Wolverhampton City Council

CABINET

Date 19 OCTOBER 2011

Portfolio(s) COUNCILLOR P BILSON/ ECONOMIC REGENERATION AND PROSPERITY

Originating Service Group(s) EDUCATION AND ENTERPRISE / PROSPERITY

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Telephone Number(s) 5610    X5630    X5617

Title CONSERVATION AREA APPRAISALS REVIEW

RECOMMENDATION

That:

1. Progress is noted on the ongoing Conservation Areas appraisal review programme and the proposed priorities for the future as outlined in Appendix 1 are agreed.

2. Authority is granted to the Assistant Director Prosperity, in consultation with the Cabinet Member for Regeneration & Prosperity, to approve minor amendments to conservation appraisals following public consultation and to agree the adoption of appraisals as supporting documents under UDP policy HE3 and the forthcoming Historic Environment SPD.

3. Authority is granted to the Assistant Director Prosperity, in consultation with the Cabinet Member for Regeneration & Prosperity, to authorise the making of Article 4 Directions in conservation areas where it is considered necessary to prevent the loss of architectural detailing or harm to the significance, character or appearance of the conservation area through inappropriate development.

4. Authority is granted to the Assistant Director Prosperity, in consultation with the Cabinet Member for Regeneration & Prosperity, to confirm through Green Decision procedures following the necessary statutory and/or public / ward member consultation:

   (a) Article 4 Directions in conservation areas where significant levels of objection have not been forthcoming during the statutory period of consultation.

   (b) Additions to the Local List in conservation areas that meet the approved selection criteria.

5. Approval is given to a minor extension to the boundary of the Tettenhall Road Conservation Area.

6. The report is referred to Planning Committee for information.
1. **PURPOSE**

1.1 To update External Relations Panel on progress with the review programme for conservation area appraisals and management proposals, and to make recommendations for future work programme priorities.

1.2 To update and consolidate existing delegated Green Decision making procedures to simplify and expedite the review process.

1.3 To seek approval for a small extension to the Tettenhall Road Conservation Area.

2. **BACKGROUND**

2.1 Since 1967 local authorities have been required to protect areas which are valued for their special architectural or historic interest – the character and appearance of which it is desirable to preserve and enhance – through the statutory designation of conservation areas. The current provisions are under Sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2.2 Section 71 of the 1990 Act places on local planning authorities the duty to draw up proposals for the preservation and enhancement of conservation areas in their districts. The character and appearance of conservation areas can change through incremental stages or sometimes quite suddenly and regular appraisals of conservation areas can help to identify threats and opportunities that can be developed into management proposals that will meet the requirements of this section of the Act.

2.3 Section 72 of the 1990 Act also places a general duty on local authorities, in the exercise of planning functions, to pay special attention to the desirability of preserving or enhancing the character or appearance of buildings and other land within designated conservation areas. An appraisal containing a clear definition of the architectural and historic interest, the character and appearance of which the council wishes to preserve or enhance, provides property owners and developers with practical guidance to enable good development that minimises harm to the significance of recognised heritage assets.

2.4 Conservation Areas are designated heritage assets and as such there is a national presumption in favour of their conservation. Planning Policy Statement 5: Planning for the Historic Environment (PPS5) (and the Draft National Planning Policy Framework) sets out the Government’s planning policies for the conservation of the historic environment. The Wolverhampton Unitary Development Plan (UDP) contains saved policies for the protection of the historic environment and the Black Country Core Strategy contains policies for the protection and promotion of historic character and areas of local distinctiveness, design quality and preservation and enhancement of the canal network.

3. **CONSERVATION AREA APPRAISALS**

3.1 Conservation Area Appraisals should be produced prior to designation to provide an understanding and articulation of the special architectural and historic qualities of an area that can then be used to develop a framework for planning decisions. An appraisal that had been adopted by the local planning authority will be material to planning appeal decisions.
3.2 The information in an appraisal is helpful to those considering investment in the area and can be used to help guide the form and content of new development that will be sympathetic to the character and appearance of the conservation area and hence assist in facilitating the granting of planning approval. Appraisals also have a wider application as educational and informative documents for the local community.

3.3 Thorough appraisals are also required to develop proposals for the preservation and enhancement of conservation areas because they analyse what is positive and negative, identify opportunities for beneficial change and show where there is a need for any additional protection or action by the council to deal with buildings and sites that are vacant, suffering from neglect or harmed by unauthorised works.

4. **REVIEW PROGRAMME.**

4.1 The first conservation areas in Wolverhampton were designated in 1972 and at the moment there are a total of 30 (see summary in Appendix 1). Ideally appraisals should be prepared at the time of designation as a matter of course. Where conservation areas were designated some time ago this has frequently not been the case or those that were done have become out of date as incremental changes have taken place over the years. In more recent years areas were appraised at designation but the appraisals were not subject to public consultation and were never published. Undertaking new appraisals, or reviewing old ones, offers an opportunity for a transparent re-assessment of previously designated conservation areas, to evaluate and record special interest and to involve local communities in proposals for their future management.

4.2 In 2007 Cabinet approved a methodology for the implementation of a phased programme of Conservation Area appraisals in the city the aim of which was examine each area in turn followed by the publication of an up to date appraisal with associated management proposals to assist in securing preservation and enhancement in accordance with the statutory requirements.

4.3 Work commenced with the production of three pilot appraisals covering three conservation areas selected because of recognised development pressures and problems. They were also required to support applications to English Heritage and the Heritage Lottery Fund for funding for grant regimes to assist property owners. The first new style Conservation Area appraisals were approved by members following extensive public consultation and eventually approved and published in March 2007. The areas covered were; Wolverhampton City Centre Conservation Area, Union Mill Conservation Area and Chapel Ash Conservation Area.

4.4 Since 2007 there has been a rolling programme of work. Areas are researched and assessed and draft appraisals and management proposals produced for public consultation. The consultation outcomes for the eight conservation area appraisals published to date demonstrates there is a high degree of public support with a mean average of 82% of those responding agreeing that designated areas have special character that should be preserved and enhanced.

4.5 Once draft appraisals have been produced a six week period of public consultation takes place, which includes a mail shot to all properties in the conservation area, ward councillors and other relevant stakeholders such as amenity bodies and the Chamber of Commerce. The documents are revised and where appropriate specific actions such as additions to the Local List, boundary changes or enhanced planning controls are submitted for approval either to the Cabinet (External Resources) Panel or agreed though Green Decision procedures. Finally, the appraisals are published as paper

5. **FUTURE PROGRAMME**

5.1 Members have previously approved the preparation of appraisals for consultation for the St Philips (Penn Fields) Conservation Area and Bantock House Conservation Area. Work on both is at an advanced stage and it is envisaged that public consultation will take place during 2011/12.

5.2 In addition, consultants have just been appointed to review the Wolverhampton Locks Conservation Area and the Bilston Town Centre Conservation Area, to provide additional technical background to support the Stafford Road Technology Corridor and Bilston Corridor Area Action Plans. A further study of the canals that run through the Bilston corridor has been undertaken to assess their significance and decide if there is scope for any further designations.

5.3 English Heritage have recently reviewed and consolidated their advice on conservation areas in one document; *Understanding Place: Conservation Area Designation, Appraisal and Management (March 2011)*. Many examples of good practice are illustrated and particular emphasis is placed on community involvement. The values held by the community are likely to add depth and a new perspective to the local authority view. In some parts of the country appraisals which have been initiated by community groups have demonstrated that informed residents can undertake a great deal of the initial survey work and it may be that this option could be encouraged, especially in those areas where neighbourhood plans are to be prepared.

5.4 Appendix 1 summarises progress to date and indicates recommended priorities for future work.

6. **RECOMMENDED GREEN DECISION DELEGATIONS**

6.1 Since the review programme was established a number of non-contentious decisions (i.e. where public consultation has resulted in support for the appraisals and management proposals) have been delegated to the Director in consultation with the Cabinet Member. Where contentious issues are raised or there are significant levels of objection, then matters are reported back to Cabinet (External Relations) Panel for a decision. Decisions have been delegated as need has arisen in a number of previous reports. This report seeks to clarify and consolidate all of these procedures.

**APPRAISALS**

6.2 The approval of minor changes to appraisal documents arising from consultation exercises such as factual and typographic errors are generally not contentious and hence appropriate to delegate.

6.3 Conservation Area Appraisals and management proposals are classed as supporting documents, as referred to in section 6.3 of the Wolverhampton Unitary Development Plan (UDP) and will be in the context of a forthcoming SPD on historic environment and as such need to be formally adopted.
6.4 It is recommended that authority is granted to the Assistant Director Prosperity, in consultation with the Cabinet Member for Regeneration & Prosperity to approve minor amendments to conservation appraisals arising from public consultation and to agree the adoption of appraisals as supporting documents in accordance with UDP policy HE3 and the forthcoming Historic Environment SPD.

ARTICLE 4 DIRECTIONS

6.5 A wide range of minor works are permitted to commercial and residential properties without the need for formal planning permission from the Council, even in conservation areas. These are known as ‘permitted development rights’ and are granted through the Town and Country Planning (General Permitted Development) Order (GPDO). Under the provisions of Article 4 of the GPDO certain types of development that have the potential to undermine protection of the historic environment, in particular where alterations or development would be visible from the public realm, can be brought back under control so that proposals can be considered on a case by case basis through planning applications. Management proposals developed from a conservation area appraisal will identify where removal of permitted development rights are necessary. Introducing an Article 4 Direction does not preclude change but is a mechanism whereby the local authority can fulfil its statutory obligation to preserve or enhance by managing change in a manner that minimises harm to heritage assets which make a positive contribution to local character and sense of place. To date nine conservation areas in Wolverhampton contain properties which have had permitted development rights removed, for certain classes of development that could be harmful to their character or appearance.

6.6 Article 4 Directions are most commonly used to control changes to elevations of dwellinghouses fronting a highway, open space or waterway. A prescribed list is contained in the GPDO of the most common changes to dwellinghouses that can be harmful to the character and appearance of conservation areas and expedited procedures are in place to allow local authorities to make these Directions. Occasionally other Article 4 Directions are made where a specific threat to the amenity of an area or to the appearance of a specific building has been identified. For example, for dwellinghouses it is now permitted development to place solar panels on the front roof slope of a house. In a conservation area where significant numbers of houses have south facing front roof slopes, this could be harmful to the appearance of the conservation area. Where such installations have taken place there have been significant levels of objection from local residents and it may be appropriate to bring such installations under planning control in some areas.

6.7 The most common type of Article 4 Direction applied to buildings in Wolverhampton that are not dwelling houses is to bring external painting under planning control. The intention is to prevent garish colour schemes and painting of previously unpainted brickwork and stone masonry that can significantly alter the appearance of historic buildings and cause damage to traditional building materials. The need for Article 4 Directions is normally identified during the preparation of an appraisal but can also arise at any time from specific development threats to buildings that have been identified as being of townscape value. In such cases the delegated authority to make Article 4 Directions in conservation areas at short notice will assist in the longer term management of those areas and allow the council to respond rapidly to the concerns of the local community. During recent public consultation exercises on conservation area appraisals views were sought on the use of Article 4 Directions. The results indicate a mean average of 82% in favour of the council bringing in extra controls to help conserve the special interest of buildings in conservation areas.
6.8 There is a minimum statutory consultation period of 21 days during which time those served with an Article 4 Direction can make representations which must be taken into account by the local authority before a decision is made on whether to confirm it or not. The Article 4 Direction must first be made and served before this statutory process commences. If significant levels of objection are received then members may choose not to confirm a Direction that is unpopular with property owners or local communities.

6.9 It is therefore recommended that authority is granted to the Assistant Director Prosperity to authorise the making of Article 4 Directions in conservation areas where it is considered necessary to prevent the loss of architectural detailing or to control works that would be harmful to their significance, character or appearance.

6.10 If those affected raise significant objections then the decision whether to make the Article 4 Direction permanent must be made by Cabinet (External Resources) Panel. However, it should be noted that when Article 4 Directions have been made in the past there has been minimal opposition.

6.11 It is therefore recommended that authority is granted to the Assistant Director Prosperity, in consultation with the Cabinet Member for Regeneration & Prosperity, to confirm Article 4 Directions in conservation areas through Green Decision procedures where significant levels of objection have not been forthcoming during the statutory period of consultation. Ward members will also be included in any consultations even though this is not a statutory requirement.

**LOCAL LIST**

6.12 Since 2000 Wolverhampton City Council has operated a local list of heritage assets including buildings, structures, parks, gardens and archaeological sites. The list is compiled using selection criteria that were approved by the Council following public consultation and additions to the list are normally ratified by members. When appraising a conservation area, unlisted buildings and other heritage assets that make an important contribution towards the character of the conservation area can be identified. Where these heritage assets are assessed as meeting the approved local list criteria they are recommended for inclusion on the list. The preparation of appraisals gives an opportunity to consult with the community and property owners on proposed additions to the list and to respond to requests from local people to include other buildings and sites. The significance of such sites can then be taken into account when future decisions are being made on planning applications that may affect them. In previous consultations on local list additions an average 73% were in favour of the recommended buildings being included.

6.13 It is therefore recommended that authority is granted to the Assistant Director Prosperity, in consultation with the Cabinet Member for Regeneration & Prosperity, to confirm additions to the Local List through Green Decision procedures where significant levels of objection have not been forthcoming during the period of consultation on conservation area appraisals.

7. EXTENSION TO THE TETTENHALL ROAD CONSERVATION AREA

7.1 Under the recently completed consultation on the new character appraisal for the Tettenhall Road Conservation Area, several adjacent areas were suggested by the community as potential extensions. One of these suggestions, Nos. 140, 140a and 140b Tettenhall Road, comprising the former premises of the Wolverhampton Tramways...
Company, has been assessed as meeting the level of special interest required to warrant inclusion in the conservation area.

7.2 **Historical interest** - The Wolverhampton Tramways Company was incorporated in December 1876. The first line from Wolverhampton (Queen Square) to Newbridge was opened for service in May 1878. The main depot and offices were located in Darlington Street and these were demolished c1970 to make way for the Chapel Ash Island of the ring-road. Shortly after opening, a second depot was added at the Newbridge end of the line adjacent to 144 Tettenhall Road. By 1880 the company were experimenting with steam operation and the depot at Newbridge was used to house a new locomotive. The steam tram only operated for 5 and a half months as it was regarded to be a public nuisance. The tramways system was eventually taken over by the Council and converted to run on electricity but the horse drawn trams continued to operate along the Tettenhall Road until March 1902, when the Newbridge depot was closed. Unlike some horse drawn tram depots, that at Newbridge was not converted for use by the electric trams or by later bus services and was used as the premises of a cabinet maker and then as an antique dealers (See map in Appendix 2).

7.3 **Architectural Interest** - Three buildings that survive on the site appear to date from the period when the horse drawn trams were in operation. The buildings are functional and therefore utilitarian in their design. The depot buildings in Darlington Street would have been the public face of the company and hence those at Newbridge, being on a site set back from the main road, were never built to impress. They are however a rare survival, many such early tramway buildings, especially those in town centre locations, having been demolished. Two long wide tram sheds constructed of red brick with slate roofs stand side by side to the south of the site, the wall of which forms the northern boundary of the car park to the Mother India Restaurant. These large sheds are top lit by long rooflights and have metal truss roofs to support wide roof spans. The 1880s maps show the north shed with a tram line running into it from the west end, the opening of which is still evident. A third smaller building to the north-west corner of the site also shown with tram lines running into it. This is an important group of historic buildings that represent a rare survival that provides a tangible link back to the early development of public transport provision in Wolverhampton.

8. **FINANCIAL IMPLICATIONS**

8.1 There are no significant financial implications arising from this report although it should be noted that:

- The costs of statutory advertising (Press Notices) can be met from existing budgets. Any planning applications submitted as a result of an Article 4(1) Direction would be exempt from any fee.
- In some circumstances a local authority may be liable to pay compensation where a developer has suffered loss directly attributable to the restriction.

AK/11082011/L

9. **EQUALITY IMPACT ASSESSMENT**

9.1 The recognition of the historic environment by designation of Conservation Areas and the use of statutory powers to ensure that such areas are managed intelligently and sensitively can significantly contribute towards the economic social and cultural life of the City and is inclusive of all sectors of the community.
10. **ENVIRONMENTAL IMPLICATIONS**

10.1 The designation of Conservation Areas and use of powers to bring minor operations under planning control has implications for the preservation and enhancement of areas and sites of special architectural and historic importance in the city. The use of Article 4 Directions gives the council an opportunity to assess the impact of proposals and to weigh the potential harm to the character and appearance of a conservation area against other environmental benefits including climate change mitigation and renewable energy installations.

11. **LEGAL IMPLICATIONS**

11.1 Legal Duty - it is a statutory duty under section 69 of the Planning (Listed Buildings & Conservation) Act 1990 to designate Conservation Areas and from time to time review designations. Section 71 of the Planning (Listed Buildings & Conservation) Act 1990 places a duty on Local Authorities to formulate and publish proposals for preservation and enhancement of Conservation Areas i.e. management proposals.

11.2 Making Article 4 directions under the provisions of the General Permitted Development Order is one of the Local Authority's key management tools. Planning Policy Statement 5 Planning for the Historic Environment; Policy HE5, requires local authorities to consider the use of article 4 directions where the exercise of permitted development rights would undermine the aims of the historic environment.

11.3 There is also a statutory duty under section 72 of the Planning (Listed Buildings & Conservation) Act 1990 to pay attention to preservation and enhancement of character and appearance in exercise of planning functions - and appraisals define character and appearance and so are necessary for effective decision making.

11.4 There is no statutory duty to maintain a local list however Planning Policy Statement 5: Planning for the Historic Environment highlights the contribution of local listing to the development of the evidence base used to support local plan making. Encouraging the use of local lists also strengthens the role of local heritage assets as a material consideration in deciding the outcome of planning decisions. The Wolverhampton Unitary Development Plan Policy HE18 states that the Council will produce and regularly review a list of locally important historic buildings, landscapes and archaeological sites. Heritage assets included on the Local List do not enjoy the full protection of statutory listing.

11.5 **Legal power to make:** Schedule 2 of the Town & Country Planning (General Permitted Development) Order (GPDO)1995 as amended grants a general planning permission for certain minor operations to be carried out on dwellinghouses ["permitted development rights"]. Article 4(1) of the Order, to which Article 6 applies, provides a legal power to the local authority to remove or restrict the permitted development rights granted by Schedule 2; the effect being that householders (not owners of commercial premises or buildings converted into flats) have to apply to the local planning authority for planning permission for the operations specified in the direction. Making an article 4(1) direction therefore potentially has implications under the Human Rights Act 1988; specifically:

a. Article 1 of protocol 1 - peaceful enjoyment of possessions.

b. Article 6 - right to a fair hearing. (However, the Direction expires after 28 days - 24 months unless it is confirmed by the Local Planning Authority. This is the first check on the local authority’s power. In addition, the Article 4 Direction cannot be
confirmed without the Local Planning Authority taking into consideration any representations received during the period specified in the notice. This is a second check on the power. (Article 5(9)).

c. Article 8 - respect for private and family life, home and correspondence.

11.6 However, the contents of this report and the actions recommended are proportional, weighing the needs of residents against the Local Authority’s duty to safeguard the Conservation Area and are compatible with the Human Rights Act 1988.

PB/26082011/O

12. **SCHEDULE OF BACKGROUND PAPERS**


Cabinet (External Relations) Panel - June 2010 - a detailed report summarising changes made earlier that year to the legal procedures for the making of Article Directions in conservation areas.

Understanding Place: Conservation Area Designation, Appraisal and Management (March 2011) – English Heritage
<table>
<thead>
<tr>
<th>No</th>
<th>Name of Area</th>
<th>Appraisal – current status</th>
<th>Action required</th>
<th>Priority / comments</th>
<th>Brief description of area</th>
</tr>
</thead>
<tbody>
<tr>
<td>30</td>
<td>Tettenhall Road</td>
<td>Public consultation completed April 2011</td>
<td>Publish</td>
<td>HIGH – publication imminent</td>
<td>Linear conservation area along main trunk road lined by substantial Victorian villas and imposing terraces of townhouses. Size: 22.73ha. Designation dates: 1972</td>
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<tr>
<td>17</td>
<td>St Philips (Penn Fields)</td>
<td>Appraisal completed</td>
<td>Art work</td>
<td>HIGH</td>
<td>St Philip’s church (1858) and adjoining vicarage, graveyard and group of semi-detached houses. Size: 3.17ha. Designation dates: 1991</td>
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<td>15</td>
<td>Bantock House</td>
<td>Draft appraisal completed</td>
<td>Complete appraisal</td>
<td>HIGH</td>
<td>Includes Bantock House (18th / 19th century house now museum) and grounds (part) with adjacent Victorian villas. Size: 10.69ha. Designation dates: 1991</td>
</tr>
<tr>
<td>5</td>
<td>Wolverhampton Locks</td>
<td>Yes at designation – out of date.</td>
<td>Complete appraisal</td>
<td>HIGH</td>
<td>Narrow corridor following 1770s Birmingham canal between Aldersley and the City Centre. Size: 19.06ha Designation dates: 1975</td>
</tr>
<tr>
<td></td>
<td>Area</td>
<td>Status</td>
<td>Appraisal Requirements</td>
<td>Designation Dates</td>
<td>Notes</td>
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<tr>
<td>14</td>
<td>Wightwick Bank</td>
<td>New appraisal</td>
<td>New appraisal, Public consultation, Publish</td>
<td>MEDIUM / HIGH</td>
<td>Community pressure to review. Within Tettenhall Neighbourhood Plan area. Centred on Wightwick Manor (Grade I) and grounds (Registered Park) and adjoining development of large houses in grounds. Size: 16.12ha. Designation date: 1989.</td>
</tr>
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<td>1</td>
<td>Tettenhall Greens</td>
<td>Review existing appraisal</td>
<td>Review existing appraisal, Public consultation, Publish</td>
<td>MEDIUM</td>
<td>Old settlement of Saxon origin centred around two village greens. Developed from later 18th century as genteel residential area containing many fine Georgian and large Victorian houses. Size: 70.8ha. Designation dates: 1972.</td>
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<tr>
<td>No.</td>
<td>Location</td>
<td>Designation Date</td>
<td>Details</td>
<td>Category</td>
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<tr>
<td>21</td>
<td>Old Hall Street</td>
<td>Yes 1996</td>
<td>In context of redevelopment proposals • Update appraisal • Public consultation • Publish</td>
<td>MEDIUM</td>
<td></td>
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<td></td>
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<td>Key group of educational/public buildings in the City centre built at the start of the 20th century on the site of the Old Hall (archaeological site). Size: 1.51ha. Designation dates: 1995</td>
<td></td>
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<td>23</td>
<td>Cleveland Road</td>
<td>Yes (1996)</td>
<td>At designation – not published • Review appraisal • Public consultation • Publish</td>
<td>MEDIUM</td>
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<td></td>
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<td>Edge of city centre area developed in the late 19th / early 20th century. Contains grade II Listed Royal Hospital (vacant) and former Forder &amp; Co works amongst others. Size: 8ha. Designation date: 1996</td>
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<td>27</td>
<td>Fellows Street (Blkenhall)</td>
<td>Yes - at designation – not published</td>
<td>• Review appraisal • Public consultation • Publish</td>
<td>MEDIUM</td>
<td></td>
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<td></td>
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<td>Terrace of well preserved early 20th century terraced houses and associated recreation ground located in inner urban area. Size: 3.09ha. Designation dates: 2001</td>
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<td>28</td>
<td>Springfield Brewery</td>
<td>Yes - at designation – not published</td>
<td>• Review appraisal • Public consultation • Publish</td>
<td>MEDIUM</td>
<td></td>
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<td></td>
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<td></td>
<td>Area based on extensive 19th century brewery. Size: 4.32ha. Designation dates: 2003</td>
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<tr>
<td>2</td>
<td>Vicarage Road, Penn</td>
<td>Yes in 1976 – out of date</td>
<td>• New appraisal • Public consultation • Publish</td>
<td>LOW</td>
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<td>Early village centre on rural fringe includes fine grade II* Penn Hall. Vicarage Road is lined with modest houses of mixed age and style. Size: 18.3ha. Designation dates: 1972 &amp; 1976.</td>
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<td>4</td>
<td>Bushbury Hill</td>
<td>No appraisal</td>
<td>Leaflet published at designation 1974 • New appraisal • Public consultation • Publish</td>
<td>LOW</td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td>Includes old village centre of Bushbury, Northycote Farm (16th century &amp; later) and green open space between. Size: 59.6ha. Designation dates: 1974</td>
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<td>10</td>
<td>The Woodlands</td>
<td>Yes – at designation – out of date</td>
<td>• New appraisal • Public consultation • Publish</td>
<td>LOW</td>
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<td>Centred on large 1890s Arts &amp; Crafts house in own grounds. Includes a group of early post medieval cottages. Size: 3.54ha. Designation date: 1976</td>
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| 24. | **Penn Road (Graveley)** | Yes – at designation - not published | • Review appraisal  
• Public consultation  
• Publish | LOW | Area focussed on the Royal Wolverhampton Schools and grounds (former orphanage, grade II listed).  
Size: 14.35ha. Designation date: 1997 |
| 25. | **Cedar Way** | Yes - at designation – not published | • Review appraisal  
• Public consultation  
• Publish | LOW | Attractive group of 3 1940s detached cottages built in the grounds of a large inter-war house.  
Size: 0.91ha.  
Designation dates: 1999 |
| 26. | **Copthorne Road** | Yes (2001/2)  
At designation – not published | • Review appraisal  
• Public consultation  
• Publish | LOW | Area of middle class housing developed in the later 19th and early 20th centuries.  
Size: 4.65ha.  
Designation dates: 2001 & 2002 |

**Conservation area reviews already completed.**

| 7. | **Tettenhall Wood** | Appraisal published July 2008  
Size: 14.46ha. Designation dates: 1975 |
| 8. | **Park** | Appraisal published July 2008  
Monitoring Review 2013/4 | Within City Centre AAP | Victorian suburb of large villas focussed on fine 1880s municipal park (Registered II).  
Size: 62.15ha.  
Designation dates: 1975 & 1995 |
| 9. | **Wolverhampton City Centre** | Appraisal published March 2007  
Monitoring Review 2012/13 | Within City Centre AAP | City administrative and business centre focussed on the medieval settlement core and containing many fine examples of church, civic and cultural buildings of various periods.  
Size: 25.61ha.  
Designation dates: 1972 to 2005 |
| 11. | **Union Mill** | Appraisal published March 2007  
• Monitoring  
• Review 2012/13 | Within City Centre AAP | Industrial area based around canal and railway infrastructure.  
Size: 11.24ha.  
Designation dates: 1985 & 2007 |
| 12. | **Castlecroft Gardens** | Appraisal published March 2010  
• Monitoring  
• Review 2015/16 | | 1930s development comprising several houses, constructed using reclaimed building materials including timber framing. Early experiment in town planning by Major Kenneth Hutchinson Smith.  
Size: 3.09ha.  
Designation dates: 1988 & 2010 |
<table>
<thead>
<tr>
<th>No.</th>
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<th>Description</th>
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<td>16.</td>
<td>Chapel Ash</td>
<td>Monitoring Review 2012/13</td>
<td>Area of 19th century development fronting one of the main radial routes leading from the City Centre. Size: 2.61ha. Designation date: 1991</td>
</tr>
<tr>
<td>20.</td>
<td>The Penn Fields</td>
<td>Monitoring Review 2013/14</td>
<td>Group of largely late 19th century houses in a range of styles and sizes developed before the major expansion of the town in the 20th century. Size: 11.6ha. Designation dates: 1994</td>
</tr>
</tbody>
</table>