses up to London Road in the two decades up to the turn of the twentieth century.

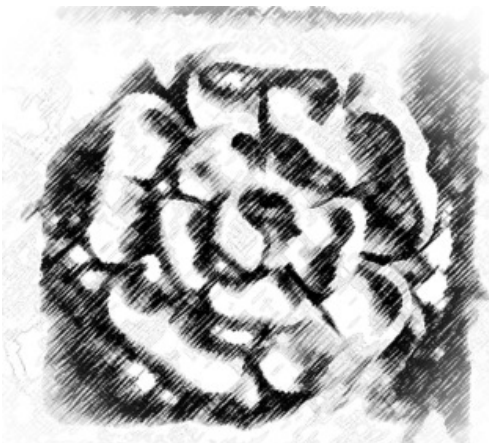
In the twentieth century, gardens were subdivided and sold off, at first for single houses, but latterly for apartment blocks. The cul-de-sac tail of Battenhall Avenue differs from this in that it has been filled with individual houses placed in a generous configuration with long front gardens, and enjoying rear views out to the west, much as the earlier pioneers had found a century before. To the north of Battenhall Avenue, and just outside the boundary of the conservation area, three estates of houses have been built on the gardens of several of the original houses which were demolished, only part of a larger, bolder scheme that was proposed to have removed all of them.



Oaklands - recent infill development of apartments.



The development of these houses required the demolition of grand Victorian villas.



## 1.5 Spatial analysis

### The character of spaces within the area

The majority of the conservation area consists of garden spaces which are private while the only public spaces are those of the highways themselves.

The character of the gardens is predominately that of mature green areas, with substantial tree cover and shrubs, lawns and flower beds. Many gardens are on the slope towards the south-west. It is possible to see that some gardens still have the same layouts and hard elements such as driveways, terracing and steps as are shown on the 1886 OS map, indicating that they have survived substantially intact over a hundred and twenty years. Perhaps inevitably, there is evidence of over-growth, and decay with some hedging having grown into trees and some garden trees being full grown. The gardens are generally enclosed spaces, with views in or out obstructed by the planting which, though varying seasonally, remains dense all year. A distinct characteristic, designed in the initial development, is where the front drive has an initial dog-leg curve to increase the privacy of the garden from the road.

The two principal roads – Battenhall Road and Battenhall Avenue are both very distinct because of their street trees – London Planes in the former and Limes in the latter. Many of these have been allowed to grow very large and the branches of some tend to arch over the highway, creating a further sense of enclosure. They also crowd the pavements, with some up-thrusting roots causing bumps. They impart a sense of history, while setting one of the dominant characteristics of Battenhall Road. The seasonal variations culminating in the scattering of autumn leaves provide further elements of local character. The boundaries to the roads are in red brick and in hedging to private gardens. Many of the brick walls are old seeming to have survived from the initial developments, though most entrances will have been widened.





Over-arching street trees in Battenhall Road.



Some walls and gate piers are enriched with decoration.



Garden walls and entrances add to the local character.



Unusual yellow-buff bricks on Battenhall Mount garden walls.

Some walls and gate piers have ornamental elements, moulded bricks and cappings, or decorative bonding, which contribute a richness and sense of longevity to the character of the area. There are boundary walls to Battenhall Mount which are in the same yellow-buff brick as the gatehouse and these have proved very hard, remaining clear of the growth of algae. With their moulded clay cappings they are very distinct.

All three roads and gate piers are designed to have gentle curves which allow views along them to be contained and opened up gradually, an effect which is enhanced by the gradual changes of level. The character of Battenhall Avenue differs from the other two roads because much of its length is not adopted by the Highways Authority, being maintained by the owners of the properties which gain access from it. The eastern third is extremely quiet; there are almost no hedges meaning that the space extends into the private gardens with little demarcation. At this point a field of allotment gardens adds to the natural effect, and the lime trees head off as a formal avenue northwards on a track parallel with the railway.



Avenue of lime trees continues on from Battenhall Avenue.

### Green spaces, trees and other natural elements

The gardens are mostly of long standing and have many species, so it is clear that they make a significant contribution to the biodiversity of this part of the city. Their seclusion, variety of planting and varied management encourage many forms of wild-life and the larger gardens, especially when adjacent, can be especially important. Birds, for example, benefit a great deal in terms of breeding habitat, and the food and shelter available often affects the year-to-year populations of smaller birds through bad winters. Many of the trees in gardens have fully matured and reached their maximum size; the larger spaces provided by the distinctive gardens are suitable for these larger specimens. In many cases they present a character that a smaller scale townscape could not provide. Large areas are within Group Tree Preservation Orders. The street trees have become very dominant, and most are clearly in need of re-pollarding.



Large and mature garden trees.

The survival of hedged plot boundaries, garden layouts and structures from the 19<sup>th</sup> century is an important characteristic. The formal gardens around Battenhall Mount are rather bare of plants, while still showing the terracing, steps and balustrading of the century old formal layout, though more terraces further east have been sold off for housing along Battenhall Road. The school's needs have also resulted in some loss of the original garden to buildings, car parking and hard courts. Further away the trees and shrubs have formed a dense border with the public realm beyond. From the roads outside, this thickness of planting comes as surprise, concealing the school and appearing rather mysterious. At the eastern end of Battenhall Avenue, where the road is not adopted, the grass verges and the more open garden frontages form the widest expanse of green space and, with no hedges, the space opens up to take in the allotment gardens beyond the boundary of the conservation area.

### Key views

The rich planting has largely obscured the south-westward views that must have been a major attraction when the houses were first built, though there are glimpses where there are gaps in the trees along Battenhall Road. The slope on Battle Road allows a single good view of the hills to the south-west. From Battenhall Avenue there is a long view towards the towers and spires of the city centre, over the rooflines of later housing.





Fleeting view of the city from Battenhall Avenue.

The view into the conservation area for those arriving along Battenhall Road is particularly attractive. A wooded skyline view is from the north end of Camp Hill Road. The tree-covered ridge is also a distinct feature when viewed from Bath Road and the estates of houses to the south. Within the conservation area the changing views along Battenhall Road and Battenhall Avenue reinforce the character of rural, almost gracious informality. From the roads, the views of the houses and gardens are generally more limited. A few are readily seen while most are revealed in only occasional glimpses through gateways. Some, notably Battenhall Mount, have their principal elevations hidden completely from the public gaze. These differences are part of the character of the area.



Glimpsed views of houses from the road.



Tree-covered ridge viewed from the South.

## 1.6 Elements of special significance in the conservation area

### Activities/uses

The Battenhall area is a residential suburb and its character has been formed by its general use for single occupancy houses. A limited educational use was established when the College for Ladies was opened in 1901, in no.49 Battenhall Road. Though this use ceased and the building had become flats by the late 1930s, St Mary's Convent with its school had by then occupied Battenhall Mount. While the use as a religious house has now almost ceased, the school has grown, both on its own site and also occupying some villas to its north in Battenhall Avenue. Such is the enclosure of these that the impact of the school does not dominate the conservation area except in the straight stretch of Battenhall Avenue. School traffic has serious impacts on the roads and perhaps contributes to the condition of the carriageways and some kerbs. Because of their sizes the houses lend themselves to additional uses for professional consulting. One dwelling currently has an additional use for dentistry.



Not designed as a dwelling but as a school.

### Plan form and building types

The single building type to be found in most of the conservation area is the large private house or villa. Many houses are of the period from 1870 to 1910, when domestic staff were employed in the service of the family. The aspiration of the owners was often for a lifestyle similar to that supposed to occur in the English country houses, with rooms for entertaining guests and for family leisure quite separate from those for servants. Thus there were distinct hierarchies exhibited in the buildings, with sequences of reception rooms off an entrance hall and a principal staircase, a study and a breakfast room less immediately accessible, and several rooms for food preparation, storage and cooking. Rooms for family use enjoyed the best of sunlight and views, while service rooms might be left with little of either. This hierarchy is often visible in the architectural expression, where there is a distinction between front and rear elevations, and the principal entrance is adorned with decoration or symbols of power and privilege – with steps and carved stone.



Family rooms face south for sunlight and views.





Service rooms to the rear.

Steeply pitched roofs provided attic accommodation for live-in servants, and sometimes a separate wing might have the same purpose. The method of heating was usually through individual coal fires in habitable rooms, and this meant that there were several chimney stacks, which had to be tall because of the pitch of each roof. More recent houses in Battenhall Avenue and infill in Battle Road and Battenhall Road follow the convention of the later 20<sup>th</sup> century, smaller in footprint, lower in volume and almost without symbolism in their elevational design. The most recent developments of apartments and terraced town-houses, in the grounds of two large houses off Battenhall Road, have paid little heed to the desirability of orientation towards sunlight and views. The falling ground and some high hedging have limited the impact of this new housing when seen from the road.



New apartments ignore traditional orientation.

## Architectural and historic character

### Battenhall Mount

The principal building in the conservation area is St Mary's School in Battenhall Mount, started in 1867 and enlarged in the 1890s. It is Italianate in character mostly in buff brick with stone enrichment. There is considerable internal decoration in carved stone and wood, and in moulded plaster, but the external elevations are plainer, gaining their richness from the pattern of window openings with their arched heads, from the projection of balconies with balustrading and from the composition of volumes of different height culminating in a campanile-style tower. The gatehouse on the corner of Battle Road is of 1893. It is in a yellowish brick with voluptuous terracotta ornament and black-and-white decorative panels to the upper floor. A stable block of similar style is at the north end of Battle Road. These two relate well to one another signalling the principal corners of the estate. Their external elevations together with that of the house itself on Battenhall Avenue are important for their visual impact on the public realm. The garden walls of Battenhall Mount also have a significant appearance in both the eastern arm of Battenhall Road and in Battenhall Avenue, with their richly-moulded clay coping bricks.



Battenhall Mount – buff brick with stone adornments.



Finely decorated picturesque stables block.

## Other houses

There are many features which link those houses which were built towards the end of the nineteenth century. Generally they appear to follow one of two distinct revivalist styles being derived either from the vernacular tradition or from the classical.

The vernacular style houses, relate to the Arts and Crafts movement and are informal in composition, to emphasise the assembly of several parts, perhaps each symmetrical in itself, into a balanced but asymmetrical whole. The roof pitches are often steep, so making the roof element dominant, and emphasising its sheltering role. Roofs are often compiled from a selection of individual forms linked by valleys with large chimneys acting as stabilising elements and eaves lines made lighter with gables and small dormers. Often these are decorated with false timber framing in black, with white plastered infill panels. In order to make the houses look settled firmly on the ground sometimes the base is enlarged with a raised plinth. The style coincided with a new appreciation of the applied arts, so craftsmanship was often made evident in decorative features.



Gate house with ornamental terracotta, tiles, copper-work and black-and-white panels.





Vernacular style - steep roof pitches 'stitched' by chimney stacks.



Classical style –symmetrical with shallow pitched roof.

The other, more classical style, might not employ classical details but has a great respect for symmetry, for the repeated vertical proportion of windows, and for openings being seen to be supported by lintels in stone or brick, often with mouldings and brackets. Windows are almost invariably vertical sliding sashes. The roof eaves are often contrived to create a strong horizontal emphasis, and sometimes a stone string course and plinth reinforce the horizontality of the composition. The roofs themselves contrast with those derived from the vernacular tradition in that they are simple geometric forms which reflect the simplicity of the rectangular plan of the house itself. Roof pitches are as low as possible, often taking advantage of slate finishes. Where dwellings are constructed in this area as pairs of semi-detached houses, the classical revival style was favoured.

Later houses borrowed features from both styles, but generally there was less ornamentation in pursuit of economy.

### Building methods, materials and local details

Battenhall Mount is largely a composition of grey brick with extensive stone trimmings around windows, chimneys and entrances. The gatehouse and stable block are enriched with yellow terracotta decorative elements, while still being built substantially of brick. This brick ornamentation is continued in the boundary walls.



Battenhall Mount from the garden door to Battenhall Avenue.

Generally other houses are in red brick with roofs of clay tile or slate, and timber for external joinery. Windows are vertical in proportion, while the openings are often wider than their height. This is achieved by the coupling of window panes using heavy vertical mullions, usually in timber, but also in brick on occasions. Decorative barge-boards in timber, and ornamental ridge tiles in clay enliven many roofs. Chimneys are treated decoratively with patterns of oversailing

courses. Stone is used sparingly and generally for emphasis, usually profiled or carved, for instance at front doors. Black and white false half-timbering is a frequent decorative element. Overall the characteristics are of traditional domestic methods and materials with a variety of expressions through decorative elements.

## Listed Buildings

Only buildings in the Battenhall Mount estate are listed - the house itself the gatehouse and the stable block. The yellow-buff brick garden walls, with their moulded coping bricks, are protected also through being within the listed building curtilage.

## Key unlisted buildings - buildings of townscape merit and Buildings of Local Significance

There are two buildings in the conservation area that are listed in the Council's Inventory of Buildings of Local Significance ('locally listed'). They are both in Battenhall Road - no.51 Uplands and no.62 Oaklands. These are marked on the Appraisal Map, which is part of this document.



Exuberant terracotta decorations.



Uplands – on local list.



Decorative uses of brick, tiles and wood.





Oaklands – on local list.

A number of other buildings are also marked up to show that they are considered to have 'townscape merit', that is that they are considered to make 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 impossible, it is excluded.

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

There is a specific character to the roads of the conservation area, in that they each have gentle curves which are picturesque, leading the eye comfortably from one side to the other. These seem to have been carefully contrived for their visual effect. The result of the rich planting in the private gardens and the consistent use of brick boundary walls is that the roads seem very enclosed. This effect is heightened by the great number of mature street trees. These not only strengthen the enclosure from the sides, but some also arch overhead. While their roots are sometimes causing distortion of the pavements, which is an inconvenience and possibly a hazard for

some, this ought not to threaten the tree so much as to require extra care from road engineers in selecting the pavement material.



Gentle curves to the roads, thick planting in gardens

Generally the road surfaces and the pavements are unremarkable, being in tarmac with concrete kerbs, though there are lengths of blue brick kerb-stones in Battenhall Avenue. The street lamp standards are of pre-cast concrete or tubular steel and add nothing to the character of the conservation area. One street name is in cast iron and is noted on the map, while the rest are more recent in origin and are in pressed steel, where cast iron would have been more appropriate. The cast iron pillar box at the entrance to Battenhall Avenue is a feature, and is similar to one in Battenhall Road, outside the conservation area.



Blue brick kerbs in Battenhall Avenue.

### Local details and features

The trees provide the principal visible element forming the character of the area. They form a wooded skyline, visible from Bath Road and London Road, generally overpowering the buildings. Once within the conservation area it is the street trees that have the strongest presence, but many large and forceful garden trees are also obvious, as are shrubs. Among man-made features the garden walls in red or yellowish brick and the gateposts are distinctive. The dwellings form the third visual element, especially those that are located high up, dominating the roads. Those with carved decorative features and ornamental patterns in brick, boarding and plaster, draw attention to themselves the most. The roads with their undulations and curves are also an important designed element, and they lead on to driveways which are also curved. The area is generally quiet, secluded and somewhat withdrawn from the life of the city.

### General condition

The private properties in the conservation area are generally in good condition, though some front garden walls need repair or repointing. The public realm is in less good condition with patched road surfaces and crumbling verges. Pavements are in tarmac, which copes with the deviations in level caused by the tree roots. Battenhall Avenue shows a gradual diminishing of upkeep as one moves eastward into the 'unadopted' area, with the significant blue-brick kerbs becoming loose and dislodged, or concealed by tarmac, while beyond, the wide grass verges are left for householders to maintain.

It seems it was more than twenty years since the plane trees in Battenhall Road were previously pollarded, and they grew very long-armed. The balance of the trees, their shapes and the sizes of the branches would benefit considerably from a regular programme of pollarding, at least once in every decade.

### Buildings and sites of negative impact

There are occasions where buildings or sites conflict with the overall character of a conservation area. It may well be that redevelopment in these instances would provide an element of enhancement of the appearance of the area. In Battenhall Villas Conservation Area none of the properties has a negative impact. However the temporary fencing to the St Mary's School tennis courts, where an oversized hedge has been removed, does fall into this category. A more appropriate boundary treatment would benefit the appearance of Battenhall Avenue at this critical curve in its route.



Site of negative impact in Battenhall Avenue.



### Character areas: key characteristics and negative factors

There are three distinct character areas within Battenhall Villas Conservation Area, each based along one of the stretches of road. They are indicated on the Appraisal Map.

#### Area 1 – Battenhall Road

The character is firstly derived from the gentle curves of the road, with its street trees dominating. While the trees have only reached maturity in the last half century, the villas themselves are substantially as they were a century ago. They, with their gardens, drives and boundaries all contribute to the character of spaciousness, seclusion and under-stated wealth within a semi-rural environment. Consideration needs to be given to the desirability of enlarging the boundary to include the curtilages of nos.52-56 Battenhall Road.

#### *Key assets and characteristics:*

- Street trees.
- Garden walls with narrow entrances and gateposts.
- Narrow gravel driveways each with a historic dog-leg feature.
- Hedges and shrub planting creating privacy.
- Group of Victorian houses aligned well away from road.
- Surviving historic garden layouts.
- Glimpsed views of distant hills.

#### *Negatives:*

- Loss of enclosure by thinning of boundary planting where new development has occurred.
- Widening of entrances and loss of gate-pier details.
- Over-growth of plane trees needs regular lopping.
- Pavements disrupted by tree roots.

#### Area 2 – Battle Road

This is largely a linking area. Its character is formed first from its fairly steep gradient. The two listed buildings effectively make book-ends to the road. These, with the dense shrub planting on the east side, contrast with the low-key infill housing on the west side. Here the sense of enclosure is lost because of low boundary fencing. The views out of the area to the south are important, providing an opportunity to enjoy what must have been a grand vista when the area was developed.



The curve of Battle Road with dense planting opposite recent housing.

#### *Key assets and characteristics:*

- Curved road with steep gradient.
- Two listed buildings – gatehouse and stable block.
- Dense vegetation to one side.
- Retaining wall on the east side in Malvern granite rubble blocks.
- Views out.

#### *Negatives:*

- Varied quality of housing in the setting of the CA.
- Undistinguished boundary treatments to houses, with loss of enclosure.

### Area 3 – Battenhall Avenue

While the early developments date from the same period as Area 1, the character is different. One difference is because of the way in which the school extensions are hard against the pavement edge, where the pavement is relatively narrow. With the road being straight at this point a tight, almost urban, spatial enclosure is created. There are views westward towards the city, which reveal the historic skyline beyond suburban housing. The houses opposite the school share some of the characteristics of those in Battenhall Road, notably their large sizes and their distance from the road, creating a strong statement as grand villas within their own substantial grounds. The front boundary treatments with original walls, decorative features and gate piers reinforce this. The road is narrower than in Area 1, and though the street trees are less developed their impact is still notable especially in the eastern end where the curves of the road draw attention to them. At this end the grass verges add to the remote, informal, rural impression.

#### *Key assets and characteristics:*

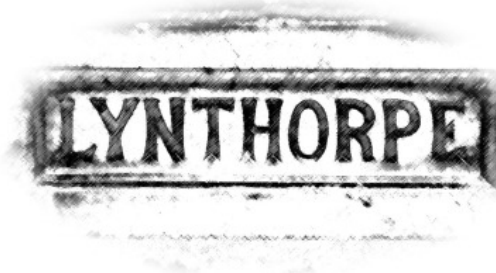
- Sinuous curves and straight stretch of narrow road.
- Enclosure provided by the school main building.
- Glimpse of Battenhall Mount tower over wall.
- Contrast of boundary treatments to school – dense planting and high walls.
- View out towards city centre.
- Grand houses behind strong decorative boundary walling and planting.
- Street trees and garden trees.
- Green open space in grass verges, open garden frontages and allotments (eastern end).
- Historic blue brick kerb-stones.



Wide verges and open frontages in Battenhall Avenue.

#### *Negatives:*

- Historic kerb edging dislodged by traffic, and pavement levels insufficiently marked.
- Poor quality fencing to school tennis courts.
- Maintenance of grass verges left to householders.



### 1.7 Principal Issues

- Conservation area boundary needs reconsidering to include neighbouring properties.
- Public realm expenditure is needed on repairs to highways and pavement.
- Public realm detail needs to be safeguarded and could be enhanced.
- Street trees need maintenance, including regular inspection and pollarding.
- Subdivision or aggregation of large garden plots for development, could damage the historic plot divisions, threaten the spacious character and undermine the setting for each large house.
- Historic garden layouts, sense of open space, mature garden trees and biodiversity in the gardens are all important. needing protection.
- Villas could lose some of their integrity if their garden space were to be eroded by development.
- Front garden walls have significant role in setting the character of the roads and need to be cared for.
- There is a danger of loss of detail if property entrance gateways are widened to suit modern vehicles.
- The replacement of modern lamp standards with cast iron replicas would enhance the area. Similarly if the street name boards were replaced with cast metal in one of the traditional patterns this would be an enhancement.







## 1.8 Character appraisal map


















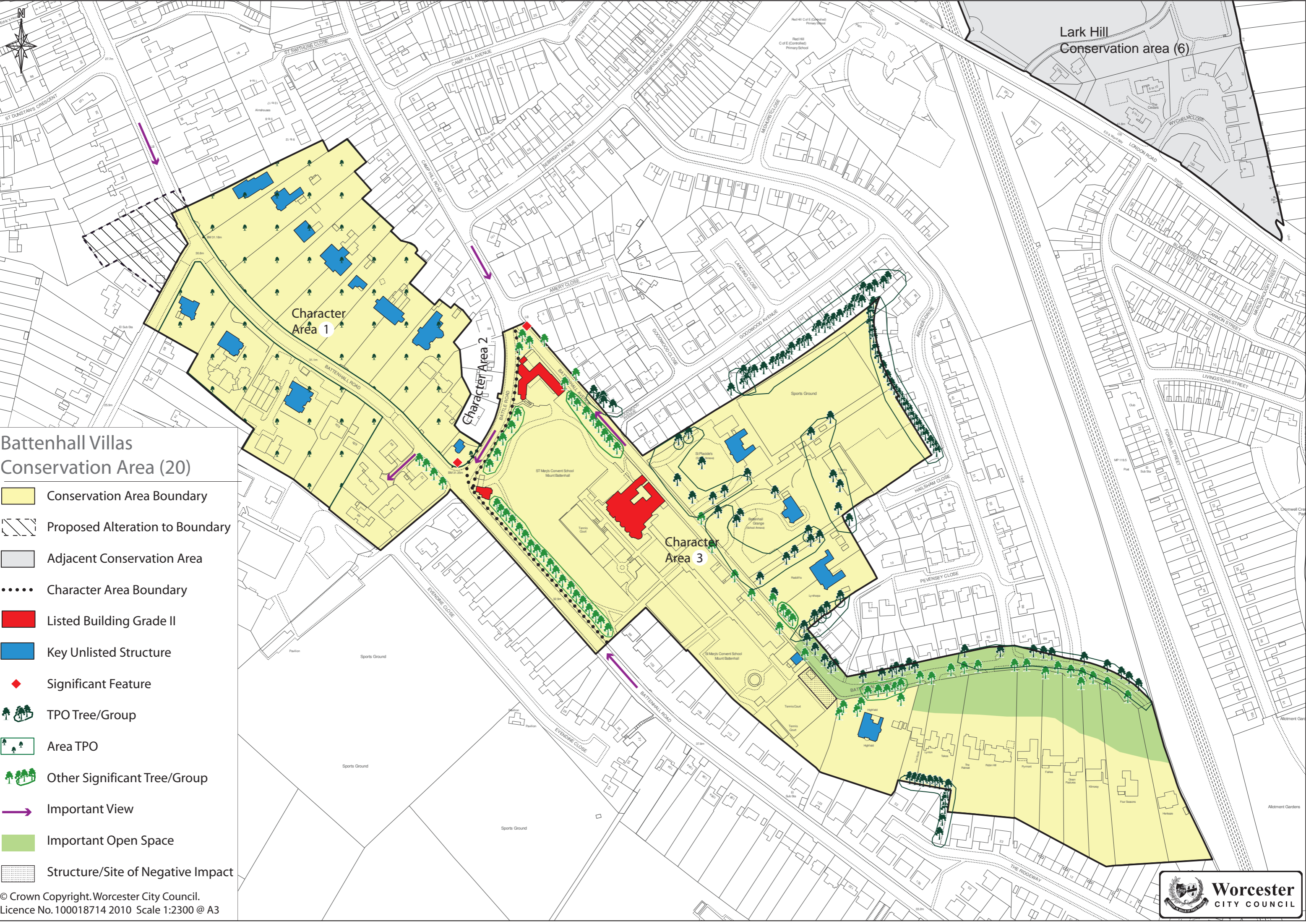


Lark Hill  
Conservation area (6)

### Battenhall Villas Conservation Area (20)

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

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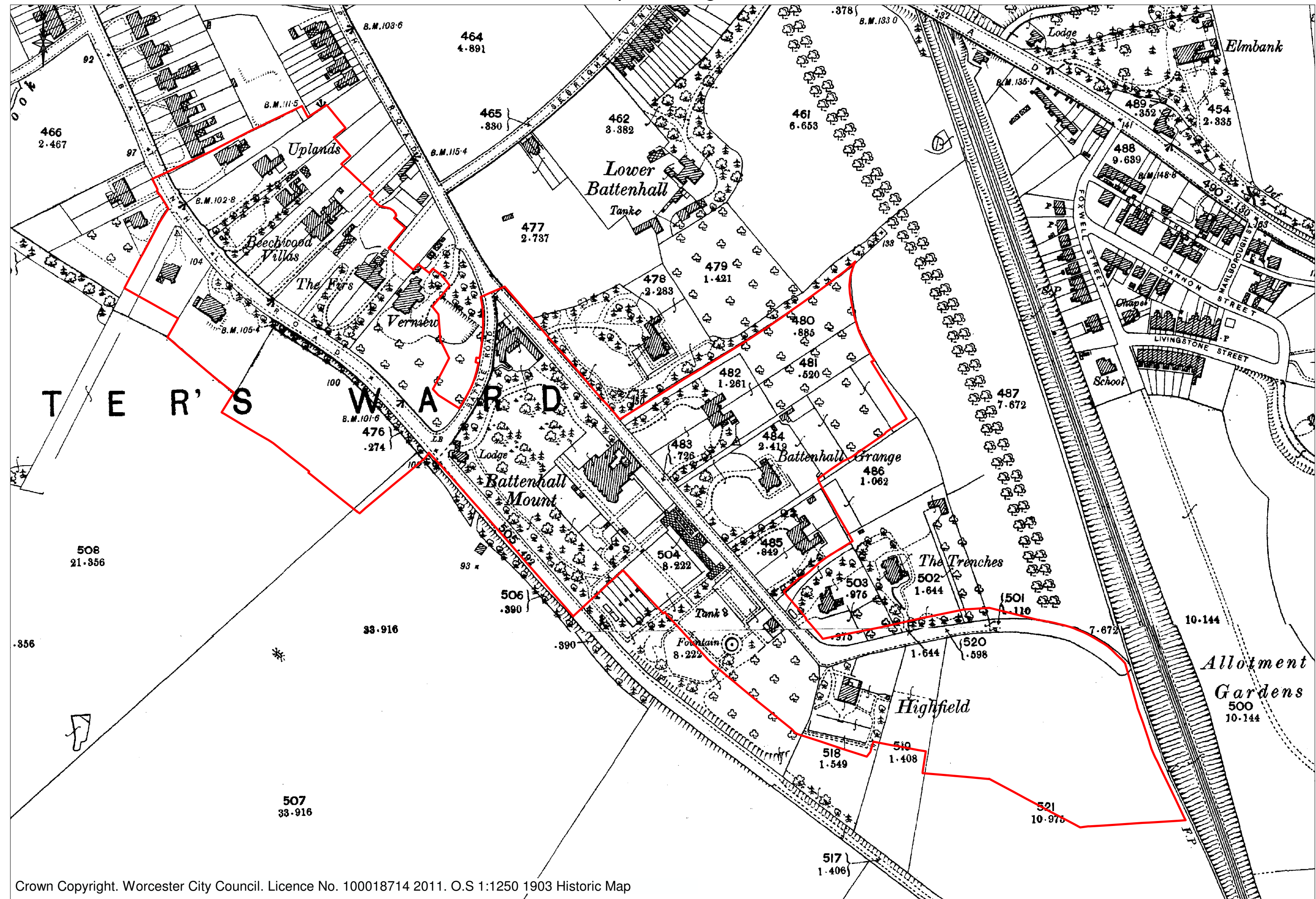


**1.9 Ordnance Survey map (1903)**





Part of 1903 OS Map showing Battenhall Villas



## 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 Battenhall Villas Conservation Areas 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 above.

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.

These specialists 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

- o Changes to conservation area boundary;
- o Repairs to roads and pavements;
- o Management of trees;
- o Conserving existing gardens;
- o Retaining historic plot boundaries;
- o Loss of original architectural details;
- o Enhancement of street furniture;
- o Design of new development;
- o Monitoring and review.

### 1. Changes to boundary of conservation area

The boundary line was considered as part of the appraisal process. In general it was felt appropriate in enclosing the majority of the villa properties with their large gardens. It was apparent though that a small westward extension to that boundary would include three more houses which were significant to the character of the area – namely Nos.52 to 56 Battenhall Road, and it is recommended that the boundary be redrawn to include these properties and their gardens.



52-56 Battenhall Road, potential addition to the conservation area

*ACTION: The Council will consult occupiers about the desirability of extending the conservation area boundary, and if consultation indicates support for this it will*

*bring a recommendation to the Planning Committee. It will continue to review the boundary of the conservation area periodically in accordance with best practice and guidance on the management of the historic environment.*

### 2. Repairs to roads and pavements

The road surfaces are frequently in poor condition, especially in Battenhall Avenue, where the pavements are overgrown and the kerb-stones are dislodged. The blue brick kerbs are important to the character of that road, but need to be re-laid with the pavements reinstated. The maintenance of the 'unadopted' road and grass verges is important to the character, and appears to be the responsibility of the frontagers.

*ACTION: The Council will seek to work with the County Council to increase the level of maintenance of adopted roads. The residents' association works with householders on issues of maintenance in the 'unadopted' area.*

### 3. Management of trees

The street trees make major contributions to the character of the conservation area. Especially in Battenhall Road, they have been allowed to grow out from their last pollarding excessively. A programme of careful and regular pollarding is needed. None of the public realm trees is protected by a Tree Preservation Order. Some have matured and might now be near the end of their lives, needing removal and replacement.

*ACTION: The Council will seek to work with the County Council to prepare a management programme for the street trees, to ensure that priorities are agreed and funding set aside for the costs involved in pruning and in replacement. A similar programme should be drawn up by the Council for trees that are privately owned, so that negotiations can be carried with owners to ensure that the trees continue to thrive.*

#### 4. Biodiversity within gardens

Many of the private gardens have been left to reach a maturity which has benefited from their substantial size and open-ness. In this they have, in some cases, remained substantially unaltered in relation to the layouts illustrated in the 1886 OS map. This gives them a special historical significance which should be safeguarded. The gardens also have an importance in contributing to the biodiversity of the area. These characteristics could be put in jeopardy if development or infilling is implemented.

*ACTION: The Council will seek to preserve and enhance the present garden layouts when applications for development are received.*

#### 5. The importance of plot boundaries and landscape features

It is considered that new developments within the area risk damaging the integrity of the gardens and the historic plot divisions, either by subdivision or by aggregation.

*ACTION: The Council will seek to preserve the present garden boundaries when applications are received which involve sub-division or aggregation.*

#### 6. Entrance gateways and garden walls

The historic garden gateways, with a variety of gate piers and cappings, together with the dog-leg driveways, are considered important to the character of the area. Any loss of detail, if property entrance-ways are widened to suit modern vehicles, would be a loss to the overall character. The brick walls with their occasional decorative features are also important to the character, and care is needed to ensure that their repair or repointing supports the present character.

*ACTION: The Council will seek to preserve the present entrance ways, gate-piers and cappings, and the present configurations of drive-ways in situations where developments*

*are proposed. The Council will offer advice on appropriate repair and repointing methods for boundary walls.*

#### 7. Enhancement of street furniture

The lamp standards and almost all the street name signs detract from the character of the area because of their design and materials. Their replacement in cast replicas would be an enhancement.

*ACTION: The Council will work with the County Council to seek the replacement of the current concrete or tubular steel lamp standards with cast iron standards that replicate those of about 1900. When the opportunity arises to replace street name boards, the Council will seek to have them replaced in cast metal following a historic pattern.*

#### 8. Enhancement through new development

There are few obvious opportunities for new development within the conservation area, with the exception of replacing existing buildings. The replacement of a building currently labelled as 'of negative impact' may well be considered to enhance the character of the conservation area.

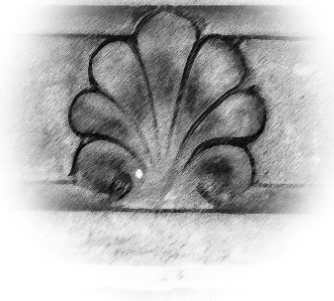
*ACTION: The Council will use current policies to improve the quality of the conservation area through ensuring that the design of any new development is sensitive and responsive to its setting.*

#### 9. 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 of the listed buildings where the 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 Battenhall Villas 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 offices in Orchard House with copies of the questionnaire and a 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 was held in the Guildhall over two days, allowing informal discussions with a conservation officer and the opportunity to return a questionnaire there.

#### Consultation findings for Battenhall Villas Conservation Area

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 360. Two City Councillors were sent a copy of the draft document. Overall one letter and 35 questionnaire returns were received, two of these 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 (97%). However the support for the boundaries was less clear-cut (79%), 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 Nos.52 to 56 Battenhall Road.

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

- Extend the boundary northwards in Battenhall Road to include all properties up to the Sidbury and Fort Royal Conservation Area.
- Include the green area off Battenhall Avenue with its avenue of lime trees, and also the Red Hill School playing field as important open space;
- Consider Camp Hill Road for inclusion.

Q.4 There was strong support (91%) for the identification of the character of the conservation area and for the definitions of the different character areas.

Q.5 There was similar support for the descriptions of the special character of the public spaces, though it was pointed out that since part of Battenhall Avenue is a private road, it should not be considered part of the public realm.

Q.6 Again there was 91% support for the appraisal's descriptions of the elements that gave the area its character.

Q.7 In answer to the question about elements of character that were at risk, most comment was about the risk of development in large gardens (32%), and in this respect there was concern over any possible demolition or conversions among the larger houses. It was felt by several respondents that the trees were vulnerable (12%), both in the street and in the gardens. Other concerns were about traffic (density, noise, parking and the damage from HGVs in narrow roads such as Battenhall Avenue). Garden walls might also be at risk, especially when owners wished to park more cars. There was also considered to be a risk that the highways authority would modernise street furniture, and that there would be damage the character of Battenhall Avenue if it was to be brought up to adoptable standards.

Q.8 Support for the elements of enhancement identified in the appraisal was high at 80%, though suggestions for additional items were as follows:-

- remove the traffic-calming elements in the Battenhall Road;
- enforce the 20mph speed restriction more firmly;
- Invite the council to clean the part of Battenhall Avenue which is not adopted.

Q.9 There was even more support (83%) for the Management Proposals though but one respondent queried how realistic they were, when public money is short. One respondent considered that it was inevitable that gateways would be widened, but gate piers should be maintained or rebuilt. The person also doubted that the council should automatically choose replica street furniture, but rather look for well-designed modern items.

Q.10 The final question asked for other comments. There was a complaint about the size of the sales hoarding advertising one large development. Another was about the lack of parking provided at St Mary's Convent with the result being dangerous on-street parking in Battenhall Avenue. Beyond the boundaries one person sought better care for the trees in Camp Hill Road, and another looked for strict protection for the St Mary's playing field.

### **Response to consultation**

Changes to the boundaries provoked comment, and these were all seeking enlargements of the area. The proposed inclusion of Nos.52 to 56 Battenhall Road will be pursued. While the northern length of Battenhall Road has groups of houses of distinction almost equal to those within the conservation area, the present boundary was drawn tightly round the part with the

free-standing villas. Further thought will be given to an extension to include the many semi-detached and terrace houses there as it is agreed that the character of the street scene is generally consistent across both.

Most of the concerns of respondents were about the vulnerability of private gardens – to infill developments and also to losses of trees. A changing government stance seems to add further support to the retention of the historic large gardens, which the council will defend. However street trees are at risk because they require regular maintenance and, when felled, arguments about safety and underground services often prevent their replacement. This is a matter where a small fund of public money reserved for this purpose could be persuasive.

Traffic arises as a consistent problem across residential areas in the city, causing noise, congestion and potential damage to trees. Measures to discourage through traffic and speeding will usually be supported by the council.

The character appraisal of the non-adopted length of Battenhall Avenue was seen as intrusive by some, but insofar as this area has such an appealing appearance, and is contiguous with the remainder of the conservation area, it was felt desirable to include it. While decisions about its preservation and upkeep remain with the residents, it is to be hoped that this document may help their debates.

It is clear that the Management Proposals lack the bite of the law, yet they represent aspirations which encourage care for what is there and set the benchmark for sustainable enhancement of the conservation area in the future.





### 3.2 Sources of Historical Information

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.

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

Old Worcester: people and places, Bill Gwilliam, Halfshire Books, 1993

The House that William Built, the History of Battenhall Mount, Annette Leach, Birmingham University 1993

Records of the History of Battenhall Road, by Maureen Butcher (unpublished)

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

'Inventory of Buildings of Local Significance', Worcester City Council.

O.S. Maps, First Edition 1886, and then 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**

Unit 101, 82 Wood Street,  
The Tea Factory  
Liverpool L1 4DQ  
Telephone: 0151 708 9920

### 3.4 History of the Area

During the medieval period the area was within the manor and park of Battenhall, the property of the Priors of Worcester Cathedral Priory. The manor was accessed from the city via Battenhall Lane, travelling through fields of agricultural land and the deer-park. Through successive changes of ownership the manor came into the ownership of the Sebright family in 1614, who leased out three farms until the mid-nineteenth century. By then the railway had been built running roughly north-south, dividing the estate. This isolated the eastern part, while the western side came under development pressure from the expanding city, some houses having been built from around the 1820s at the north end of Battenhall Road close to London Road.

The area to the south side of the lane was chosen for the Royal Agricultural Show of 1863, an event of huge prestige for Worcester, which extended to some forty acres with a siding accessed from the main line railway. It is likely that the lane was improved at that time to ease the arrival of the exhibitors and also the visitors, some 70,000 of whom came over five days in June. Trade and refreshment booths lined the route to the site, which seems to have been entered around the position of no.60 Battenhall Road. In the following year the lane was improved at the instruction of Sir John Sebright and iron seats were installed for the use of the public. Clearly he intended it as a place of public resort, and at that stage his plan was to continue the road beyond the railway to join with the London Road towards Red Hill and to develop houses having long views. (Indeed there was a house beyond Battenhall Mount called Fairview which was to be absorbed into the grounds of that house around 1900.)

A map of 1830 shows the lane to be fairly straight, with a distinct kink at about the point where Timberdine Avenue was eventually constructed, but the route was altered, presumably when the carriageway was improved before development began, because the 1886 Ordnance Survey map shows the road having the gentle curves that are seen today. The lane was renamed Battenhall Road in 1869.

The pioneers of the new development, the pair of semi-detached houses that became nos. 61 and 63, were occupied in 1864. Further development was quite slow with another pair of semi-detached houses, nos. 55 and 57, being occupied in 1873, then detached villas at no. 51, in 1878, and no.53 in 1879. Also that year no 65, the last, and grandest of the range of seven houses, was built. They formed a distinct group, having the characteristics of being sited well back from Battenhall Road and raised considerably above it. No. 51, built as the manse for the Congregational Church in Angel Place, was an early work by Aston Webb, who was to become well known internationally, and the designer of three important buildings in Worcester, including St Georges (C of E) Church.

No. 49, built in 1901, has a different look to that group in that there is less hierarchy of scale from ground floor to attics. This is probably because it was built as Battenhall College for Ladies. In its materials and detailing it relates to the houses to its north, beyond the conservation area. These are much less grand, which might have indicated that the earlier development could not attract buyers of sufficient wealth. However the decision to develop to a lesser scale, the houses all being in pairs and closer to the road, must have been taken fairly early as the next two houses, nos.39 and 37, had been built as early as 1888.

The first of the large villas on the south side of Battenhall Road, nos.52 and 54, came in 1888. No.58, the house immediately to the east of the intended entrance to Timberdine Avenue, was occupied in 1896, and its opposite, no.56, in 1901 though Timberdine Avenue itself was not completed until some years later.

Battenhall Mount was built around 1865 for William Spriggs, from a local family of successful drapers. He retired to Edgbaston in 1883 and the house was let. It was offered for sale in 1889 and was bought by the Honourable Percy Allsopp, the chairman of the family brewing company and MP for Taunton. His family lived at Hindlip Hall, and he was living in London. Clearly a man of considerable standing (JP for the city and county, and a director of many companies) he enlarged the house and grounds and commissioned many decorative embellishments. While there is no certainty about the original architect, the designer of the new work was JH Williams. Williams was also the architect of the gatehouse and stables block as well as most of the other large villas in Battenhall Avenue and no.62 Battenhall Road. After two decades of lavish hospitality and munificence Allsopp became bankrupt in 1913 and the estate was sold again. It was taken over by the Red Cross as a hospital for returning soldiers in the First World War. Two further owners followed, then in 1933 the house was bought by the Sisters of St Mary Madeleine Postel, a continental teaching order, as a convent and school.

The character of Battenhall Road would have changed thoroughly when the houses to the south-west of Battenhall Mount were built as fairly small, typically suburban villas in the nineteen thirties (outside the conservation area). This was on a green-field site, but most of the development activity in the first half of the 20<sup>th</sup> century came from the sub-division of gardens. The houses from no.51 to no.65 were built with service entries from Camp Hill Road through long rear gardens. Most of these were sold off for development in the thirties, though the curtilage of no.65 remained intact until the sixties and the rear of no.51 was not built over until the mid-eighties. An exception was the corner cottage No.1 Battle Road which seems to have been built soon after No.65, within its grounds, perhaps to house servants.

In the last three decades of the twentieth century the cul-de-sacs of low-lying houses in Evendine Close and Nos.64 to 72 Battenhall Road were developed while Oakfield, No.62, had been converted for use as a home for elderly people with a flat-roofed extension that doubled its footprint. This use ceased at the end of the 20<sup>th</sup> century and the extension was removed, while part of the eastern garden was sold off for two houses. Both Nos.60 and 62 have recently been converted to make apartments within their historic forms. In each case additional residential units have been built within their curtilages, but mostly towards the south, away from the road frontage.

Changes also occurred in Battenhall Avenue in the nineteen fifties as the plots of land beyond Highfield were developed as free-standing houses in the tradition of those from 51 to 65 Battenhall Road. They are similarly kept a distance uphill from the road and accessed by lengthy drives. The land to the north of Battenhall Avenue had remained relatively clear of houses, apart from Lower Battenhall Farm, later called Battenhall Manor, and those seven large villas built at the end of the 19<sup>th</sup> century. Clearly there were ambitions to develop the area at that time as a long avenue of lime trees was planted alongside the railway and continuing into Battenhall Avenue. This development did not happen, but change was to come with the demolition of the farm in the nineteen sixties with new estate roads built to link Battenhall Avenue to Sebright Avenue, and an estate of houses and bungalows was built. The Elms, the most westerly of the group of villas, was demolished as part of this. To the east of Lynthorpe, Woodgate and Bethany, once an annexe of the school and previously called Langholm, were removed in the seventies and more houses built. There are indications of the old hedge lines in some of the new estate property boundaries.



### 3.5 Listed buildings description

<b>1</b>	SO85SE 620-1/4/50  181/02/99  GV II	<b>Battenhall Avenue (South side)          St Mary's Convent School Battenhall Mount</b>  <b>(Formerly Listed as:          Battenhall Avenue (South side) St Mary's Convent)</b>
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House, now convent school. c1865-9 for William Spriggs. Extensive additions c1890-99 for Alfred Percy Allsopp mainly by architect John Henry Williams of Foregate Street, Worcester at a cost of £100,000; builders: Joseph Woods and Sons, The Butts, Worcester; marble work by Farmer and Brindley; some plasterwork by Jackson and Sons; ironwork by Starkie, Gardner and Co.; woodwork by Graham and Banks, and Walker and Sons; the tiles to the music room are thought to be by William de Morgan; the chapel, of 1896, was designed by Robert Alexander Briggs, FRIBA. William Forsyth and his former apprentice, H.H. Martyn of Cheltenham are reputed to have worked on the interior decorations of the house including the plasterwork and woodwork. Further additions c1960s for Sisters of St Marie Magdalene Poster are of no special interest. Gault brick in Flemish bond with ashlar dressings including porch, architraves and balustrading; hipped and gabled slate roofs; tall brick ridge and lateral stacks with bands and cornices.

PLAN: probably originally L-plan, now U-plan and much extended; with further ranges to North-East of no special interest. Italianate style to exterior with Renaissance Revival, Jacobethan, English Baroque Revival, Rococo Revival and Neo-Classical Revival styles to the interior. South-West, garden facade, 2 storeys with attics to gables, 6 bays (3:2:3:3:3:3 windows); alternate bays break forwards and have gabled attics. From left: a wide rectangular bay window to ground floor; a projecting porch with central bow; 2-storey canted bay window; ground-floor canted bay window; 2-storey canted bay window; ground-floor canted bay window; all windows have 1/1 sashes in plain reveals and mainly retaining shaped blind boxes; the first-floor windows to the second bay are replacement round-arched casements with impost, round arches and keystone. Modillion cornice over all ground floor bays is surmounted by a balustrade with bulbous balusters, where original; this reads as an apron to first-floor canted bay windows. Gabled attics have oval oculi with tooled architraves and keystones. Crowning continuous eaves band and wide, modillion eaves. Entrance porch has two round-arched openings on central Corinthian column, tooled architraves with keystones on impost bands; within the porch curves back to a part-glazed and panelled door, with round-arched, blind niches to either side. North-West, entrance facade: 2 storeys with attics to gables and 3-storey tower, 7 bays. The tower, to 6th bay breaks forward and the 5th to 7th bays have ground-floor infill which reads as an infilled loggia with single arched window to centre between pairs of round arched openings, those to seventh bay are windows, the archways to 5th bay have a central Composite column and form the entrance. These windows are round-arched casements with stained glass, leaded lights and are on continuous sills with feet. All the arched openings have tooled keystones, imposts and round arches; pilaster strips to ends and to either side of single arch are surmounted by a continuous cornice and blind balcony, with lion passant over entrance. Within the porch is a studded door. The tower has quoins to first floor. Windows: mainly 1/1 sashes in plain reveals; the third and fourth bays break forwards to full height and have three windows to each stage with modillion cornice over ground floor and blind recess over first floor. Attics to gables in first, third and fourth bays have oculus to left, then round-arched windows (1/1 sashes). Wide modillion eaves throughout. South-East facade: 2 storeys with third storey to tower, 3 articulated bays. To left a 2-storey bow, the lower storey

is blind, the upper storey is an Ionic loggia, curved on plan; conical roof rises to open pedimental gable. Then a tower with right entrance to the ground floor, a studded plank door in quoined surround and with coat of arms to lintel and hoodmould over; to the first floor is a central casement window with overlight and ornate, carved balcony with bulbous balusters on carved corbels; a lion rampant with shield adorns the right angle at window height; to the third stage are three round-arched windows with pilasters between and continuous round-arches over with keystones, balustrades with bulbous balusters to each window, casements. Further bay has 1/1 sashes and round-arched lights with pedimented gable over. Wide modillion eaves. Rear, North-East facade: this facade fronts Battenhall Avenue. 2 storeys, 8 first-floor windows. Entrance off-centre right a round-arched plank door in pilastered surround with frieze and cornice. There are small casement windows to the ground floor with ashlar lintels, to first floor a central oriel window with aprons with bulbous balusters and sash windows curved on section, these and other first-floor windows are 1/1 sashes in plain reveals; to two right hand windows are blind. Wide modillion eaves.

INTERIOR: retains lavish plasterwork and joinery to the ground floor entrance hall, library, sitting room, dining room, music room and marble hall; to the first floor original joinery and plasterwork remain, the most lavish being to the chapel. Plasterwork and joinery includes: open newel staircase with strapwork balustrade and carved posts; hall has panelled dado and 9-panel doors with tooled, eared architraves, frieze and cornice. The dining room is oak panelled throughout with geometrical designs to panelling, and has deep inglenook fireplace with seats lit by stained glass windows depicting Mr and Mrs Allsopp as Lancelot and Guenevere; plasterwork to ceiling in Jacobethan style. The music room has massive carved and enriched stone fireplace in Mannerist style with tile panels depicting the Greek legend of Scylla and Charybdis; plasterwork to ceiling is 'Barococo' Revival, and depicts musical scores. The drawing room has Neo-Classical style mahogany woodwork to door and chimneypiece, ornate cornice and ceiling frieze. The library retains some oak panelling and bookcases. The marble hall, in Renaissance style, rises through two storeys and has a barrel-vaulted, glazed roof with timber ribs between panels of stained glass, on wide modillion cornice to three sides; the floor has a geometric pattern of coloured marble; a walkway is supported on 'composite' pillars and has balustrade with bulbous balusters; cast-iron balustrade to one side. The chapel has central domed area (which is shown on plans as being painted); patterned marble floor; mahogany dado inlaid with fruitwoods and mother of pearl; cast- and wrought-iron gates to side chapel with coat of arms over.

HISTORICAL NOTE: the original house is incorporated to the South-West corner and is of 2 storeys with attics and 3 bays (to the South-West garden facade), and of 2 storeys with 3-storey tower, 4 bays to the North-West, entrance facade. William Spriggs was a Quaker and Worcester clothier. Alfred Percy Allsopp was a local brewer who owned the Star Hotel; Allsopp was Mayor of Worcester in 1892, 1894 and 1905; he married Maud Chesshire. In 1914 the building was used as a V.A.D. hospital. It became the house of the Sisters of St Marie Magdalen Poster, a Roman Catholic teaching order in 1933. R. A. Briggs and H. H. Martyn were also responsible for Jesus Chapel, Worcester Cathedral, Allsopp's gift to the Cathedral (qv). Forms a group with St. Mary's Convent Junior School and Kindergarten, and St. Mary's Convent: Gatehouse, Battenhall Avenue (qqv). A substantial house of the 1860s, the additions of the 1890s by Williams including lavish and notable examples of the work of local craftsmen.

(Leach, Annette: The House that William Built - the history of Battenhall Mount: Birmingham University: 1993-).



2	SO85SE 620-1/4/684  18/02/99  GV II	<p><b>Battle Road (South East side)</b>  <b>Gatehouse to St Mary's Convent School and attached wall to north</b></p> <p><b>(Formerly Listed as:  Battle Road Gatehouse to St Mary's Convent School)</b></p>
<p>Gatehouse with gates, piers and attached walls. Dated 1893 on stack. For Alfred Percy Allsopp, by architect John Henry Williams of Foregate Street, Worcester; builders Joseph Woods and Sons, The Butts, Worcester. Gault brick with glazed tiles; pseudo timber-framing to first-floor and fish-scale, plain tile roof; tall brick ridge, rear and roof stacks with cornices and oversailing courses, resembling clusters. Brick and tile walls. Cast-iron gates. Tudor Revival style.</p> <p>PLAN: irregular composition in L-plan, with single-storey and attic range to left; wide single-bay gateway with gabled storey over; tall 2-storey on basement, single-bay range with jettied gable over and 3-storey tower. Off-centre left gateway has elliptical arch with ovolo-moulded surround and hoodmould. Otherwise entrance to right at base of tower, a plank door. Ground-floor has 5-light mullion window to left range and 4-light, mullion and transom window to right. Upper stage: attic roof dormer at left with decorative bargeboards; 4-light wooden-mullion window in gable over archway; and oriel window to first-floor of right range; all with multi-pane lights. Tower has 2-light mullion and transom window to first-floor and crowning octagonal turret with cusped lights, ogee dome. To right return a 2-storey range breaks forward and has mullion windows to ground-floor and multi-pane casements to first-floor. Rear is jettied to first-floor and has jettied gables over. Multi-pane transomed windows to ground-floor and 3- and 4-light, multi-pane windows on corbelled sills to first-floor. 4-light window over gateway. Carved bargeboards. Double carriage gates have ornate scrolled motifs. Embattled walls approximately one metre high. Quadrant wall to left of carriage arch approximately 5 metres long has octagonal pier to each end, that to right abuts pedestrian gateway with low piers, square on plan and with ogee caps; further stretch of embattled wall rising to two metres in height, for approximately 6 metres. Battlements embellished with scrolled vine motif.</p> <p>An impressive example of a Domestic Revival gatehouse, forms a group with St. Mary's Convent School, and St. Mary's Convent Junior School and Kindergarten, Battenhall Avenue (qqv).</p> <p>(Leach, Annette: The House that William Built - the history of Battenhall Mount: Birmingham University: 1993-).</p>		

3	SO85SE 620-1/4/685  18/02/99  GV II	<b>Battle Road (East side)</b> <b>St Mary's Convent Infant School and attached walls and gate piers</b>  <b>(Formerly Listed as:</b> <b>Battle Road St Mary's Convent Infant School)</b>
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Former stables with hay loft over, carriage house with groom's quarters over and washing bay to front, sick bay and forge, now school with walls and gate piers. c1893. For Alfred Percy Allsopp, by architect John Henry Williams of Foregate Street, Worcester; builders Joseph Woods and Sons, The Butts, Worcester; additions and alterations of c1960s for the Sisters of St. Marie Madelaine Poster. Gault brick in Flemish bond with glazed tile dressings and decorative pseudo timber-framing to first-floor and gables; hipped and gabled fish-scale, plain tile roofs; tall brick ridge stacks with bands and cornices resembling clustered stacks; cast-iron stanchions.

PLAN: closed-U on plan, describing a horseshoe; the buildings form an L-shape with curved walls to north-west end, then wall and gateway to east; further ranges to rear. Tudor Revival style. Four main ranges with varied roof heights; low, single-storey, single-bay range (former forge); single-storey with attic, two bays (former sick bay); single-storey joining range; one-and-a-half storey, three bay range (former carriage house and groom's quarters), a three-bay, open canopy to front (former washing bay); and one-and-a-half storeys, four bays (former stables and hay loft). Plinth. From left: Forge has 4-panel door; window to canted angle. Sick bay has off-centre left 4-panel door with 3-panel overlight between 2- and 3-light mullion and transom windows, all openings have splayed sills and ovolo-moulded surrounds, with flat, voussoired arches and continuous hoodmould; 2 roof dormers with multi-pane casement windows and decorative bargeboards. Entrance to joining range a 4-panel door with 3-light overlight and similar surround with continuous hoodmould. Former carriage house has off-centre right straight-headed archway with similar surround; otherwise to left are former plank carriage doors, now with inserted 6-pane windows and with entrance a plank door and 4-light overlight; at right a 4-panel door with 3-light overlight, voussoired surround and hoodmould. First-floor has 3 gables, that to centre is taller and wider with decorative timbering and carved bargeboards; 3- and 5-light, multi-pane windows. To front at ground floor are 3 stanchions on plinths supporting roof hipped to left end. Former stable range: three part-glazed, 4-panel doors with 2-pane overlights; to left a 3-light mullion and transom window, otherwise inserted 8-pane windows with flat arches and chamfered sills. First-floor has three gables to front with decorative timbering and carved bargeboards, the centre gable is wider and taller and has double pitching doors with flat lintel on carved corbels. Otherwise gables have 3-light, multi-pane windows. Rear range: single, one-and-a-half, and two storeys. Similar pseudo timber framing to upper stages with carved bargeboards; mullion and transom windows to ground-floor, multi-pane windows to first-floor. The north-western range has a single storey and is embattled. The adjoining walls are approximately 1 metre high and embattled; piers are octagonal in plan with blind tracery and blank shields to upper panels, ogee caps. Battlements embellished with scrolled vine motif. Similar embattled covered carriage entrance at rear.

INTERIOR: not inspected. An architecturally-distinguished example of former stables in Domestic Revival style with hayloft over, carriage house with groom's quarters over and washing bay to front, sick bay and forge, now school, with walls and gate-piers, dating from c1893. Forms a group with St. Mary's Convent School, Battenhall Avenue and St. Mary's Convent School Gatehouse, Battle Road (qqv).

(Leach, Annette: The House that William Built - the history of Battenhall Mount: Birmingham University: 1993-).





### 3.6 Tree preservation orders

Location	Position	Description	TPO No.and ref.
Battenhall Avenue	St Placides, centre of front garden	Cedar	10 T1
	Battenhall Grange, N corner of front garden	Sequoia	10 T2
	Battenhall Grange, W side of front garden	Sequoia	10 T3
	Battenhall Grange, W side of front garden	Thuja	10 T4
	St Placides and Battenhall Grange, NW boundary to properties in Arundel Drive	31 Corsican Pine	10 G1
	St Placides, close to front boundary	4 Thuja, 2 purple Plum, 2 Norway Spruce, 1 Flowering Cherry, 1 Yew	10 G2
	St Placides, Battenhall Grange, Redcliffe, across rear gardens	2 Horse Chestnuts, 1 Cypress, 1 Flowering Cherry, 1 Pine, 1 Cedar, 1 Sycamore	10 G3
	Battenhall Grange and Redcliffe, front garden	6 Cypresses, 2 Pines, 1 Sequoia, 1 Horse Chestnut	10 G4
	Lynthope along S boundary with No.45	2 Horse chestnuts, 1 Cypress, 1 Poplar, 1 Beech	10 G5
	In road verge at E end	9 Limes, 1 Holly	10 G6
	Redcliffe, by front garden wall	Sycamore	89 T1
	No.45 front garden	Lime	29 T1
	No.47 front garden	Lime	29 T2

Location	Position	Description	TPO No. and ref.
	No.49 front garden	Lime	29 T4
	No.49 front garden	Austrian Pine	29 T5
	No. 51 front garden	Lime	29 T6
	No.53 Front garden	Lime	29 T7
	No.55 front garden	Lime	29 T8
	No.55 front garden	Austrian pine	29 T9
	No.57 front garden	Lime	29 T10
	No.57 front garden	Lime	29 T12
	The Nook, Lynton, Tekoa, the Retreat on rear boundaries with houses in the Ridgeway	12 Macrocarpas, 4 Pines, 1 Lime	20 G1
Battenhall Road	Nos.49 to 71 (odd) across all properties	Trees of whatever species within the area covered by the boundaries of these properties.	118 A1
	Nos.58, 60 Inc flats, 62, 62a, 62b	Trees of whatever species within the area covered by the boundaries of these properties.	118 A3
Battle Road	No.1	Trees of whatever species within the area covered by the boundary of this property	118 A1

### 3.7 Surviving small historic features

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

Entry no.	Type	Position	Location	Description
1	balustrade	balcony	49 Battenhall Rd	1901 3-storey, imposing building with double bays on the façade topped by ornate balustrade of terracotta balusters and coping with brick piers.
2	wall	boundary	49 Battenhall Rd	Red brick boundary wall with brick coping, curving to gateway.
3	wall	boundary	51 Battenhall Rd	1878 imposing 3-storey brick house, originally manse, designed by Aston Webb.
4	doorway	façade	53 Battenhall Rd	1853 two storey brick house, recently converted to two houses. Original central door with ornate stone surround with attached stone pillars.
5.	wall+piers	boundary	53 Battenhall Rd	Red brick boundary wall with brick coping, curving to tall brick gateposts with stone dressing and stone coping [modern gates].
6	cover	boundary	53 Battenhall Rd	Early cast iron cover in drive, unmarked.
7	eaves boards	roof	55 Battenhall Rd	A semi-detached pair of 1873 2-storey large brick houses, hipped all round with ornate carved 'hanging' timber eaves akin to railway station canopies.
8	eaves boards	roof	57 Battenhall Rd	Pair to 55 as above.
9	gateposts	boundary	58 Battenhall Rd	1896 detached on corner Timberdine Ave. hedge with railings around. Cast iron gate posts, marked "J.O.Brettrel" with new steel gate to Timberdine Ave.
10	wall+piers	boundary	59 Battenhall Rd	Red brick boundary wall with brick coping with brick gateposts with stone dressing and stone coping [modern wooden gates].
11	doorway	façade	60 Battenhall Rd	Ornate stone dressed doorway to turn of the century 3-storey house now vastly extended to form flats. Stone framed leaded stained glass over-door window.

Entry no.	Type	Position	Location	Description
12	cover	gateway	60 Battenhall Rd	Large cast iron cover by modern gates & railings marked "Bromage & Evans, Worcester".
13	wall+piers	boundary	61 Battenhall Rd	Red brick boundary wall with brick coping and wrought iron railings with brick end pier and gateposts with flat stone coping [modern gates].
14	wall+piers	boundary	63 Battenhall Rd	Red brick boundary wall with brick coping and gateposts with flat stone coping [modern gates].
15	porch	façade	62 Battenhall Rd	Stone & terracotta scroll bracketed canopy over doorway with 1904 dated terracotta shield in side window frame.
16	porch	façade	62 Battenhall Rd	Side south façade with castellated and columned terracotta porch with matching details to bay window alongside
17	doorbell	entrance	62 Battenhall Rd	Ornate brass bell push to south doorway.
18	balustrade	garden	62 Battenhall Rd	West terrace raised on arched brick retaining wall with terracotta balustrade with trefoil piercing.
19	balustrade	garden	62 Battenhall Rd	South boundary with low retaining wall and terracotta balustrade with trefoil piercing, with steps leading down to former garden, now all developed for housing.
20	gable	façade	65 Battenhall Rd	1879 ornate gables with large Dutch gable and ornate terracotta finial.
21	gully	highway	72 Battenhall Rd	Cast iron road gully marked "supplied by Brettel Worcester".
22	wall	boundary	1 Battle Rd	Arts & craft house of 1880's with high curving brick wall and brick coping.
23	2nameplate	wall	1 Battle Rd	Cast iron road nameplate "Battle Road".
24	marker	wall	1 Battle Rd	Cast iron hydrant marker plate "34ft".
25	archway	façade	Battenhall Mount , Lodge	Carriage arch to 1865 gatehouse with terracotta detailing.
26	cupola	roof	Battenhall Mount, Lodge	Leaded octagonal dome to small turret with iron finial.

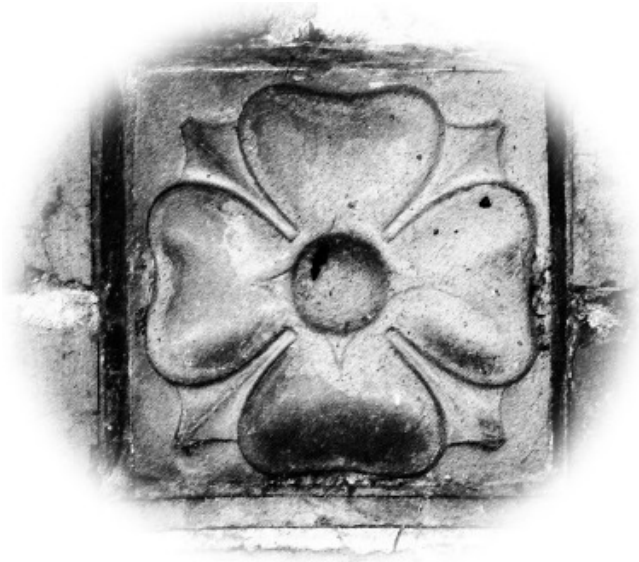


Entry no.	Type	Position	Location	Description
27	chimney	roof	Battenhall Mount, Lodge	Ornate terracotta and brick embellished stacks (4).
28	corbels	façade	Battenhall Mount, Lodge	Carved to form heads on ends of corbelled first floor beams [through gate].
29	gates	gateway	Battenhall Mount, Lodge	Large, highly ornate cast & wrought iron pair of gates
30	wall+piers	boundary	Battenhall Mount, Lodge	Ornate terracotta and brick boundary wall, crenellated with terracotta copings, piers with terracotta copings and large 'attached' piers to carriage archway.
31	guards	wall	Battenhall Mount, Lodge	Mini wrought iron railing guards fitted 1/4 circle to return angles by gate and end pier.
32	lamp columns	drive	Battenhall Mount Drive	Extremely ornate cast iron, former gas lamp columns, with four cast iron claw feet surmounting a square stone plinth, set behind the lodge beside the drive [no name] [3].
33	wall+piers	boundary	Battenhall Mount, stable block	Brick wall with large terracotta copings, enclosing stable yard with large, ornate brick and terracotta gateposts onto inner drive [modern gates].
34	decoration	façade	Battenhall Mount, stable block (Battenhall Avenue)	Ornate carved timber to barge boards, lintels and heavy solid timber brackets to upper hayloft loading platform.
35	postbox	pavement	1 Battenhall Ave, corner Amery Close	Cast iron postbox "ER VII"
36	wall+piers	boundary	Battenhall Grange	Brick wall with terracotta decoration, north of drive with tall brick piers with stone copings [modern gate].
37	wall+piers	boundary	Battenhall Grange	Brick wall with terracotta coping south of drive with cruciform piercings and brick piers with terracotta copings to original gateway [modern gate].
38	kerbs	pavement	Battenhall Grange	Thin slab grey sandstone kerbs.

Entry no.	Type	Position	Location	Description
39	gully	gutter	Battenhall Grange	Early cast iron 'strap' grating set in bricks.
40	kerbs	pavement	Battenhall Mount	Thin slab grey sandstone kerbs.
41	gully	gutter	Battenhall Mount [opp Redcliffe]	Early cast iron 'strap' grating set in bricks.
42	cover	highway	Battenhall Mount [opp Redcliffe]	Early oval cast iron manhole cover.
43	wall	boundary	Redcliffe	Brick wall with terracotta coping south of drive with cruciform piercings.
44	piers	gateway	Redcliffe	Brick piers with terracotta copings to original gateway [modern gate] with terracotta decoration including inset name plaque "Redcliffe".
45	kerbs	pavement	Redcliffe	Thin slab grey sandstone kerbs.
46	wall+piers	boundary	Lynthorpe	Brick wall with terracotta coping south of drive with cruciform piercings, with brick end pier as gate pier.
47	piers	gateway	Lynthorpe	Brick piers with terracotta copings to original gateway [modern gate] with terracotta decoration including inset name plaque "Lynthorpe".
48	kerbs	pavement	Lynthorpe	Thin slab grey sandstone kerbs.
49	kerbs	pavement	Battenhall Mount east lodge	Blue brick kerb of 1920s.
50	gutter	highway	Battenhall Mount east lodge	Granite sett gutter of 4 lines [max extant].
51	decoration	façade	Battenhall Mount east lodge (Battenhall Ave)	Stone over-door panel with ornate armorial shield and carved date of "1896".

Entry no.	Type	Position	Location	Description
52	chimney	roof	Highfield	Turn of the century imposing large 2 storey house with ornate terracotta capping to 6 chimneys.
53	window	façade	Highfield	Large upper rear stained glass window with brick mullions and transoms [to landing].
54	wall	boundary	Highfield	Brick wall with terracotta coping.
55	piers	gateway	Highfield	Large gate piers with huge complicated terracotta upper half finished with lunettes and terracotta ball finials [new gates] Name in terracotta "Highfield".
56	cover	highway	Highfield [opp gate]	Circular cast iron vented storm drain cover marked "H.Bale, Kidderminster".
57	kerbs	verge	Highfield to Pymont (Battenhall Ave.)	Blue brick kerb of 1920s
58	gully	gutter	Pymont	Early cast iron 'strap' grating set in bricks, marked "B.Hughes, Worcester".
59	balustrade	terrace	Battenhall Mount	Extensive stone balustrade to terraces and steps in 'Italianate' style with stone steps, plinths and piers.
60	ornamentation	façade	Battenhall Mount	Italianate building of 1865 with extensive stone detailing and embellishments to windows archways, eaves and balustrade parapets to bay windows & loggia.
61	finial	roof	Battenhall Mount	Ornate cast iron weather vane finial to 'Italianate' corner tower.
62	wall	boundary	Battenhall Mount (Battenhall Ave.)	2.5m high brick wall to grounds to Battenhall Avenue with stone copings.
63	gateway	wall	Battenhall Mount (Battenhall Ave.)	Raised, pillastered, arched doorway with stone dressings.
64	grill	gateway	Battenhall Mount	Ornate cast iron lunette grillage over timber door, filling archway.

Entry no.	Type	Position	Location	Description
			(Battenhall Ave.)	
65	doorway	wall	Battenhall Mount (Battenhall Ave.)	Inset within house wall, pillastered, arched doorway with cast iron lunette grillage.
66	grill	doorway	Battenhall Mount (Battenhall Ave.)	Large ornate cast iron lunette grillage over early 4-panelled timber door, filling archway.
67	window	façade	Battenhall Mount (Battenhall Ave.)	Grand oriel curved bay window with enormous stone corbelled feature and stone balustrade [in antis] under window cills (including flat flanking windows).
68	wall	boundary	Battenhall Mount	Retaining brick wall to grounds to Battenhall Road with stone copings.







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اگر انگریزی میں گفتگو کرنے میں آپ کو مدد کی ضرورت ہے تو براہ کرم 01905 722 233 پر یا [customerservicecentre@worchester.gov.uk](mailto:customerservicecentre@worchester.gov.uk) پر کسٹمر سروس سے رابطہ کریں

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