

14 Cultural Spaces

Character Area 1: Stowe Pool

Summary

14.1 The Stowe Pool Character Area encloses the full extent of Stowe Pool, including its surrounding open spaces, hedges and individual or groups of trees. It also includes an area of 20th century housing development to the north-west of the pool.

14.2 This expansive, predominantly natural area is situated to the north-east of the city core. It is well used as a recreational area and pedestrian route between the city core and some of the residential areas to the north and east.

14.3 The principle character of this area is derived from its natural environment, openness and the views it provides.

City Morphology, Archaeology and History

14.4 Stowe Pool is thought to have been artificially created to act as an extensive mill pool for a mill formerly located near St Chad's Church. The physical form of the pool has varied over its extensive history. On Speed's Map of 1610 the pool is shown much as it is today. By the 1780's however, it had mostly turned into marshy land and this was the case until the South Staffordshire Waterworks Company leased the Pool from the Council in 1855 and transformed it into a reservoir as it is seen today.

14.5 The footpath running along the north bank of the pool follows the same line as that shown on Speed's map. A formal walk around the pool was laid out in 1790.

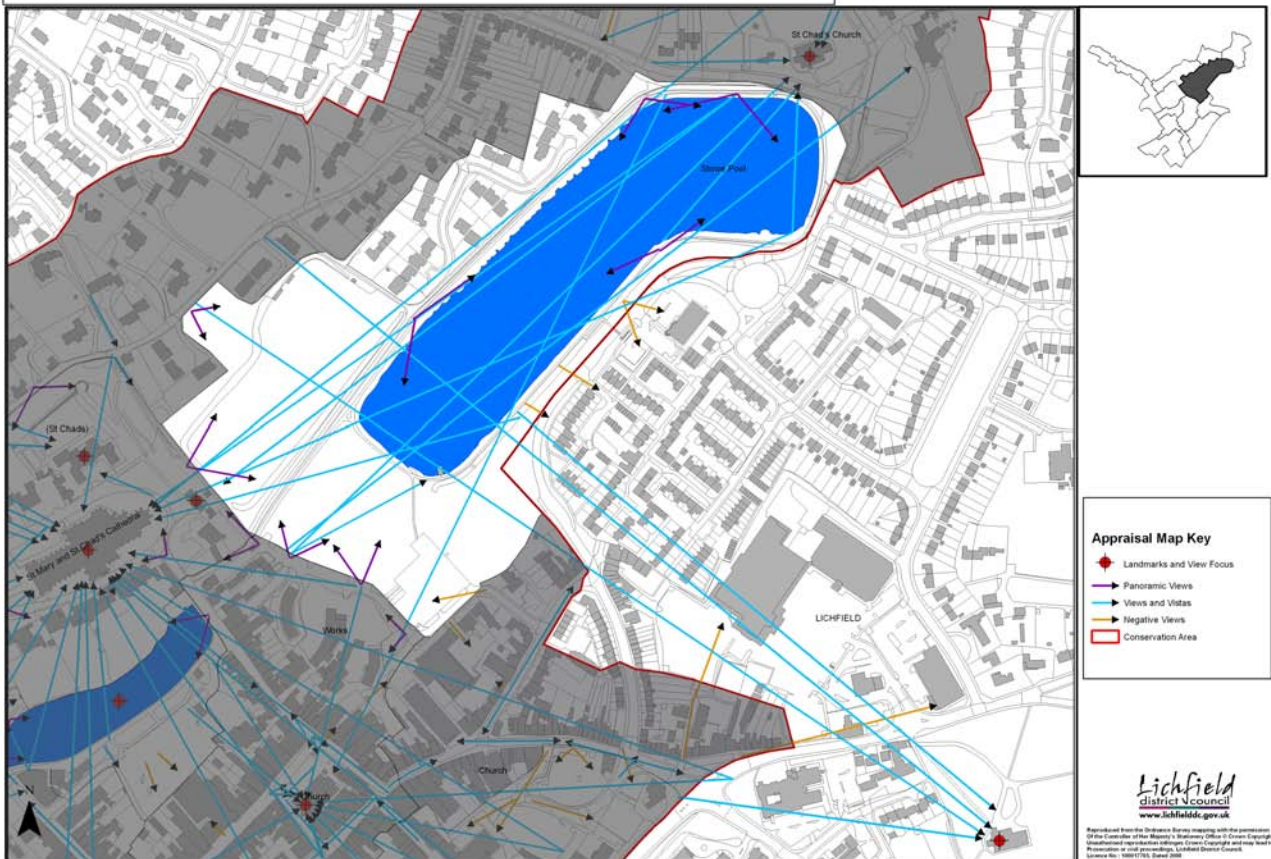
Landmarks and Views

14.6 Spectacular views of the city can be seen from a variety of points within this character area. Stowe Pool is characterised by its openness and is one of the places in the city which provides views of most of the major landmarks including the Cathedral, St Mary's Church, St Michael's Church and St Chad's Church. Indeed some of the finest views of the city are visible from the vicinity of Stowe Pool. These landmark buildings and other smaller buildings in the city are glimpsed through the canopies of the mature trees which surround Stowe Pool.



Picture 14.1 View across Stowe Pool with the Cathedral spires visible and the boathouse on the left hand side

CHARACTER AREA 1: STOWE POOL: VIEWS AND VISTAS



Picture 14.2 Stowe Pool Character Area - Map of Views and Vistas

Key Building Groups

14.7 There is an Edwardian boathouse situated on the south bank of the Pool. Aside from this all the buildings within this character area are residential dwellings built in the second half of the twentieth century. They form part of the setting of the pool but have little architectural value in their own right. Other buildings contribute to the setting of the pool but these are either in another character area, and therefore described elsewhere or outside the conservation area.

Current Uses

14.8 Stowe Pool is used for recreational activities including walking, cycling and fishing. The properties within the area are residential with the exception of the boathouse.

Townscape Elements

14.9 The area of Stowe Pool is characterised by its openness although it has numerous hedgerows, these are often low lying and their purpose is to define edges and boundaries. There are a number of relatively small groups of trees as well as individual large trees which



significantly contribute to the character of the area creating a semi-rural feel. Of historical importance is Johnson's Willow which while not the original tree that was connected with Lichfield's most famous son is believed to be derived from it.



Picture 14.3 View across Stowe Pool showing the dense tree canopies

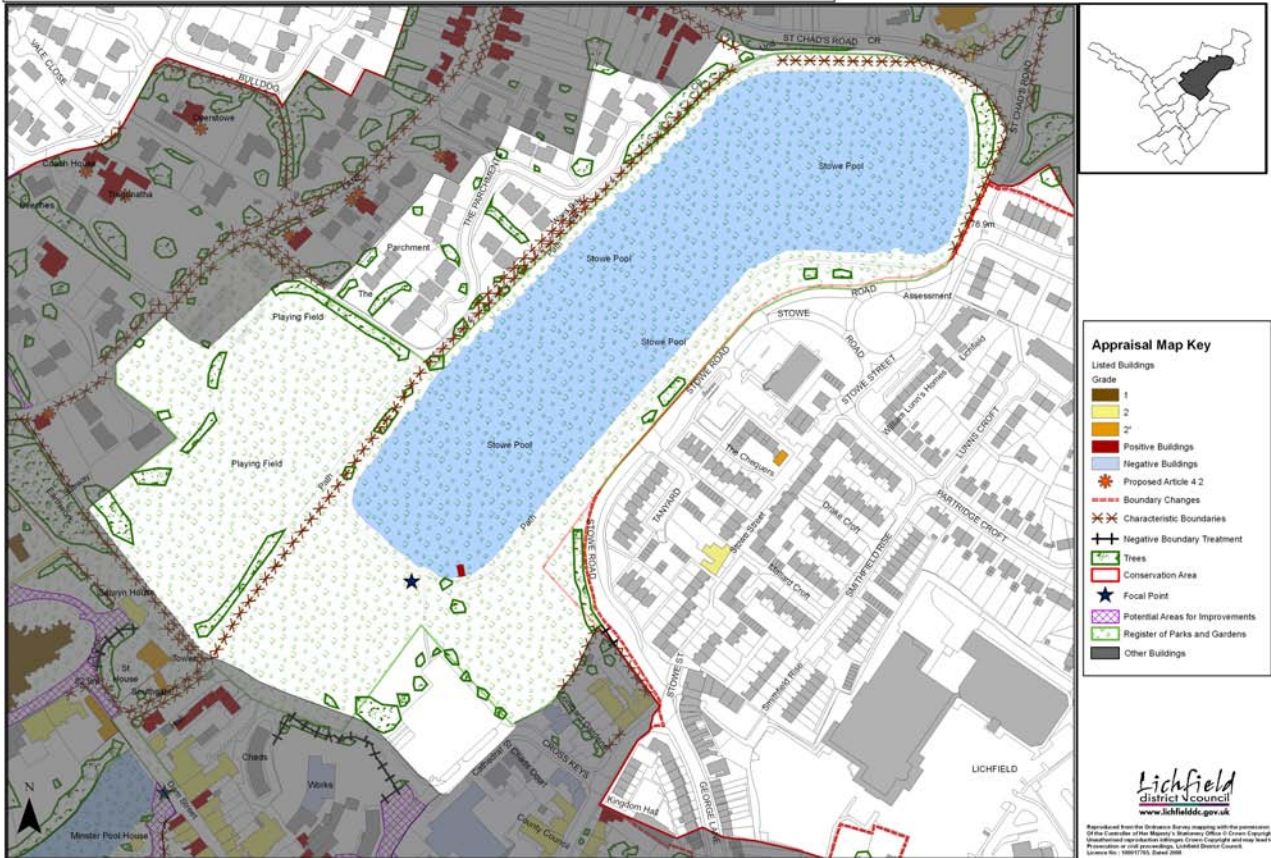
14.10 The topography of the character area is almost entirely flat, with a slight dip towards the playing fields to the south of the Pool.

14.11 The public realm is of a basic standard and does not at present positively enhance the setting of Stowe Pool. The bound gravel path and benches around the Pool are tired and would benefit from being renewed preferably as part of a scheme to enhance the setting of the pool.



Picture 14.4 The public realm adjacent to Stowe Pool showing no continuity in design or materials

CHARACTER AREA 1: STOWE POOL: TOWNSCAPE QUALITIES



Picture 14.5 Stowe Pool Character Area - Map of Townscape Qualities

Building Types and Details

14.12 The only building of historic merit within the character area is the boathouse, dating to the early 1900's. It is an attractive Edwardian boathouse built in red brick with hanging tiles.

Opportunities and Constraints

14.13 There is an opportunity, when resources permit, of improving the public realm within the character area, drawing on the historic and natural importance of Stowe Pool and enhancing its setting.

14.14 The trees and landscaping in this area significantly contribute to its character; however the majority of the trees are mature. This means that the views in this area are fragile and may change significantly in the future owing to storms or the natural decline of the mature trees. Opportunities should be sought to manage the existing trees and to plant new and replacement trees and these should be pursued.



14.15 There are a number of footpaths and alleys within the area that require maintenance to remove graffiti and litter.

14.16 The boathouse should be repaired and brought back into use.

Boundary Changes

14.17 There are no proposed boundary changes within this character area.

Character Area 2: Museum Gardens & Minster Pool

Summary

14.18 The Minster Pool and Museum Gardens Character Area includes the Museum Gardens to the west of Bird Street, the Garden of Remembrance to the north-west of Minster Pool, Minster Pool and Walk to the south of the Second World War Memorial Gardens and associated buildings on the south side of the Pool. These areas are listed Grade II on the English Heritage Register of Historic Parks and Gardens.

14.19 This area forms a continuous band of open space through the centre of Lichfield between the commercial core and the cathedral.

14.20 The character of the area is principally derived from a number of formally laid out open areas which contrasts with the built up nature of the surrounding areas. Furthermore the relative tranquillity of the Museum Gardens and Garden of Remembrance to either side of Bird Street is an important feature.

City Morphology, Archaeology and History

14.21 Minster Pool dominates this area. Minster Pool Walk was laid out at the behest of Anna Seward in 1771 as a link from Bird Street to Dam Street. At the same time the north bank of the pool was landscaped to its present shape, thought to have been based on the Serpentine in London.

14.22 The Museum Gardens was once the site of the medieval Bishop's Pool which as it silted up became known as the Swan Moggs. By the eighteenth century the Swan Moggs was used as osier beds to provide willow for basket making. In 1855 South Staffordshire Waterworks leased Minster Pool from the Corporation as it formed part of the strategic water supply for the Black Country. Minster Pool was dredged and the arisings used to build up the land now covered by the Museum Gardens. The Museum Gardens were landscaped with funding from the Conduit Lands Trust and opened in 1859 to compliment the adjacent Free Library opened in 1857. The gardens original layout was purely a perimeter tree lined path. A fountain was added in 1871 with various statues added during the twentieth century.



Picture 14.6 The Causeway Bridge, Bird Street. As seen from the Memorial Gardens

14.23 The existing bridge, which is visible on the eastern side of the road, dates to 1817 but a bridge has existed on the site since around 1300 when it was built to provide access to the Market Square. The bridge was widened in the 1760's then re-built in 1819 to its existing form to cope with the demands of coaching traffic.

14.24 The Garden of Remembrance was landscaped after World War I and contain a fine memorial from 1920.



Picture 14.7 The Garden of Remembrance with The Close and the spires of Lichfield Cathedral in the background

14.25 The area that is now the Bird Street car park appears, from the historical maps, to have never been developed but was formerly the rear gardens or burgage plots for the properties facing Market Street and Bird Street.



Landmarks and Views

14.26 Within the character area there are no prominent landmarks that can be viewed from other areas. However, from within the character area some spectacular views can be seen.

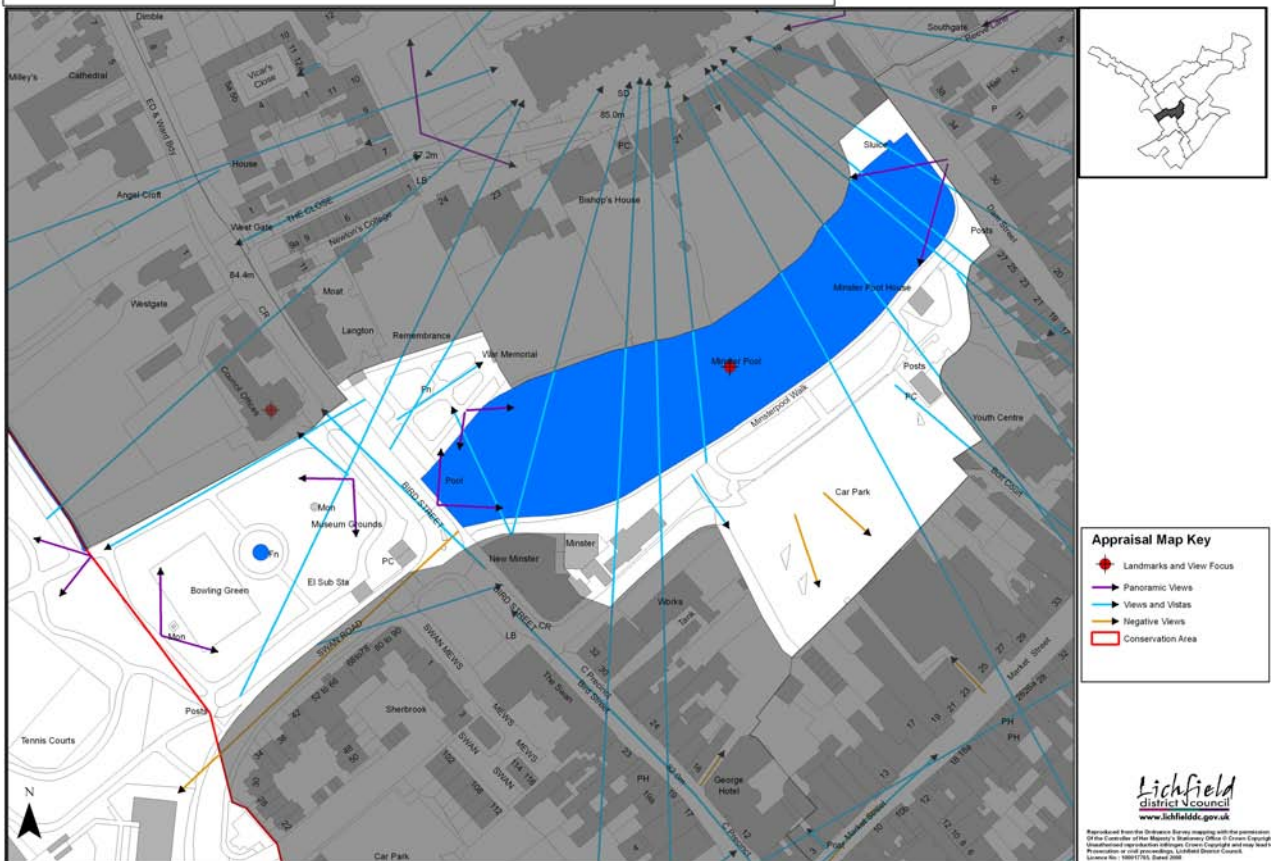
14.27 The Cathedral can be seen over the tree canopy from a number of vantage points including from the Garden of Remembrance and along Minster Pool Walk which provides some of the most iconic and well loved views of Lichfield.

14.28 Views across Minster Pool both looking west from Dam Street and looking east from Bird Street are dominated by the pool and surrounding tree cover, with buildings having a relatively minimal impact.



Picture 14.8 View across Minster Pool looking from Bird Street to Dam Street

CHARACTER AREA 2: MINSTER POOL: VIEWS AND VISTAS



Picture 14.9 Minster Pool Character Area - Map of Views and Vistas

Key Building Groups

14.29 The majority of the listed structures within the character area are ornamental structures with only three being traditional buildings. The listed structures include two statues, of Edward VII and the other of Captain J Smith of the Titanic, an ornate ashlar and iron fountain and the ballustrading fronting Bird Street. The Garden of Remembrance contains listed structures, namely the war memorial, ballustrading and gate piers and the gardens walls. The adjacent Bird Street bridge is also listed and is reputed to have been built on the original fourteenth century foundations. The three listed buildings are situated along the Minster Pool Walk and consist of Minster House, a large stuccoed 18th Century house with some fine Venetian windows, the Former St Mary's Infants School which is built in red brick with buff brick diapering and ashlar dressing and, finally, Minster Cottage, a Gothic style Regency house of around 1830.

14.30 In addition there are three other historic structures within this character area which, although unlisted, have a special quality and should be noted. One of which is the mock tudor toilets of 1930, said to incorporate parts of the demolished Friary building.



Current Uses

14.31 Most of the listed structures are ornamental or commemorative and are situated within an area that is principally used for recreational purposes and that is open to the public. The buildings are generally in commercial use.

Townscape Elements

14.32 The topography of this area is relatively flat. Bird Street is sited higher than its immediate surroundings with steps down into the war memorial and a slope down into the the Garden of Remembrance and a slope down into the Museum Gardens.

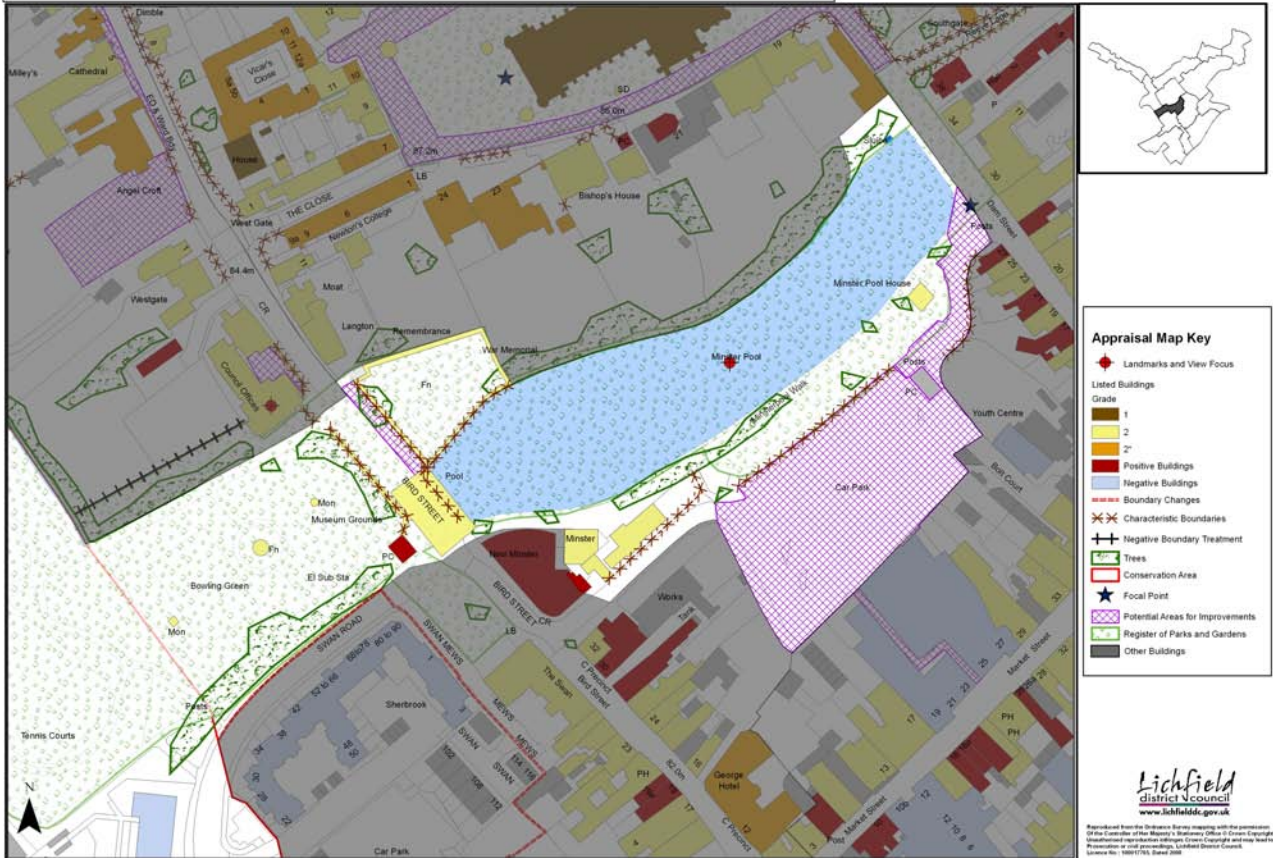
14.33 The area is characterised by open space and mature trees with few buildings. The spaces are mainly formally laid out with ornate structures providing focal points and complimenting the natural landscaping.

14.34 The character of this area is dominated by Minster Pool. Minster Pool Walk is an attractive and pleasant promenade to the south of the pool. The pool is enclosed by landscaped planting and the the Garden of Remembrance on the north side.

14.35 Natural elements provide a great deal of character to this character area. Green areas are an important element throughout with individual large trees, groups of trees and small open spaces such as the paved area to the east of Minster Cottage.

14.36 This area, with its important views, that for many typify Lichfield, is very sensitive to change; in particular, views can be easily marred by unsympathetic street furniture, signage, and highways alterations.

CHARACTER AREA 2: MINSTER POOL: TOWNSCAPE QUALITIES



Picture 14.10 Museum Gardens and Minster Pool Character Area - Map of Townscape Qualities

Building Types and Details

14.37 There are relatively few buildings within the character area. The ornamental structures contribute significantly to the character of the area. The Bird Street bridge and the balustrades are constructed of stone which is relatively unusual, as stone is generally only used for ecclesiastical buildings within the city so it indicates the prestige of these structures.

Opportunities and Constraints

14.38 The trees and landscaping in this area significantly contribute to its character, however the majority of the trees are mature and a proportion have been lost in the last decade. This means that the views in this area are fragile and may change significantly in the future owing to storms or the natural decline of the mature trees. Opportunities should be sought to manage the existing trees and to plant new and replacement trees.

14.39 Included in the character area is the Bird Street car park, this is a site that presently does not positively contribute to the character of conservation area and represents a poor use of land on the edge of the city centre and as such would benefit from an enhancement scheme.



The District Council owns the car park, although it is acknowledged that other adjacent land could be incorporated into any development. A planning brief is currently being prepared for this site.



Picture 14.11 The gatepiers and gates to the Memorial Gardens that would be restored as part of the Lottery bid.

14.40 A partnership of Lichfield District and Lichfield City Councils has been successful in achieving a 'Stage One' pass from the Heritage Lottery Fund (HLF)/Big Lottery (BIG) for the Lichfield Parks Project and is currently working up a Stage 2 bid to release £3.919 million ringfenced by the HLF/BIG for this project. The Lichfield Parks Project aims to restore Beacon Park, Minster Pool and Walk and the Garden of Remembrance which are a nationally recognised heritage asset listed Grade II on the English Heritage 'Register of Historic Parks and Gardens'. This project not only intends to restore the parks, including listed features such as statues and the fountain in the Museum Gardens, war memorial and gate piers to the Garden of Remembrance, but also to provide for improved long term management and maintenance of these. It also aims to increase usage of these through the provision of events, education, training and volunteering.

14.41 The trees and landscaping in this area significantly contribute to its character, however the majority of the trees are mature and a proportion have been lost in the last decade. This means that the views in this area are fragile and may change significantly in the future owing to storms or the natural decline of the mature trees. Opportunities should be sought to manage the existing trees and to plant new and replacement trees.

14.42 The street furniture and signage adjacent to the former arts centre has a detrimental impact on views across Minster Pool to the Cathedral and this classic vista would benefit from a review of the siting and design of these items.

Boundary Changes

14.43 There are no proposed boundary changes within this character area.

Character Area 3: Cathedral Close

Summary

14.44 The character area of the Cathedral Close includes the cathedral and the surrounding buildings that serve the cathedral. The buildings within the area are, with only a single exception, of outstanding quality and immense historical and architectural significance. This is demonstrated the fact that The Close contains the highest concentration of listed buildings in Lichfield including three Grade I and twelve Grade II* buildings.

14.45 The area is dominated by the cathedral which is, in turn, enclosed by the buildings of the close which face it. The Close is substantially surrounded by walls, with the exception of the section adjoining Minster Pool, although the location of the boundaries has changed slightly over time. The character of the area is defined by its enclosed nature with its central focal point which is complemented by the relative tranquillity and openness of the spaces in between.

City Morphology, Archaeology and History

14.46 The Cathedral Close is the most historically important area in Lichfield. The earliest known ecclesiastical use of the site was in 667 AD. The first cathedral on the site was built following the death of St Chad in c.700 and was replaced by a Norman cathedral between 1085 and 1148. The current structure was built between 1195 and 1350 although the cathedral as we see it today in terms of architectural style and layout, has been altered by a succession of cataclysmic events. The Reformation stripped the church of many treasures and saw the destruction of St Chad's shrine in 1538. The Cathedral suffered severe damage during the Civil War including the collapse of the central spire. Restorations commenced following the restoration of the monarchy in 1660. The final stage of alterations was carried out by George Gilbert Scott in the mid-nineteenth century.



Picture 14.12 Remains of sandstone,fortified walls incorporated into St Mary's House

14.47 It is likely that there were buildings on the site of The Close that were contemporary with the earliest saxon cathedral. However, the current form of The Close is thought to have been laid out in the 1130's and continued into the early fourteenth century which is when The Close was fortified. Despite the destruction and damage sustained during the Civil War, several buildings still date in part to the medieval period. Following the Restoration, buildings such as the Bishops' Palace were built and The Close became a focal point for polite society and notable literary personalities. Most of the buildings were substantially altered in the eighteenth century when the fortunes of Lichfield were at their peak.

14.48 The topography of The Close constitutes a slight gradient from north to south. The cathedral is surrounded by a grassed area and the buildings of The Close are set back behind a narrow road. Behind the buildings of The Close are the boundary walls most of which are listed in their own right, and part of the moat is a Scheduled Monument.

Landmarks and Views

14.49 The Cathedral is situated on a sandstone platform and is central to The Close. Its 79-metre spire dominates the seventeen-acre Close.

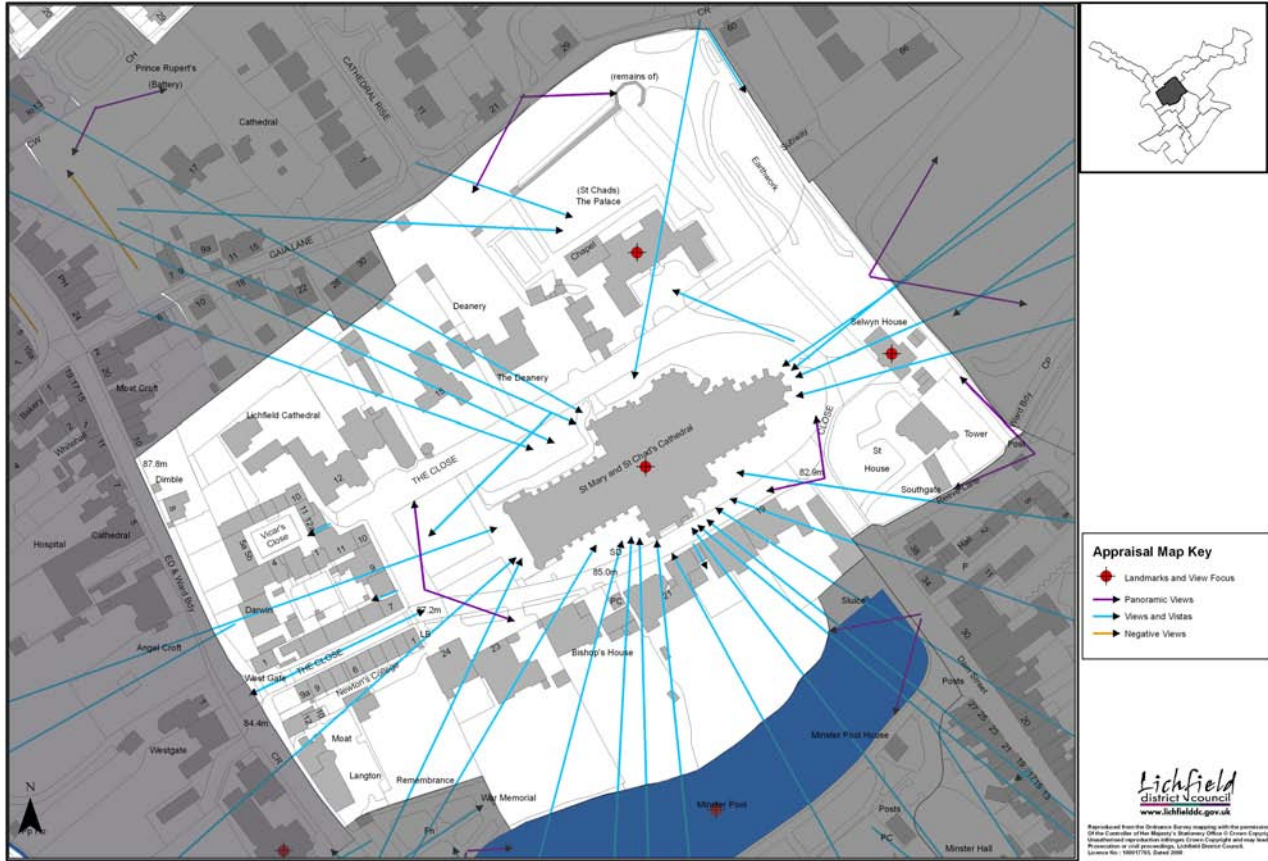


Picture 14.13 View from Beacon Street into the Close

14.50 The intimate and complete nature of The Close is exceptional and provides an outstanding setting for the cathedral, giving it an isolated atmosphere away from the bustle of city life. The views from within The Close epitomise this as there are relatively few places from which areas outside the Close can be seen. As a direct contrast, the Cathedral is the principle landmark visible both from within the city and from many areas further afield. Selwyn House is also a prominent building being visible from across Minster Pool.



CHARACTER AREA 3: CATHEDRAL CLOSE: VIEWS AND VISTAS



Picture 14.14 Cathedral Close Character Area - Map of Views and Vistas

Key Building Groups

14.51 Aside from the Cathedral, there are a significant number of important buildings and groups within The Close and it is the pleasing juxtaposition of buildings of different ages and styles which gives the close its character.



Picture 14.15 View of the west side of the Close, numbers 7-12

14.52 The Close contains some of the finest examples of Staffordshire styled vernacular buildings in the city, particularly within the Upper and Lower Courtyard of Vicar's Close.

14.53 Amongst the other buildings of note are The Deanery, Selwyn House, Bishop's House, St Chad's School, The Palace Cottage and Newton's College. In addition sections of the medieval Close wall remain at the west gate adjacent to number 1 The Close and at the south gate incorporated into St Mary's House.

14.54 There is only one modern building within The Close which is No.21 The Close. It is a late 20th Century building, and its simple architectural style ensures that it does not detract from the character of The Close.

Current Uses

14.55 The buildings within The Close continue to be used as diocesan offices and dwellings for uses associated to the cathedral. St Chad's Cathedral School, occupies a number of buildings to the north-east of the cathedral, formally listed as The Episcopal Palace and Chapel, previously a residential dwelling for the Bishops. Other uses for buildings include a gift shop, coffee shop and other visitor facilities.

Townscape Elements

14.56 The topography of the Close is a gentle slope down towards the city core and Beacon Street; the cathedral itself is cut into this slope.



14.57 Trees and green spaces make up a large proportion of The Close. The trees within the Close are predominantly planted in lines, worthy of particular mention is what was known in the 18th century as Dean's Walk, an avenue of mature lime trees to the north side of the Cathedral. Green areas around the Cathedral are open, in contrast to the enclosed spaces around the properties in The Close which are enclosed by boundary walls and hedges.

14.58 The pavements in the close are relatively wide, designed for ease of pedestrian use, which from medieval times has been heavy. This was an alternative to the main thoroughfare which would have been busy with carts. The pavements are York stone with stone kerbs. Cobbles and setts line the edge of the road providing a traditional feel.



Picture 14.16 Paving details in the Close

14.59 The light within The Close undergoes a transformation between daytime and evening. In the daytime, The Close has a spacious and open feel. It therefore has a good exposure to sunlight. In the evening, The Close is supplied with artificial light; the lampposts are strategically placed around the perimeter of the Cathedral cascading attractive light on the neighbouring structures.

CHARACTER AREA 3: CATHEDRAL CLOSE: TOWNSCAPE QUALITIES



Picture 14.17 Cathedral Close Character Area - Map of Townscape Quality

Building Types and Details

14.60 The built form generally reflects the residential use. Historically and presently The Close housed the clergymen who serviced the Cathedral and it continues to do so. The ecclesiastical status of the individual clergyman was illustrated in the scale of the residence. The former Episcopal Palace site, which occupies the north-east corner of The Close, is twice the size of the adjoining Deanery. Some of the dwellings today provide necessary amenities for visitors who frequent the site on a daily basis; this includes the Cathedral Visitors Study Centre and the main Cathedral shop.



Picture 14.18 Vicar's Close, showing the timber framing

14.61 The earliest buildings in the Close are timber-framed, as can be seen in the Vicar's Close although some have been re-fronted in brick. St Chad's Cathedral School (the former Episcopal Palace) is an outstanding ashlar building of 1687-8. The predominant built style, however, is the Staffordshire red brick vernacular, which is complementary to the dark red sandstone of the Cathedral. Sandstone is used throughout the Close; the remains of the Close walls are composed of crenellated, sandstone walls that are high. The remains of the South and the West gates are probably the best preserved parts of the wall. The most dramatic views of the remains of these fortifications can be seen from Gaia Lane, across the deep dry moat and at the south-east corner where they are partly built into St Mary's House.

14.62 Roofs within the area are most commonly clay tile with brick stacks. There are some variations which include tile and slate roofs with brick stacks and tile roofs with crow-stepped gables and brick end stacks. The Deanery has a hipped roof with two brick stacks.

Opportunities and Constraints

14.63 The ownership of buildings in The Close is complex; 22 The Close is owned by the Church Commissioners, 21 The Close, College Hall and Selwyn House are owned by the Lichfield Theological College Trust. 5 and 15 The Close are owned by Mr Mainwaring. Everything else, including the Cathedral, is owned by The Corporation of the Cathedral Church of St Mary and St Chad and are managed by the Chapter of Lichfield Cathedral. A Conservation Plan was written and adopted in 2004 which sets out in detail policies to manage and enhance the area.

Boundary Changes

14.64 There are no proposed boundary changes within this character area.

Character Area 4: Friary & Festival Gardens

Summary

14.65 The character area of the Friary and Festival Gardens covers the south-western corner of the conservation area including the Festival Gardens and the previous site of the Franciscan Friary. It also includes Queens Croft Community School, Staffordshire University and Lichfield Library. The Friary, which cuts through the character area towards the city core, is one of the most important and well used routes into Lichfield.

14.66 The character of this area is principally derived from large, open, well landscaped spaces including grassed areas with a large number of mature trees both as individual specimens and in groups. Within these open areas are a small number of very substantial buildings.

City Morphology, Archaeology and History

14.67 The Franciscan Friary was founded in the 1230's and comprised a large church and a series of outbuildings around typical cloisters set within extensive grounds. It was a significant part of Lichfield until Henry VIII substantially demolished it following his dissolution of the monasteries in 1538. Friars Alley marked the northern limit of this complex.

14.68 With the Reformation the site came into the ownership of Gregory Stonynge, a leading Lichfield figure, who retained some of the buildings, including what may have been the Friary guesthouse, and converted them into a large house. This house was successively altered by later owners and now forms one wing of the Library and College complex. Some other buildings, including the Friary Church, are marked out within the area of the Scheduled Monument.

14.69 From the Clock Tower the road channels traffic into the city centre through an area that is predominantly open space. This road was opened in 1928 as commemorated on a plaque on the Clock Tower. Unfortunately, this meant cutting across the site of the Franciscan Friary and demolishing what may have been part of the original Friary complex. The Clock Tower is a reminder of the historic significance of the Conduit Lands Trust who, using income from lands belonging to the powerful guild of St Mary and St John the Baptist, maintained Lichfield's water supply and conduits from 1545 until the 20th century.

14.70 This site also includes listed walls that run along the edge of Friary Road past the college and library and around the back of the site of the Franciscan Friary.

14.71 The area is likely to be of archaeological significance as the line of the city ditch is believed to run across the area and there are likely to be remains associated with the Friary towards the north of the character area.



Landmarks and Views

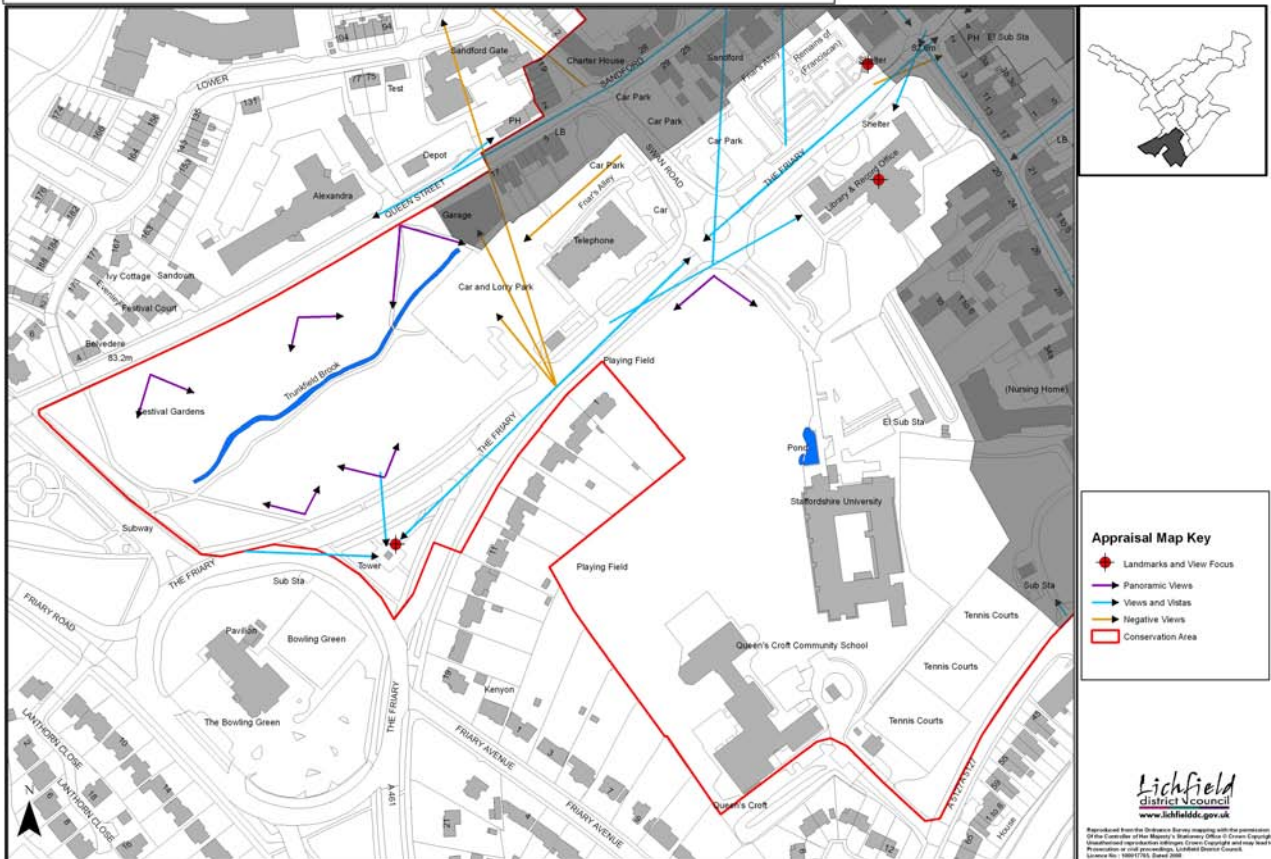
14.72 Within the character area views are dominated by the canopies of the numerous mature trees. From within the Festival Gardens the eye is drawn towards the brook which runs through the centre of the gardens. Some landmarks, such as the nearby Clock Tower are also visible from within the gardens. In contrast with the relative flatness of the area, the site of the Franciscan Friary is situated on a raised platform from which views across to Lichfield College and Lichfield Library or, in the opposite direction, across the city to the Cathedral can be seen.



Picture 14.19 View along Queen Street
with the spire of St Mary's just visible in the distance

14.73 The scale of most of the buildings within the character area is such that they act as local landmarks. The Clock Tower and Lichfield Library buildings are both very important historic landmarks.

CHARACTER AREA 4: FRIARY AND FESTIVAL GARDENS: VIEWS AND VISTAS



Picture 14.20 Friary and Festival Gardens Character Area - Map of Views and Vistas

Key Building Groups

14.74 This section of the conservation area includes two main sites of historical importance as well as the Clock Tower within Festival Gardens. These two areas are the site of the Franciscan Friary which is a Scheduled Ancient Monument and Lichfield Library which is Grade II listed. The buildings within the area sit as individual buildings and do not form a cohesive group.

14.75 The older, western wing of Lichfield Library incorporates elements of the Franciscan Friary built around 1295. This part was substantially altered in 1538 with further alterations in the 18th Century. The bulk of the building, as it stands today, was constructed in 1921-8 in brick with ashlar dressings set back behind a low wall and railings.

14.76 The Clock Tower was designed in the Norman style and was originally built in 1863 on the west side of St John Street, near Bird Street junction. It was relocated to its present site with the laying out of the new Friary Road in 1928. Plaques on the tower record its history.



14.77 The Classical Portico while unlisted is of interest and is located within the site of the Franciscan Friary. It is an unusual four columned portico of sandstone and timber erected in 1937 as an entrance feature to the site.



Picture 14.21 The Classical Portico, unlisted, within the site of the Franciscan Friary

Current Uses

14.78 The main buildings within the area, in particular Lichfield College and Lichfield Library, house an educational and community use. The site of the Franciscan Friary should be noted as a former, major religious complex.

Townscape Elements

14.79 The natural environment within this area provides a very important part of its overall character. Historically the land was partly outside the city limits and open, undeveloped land. There is still a relatively dense tree covering throughout the area. This is still being actively managed and improved with a large tree planting scheme in 2002-2003.



Picture 14.22 View across Festival Gardens

14.80 The road network is particularly intrusive and traffic noise is audible throughout the character area despite its leafy feel. The Friary is a tree-lined boulevard dating from the 1930's and Swan Road was only constructed in the early 1990's. The quality of the landscaping goes some way towards mitigating the presence of the road and the openness of the area draws the eye across the road rather than to the road itself.

14.81 The topography is flat with a slight gradient down towards the brook within the Friary Gardens the remains of the Friary themselves being raised above the current ground levels.

14.82 There are a number of hard surface car parks within the area. However, given the landscaping and mature tree cover, they are not overly visually intrusive.



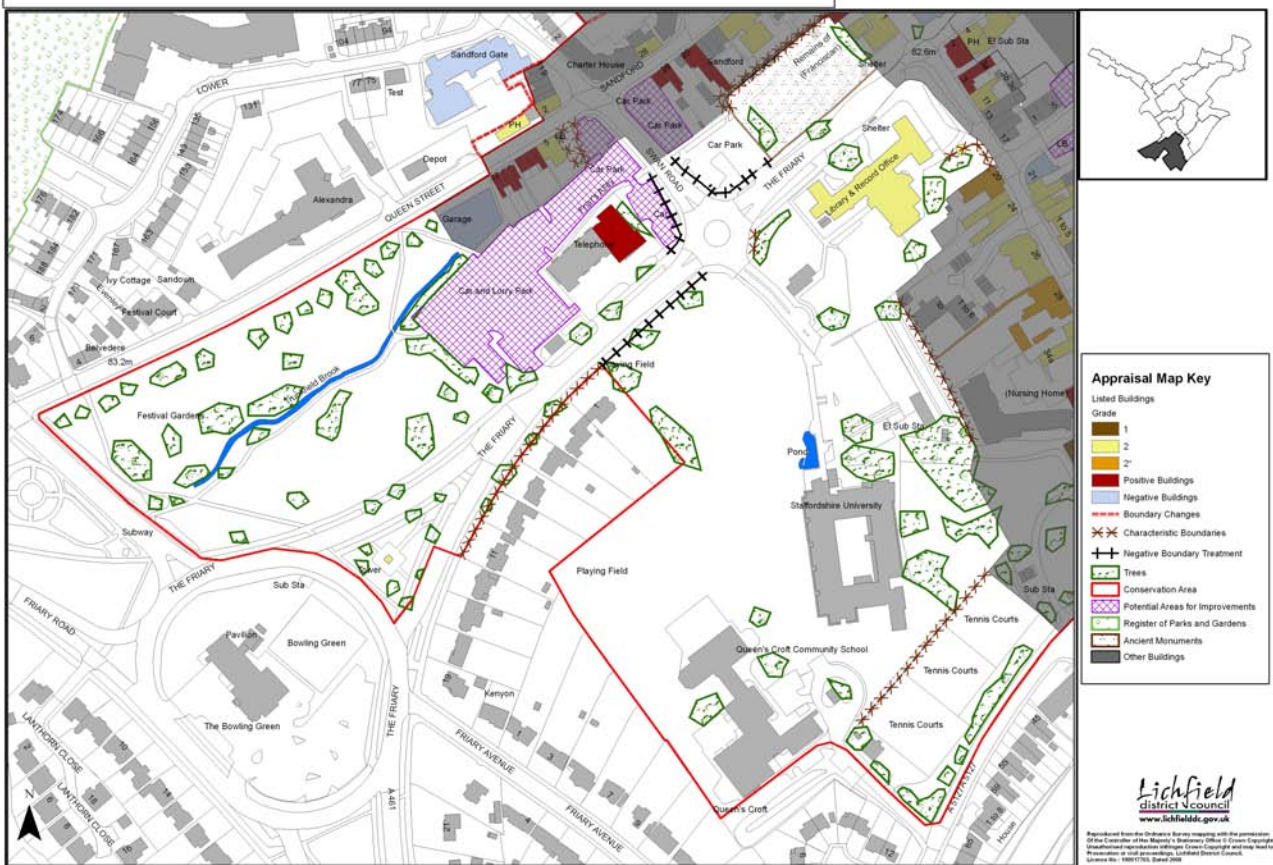
Picture 14.23 Public Realm details

14.83 The public realm, in terms of the hard landscaping and street furniture, is of mixed quality; some aspects are of a quality appropriate to conservation area status, others would benefit from improvements. There are a number of structures that are also worthy of note, they include the K6 Telephone box and a water fountain near the site of the historic crucifix conduit all of which are situated in front of the Lichfield Library and College on St John Street in an area that was landscaped in 2001.



Picture 14.24 Gates at Lichfield Library and College

CHARACTER AREA 4: FRIARY AND FESTIVAL GARDENS: TOWNSCAPE QUALITIES



Picture 14.25 Friary and Festival Gardens Character Area - Map of Townscape Quality



Building Types and Details

14.84 The area has an eclectic mix of architecture encompassing a variety of ages, materials and styles.

14.85 The historic buildings within the character area are constructed of both brick and stone. The Clock Tower and the Portico are both important examples of stone structures and reflect earlier forms of architecture. In terms of buildings and boundary treatments the predominant material is red brick.

14.86 Although well designed the more recent buildings within the area are constructed of a variety of contemporary materials including render, steelwork and cladding as well as the more traditional brick, represent a poor introduction to the city for regular and tourist visitors alike.

Opportunities and Constraints

14.87 The Friary Outer car park would benefit from enhancement. Visually it represents a poor introduction to the city for regular and tourist visitors to the city for regular and tourist visitors to the city and there is a significant opportunity to improve the site. The mixture of car parks and poor buildings lacks coherence and it is possible that future development opportunities may be able to address this.

14.88 In order to mitigate the impact of Swan Road on the overall townscape it would be desirable to create new built frontages along the road.



Picture 14.26 Poor view across Friary Car Park

Boundary Changes

14.89 There are no proposed boundary changes within this character area.