

# Conservation Management Plan

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## The Burges Conservation Area Townscape Heritage Project Coventry

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REFERENCE 16483

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## 1.0 Introduction

1.1 Corstorphine & Wright have been commissioned by Coventry City Council to prepare a conservation management plan in support of the proposed Burges Conservation Area regeneration project. This plan has been prepared in support of an application to the Heritage Lottery Fund (HLF) for grant aid under the Townscape Heritage Initiative programme. The HLF has awarded development funding for the Burges regeneration project, and a second stage application is now being submitted, which aims to secure aid to assist in delivering the restoration of buildings and façades in the Burges Conservation Area.

1.2 The scope of the initiative includes a number of properties centred on the Burges, Cross Cheaping, Palmer Lane, and Hales Street, and includes part of the Lady Herbert's Garden and the Burges Conservation Area (Figures 1 & 2). The project includes a number of council-owned properties (No.'s 18-22, 23, 24 and No. 27 Burges, and 1-13 Hales Street), and a number of properties in private ownership (No.'s 25, 26, 28, 29 & 30 Burges, and 29-31 Cross Cheaping). The location of these properties is shown in Figure 3.

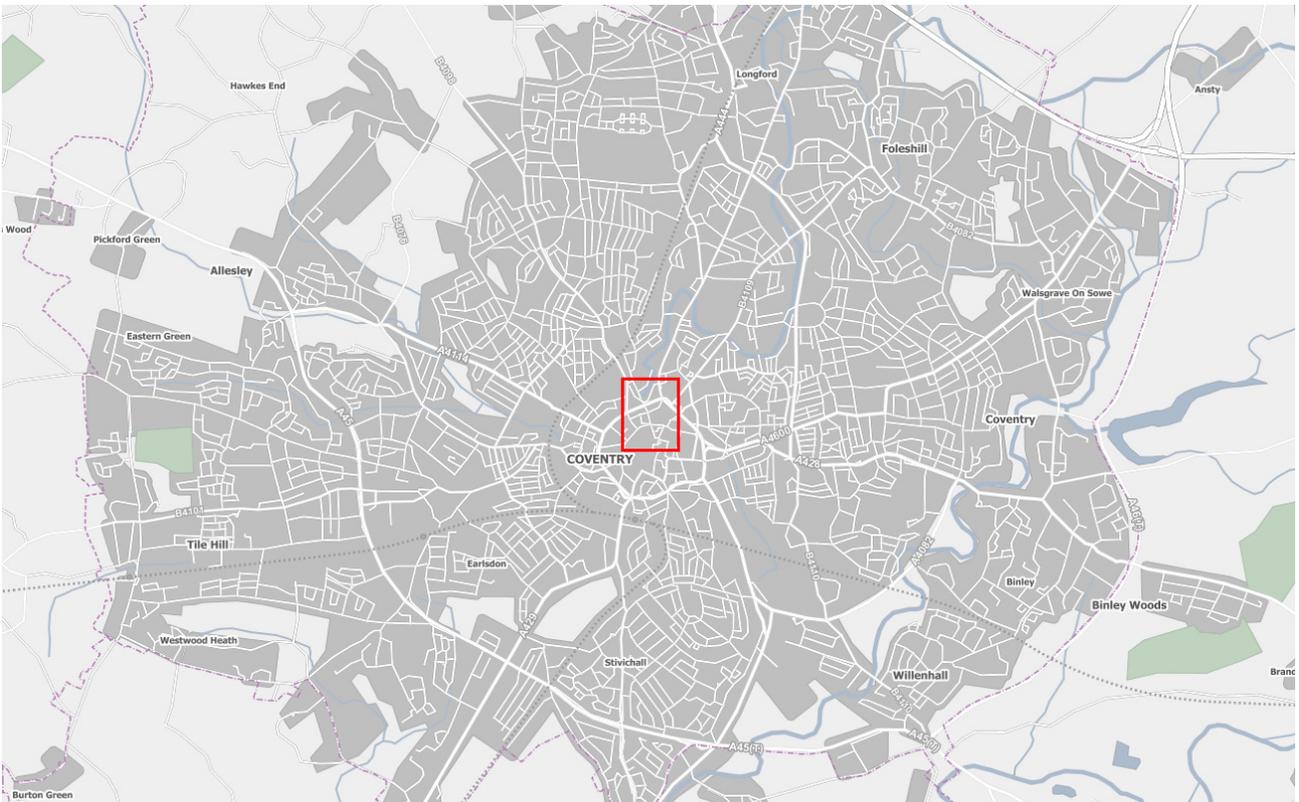


Figure 1. Site Location Plan.

1.3 This conservation management plan is divided into two sections. The first section will set out a description of the site and its heritage assets, based on documentary and physical evidence, and will investigate and analyse the significance of the conservation area. It is intended to form an initial stage of investigation in advance of the Townscape Heritage Project, and to assist the Local Planning Authority in formulating appropriate consideration of proposals, and assess potential impacts on heritage assets.

1.4 The second part will outline the heritage significance of the area, and examine the character of the site, its setting, and buildings. It will identify the main issues which detract from the character and appearance of the



1.5 This assessment is based on a review of existing documentary and cartographic sources, and a visual inspection of properties which were made available between November 2016 and May 2017. It should be noted that no opening up was carried out, and a number of areas were inaccessible (see Figure 53). These areas should be inspected when they become available, and this plan updated accordingly.

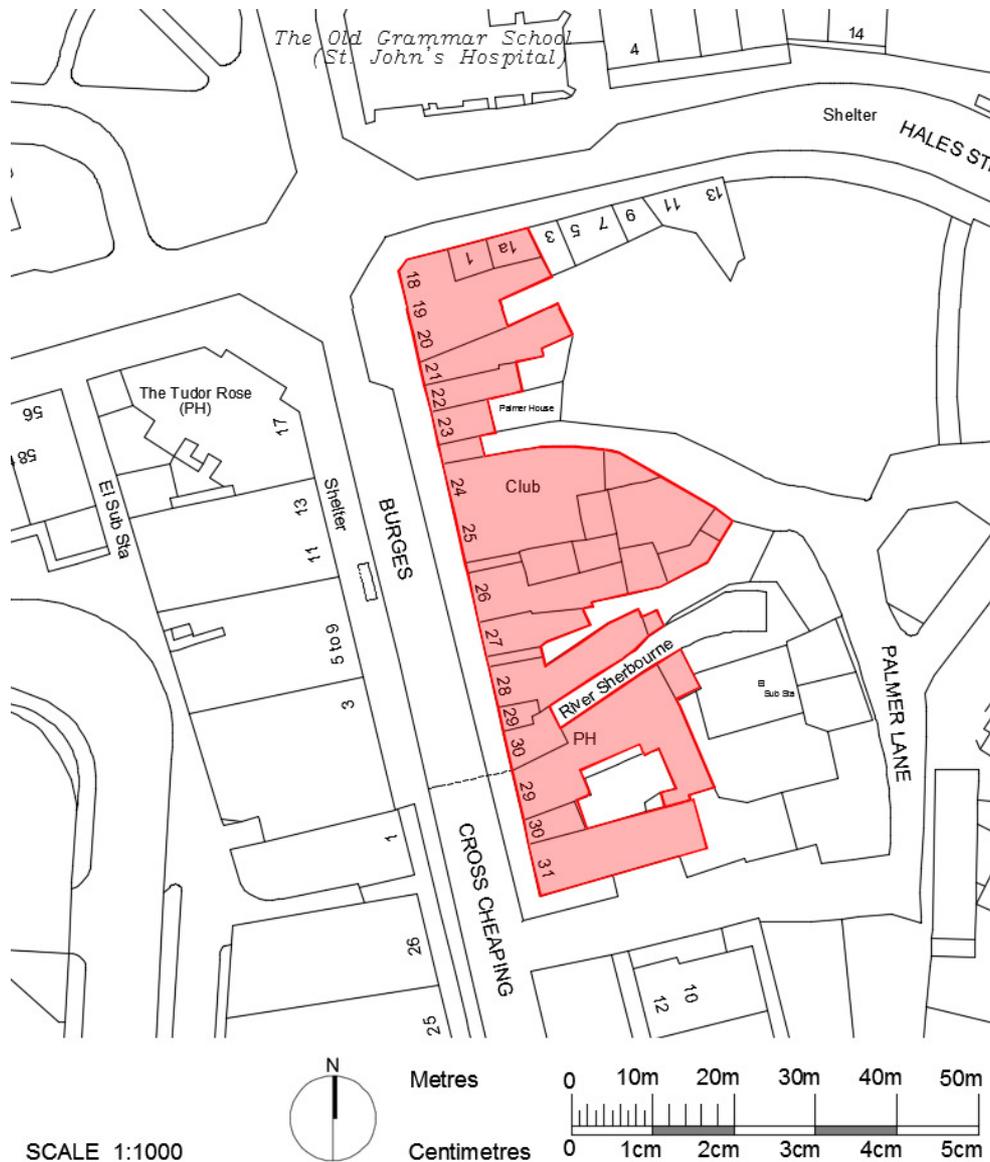


Figure 3. Plan showing subject property numbers within the study area.

1.6 The information contained within this plan hopes to demonstrate the special interest of the area, and promote beneficial change. It will be considered by the planning authority in the determination of planning applications which relate to the Conservation Area and its setting. It should therefore be used as a guide for applicants when planning new work.

1.7 It is intended that the document should be considered a working document, and regarded as a starting point to form an investigation-based template for future works. Intended to be accessible and non-technical, the scope of this plan conforms to a brief prepared by Coventry City Council. The structure has been tailored to respond to the core issues facing the Burges and its future redevelopment.

## 2.0 Background

### 2.1 Location & Scope

2.1.1 The study area is bound to the North by Hales Street, by Burges and Cross Cheaping to the west, Ironmonger Row to the south, and Palmer Lane to the East. The total area included within the Townscape Heritage Initiative is approximately 0.9 hectares (2.2 acres).

2.1.2 The scope of the Townscape Heritage Initiative includes properties on both the eastern and western side of the Burges, Cross Cheaping and both sides of Hales Street. The complete list of properties is as follows:

Burges (West side): No. 3, No. 5-9, No.'s 11, 13, & 17.

Burges (East side): No.'s 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, & 29.

Cross Cheaping (East side): No.'s 29, 30, & 31.

Hales Street (South side): No.'s 1, 1a, 3, 5, 7, 9, 11, 13.

Hales Street (North side): No.'s 4, 6, 8, & 10.

2.1.3 It should be noted that the Hales Street properties and those on the west side of the Burges will form the subject of separate planning applications and scope of works. This study will focus initially on the high-priority Townscape Heritage Initiative projects, which will include the locally-listed properties on the eastern side of the Burges, those around Palmer Lane, and properties in the immediate vicinity (Figure 3).

2.1.4 This conservation management plan will focus on the Burges locality, and is intended to supplement the following documents:

- *Lady Herbert's Garden and the Burges Conservation Area Appraisal*, Coventry City Council, December 2014,
- *Lady Herbert's Garden and the Burges Conservation Area Management Plan*, Coventry City Council, 2014.

It is intended that as the townscape heritage initiative is developed, this plan will be expanded into a new appraisal and management plan which will supersede the existing Conservation Area Appraisal and Management Plan prepared by the Council for the Lady Herbert's Garden and Burges Conservation Area in 2014. It will also form the basis for the development of a maintenance plan.

## 2.2 Planning Context & Statutory Designations

2.2.1 The subject area is located within Coventry's City Centre Boundary, in St. Michael's Ward. Forming part of the Cathedrals & Cultural Quarter, and the city's primary shopping area, it is located inside the bounds of the city wall in an area of archaeological interest. The area also forms part of the Lady Herbert's Garden and the Burges Conservation Area, which was established as a conservation area in 1969, and extended in 2014 to include the Burges.<sup>1</sup> The extent of the conservation area and its planning context is shown in Figure 4.

2.2.2 The conservation area includes a number of nationally listed and locally listed heritage assets. Buildings on the National Heritage List for England (NHLE) include the Grade I-listed Old Grammar School, or former chapel of the Hospital of St. John, located on the junction of Hales Street and Bishop Street. The hospital was established between 1160 and 1176, and the chapel was built in the 1340s. Used as a grammar school from 1557, its library wing was demolished when the Burges was widened in 1794, and its gardens were lost when Hales Street was constructed in 1848. It now forms part of Coventry's Transport Museum.

2.2.3. Swanswell Gate and the city wall to the north of the gate are scheduled monuments, and are Grade I listed. The Cook Street Gate, also a scheduled monument, is Grade II listed, as is the adjoining boundary wall. Lady Herbert's Garden, created between 1930 and 1938, is a scheduled monument, and is a Grade II-registered park and garden. Adjacent to the main garden are two terraces of almshouses, Lady Herbert's Homes, constructed in 1935 and 1937. These, along with a garden shelter (1930-35), and a boundary wall to the west of the garden, are all Grade II listed.<sup>2</sup>

2.2.4. The City of Coventry local list includes No.'s 18-30 Burges (consecutive), parts of which are believed to date to the late medieval period. It also includes No. 29 Cross Cheaping, a timber-frame building which dates to the 16<sup>th</sup> century, and No.'s 30 & 31 Cross Cheaping, understood to date to the late medieval period. The list also includes the Tudor Rose public house (No. 17 Burges) which dates to the early twentieth century. The location of each heritage asset, along with a summary description, is shown in Figures 5 & 6, and the full listing for each is included in Appendices I-III.

2.2.5 The Lady Herbert's Garden Conservation Area is listed on Historic England's Heritage at Risk Programme, which 'identifies those sites that are most at risk of being lost as a result of neglect, decay or inappropriate development'. The conservation area is noted as being in very bad condition and deteriorating significantly.<sup>3</sup>

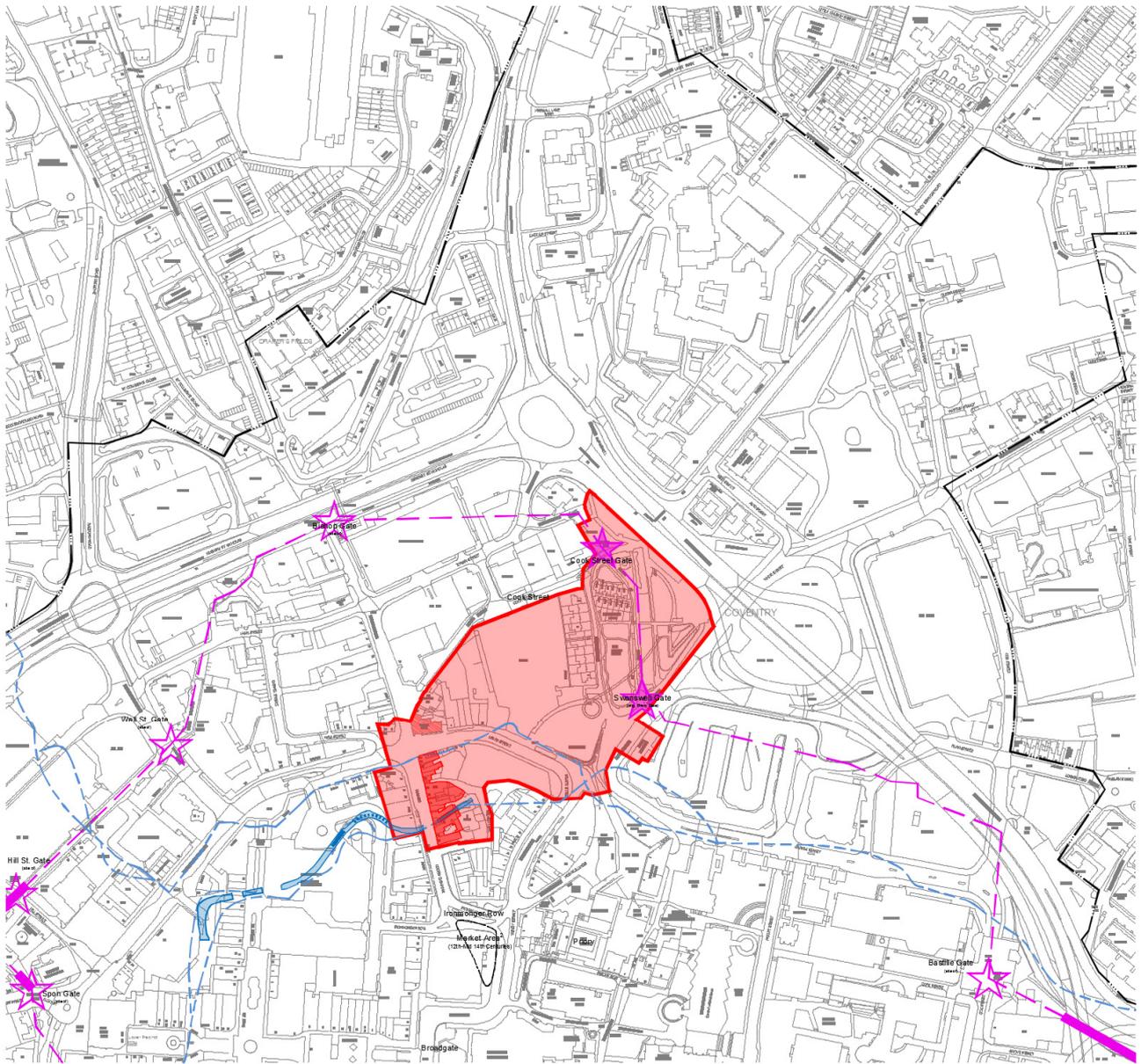
2.2.6 The relevant planning legislation and policy framework is set out in Section 9.

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<sup>1</sup> Coventry City Council, *Coventry City Centre Area Action Plan (Draft)*, 2016, pp. 4-47.

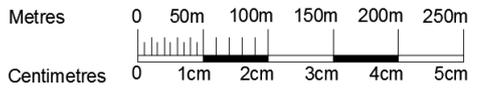
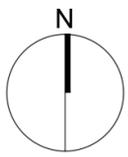
<sup>2</sup> Historic England, *The National Heritage List for England*.

<sup>3</sup> Historic England, *Heritage at Risk Register*, Entry no. 1659173.



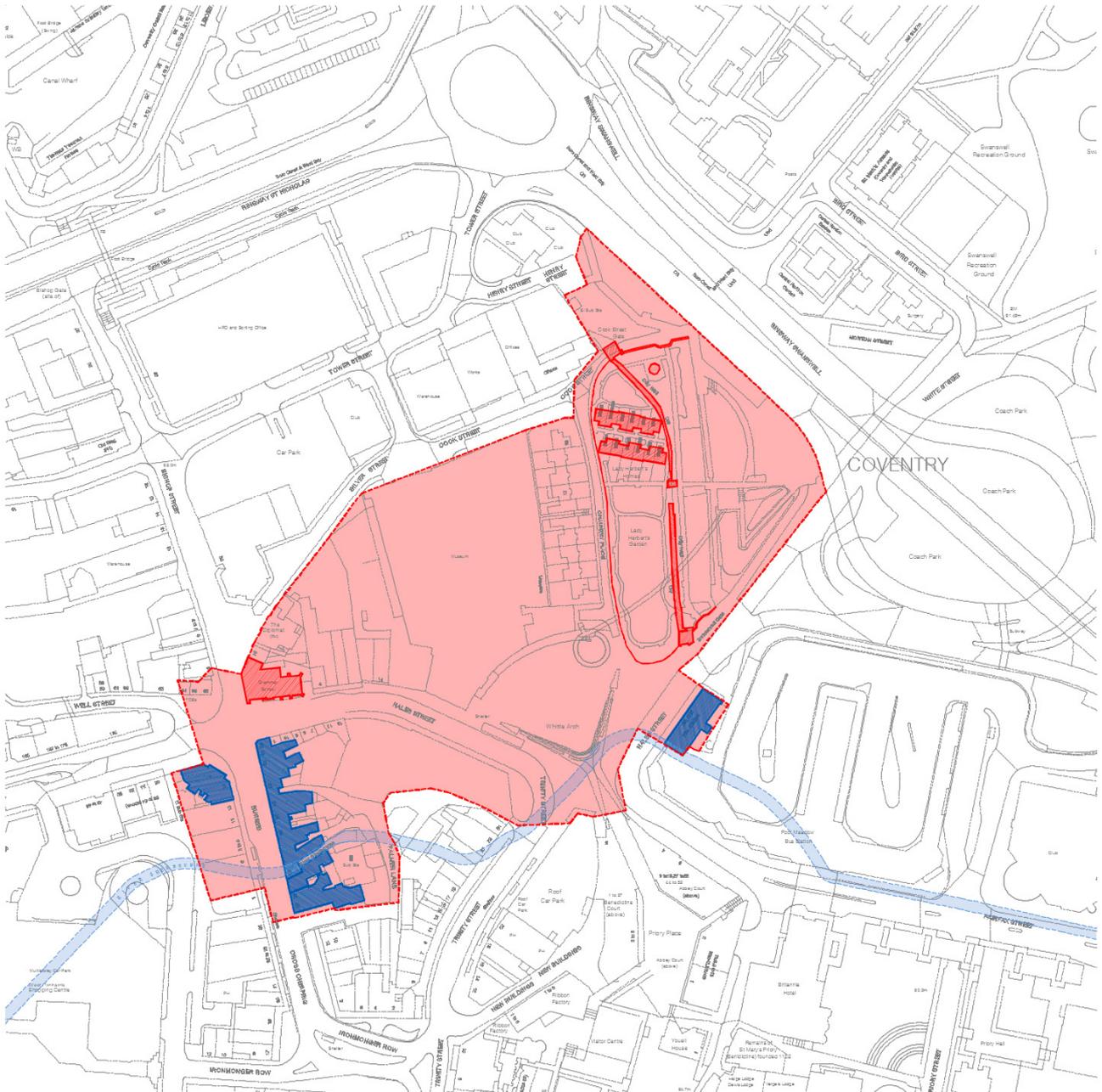
-  Coventry City Centre Area Action Plan boundary
-  Lady Herbert's Garden and the Burges Conservation Area
-  Extent of subject study Locally listed buildings
-  Watercourses (culverted)
-  City Wall (remains above ground)
-  City Wall (remains below ground)
-  Gate (remains above ground)
-  Gate (remains below ground)

Sources:  
 1. Coventry City Council. *Coventry City Centre Area Action Plan (Draft)*, 2016.  
 2. Gooder, *Coventry before 1355*, 1981.  
 3. Ordnance Survey, © Crown Copyright 2017. All rights reserved. Licence number 100022432



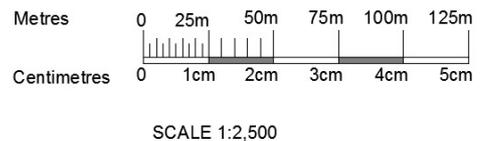
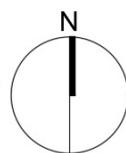
SCALE 1:5,000

Figure 4. Planning Context. See Figures 5 & 6 for details of listed buildings.



-  Lady Herbert's Garden and the Burges Conservation Area
-  Nationally Listed Buildings  
National Heritage List for England
-  Locally Listed Buildings  
City of Coventry Local List
-  Watercourses (culverted)

Sources:  
 1. Coventry City Council, *Historic Environment Record*. Accessed at <http://www.coventry.gov.uk/planningmap>  
 2. Ordnance Survey. © Crown Copyright 2017. All rights reserved. Licence number 100022432



**Locally-listed buildings**

ID No.	Name	Address	Type (Date)
DCT584	Tudor Rose (formerly Tally Ho)	17 Burges	PUBLIC HOUSE (Early 20th Century - 1930AD)
DCT585	18 - 30 (consecutive numbers) Burges	18-30 Burges	BUILDING ((at some time) Later Medieval to 16th C. - 1401 AD to 1539 AD)
DCT586	29 Cross Cheaping	29 Cross Cheaping	PUBLIC HOUSE (16th Century - 1501 AD to 1600 AD)
DCT1387	30 and 31 Cross Cheaping	30 and 31 Cross Cheaping	HOUSE (Later Medieval to 16th Century - 1401 AD to 1539 AD)

Figure 5. National & locally listed buildings within the conservation area. See Fig. 6 for NHLE details & national monuments.

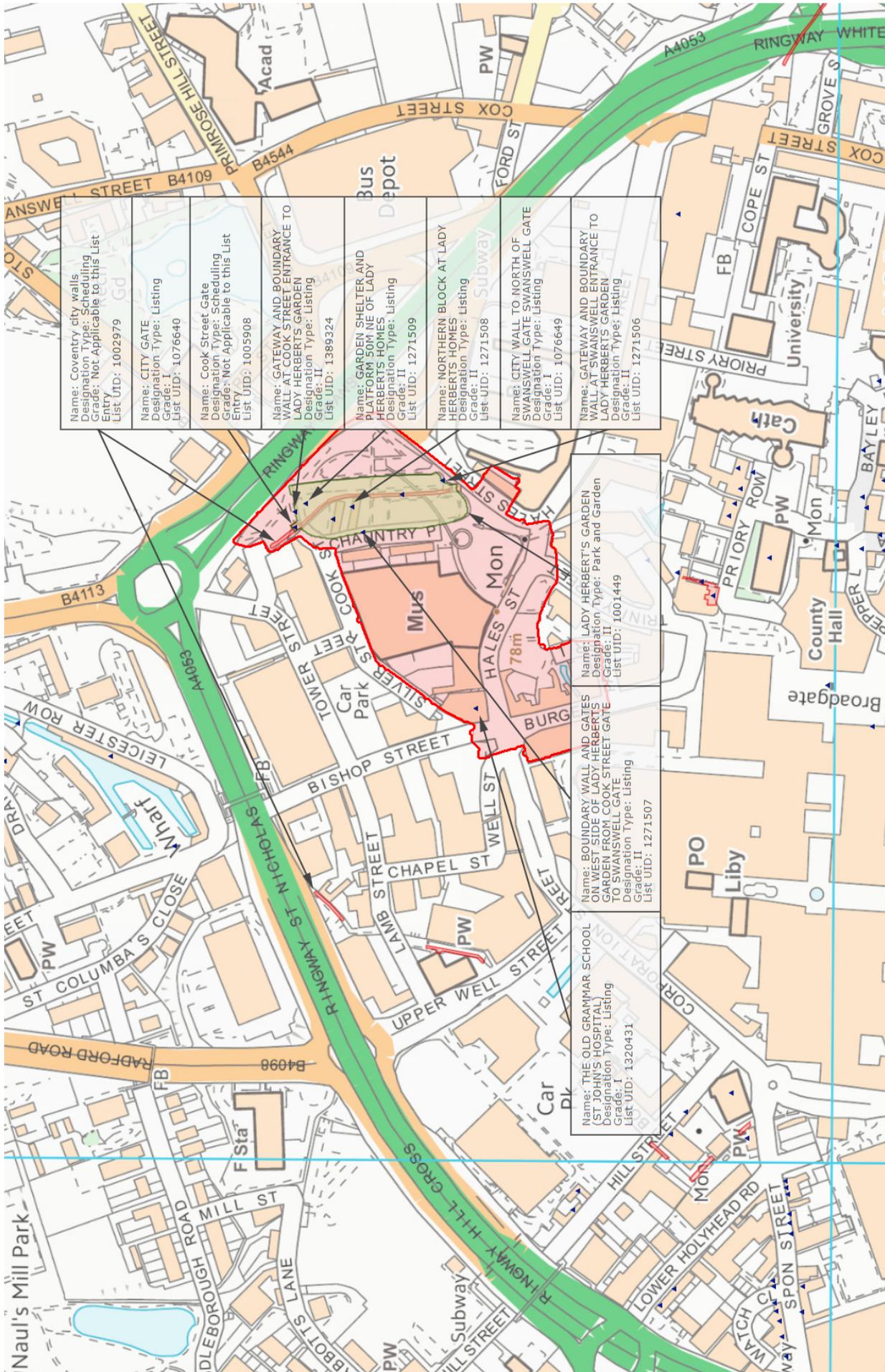


Figure 6. Location of national monuments and buildings within the conservation area included on the National Heritage List for England. Outline of conservation area shown in red.

Details from Historic England, accessed 20.02.17 at <https://www.historicengland.org.uk/listing/the-list/map-search?clearresults=true>

### 3.0 A History of the Burges

A number of archaeological excavations and finds in the vicinity of Palmer Lane suggest that the settlement of the area almost certainly dates to pre-Conquest origin. A fragment of a cross, decorated with scroll and bird motifs and dated to 800-1000AD, and other objects documented by J.B. Sheldon, are indicative of Anglo-Saxon settlement.<sup>4</sup> Though there is a tradition that St. Osburg founded a nunnery in the area in the mid-ninth century, Coventry's documented history is generally accepted to have begun with the foundation of a Benedictine monastery by Leofric and Godiva in around 1043.<sup>5</sup>

Documentary and topographical analysis suggests it is likely that Coventry's market place and associated burgage plots were developed by the second half of the eleventh century. Goddard's analysis of the cartulary of Coventry Priory and the Earls of Chester indicates that the priory established burgage tenures around a market place immediately adjacent to the priory.<sup>6</sup> Plan-analysis by Lilley illustrates the location of this market place, which developed outside and to the west of the priory complex, its market cross standing at the intersection of Cross Cheaping and Broadgate (Figure 7). This infill development of a triangular-shaped market place outside the precinct walls is characteristic of monastic towns, and further indicates monastic origins.<sup>7</sup>

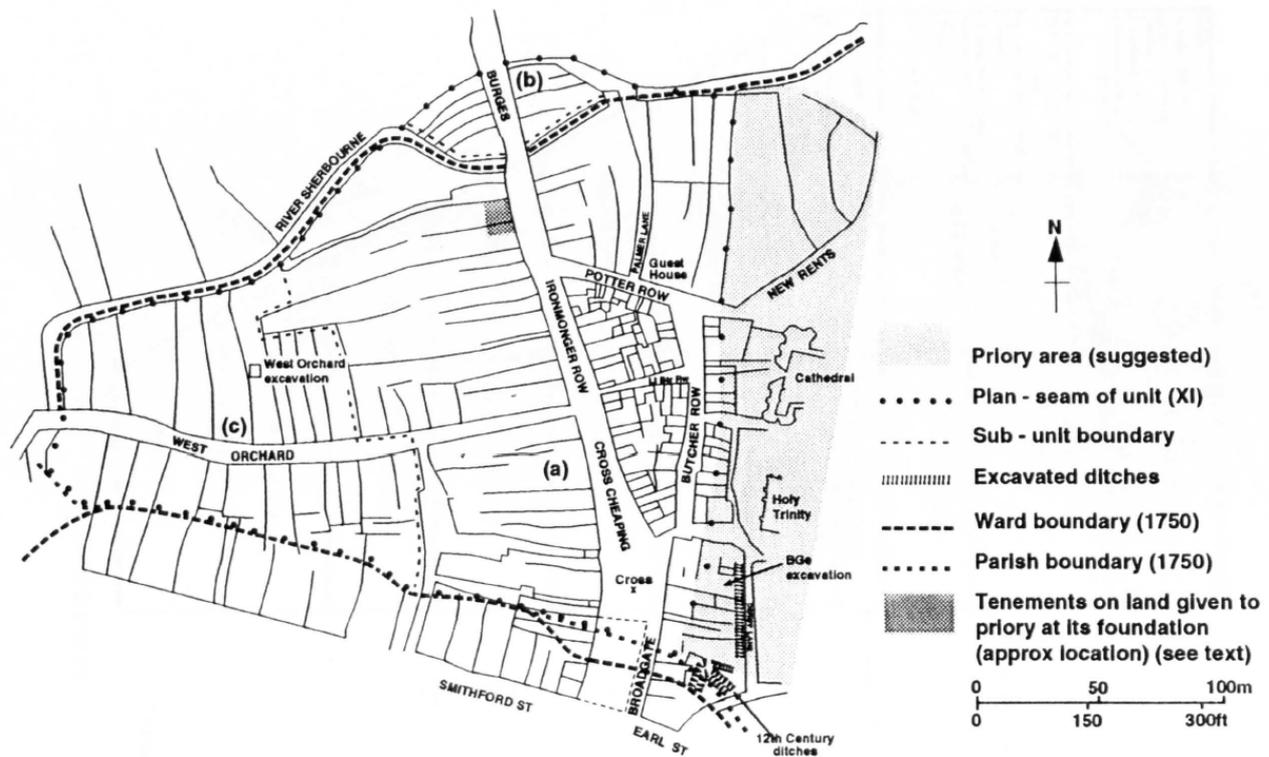


Figure 7. Plan analysis of Coventry's medieval market place and burgage plots. Reproduced with permission from Lilley, K.D.

*Medieval Coventry: a study in town-plan analysis*, PhD diss., University of Birmingham, 1994, p.122.

<sup>4</sup> Rylatt, M & Adams, A.F. *A Harvest of History. The life and work of J B Shelton*, M.B.E., Coventry, 1983.

<sup>5</sup> Stephens, W. B. (Ed.). *A History of the County of Warwick: Volume 8, the City of Coventry and Borough of Warwick*, p.6.

<sup>6</sup> Goddard, Richard. *Lordship and medieval urbanisation: Coventry, 1043-1355*. Vol. 41. Boydell & Brewer Ltd, 2004, p.16.

<sup>7</sup> Lilley, K. D. *Medieval Coventry: a study in town-plan analysis*, PhD diss., University of Birmingham, 1994, p.78.

The name Burges has been attributed to a contraction of 'Between the Bridges', originating in the two bridges which spanned the River Sherbourne and its tributary the Radford Brook. The southern end of the Burges was delineated by the River Sherbourne, and the northern by Radford Brook, since culverted. The bridges were in place by the early thirteenth century, though it is likely that the area was used as a fording point for some time prior to this.<sup>8</sup>

The earliest documented lease of a house 'between the bridges' dates to 1223.<sup>9</sup> The area was known as St. John's Bridges from at least the early fourteenth century until the nineteenth, and as Burges from at least the 1860s. A continuation of Cross Cheaping, leading to the Hospital of St. John the Baptist, the street formed the main route north from Broadgate, through St. John's Bridges, Bishop Gate and on to Nuneaton. The use of the name Cross Cheaping is documented from around 1280, prior to which deeds referred to 'the market place'.

Coventry grew in commercial importance from the twelfth to the fourteenth centuries, partly a result of trade in wool and textiles. Records indicate that from the fourteenth to the early fifteenth century, up to a third of the inhabitants of the town were associated with the cloth and leather industry: drapers, dyers, craftsmen, shoemakers and metal workers.<sup>10</sup> Archaeological excavations and documentation indicates that the area around the Sherbourne has been the centre of industrial processes from the earliest period.

A licence to levy murage was granted to the priory in 1329, and construction of the city walls began in the 1350s. Construction of the twelve gates and various towers began in the 1390s and continued throughout the fifteenth century. The city expanded until the dissolution of the monasteries and economic stagnation caused by the declining textile industry in the mid-sixteenth century.

The medieval topography remained relatively unchanged from the fourteenth century until industrialisation and expansion in the nineteenth century. This was in part due to economic decline which contributed to the survival of medieval buildings within the city, and in part due to the limiting presence of the city walls. These survived until the late eighteenth century, when pressure from industrial expansion and coaching traffic led to demolition of the principal gates and removal of many of the medieval timber-framed, overhanging houses. In 1794 the facades along the east side of the Burges were rebuilt, though much of the existing building fabric behind was retained.<sup>11</sup>

The city underwent a second period of economic growth beginning in the early nineteenth century. It became a centre of manufacturing, initially in silk ribbons and timepieces in the eighteenth and nineteenth centuries, and later in bicycle, automotive and aeronautical engineering. An increase in population by the early nineteenth century created pressure for expansion and redevelopment. Restrictions on expansion created by the city wall, and by the persistence of commons and grazing rights around the periphery of the city until the late nineteenth century, led to the infill development of many of the laneways and deeper plots with worker's housing. The Burges was the site of a number of these infill developments (Figures 35-37), known as court dwellings. Rows of small, frequently single aspect, cottages were constructed within the long medieval burgage plots (Figure 42).

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<sup>8</sup> Cross, Peter R. *The Early Records of Medieval Coventry*, Issue 11, British Academy for the Oxford University Press, 1986, p.295.

<sup>9</sup> Lilley, K. D. *Medieval Coventry: a study in town-plan analysis*, PhD diss., University of Birmingham, 1994, p.26., p. 227.

<sup>10</sup> Stephens, W. B. (Ed.). *A History of the County of Warwick: Volume 8, the City of Coventry and Borough of Warwick*, p.152.

<sup>11</sup> Stephens, W. B. (Ed.). *A History of the County of Warwick: Volume 8, the City of Coventry and Borough of Warwick*, p.10.

Coventry's importance during the Second World War led to its being targeted by German air forces from mid-1940. Following RAF attacks on Munich and Berlin in November, plans were made by Germany to carry out concentrated attacks on British production centres considered essential to the war effort. On the night of 14<sup>th</sup> November, 509 aircraft dropped over 500 tons of high explosive bombs on the city, causing widespread fires and damage to infrastructure. The city centre was subject to considerable damage, with over 500 casualties and the destruction of public buildings and businesses. A second major attack was carried out on 8<sup>th</sup> April 1941.<sup>12</sup>

The Old Grammar School was damaged in the 1941 air raids. Lady Herbert's Garden was also hit, and a section of the city wall was destroyed. A number of properties along the Burges and Cross Cheaping were also damaged, particularly facades and roofs facing the street.<sup>13</sup> In 1944 the area was recognised as an area of extensive war damage, enabling substantial redevelopment with the aid of financial support from the government. Rebuilding in many cases took place in the early 1950s or later, as evidenced by the number of planning applications for rebuilding and repairs between 1948 and 1954 (see Appendix VI).

However, many of the significant redevelopments within the city were already underway by the early 1930s. The Ordnance Survey map of 1937 illustrates that substantial parts of the medieval core had been demolished by that year (Figure 20). The new Corporation Street has been set out, and in 1936 Ironmonger Row, Great Butcher Row and Little Butcher Row, with their central gutters and overhanging houses, were demolished to make way for Trinity Street. The entirety of the east side of Palmer Lane, and the west side of the Burges, between the Sherbourne and Well Street, are also demolished by this point.

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<sup>12</sup> Stephens, W. B. (Ed.). *A History of the County of Warwick: Volume 8, the City of Coventry and Borough of Warwick*, p.12.

<sup>13</sup> Coventry Archives. *Area Of Extensive War Damage No. 1 - Survey* (Burges & Cross Cheaping), 1946

## 4.0 Documentary Evidence

### 4.1 Cartographic Evidence

Coventry's medieval urban area is well-documented from the early thirteenth century, and good cartographic evidence exists from the seventeenth century to the present day.

#### 4.1.1 John Speed, *The Ground Plott of Coventre*, 1610, redrawn by Hollar in 1656

Speed's map of 1610 shows a representation of Coventry in plan view with isometric projection (or 'bird's-eye'), which corresponds approximately to modern ordnance survey data (Figure 8). The city walls and gates, and the path of the Radford and Sherbourne Rivers, are clearly shown. The Burges is easily located, running from St. John's Hospital to the Sherbourne River at its southern boundary. The curve of Palmer Lane can clearly be seen, and frontages along Burges and Palmer Lane have developed considerably by the period. The main streets and features are labelled in Figure 9.

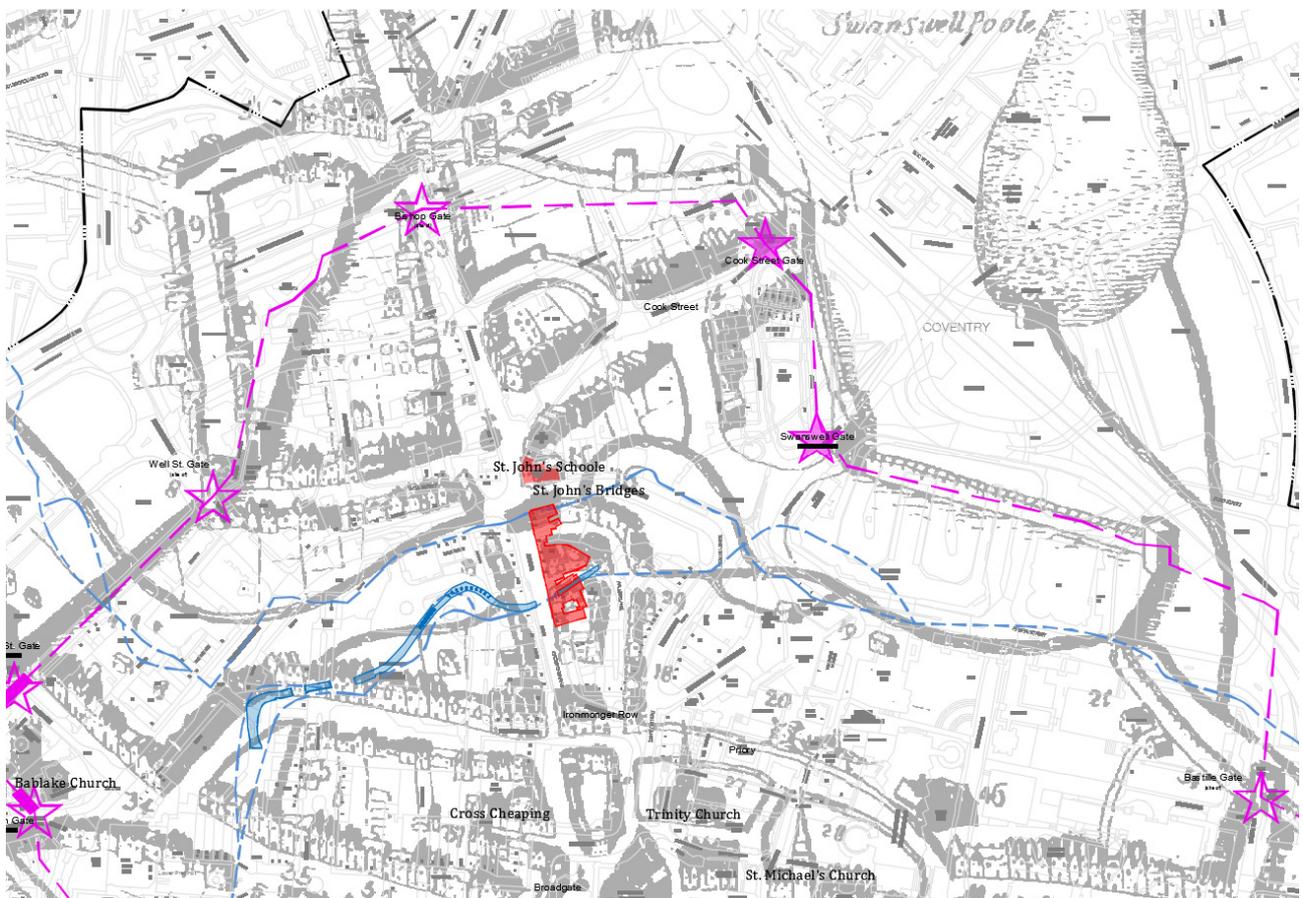


Figure 8. Extract from John Speed's *The Ground Plott of Coventre*, 1610, overlaid with current OS data.

Though the map is of the entire city of Coventry and is loosely drafted, individual buildings are accurately described - the main city gates and churches, including Bablake, Trinity, and St. Michaels, are close approximations of the buildings visible today. The buildings lining the Burges and Palmer Lane show the correct number of plots and correspond to the burgage plots visible on later, more detailed maps. The streets exhibit a variety of plot widths and roof types, with roof ranges running both parallel and perpendicular to the road. The

map illustrates property types which broadly correspond to the typical medieval, wide gabled frontages which persisted until the twentieth-century (see Figure 26 for comparison).

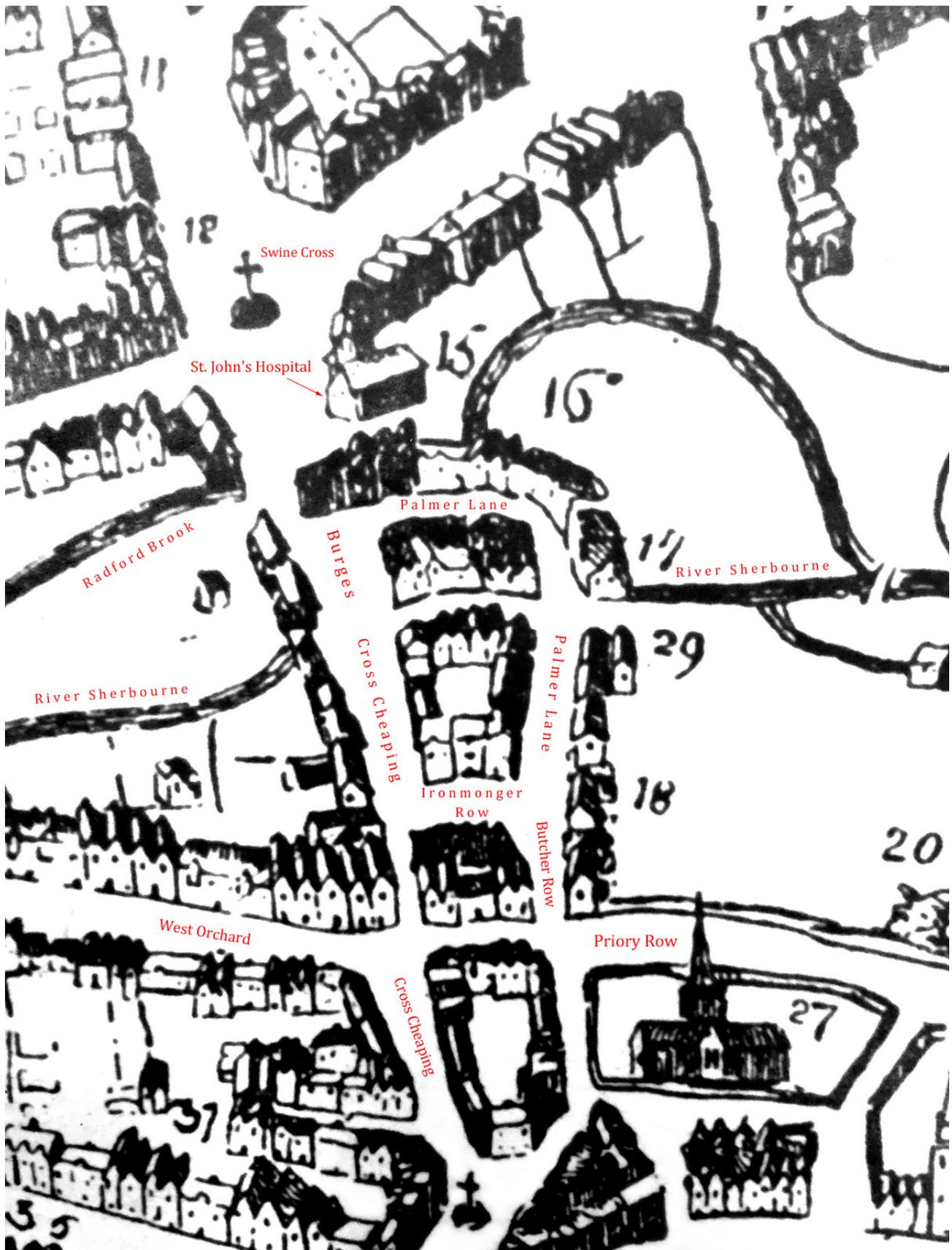


Figure 9. John Speed's *The Ground Plott of Coventre*, 1610, detail. No. 11 is labelled in the map's index as Bishop Street, 12 is Swine Cross, 15 is St. John's School, 16 is St. John's Bridges, and 17 is Palmer Lane. Notes in red added by author for clarity.

(Coventry City Archives reference PA1691/25/2).

#### 4.1.2 Samuel Bradford, *A Plan of the City of Coventry, Surveyed in 1748 & 1749*

Bradford's map also describes an accurate view of the city, and conforms to a more modern plan-view. Swine Cross, Silver Street, Well Street, St. John's Bridges, and Palmer Lane are all accurately located (Figures 10 & 11). The map displays many of the plot boundaries in detail, which correspond well to modern OS data. The boundaries to Palmer Lane can be seen to have persisted to today, particularly along its northern half.



Figure 10. Samuel Bradford's *A Plan of the City of Coventry*, 1748-9, overlaid with current OS boundaries (shown dashed).

The older medieval buildings are still visible to the west side of Burges (labelled St. John's Bridge), and to the east of Cross Cheaping, before road widening and rebuilding works were carried out in the 1930s. The library building of St. John's Grammar School is also visible, prior to its demolition in 1794, as are the school gardens.

#### 4.1.3 Thomas Sharp, *Plan of the City of Coventry*, 1807

This map (Figure 12) is more schematic than the Bradford map, and is less detailed in its treatment, particularly in the rear of properties. However, it can be seen that the plan forms around Burges, Ironmonger Row, and Palmer Lane are broadly unchanged. The arrangement of buildings and laneways along Burges and Palmer Lane correlate to the earlier maps. The library building of St. John's Grammar School is gone, having been demolished in 1794. Swine Cross, which previously stood at the junction of Bishop Street and Silver Street, is also gone, having been taken down around 1763.<sup>14</sup>

#### 4.1.4 *Plan of the City of Coventry*, 1837

This map, though a block plan, shows additional landscape subdivisions, mills and watercourses (Figure 13). The waters at the confluence of the two rivers appears to have expanded greatly in size.

<sup>14</sup> Stephenson, W. B. (Ed.). *A History of the County of Warwick: Volume 8, the City of Coventry and Borough of Warwick*, p.141-6.



Figure 11. Samuel Bradford's *A Plan of the City of Coventry*, 1748-9, detail. From an engraving by Thomas Jeffrys published in 1750 (Coventry City Archives ref. PA1691/25/3). Extent of subject properties outlined in red.

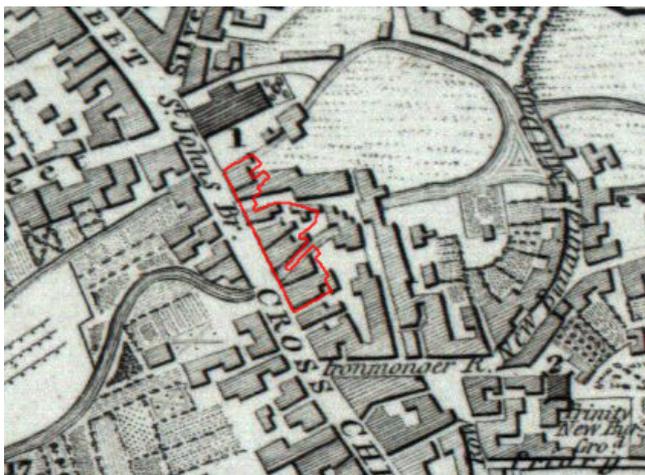


Figure 12. Left, Thomas Sharp's 1807 *Plan of the City of Coventry*. (Coventry Archives & Research Centre ref. PA2684/7/1/1).



Figure 13. Right, *Plan of the City of Coventry*, 1837 (detail). Extent of current buildings outlined in red. (Coventry City Archives).



Figure 14. Ordnance Survey Department, *Board of Health Plan of Coventry*, surveyed in 1851. Scale 1/528 (detail). Location of subject buildings overlaid in red, and current boundaries are shown dashed. (Coventry City Archives ref. PA2684/7/1/4.)

#### 4.1.5 Ordnance Survey Department, *Board of Health Plan of Coventry, Sheet 10, surveyed in 1851*

Following the Health of Towns Act of 1848, which was passed after a severe cholera outbreak that year, a series of large-scale plans were prepared to assist in improving public sanitation, water supply, and drainage. The Board of Health Plan of Coventry was completed in 1851, to a scale of ten feet to one statute mile, or 1/528. This coloured map shows plot and demise boundaries in great detail, along with laneways, access routes, outhouses,

and floor levels for individual properties. The plan can be used to correlate information from the earlier maps, and is a very useful record of Coventry's medieval burgage plots, many of which were destroyed during later rebuilding works (Figure 14).

The Burges, labelled St. John's Bridge (The Burgess) has been widened. Its western frontage is still intact as far north as Well Street, with The Unicorn public house visible close to the Well Street end, and the Old Rose & Crown public house near the bridge at the southern end. The plot widths correspond to those on the opposite side of the street. The newly-constructed Hales Street is visible, with the truncated Grammar School taking its current form, - the gardens were also lost when the street was constructed in 1848. No.'s 1-9 Hales Street have been constructed, but not No.'s 11 or 13.

Palmer Lane features frontages along its entire length, and the Bowling Green Public House can be seen along the northern façade. Palmer Lane Well is noted just north of the Sherbourne, and there are still a number of trees and open green spaces in the locality. The current property demises for the study area are largely in place by this time.



Figure 15. Ordnance Survey, 1: 500 Map, 1<sup>st</sup> Edition, surveyed in 1887 (detail). Coventry City Archives.

#### 4.1.6 Ordnance Survey, 1:500 Map, 1st Edition, surveyed in 1887

The west and east sides of the Burges are relatively unchanged, though some of the laneways appear to have either been closed off or have not been recorded. The Sherbourne River to the east of Palmer Lane has been culverted, and an opening between the buildings has been formed to connect through to the Smithfield Cattle Market. The Sherbourne re-emerges above ground at the intersection of Hales Street and New Buildings. Hales Street is further developed by this time: number 11 has been built, and the Friends Meeting House has been

constructed on what was previously the open bowling green [?tbc]. A number of properties to the north of Palmer Lane have also been rebuilt, east of the old Bowling Green Public House. The site of Swine Cross is marked at the top of the map (Figure 15).

#### **4.1.7 Charles E. Goad Ltd, *Insurance Plan of Coventry, 1897, Scale 40 feet to 1 inch (1:480)***

The rapid growth and increasing industrialisation of towns and cities in the Victorian period led to the development of fire insurance plans, to assess the risk of fire outbreaks, and protect commercial interests. These extremely detailed plans are part of a series, originally produced to aid insurance companies in assessing fire risks, and are part of a collection held by the British Library. They provide an invaluable source of information, and are “a snapshot of the commercial activity and urban landscape of towns and cities at the time.”<sup>15</sup>

Figure 16 shows Maps 2-1 and 3-1 from the Charles Goad Coventry series. These maps record an extraordinary level of detail, including building footprints, number of floors and basements, overhangs, passageways, building heights, and name, use, and type of business. Brick and stone buildings are in red, wooden buildings in yellow. Party wall types are recorded, where likely to be fire compartments between buildings, or where fire protection was doubtful due to age. Roof finishes and overhanging cornices are noted. Roof lights are also shown, and the number of floor voids below is marked. This can give an indication of the likely use and internal arrangement of the building (by highlighting the location of workshops and stairs).

The maps also record information of assistance to fire fighters, including locations of hydrants, water supplies, road widths and turning arcs. The maps note construction materials, overlooking windows on each floor, particular fire hazards, such as places used for assembly of large groups, and consequent fire risk. Indicative floor plans are included for a number of public buildings; for example map 3-1 shows the internal arrangement of the opera house on Hales Street, along with some structural detail.

It can be seen that at the time of the survey much of the medieval building fabric is still extant on the western side of the Burges. The map records timber frame buildings with overhanging wooden cornices (see No.'s 12 & 22-25 Cross Cheaping), which corresponds with photographs from the period (Figure 26). The buildings along the east side of the Burges all have tiled roofs, presumably from the reconstruction of the facades in 1794, whereas those on the western side are a mix of tile and slate.

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<sup>15</sup> British Library, *Fire insurance plans, curator's introduction*. <http://www.bl.uk/onlinegallery/onlineex/firemaps/curatorintro154662.html>



#### 4.1.8 Ordnance Survey 1:2500 map, 1906 (detail)

This map shows that most of the properties in the area remain unchanged from the time of the Goad Map survey. A number of properties on the southwest of Palmer Lane (No.'s 23-25 and adjoining stables) have been demolished.

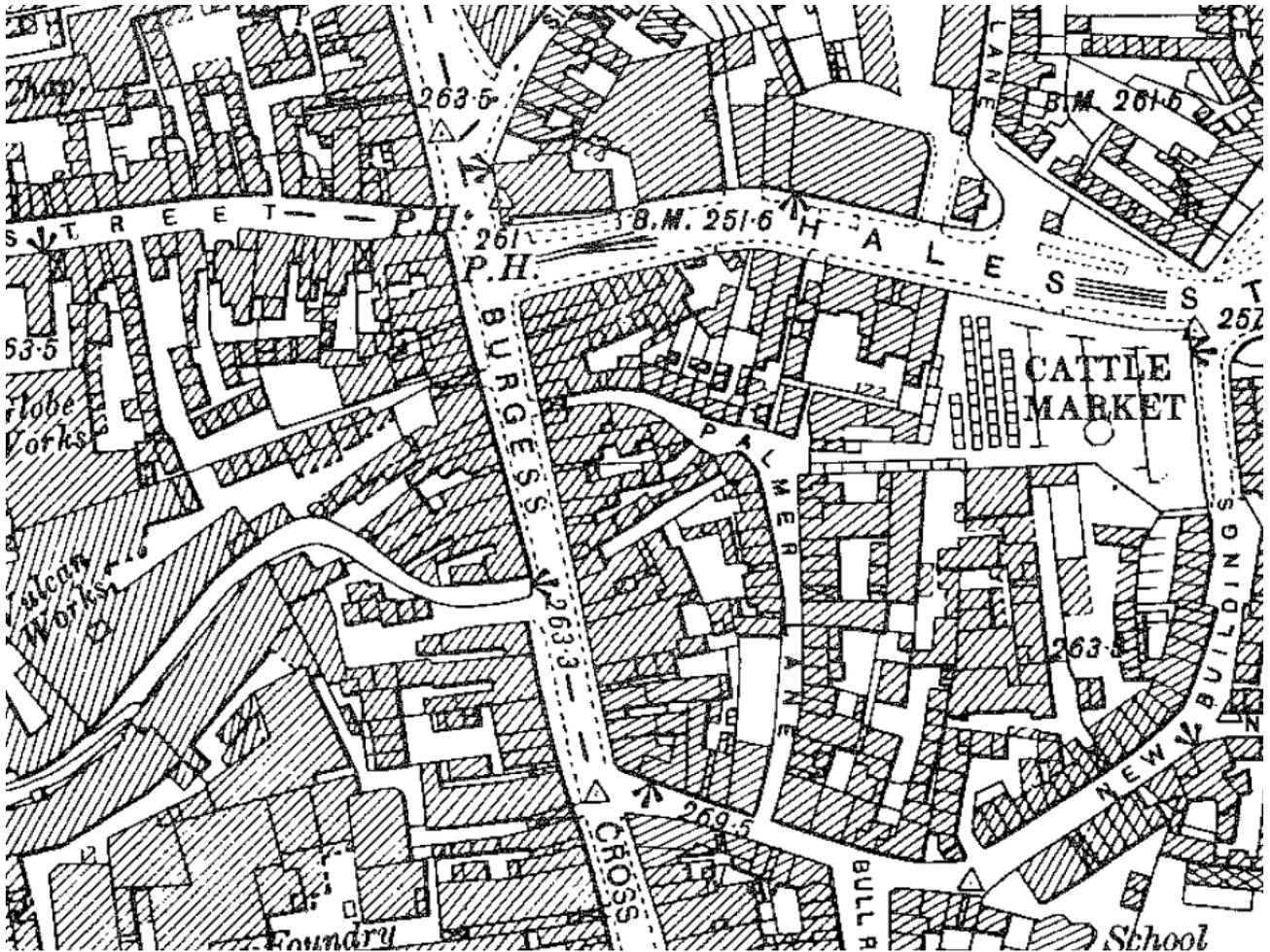


Figure 17. Ordnance Survey map, 1906 (detail). (Coventry City Archives)

#### 4.1.9 Ordnance Survey 1:2500 map, 1914 (detail)

Again, there are no substantial changes from the time of the previous map. The opera house and buildings on the north side of Hales Street are all still in place (Figure 18). Three new infill properties have been constructed on the south side of Hales Street, opposite the opera house. Palmer Lane and the west side of the Burges remain largely unchanged.

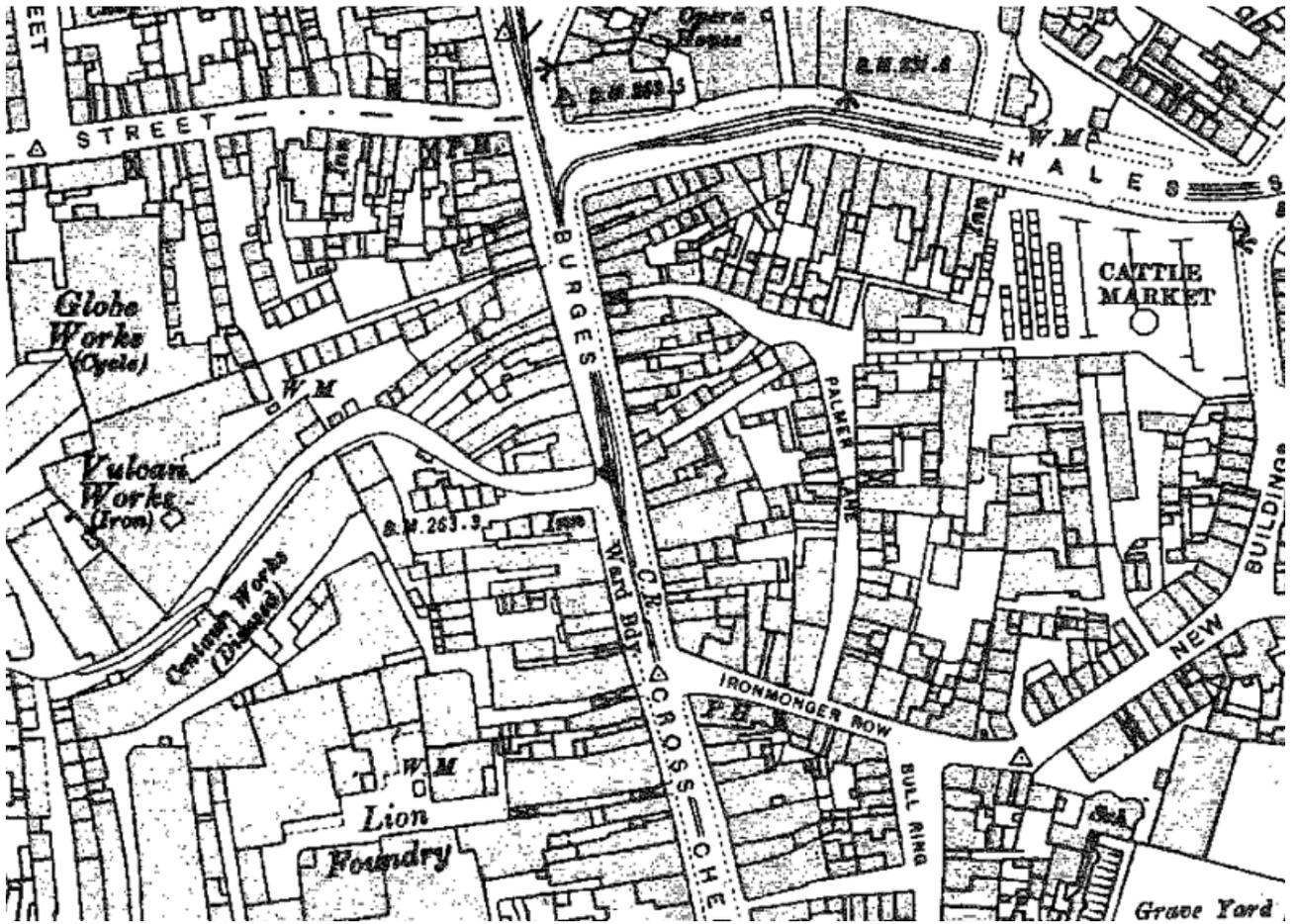


Figure 18. Ordnance Survey map, 1914 (detail). (Coventry City Archives)

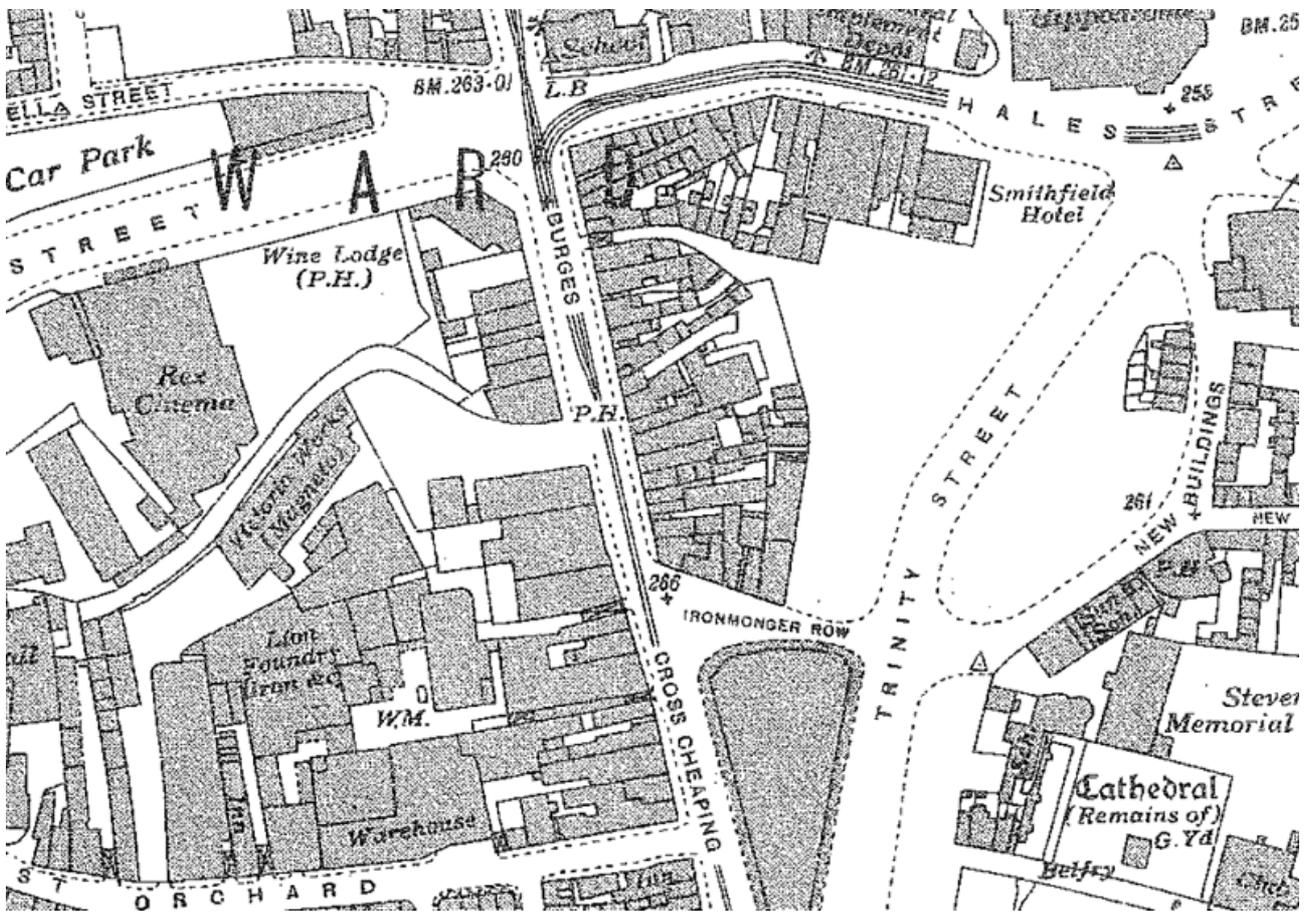


Figure 19. Ordnance Survey map, 1936 (detail).

#### 4.1.10 Ordnance Survey 1:2500 map, 1937 (detail)

The changes by this time are marked (Figure 20). The entire west side of the Burges between the River Sherbourne and Well Street has been demolished. A new property line has been established, the western line set back to allow the road to be widened, and a number of new properties have been built: No.'s 2-9 & No. 17 Burges (then the Wine Lodge Public House, now the Tudor Rose). The new party wall locations and boundaries bear no relation to the previous boundaries, and so the medieval burgage outlines set down hundreds of years previously have been lost.

The removal of this entire block has allowed Corporation Street to be set out, and the Rex Cinema has been constructed on this new street. A number of sites along Corporation Street, and on the north side of Well Street, remain vacant.

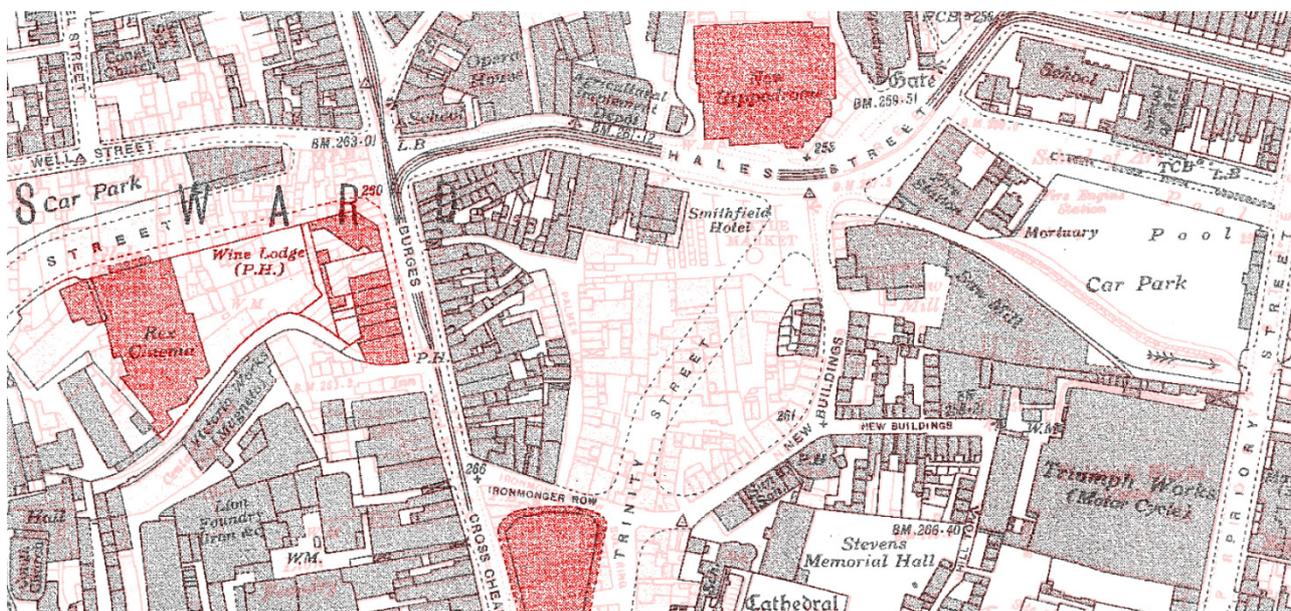


Figure 20. 1937 Ordnance Survey map overlaid on 1914 map. Buildings demolished between 1914 and 1937 shown in feint red, new buildings constructed in the period shown dark red. (Coventry City Archives)

The east side of Palmer Lane has been demolished, as far west as New Buildings. Trinity Street has been set out (1934) but remains undeveloped. The old Ironmonger Row, one of the oldest streets in the city, the Bull Ring, and Butcher Row (see Figure 25), have all been demolished. The River Sherbourne appears to have been completely culverted east of Hales Street.

#### 4.1.11 Ordnance Survey 1:2500 map, 1960 (detail)

By the 1960s the buildings along Trinity Street are in place, the Illingworth building on Palmer Lane has been constructed, and the original line of Palmer Lane as it extended into Ironmonger Row has been demolished. The southern end of Palmer Lane has been extended west to connect back into Cross Cheaping. The entirety of Cross Cheaping south of this point has been demolished, and the street widened.

On the western side of Burges, No.'s 1 and 11-13 have been constructed. A new multi-storey car park has been built on the site of the industrial properties to the rear. No.'s 4-14 Hales Street have been built on the site of the opera house.

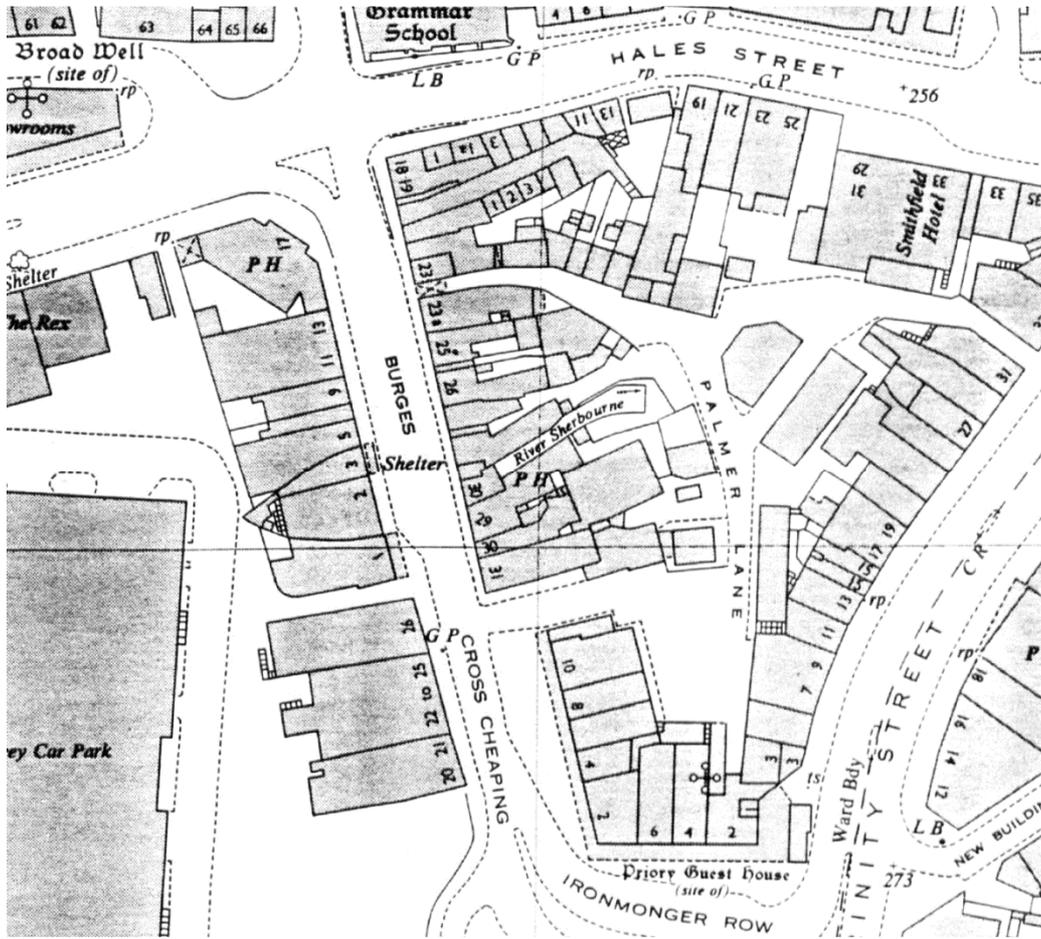


Figure 21. 1960 Ordnance Survey Map.

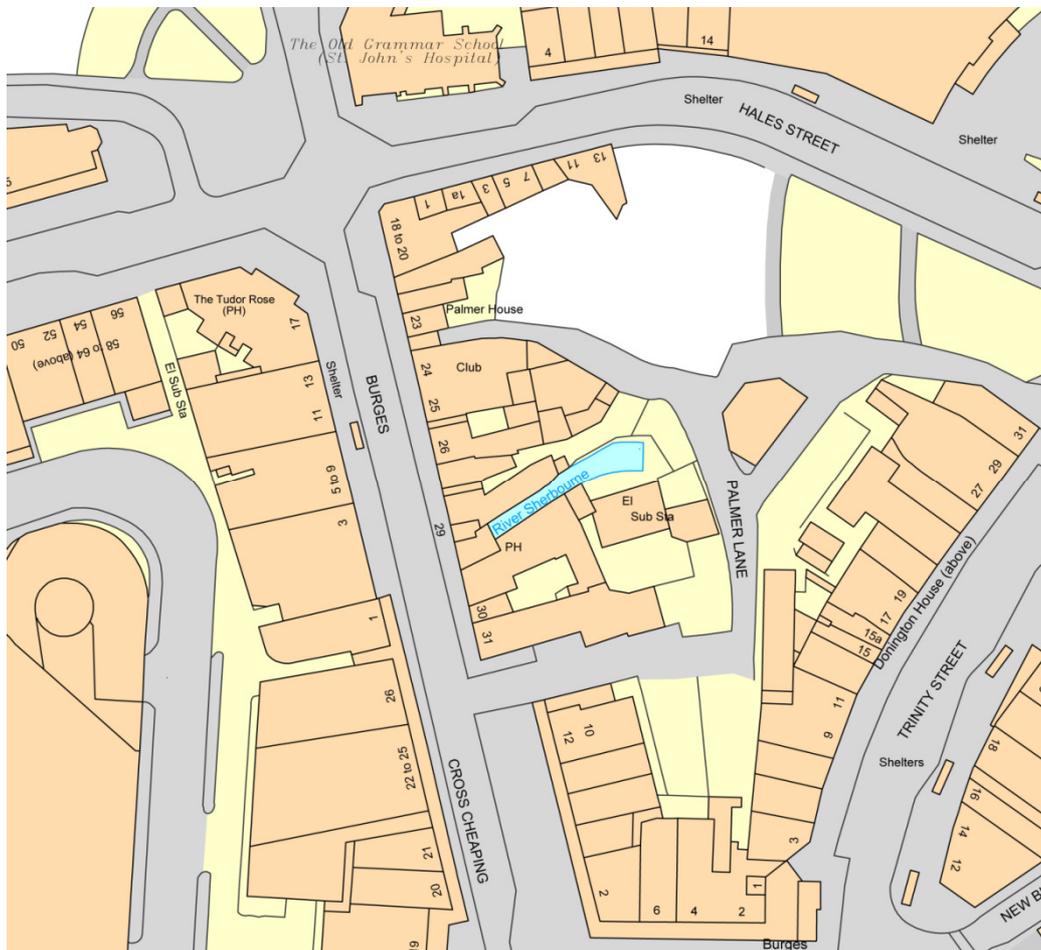


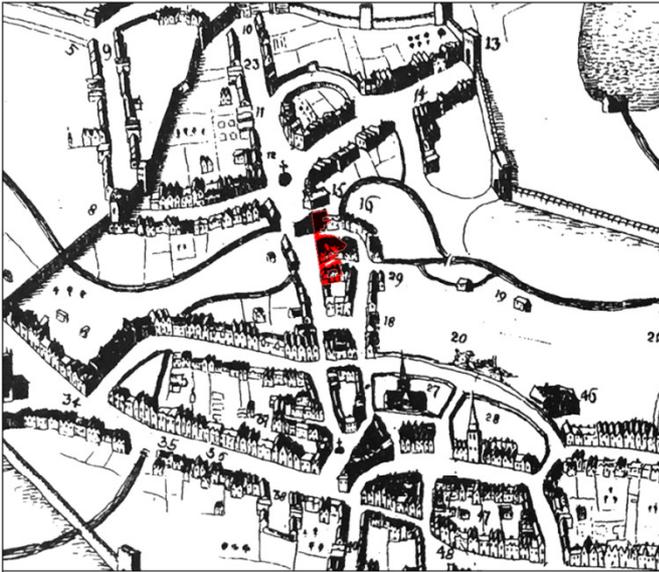
Figure 22. 2017 Ordnance Survey Map (detail).

#### 4.1.12 Ordnance Survey 1:2500 map, 2017 (detail)

The buildings previously located on the junction of Well Street and Bishop Street have been demolished, and a new open space is located adjacent to the intersection. The buildings to the north of Palmer Lane have been demolished, right up to the rear of the Hales Street properties. The building on the south corner of Palmer lane is also gone. A number of new properties to the south west of Cross Cheaping have been constructed since the 1960 map.

#### 4.1.13 Summary Chronology of the Burges Area

1160-76	Hospital of St. John established
1183	First recorded mention of the Chapel of St. John's Hospital (1183-4) (Lilley, p.289)
1223	First mention of a lease on a house 'between the bridges' (Lilley, p.227)
1280	Earliest documented reference to Cross Cheaping
1306	First recorded reference to Palmer Lane. It may have been an early "processional way for pilgrims" visiting the Priory.
1309	First recorded reference to Burges, then known as 'between the bridges'
1350s	Construction of the city walls begins
1763	Swines Cross taken down
1794	Burges widened & frontages considerably altered (Lilley, p.254, quoting Poole 1870, p. 265, also 'last decade of the century' <i>A History of the County of Warwick: Volume 8</i> )
1823- 1934	The Pilgrim's Rest public house stood at the corner of Palmer Lane and Ironmonger Row. It replaced an earlier, 14 <sup>th</sup> C. timber-framed structure, also known as the Pilgrim's rest, which was demolished c.1820. It stood on the site of the medieval priory guest house.
1848-50	Hales Street laid out (1843 Lilley)
1880s	Infill of many rear properties during a period of prosperity and industrial expansion.
1889	Radford Brook dried out by this time
19 <sup>th</sup> C.	Broadgate widened
Early 20 <sup>th</sup> C.	A number of new, high-quality shopfronts are installed along the Burges & Cross Cheaping
1914	No. 2 Burges constructed (new front constructed 1933)
1928	Designs submitted for No.'s 11 & 13 Burges - Portland stone façade with bronze window frames
1931	Corporation Street opened
1932	Sherbourne culverted
1936	Butcher Row demolished
1934-7	Trinity Street constructed
1940	First air raid carried out (14 <sup>th</sup> November)
1941	Second air attack on the city (8 <sup>th</sup> April)
1946	Survey of war damage to Burges & Cross Cheaping carried out (April)
1948-53	Planning applications submitted for carrying out repairs to war damaged premises 31 Cross Cheaping (1948) repair of war damage by taking off and providing new roof 25, 28, 29, 30 Burges (1953)



John Speed, 1610, Map of Coventry. (-MAP) SCT807  
St. John's School, No.'s 18-30 Burges & No.'s 29-31 Cross Cheaping outlined in red



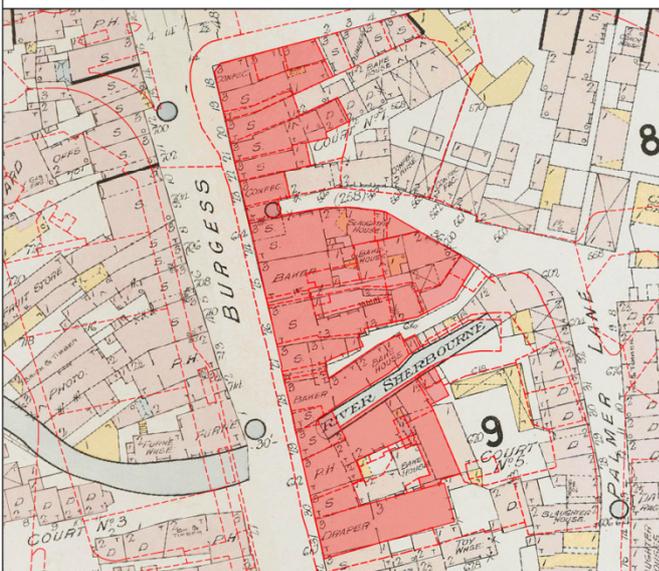
Samuel Bradford, A Plan of the City of Coventry, 1748.  
St. John's School, No.'s 18-30 Burges & 29-31 Cross Cheaping outlined in red



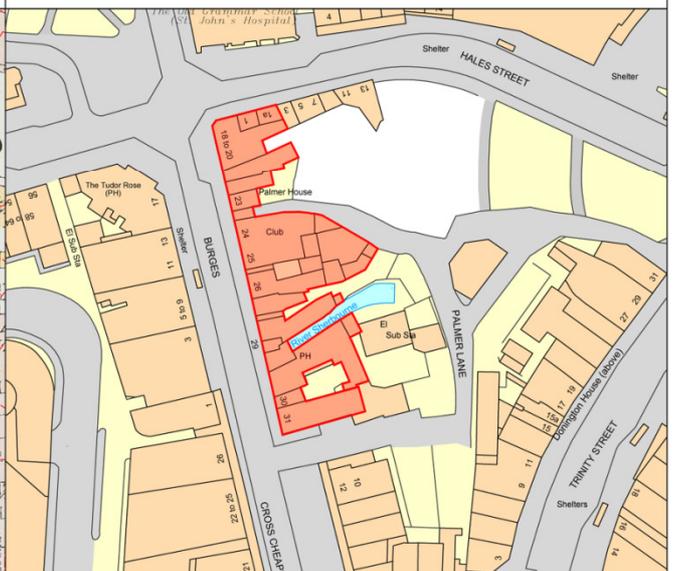
Board of Health Map 1851  
Coventry City Archives ref. PA2684/7/1/4.



1886, Ordnance Survey Map, 1st Edition.  
Current OS overlaid in red.



1897 Insurance Plan of Coventry Sheets 2-1 & 3-1, Charles E. Goad Ltd.  
British Library Shelfmark: Maps 145.b.10.(6.)



Current Ordnance Survey Map  
Ordnance Survey, © Crown Copyright 2017. All rights reserved. Licence number 100022432

Figure 23. Evolution of the Burges between 1610 and the present-day.

## 4.2 Historic Prints & Photographic Evidence

Photographs of the Burges and Cross Cheaping survive from the 1860s onward, and are useful to assist in establishing dates for major changes. These are included below and discussed in the main body of the text.



Figure 24. Butcher Row in 1863 (Historic England archives, ref.4059/162).



Figure 25. Butcher Row in 1880, from the Francis Bedford collection.



Figure 26. Cross Cheaping and the Burges c. 1860 (Wingrave). Reproduced with permission from *The City of Coventry: Images from the Past*, David McGrory (Jones-Sands, Wirral, 1996).



Figure 27. Cross Cheaping looking toward Burges, 1912. Reproduced with permission from David McGrory's *Coventry then & now*, The History Press, Stroud, 2011. *Original image from Teesee Series Postcards, C.E. Grove, Kinver, c.1931-2.*



Figure 28. Cross Cheaping and the Burges, c.1913. Reproduced with permission from David McGrory's, *Around Coventry in Old Photographs* (1991).

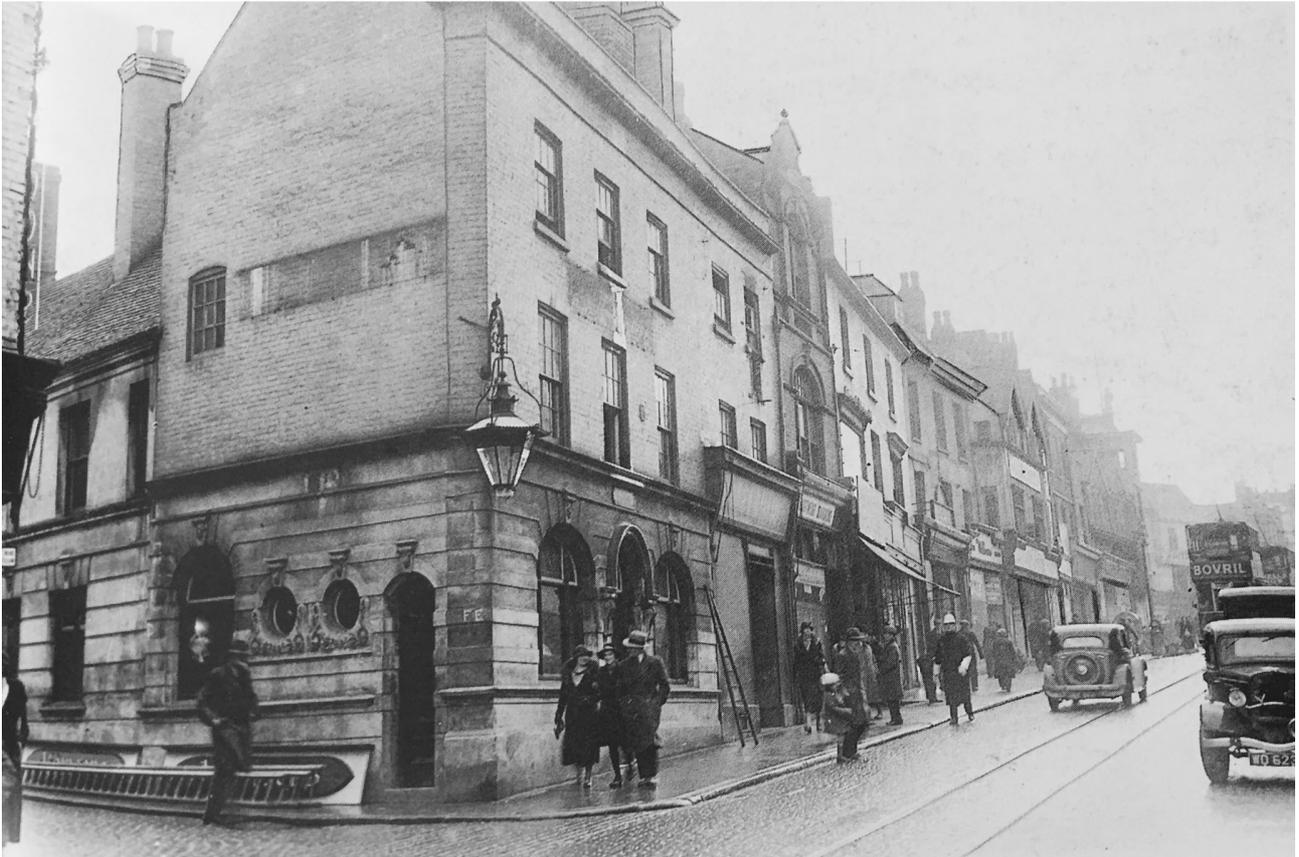


Figure 29. Cross Cheaping, c.1930. Reproduced with permission from Douglas, A., Moore, D., & Douglas, J. (1995). *Coventry: A Century of News*. Brewin Books.



Figure 30. The Burges, c.1930. Reproduced with permission from Douglas, A., Moore, D., & Douglas, J. (1995). *Coventry: A Century of News*. Brewin Books.



Figure 31. The Burges, looking north, in 1932. Reproduced with permission from *The City of Coventry: Images from the Past*, David McGrogy, p.101.



Figure 32. Burges looking towards Cross Cheaping, 1935. Reproduced with permission from *The Coventry we have lost*, by Albert Smith, & David Fry (Simanda Press, Berkswell, 1991). Original image from *Teesee Series Postcards*, C.E. Grove, Kinver, c.1931-2



Figure 33. Burges looking towards Cross Cheaping, c.1935. Reproduced with permission from Mike Cremin's *Coventry on Old Picture Postcards, Yesterday's Warwickshire Series No.17, 2001.*



Figure 34. Burges looking towards Cross Cheaping, c.1935. Detail.

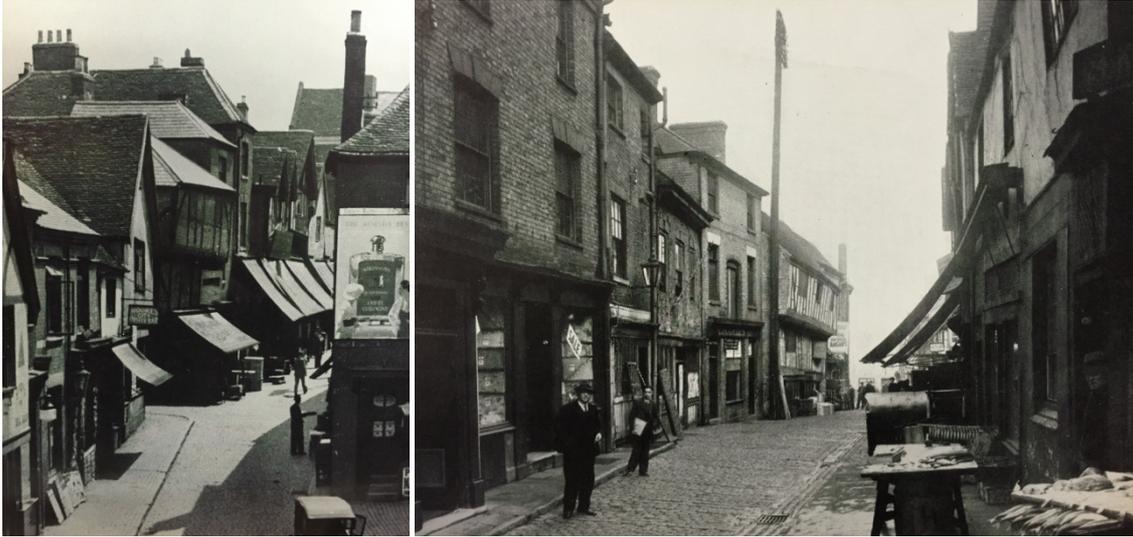


Figure 35. Butcher Row in 1935, prior to demolition for the making of Trinity Street.  
(Coventry City Libraries Local Collection, ref. PA2465/12. From a photograph by the City Engineer.)



Figure 36. Cross Cheaping and the Burges in 1937. The three-storey building containing George Mason, grocers, and Franks Optician is a sixteenth-century merchants house. (Reproduced with permission from *The City of Coventry: Images from the Past*, David McGrory, p.106 (Jones-Sands, Wirral, 1996).



Figure 37. Cross Cheaping looking toward Burges, c.1939. Reproduced with permission from *The Coventry we have lost*, by Albert Smith, & David Fry (Simanda Press, Berkswell, 1991).



Figure 38. Hales Street in 1951. (Reproduced with permission from *The City of Coventry: Images from the Past*, David McGrory, p.101 (Jones-Sands, Wirral, 1996).



Figure 39. The Pilgrim's Rest public house, on the corner of Ironmonger Row and Palmer Lane, c.1934. It was demolished in 1936. A plaque can be seen over the door which read: "*Upon this site stood the Western part of a large and very Ancient Edifice called THE PILGRIMS REST. It was supposed to have been the Hostel or Inn for The Maintenance and Entertainment of the Palmers And other Visitors to the Priory of Benedictine Monks which stood near to the Eastward. It became ruinous and was taken down AD MDCCCXX when this house was erected*".<sup>16</sup>

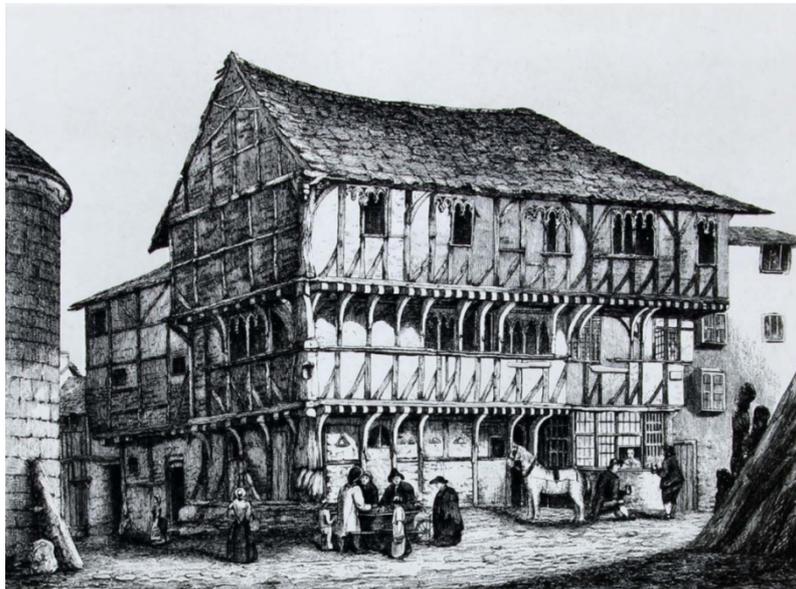


Figure 40. The earlier timber-framed Pilgrim's Rest (originally the Priory's Guest House and used as such possibly until the Dissolution), demolished in 1820. Decorative stone windows survived from this building and were incorporated into the later building, and were described in 1916 (McGrory, Secret Coventry). Image from Historic England archives, ref.4063/112 (Troughton).

<sup>16</sup> Image on the left from Coventry Archives (CCA ref. PA2465/1/12). Image on the right from [https://oldcoventry.files.wordpress.com/2016/08/img\\_20150704\\_185232.jpg](https://oldcoventry.files.wordpress.com/2016/08/img_20150704_185232.jpg). Plaque quote taken from [http://forum.historiccoventry.co.uk/main/forum-posts.php?s=15&id=8456&q=&member=&cat\\_id=2&show\\_cats=&var1=](http://forum.historiccoventry.co.uk/main/forum-posts.php?s=15&id=8456&q=&member=&cat_id=2&show_cats=&var1=)



Figure 41. Palmer Lane in 1934. Postcard PA2465/1/16 Coventry Archives.



Figure 42. The River Sherbourne in 1968. Historic England archives, ref.4059/161.

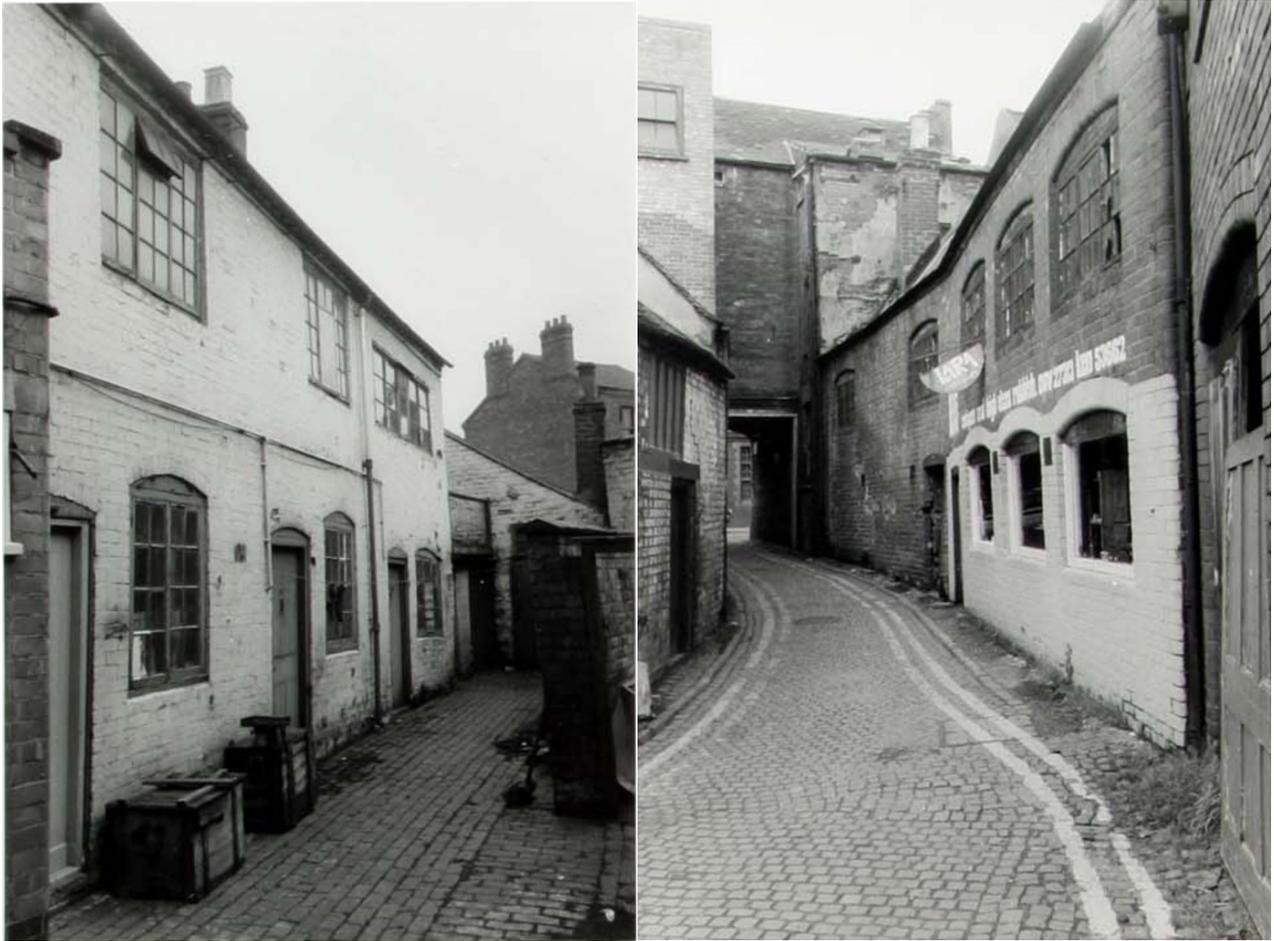


Figure 43. Left, cottages (No.'s 1-3) to the rear of No. 6 Burges in 1968. Historic England archives, ref.4059/163.

Right, Palmer Lane in 1968. Historic England archives, ref.4059/162.



Figure 44. Palmer Lane c.1978 with the rear of Burges properties in the background. Image courtesy Coventry City Council

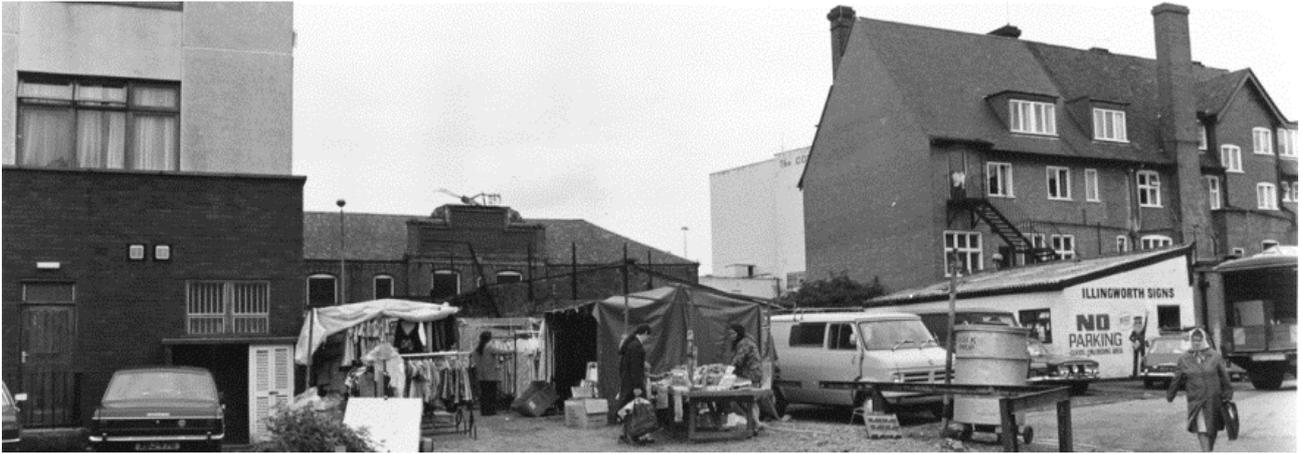


Figure 45. Palmer Lane c.1978 with Hales Street visible in the background. Image courtesy Coventry City Council

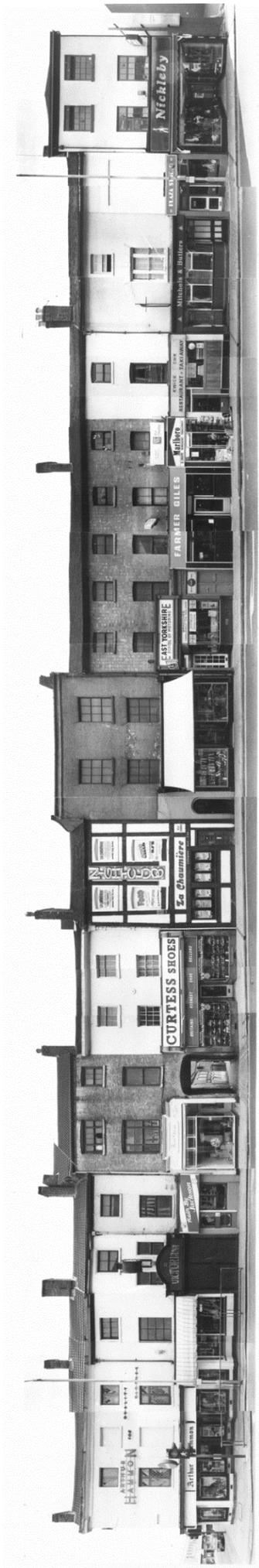


Figure 46. Burges photomontage (undated, possibly 1978). Image courtesy Coventry City Council



Figure 47. The Burges in 1966. Image courtesy Coventry City Council's Conservation and Archaeology Office.



Figure 48. The Burges in 1973. Image courtesy Coventry City Council's Conservation and Archaeology Office.

### 4.3 Drawings and Reports

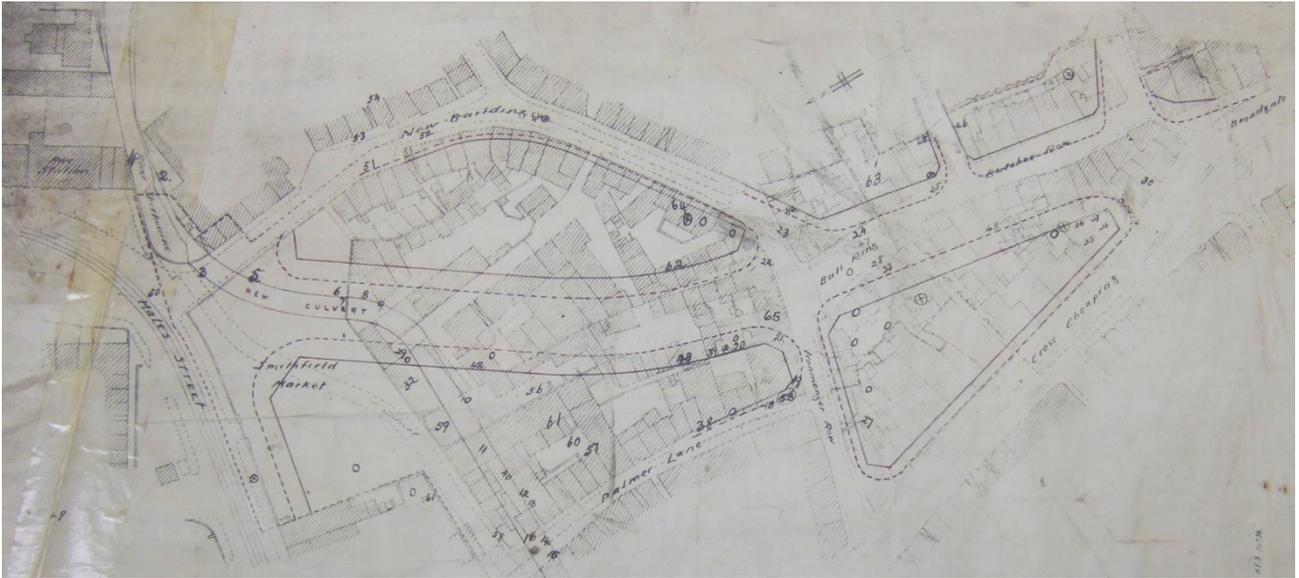


Figure 49. Trinity Street Works (1934). Excavations recorded by J.B. Shelton, drawing by Coventry City Engineer.

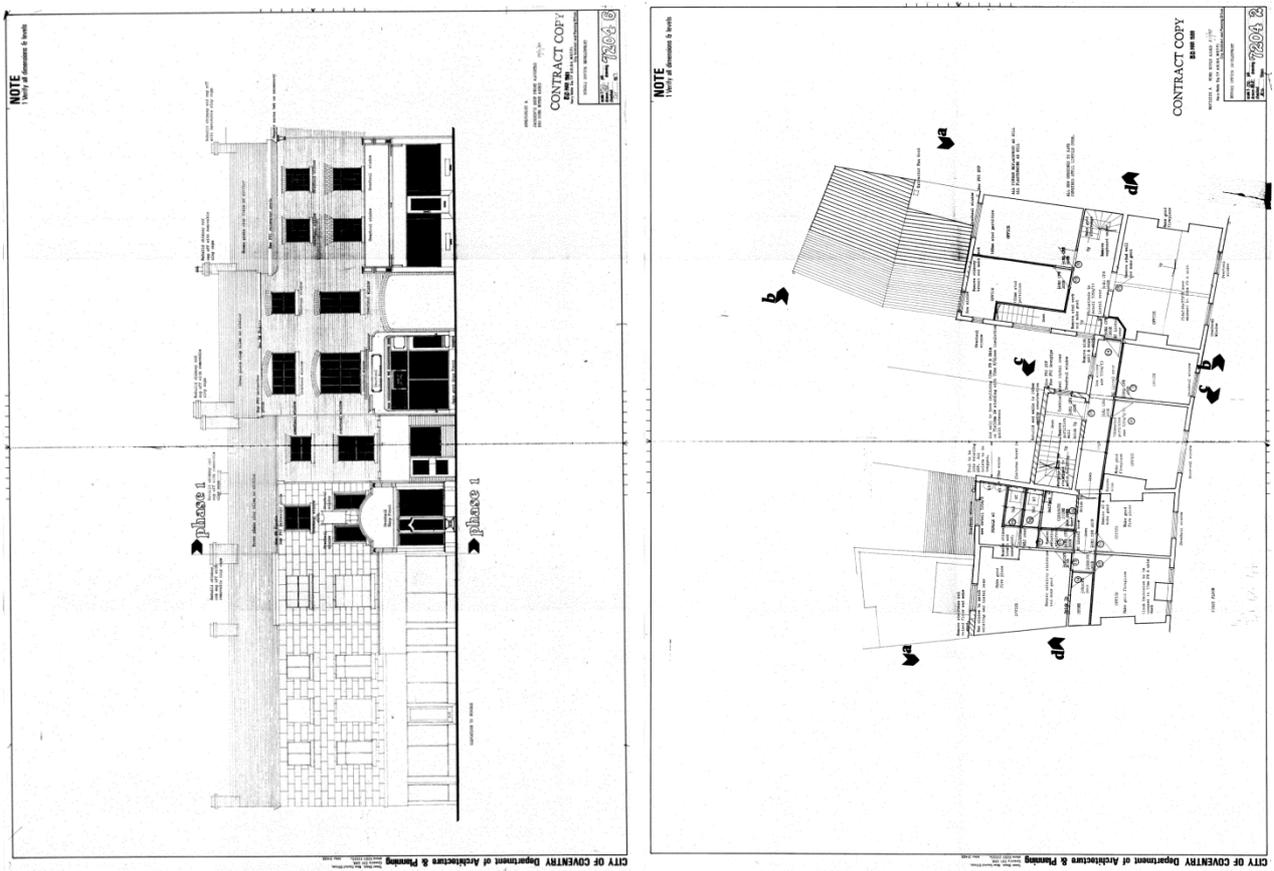


Figure 50. Palmer House refurbishment works, 1980. Drawings courtesy Coventry City Council.

## 5.0 Physical Evidence

### 5.1 Plot Widths

Goddard's analysis of plot widths in Anglo-Saxon towns suggests that the statute perch was used as a standard dimension when laying out streets and burgage plots between the ninth and thirteenth centuries.<sup>17</sup> The perch (also known as a rod or pole), was equivalent to 5.03m, or 16.5 feet, and early burgage plots were often laid out using a double-perch width. Thirteenth-century deeds describe plot widths in the area of the market place as 3.4 m (11 feet), which may represent early burgage plot divided into thirds.

#### Plot widths for Burges & Cross Cheaping (approximate)

Burges (No.)	Plot Width (m)	(ft)
18	4.43	14'6"
19	4.45 (incl 1.2 lane)	14'7"
20	3.5	11'6"
21	3.2	10'6"
22	3.4	11'2"
23	4.2	13'9"
23a (original)	3.2 (+ lane 2.4)	10'6"
24	3.4	11'2"
25	7.4 (incl 1.2 lane)	24'3"
26	6.3	20'7"
27	4.4 (+1.2 lane)	14'5"
28	5.1	16'9"
29	3.1	10'2"
30	4.5	14'9"
<b>Cross Cheaping</b>		
29	6.4	21'
30	3	9'10"
31	5.8 (originally)	19'

Figure 51. Plot widths along the Burges and Cross Cheaping east side (source: 2017 Ordnance Survey)

The western side of the Burges was completely demolished by the 1930s to facilitate road-widening, and no trace of the medieval burgage plot remains. The eastern side of the Burges and Cross Cheaping features narrow, rectangular burgage plots, though deeper than the plots of the market place and Butcher Row to the south. The plots today range from 3m to 6.4m (11'6" to 21') in width, and are approximately 17m (55') deep. Subsequent rebuilding, and the presence of irregular boundaries, has made it difficult to estimate the standard set out widths accurately. However it would appear that the widths correspond approximately with a standard of 3.2-3.4m, with main building depths ranging from 4.5m to 5m. These proportions may indicate that the setting out of the Burges is contemporaneous with the development of the earliest burgage plots around the market place.

The properties were interspersed with laneways in order to provide access to the stables and outhouses at the rear of the sites. There are 17 surviving properties along the eastern side of Burges and Cross Cheaping which

<sup>17</sup> Goddard, Richard. *Lordship and medieval urbanisation: Coventry, 1043-1355*. Vol. 41. Boydell & Brewer Ltd, 2004, p.44-45.



steel retaining ties, iron pattress plates, and tie rods. There is evidence of significant historic structural movement, likely to date from war damage in 1940-41. A variety of ad-hoc services, cables, lighting fixtures, and alarm boxes adorn the façades (Figures 56 & 57).

The windows are mostly painted timber sliding sashes, dating to a variety of periods. The earliest are late-eighteenth century in origin and feature crown glass in six-over-six panels at first floor, and three-over-three and three-over-six sashes at second floor. Others are later Victorian replacements with larger panes, and a small number are modern replacements. Window heads are in rough brick segmented arches and soldier courses, some of which have been rendered. Cills are generally in stone, though heavily over-painted, and some have been removed at first floor level, where high-level shopfronts were previously fitted. The windows are in reasonable condition though some require repairs.

The roofs also date from a variety of periods. The earliest constructions are timber-framed with clay tiles, while later finishes are 20<sup>th</sup>-century replacements in corrugated sheeting and concrete pantiles (Figures 56-58). Some of the roofs, such as between 18 and 19 Burges, have sagged where earlier supporting walls have been removed - this movement is presumed to be historic.

Many of the roof finishes to the front elevations are of relatively recent origin. Figure 47 shows the Burges in 1966. The roofs can be seen to have large extents of patch repairs, presumably due to war damage. By 1973 (Figure 48) the northern half of the Burges (No.'s 18-23) has been completely re-roofed in a concrete pantile. Most of these have since been replaced. A comparison with recent photographs suggest that only the roof finishes on the southern end (27-30 Burges and 29-30 Cross Cheaping) pre-date the 20<sup>th</sup> century.

Rainwater goods range from cast-iron to pressed metal and uPVC. Many are in need of repair, particularly at low-level, where the poor condition or absence of downpipes is causing water ingress into the building masonry. Chimneys are in brick, and some have been removed, capped off, or rebuilt. Flashings to chimneys and shopfronts are in lead.

Shopfronts types vary widely. There are some high-quality, early 20<sup>th</sup> century timber fronts with feature glazing, (such as seen in 18 & 20 Burges, see Figure 58), while most are unsympathetic, low-quality aluminium replacements with plastic signage fascias from the 1970s and 1980s. A metal drainage channel runs along the base of each shopfront, and the pavement finish is concrete slab with granite kerbing. Stone slabs are laid around the junction of Hales Street, and granite setts are positioned in front of the access to Palmer Lane, and to the right of No. 29 Cross Cheaping.

### **5.2.2 Rear Elevations**

The rear elevations contain building fabric which pre-dates the eighteenth-century rebuilding. The earlier building blocks are shallow, typically c.4.5m deep, and roofed in a single range, with the main ridge running parallel to the street. These generally have a rear return which runs perpendicular to the main block, and extends typically 2m from the back of the main roof. Many of these roofs are timber-framed with clay roof tiles (Figures 59 & 60). The rear returns are in brick, and windows have rough brick arches and cills in stone and timber. Windows at first and second floor level are generally in timber, are not of particularly high quality, and are in poor condition.

The rear elevations also show evidence of considerable rebuilding. The rear facades to No.'s 22 & 23 Burges (Palmer House) were rebuilt in the 1980s (Figure 50). The rear outbuildings to 21 & 22 were previously extended and rebuilt, possibly in the 1890s (Figure 59.2). Other additions and alterations are visible throughout the terrace - variations in brick and window types indicate that many of the rear elevations and outbuildings have been modified at various stages.

The rear boundaries are marked by brick walls, railings, gates, security grilles and razor wire. Many are completely overgrown. The rear of the properties have also been used to locate condensers for air conditioners, rainwater collection and a variety of building utilities and services.

### **5.2.3 Internal Fabric**

Many of the upper floors are either unoccupied or used as storage spaces, and much of the internal fabric remains relatively unchanged. Internal walls are mainly brick, and many of the windows have been blocked with security grilles or internal linings.

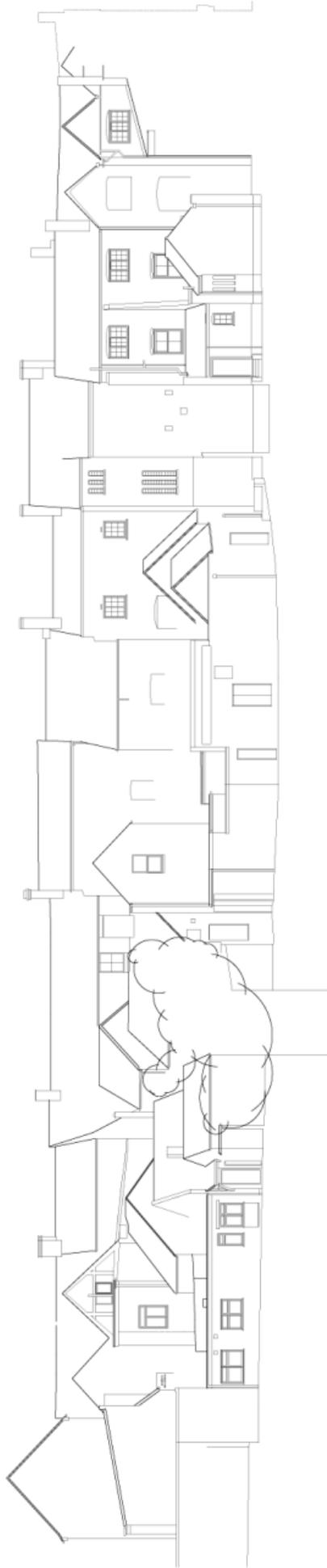
Most of the buildings inspected have timber roof structures, trusses and purlins (Figures 60 & 61). Numbers 18-20, 23, 24, & 30 Burges, 29 Cross Cheaping all feature timber king post trusses, purlins, and beams. Other properties which have not been inspected may have also retained similar structures.



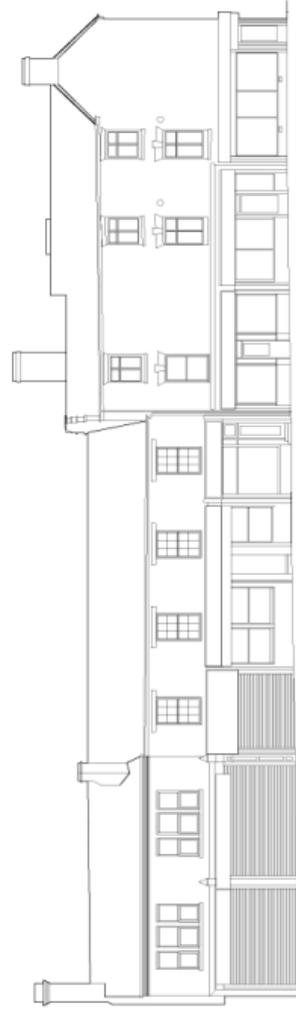
Figure 54. Existing building fabric, plan & site inspection notes - refer to text for details



ELEVATION TO BURGESS AND CROSS CHEAPING  
SCALE 1:100



ELEVATION TO PALMER LANE  
SCALE 1:100



ELEVATION TO HALES STREET  
SCALE 1:100

Figure 55 .Existing building elevations: Hales Street, Burges, and Cross Cheaping



Figure 56. Facades to Hales Street, Burges, and Cross Cheaping



1. The Burges looking north toward the Old Grammar School, showing variation in building and shopfront heights, fenestration



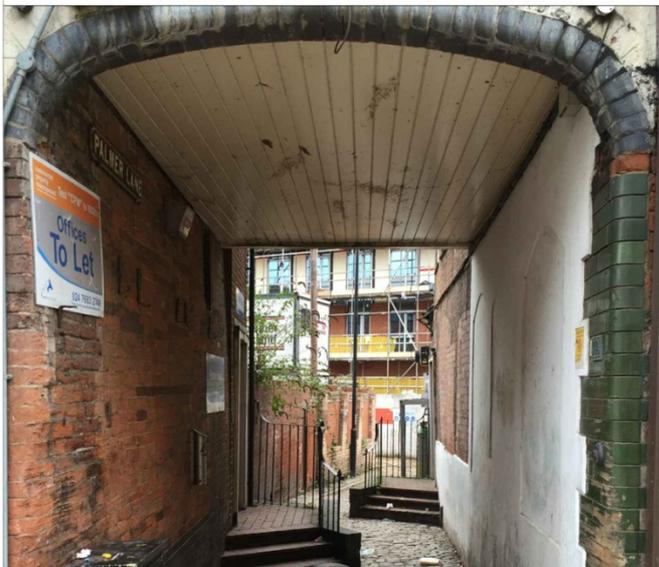
2. No.'s 20, 21 & 22 Burges: rendered and painted brick elevations, roof pantiles from 1960s (top left), early 20th C. shopfront (centre)



3. Facade to No.'s 28 & 29 Burges illustrating typical brickwork and variation in window types and condition



4. Facade to No. 31 Cross Cheaping - note cracks in facade and infill brickwork to spandrel panels above first floor windows



5. Palmer Lane, entrance from the Burges. Note variations in brickwork and former window opes



6. Detail of aluminium shopfronts with plastic signage to No.'s 28-30 Burges

Figure 57. Burges & Cross Cheaping - front façade details.



1. No. 22 Burges - detail of high-quality shopfront surround and inlay, dating from the early twentieth century



2. No. 22 Burges - detail of high-quality shopfront, curved glass, and decorative entrance door



3. No. 23 Burges - high-quality early 20th C. shopfront with feature glazing, concealed behind modern signage.



4. No. 23 Burges - original shopfront with feature glazing and awning hidden behind modern signage.



5. No. 27 Burges. Remains of high-quality carved shopfront surviving above archway



6. No. 22 Burges - details of existing shopfront

Figure 58. Burges & Cross Cheaping - details of historic shopfronts still extant.



1. Roofs and rear elevations to Burges & Cross Cheaping (southern half). The variety in materials and construction dates can be seen



2. Roofs and rear elevations to the Burges (northern half). The rebuilding work to No. 23 Burges can clearly be seen on the left



3. The east side of the Burges & Cross Cheaping (in red). Note the shallow building blocks and rear returns. © Bing maps



4. Brickwork to rear of No's 21-22 by Wilkins & Webster Coventry, known as B Wilkins & Sons until c. 1888 ([historiccoventry.co.uk](http://historiccoventry.co.uk))



5. Rear returns to No.'s 18-22 Burges. Note windows with brick arches and timber casements.



6. A number of iron casement windows are still extant, such as this one in the rear of No. 28 Burges

Figure 59. Burges & Cross Cheaping - details of rear elevations.



1. Timber frame structure to rear of No. 29 Burges



2. Timber frame structure to rear of No. 29 Cross Cheaping



3. Remains of timber frame roof to No. 31 Cross Cheaping



4. Rear facade to No. 27 Burges



5. Elevations overlooking the River Sherbourne



6. The current overgrown and inaccessible areas around the River Sherbourne

Figure 60. Timber-framed historically significant fabric to the rear of Burges & Cross Cheaping



1. Timber frame structure No. 18, 19 & 20 Burges



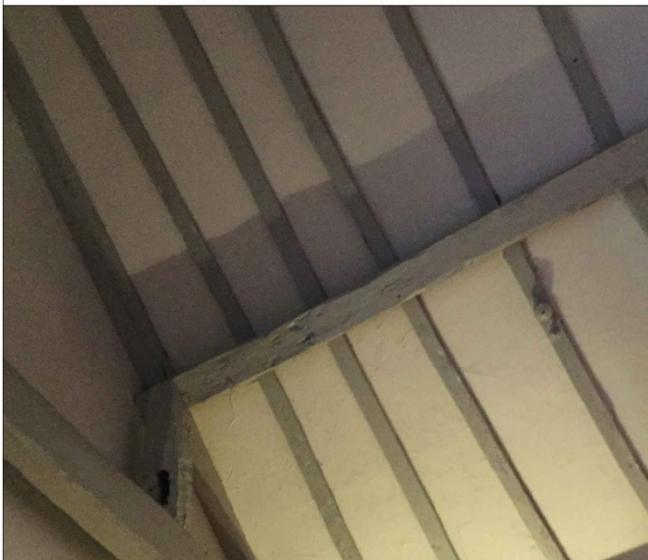
2. Timber king-post truss to rear of No. 19 Burges



3. Remains of timber frame to No. 23 Burges



4. Timber beams & floor to No. 30 Burges



5. Timber roof structure to rear of 29 Cross Cheaping



6. Timber roof structure to upper floors of 29 Cross Cheaping

Figure 61. Timber-framed roof structures - internal views

## 6.0 The Site and its Setting

### 6.1 Site Location

6.1.1 The study area is located at the centre of the historic City of Coventry, north of the early market place. It is bound to the North by Hales Street, by Burges and Cross Cheaping to the west, Ironmonger Row to the south, and Palmer Lane to the east.



Figure 62. Panorama illustrating the context of Burges and Cross Cheaping, located at the centre of the image. To the left is Ironmonger Row, and on the right looking toward Trinity Street, is the Flying Standard public house

### 6.2 Setting

6.2.1 The Burges and Cross Cheaping developed as a continuation of Broadgate, forming the main route north out of the city. This connection was terminated during the reconstruction of Broadgate in the 1950s, and the relationship is no longer obvious (Figure 63).



Figure 63. Cross Cheaping looking south towards Broadgate

6.2.2 Continuing north, the street is framed by the Grade-I Old Grammar School on the right, on the corner of Hales Street and Bishop Street, and open green space on the left hand side. Beyond this point the urban fabric of Bishop Street is fragmented, particularly when compared to its appearance in the 1930s (Figure 37).



Figure 64. The Burges looking north towards Bishop Street

6.2.3 Looking west along Corporation Street, the scale of the environment changes from the three-storey Tudor Rose public house, on the left, to eight-storey modern buildings with precast and curtain walling facades (Figure 65).



Figure 65. Looking west from the Burges along Corporation Street

6.2.4 The south side of Hales Street features a terrace of two-storey brick buildings with decorative shopfronts, mostly constructed in the 1840s (Figure 66). These have retained many original elements, discussed below.

6.2.5 Palmer Lane runs along the rear of the Burges and Cross Cheaping. There is an laneway entrance off the Burges, and road access to the south of Cross Cheaping (Figure 67).

6.2.6 Much of Palmer Lane has the character of a back-of-house or service access area. The road finish is a combination of tarmacadam, cobble stones which are cracked and overgrown in places, and concrete. Many properties are overgrown or in a poor state of repair, and a number appear to be derelict. There are security grilles, railings, razor wire, and building services along the rear of many properties.



Figure 66. Hales Street looking east



Figure 67. Entrances to Palmer Lane. Left show the laneway from the Burges, on the right is the entrance from the southern end of Cross Cheaping



Figure 68. Panoramic views of Palmer Lane illustrating building fabric and surrounds

6.2.7. Despite this, the character of the historic building fabric to the rear is readily apparent (Figure 69).



Figure 69. Historic building fabric to the rear of the Burges, facing onto Palmer Lane. The simple building forms, variety in roof outlines, and uniformity in building materials have retained character.

## 6.3 Key Views

6.3.1 The views of the Burges looking south-east, with the spires of the Holy Trinity Church and the old church cathedral of St. Michael's in the distance.

6.3.2 The view north along the Burges towards the Old Grammar School.

6.3.3 The views of the rear of the Burges and Cross Cheaping, as seen from Palmer Lane, including views of the River Sherbourne with the historic timber-framed properties behind.



Figure 70. Key views. 1. View of the Burges with the spires in the background, left. 2. View north towards the Old Grammar School, centre. 3. Views from Palmer Lane to the rear of the Burges, right.

## 6.4 Character

A copy of Coventry City Council's *Historic Landscape Characterisation* for the area is included in Appendix VI. The character of the building fabric is discussed in Section 5.2.

## Part II

### 7.0 Statement of Heritage Significance

The heritage significance of the Burges can be determined on the basis of the following:

7.1 Located in the historic centre of the City of Coventry, the Burges' surviving street pattern and plot outlines are material evidence of the past, and form a record of Coventry's earliest development. The curved street and property boundaries reflect the Burges origins as an island between two courses of the Sherbourne.<sup>18</sup> This curved street pattern is easily discernible in early maps of the area, particularly the accurate *Board of Health Plan of Coventry*, surveyed in 1851. This record was part-destroyed when the western half of the Burges was demolished and redeveloped in the 1930s, however the eastern half remains intact.

7.2 The plot outlines and surviving building forms document key stages in Coventry's development. The Burges developed from its probable pre-conquest origin as a river-crossing, to the eleventh-century establishment of a market place and subsequent growth, through to later medieval expansion, industrial infill redevelopment during the late nineteenth century, and early twentieth-century prosperity. Archaeological finds and extant building fabric survive from all of these phases.

7.3 The development of the Burges was likely contemporaneous with the early medieval market place, the northern edge of which was delineated by Palmer Lane.<sup>19</sup> The triangular street system visible along Cross Cheaping and Palmer Lane represents the outlines of the medieval market place, which was lost following the redevelopment of Broadgate in the 1950s.

7.4 There is potential for archaeological remains from the medieval period onward, including potential medieval buildings and burgage plots in Palmer Lane and Burges. Excavations of the adjacent property to the east has revealed evidence of early medieval use in Palmer Lane, and finds dating from the 12th and 13th centuries onward.<sup>20</sup>

7.5 The surviving building fabric, though considerably altered and containing elements from later periods, contains a number of timber-framed structures which are possibly medieval in origin. A number of these buildings have been listed on Coventry's local list of buildings of special architectural or historic interest.<sup>21</sup>

7.6 The buildings and their setting around the River Sherbourne form a rare and significant remnant of the medieval city. The River Sherbourne, "which has played such an important role in Coventry's past, can still be seen together with the houses associated with it, in fact, a surviving 15<sup>th</sup> century landscape." It forms "a complete

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<sup>18</sup> Lilley, K D. *Medieval Coventry: a study in town-plan analysis*, P. 79. Lilley describes the origin of the Burges as 'an island unit between two courses of the Sherbourne', the northern course of which had dried up by 1889. These are believed to be separate water courses from the Radbrook, which was located further north towards the Chapel of the Hospital of St John.

<sup>19</sup> Goddard, R. *Lordship and medieval urbanisation: Coventry, 1043-1355*.

<sup>20</sup> Clarke, P. *Millennium View, Hales Street, Coventry: A Post-Excavation Assessment*, p. 27.

<sup>21</sup> City of Coventry *Local List of Buildings of Special Architectural or Historic Interest*, references DCT584 - 87, (Appendix III).

section of old Coventry, with its timber-framed buildings of varied periods and designs retaining their original setting and showing the close-knit character of the ancient city.”<sup>22</sup>

7.7 The individual buildings, though modest and in a state of disrepair, are collectively of greater significance, due to the relationship between the individual elements and the setting which reinforces the quality of both. This significance is enhanced by the unity in scale, form, and use of materials in the surviving building fabric.

7.8 This significance is further heightened as it is a rare surviving example of Coventry’s early urban fabric. Much of Coventry’s medieval buildings and street patterns were lost during redevelopment in the 1930s, and damage during the Second World War. The original medieval buildings around the marketplace, Butcher Row, Ironmonger Row, and the Bull Ring, were all completely demolished in the mid-1930s to make way for Trinity Street (Figure 49).

7.9 This significance is at risk as the area has suffered from an extended period of neglect and lack of investment. Much of the building fabric is in need of repair.

7.10 Many of the building facades along the Burges, in particular the eighteenth-century facades on the eastern side, and the c.1930s facades on the western side, have considerable character. These have potential to contribute to the creation of a high-quality urban environment.

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<sup>22</sup> Rylatt M, *Coventry Archaeology & Redevelopment*, p.42, quoted in HER no. MCT433.

## 8.0 Conservation Management Plans

### 8.1 Introduction

A conservation management plan “is a document which sets out what is significant in a place and, consequently, what policies are appropriate to enable that significance to be retained in its future use and development”.<sup>23</sup> This plan aims to assist those responsible for the future of the Burges to consider the requirements of the buildings and urban fabric, and how they can be successfully managed and maintained. It should be considered a working document, to be expanded and updated as further information becomes available.

This plan will identify elements within the built environment which adversely affect the special character of the Burges conservation area. It will identify potential opportunities to enhance this character, and develop and prioritise actions which can be taken to enhance and further reveal the significance of the area.

It should be noted that the scope of this plan is limited by a number of factors. Firstly, it is not possible at this time to investigate all of the existing building fabric, as some of the buildings are currently inaccessible. Therefore, a first step in the future development of this plan must be to carry out an inspection of the remaining buildings. Investigation of physical evidence is recognised as a preliminary step in the conservation of a place.<sup>24</sup> Secondly, future proposals and requirements for the area are currently in development, and so the scope of the plan is necessarily limited by this. The requirements of the building owner must be considered in the preparation of a conservation management plan, and so further consultation will be required in individual cases.

This document should therefore be developed to inform the future management and conservation of the Burges conservation area. It is anticipated that the developed document will be implemented, and form part of any new leases or agreements. The proposed timescale for implementation of these proposals will be established once the current development process is completed. It is intended that this plan will be further developed to take public responses to recent consultation into account, and formally adopted by Coventry City Council.

### 8.2 Stakeholders

Preparation of this plan and The Burges Conservation Area HLF bid has been carried out in collaboration with Coventry City Council’s Project Delivery Team and Conservation Office, and Historic Coventry Trust. The project also incorporates submissions from a variety of local stakeholders, private property owners, the Sherbourne Partnership, and organisations such as Coventry Business Improvement District (BID). Coventry BID is a partnership between businesses in the city centre and Coventry City Council whose aim is to develop and promote Coventry city centre as a place to work and visit.

The project design team consists of:

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<sup>23</sup> Kerr, J. S. *The Conservation Plan*, p.1.

<sup>24</sup> Kerr, J. S. *The Conservation Plan*, p.8.

Lead Architect & Heritage Consultant	Corstorphine + Wright, One Mortimer Street, London W1T 3JA
Structural & Civil Engineers	BWB Consulting Ltd, 35 Livery Street, Birmingham B3 2PB
Services Consultant	Greenways, 26-34 Bedford Court, Leamington Spa CV32 5DY
Quantity Surveyor	Angus Eliot Partnership Ltd, 23 The Arboretum, Coventry CV4 7HX

### 8.3 Public Consultation

Public consultation was carried out as part of the formal adoption process of the 2014 Conservation Area Appraisal and Management Plan for the *Lady Herbert's Garden and the Burges Conservation Area*. During the preparation of this plan, which focuses on the Burges THI area, the following consultation took place:

Public Events - A presentation of the project and proposed improvement works was put on public display at the Old Grammar School on the 12<sup>th</sup> and 13<sup>th</sup> May 2017. Information boards were presented, and the boards will be kept on display for a number of weeks. Members of Coventry City Council and the design team attended to answer questions. Comments were submitted by members of the public, and over fifty submissions were received.

Advertising - Notice of the above event was published on the Council's website. Additional information relating to the regeneration initiative has been posted on the Council's social media sites throughout 2016 and 2017.

Public Events - A clean-up of the River Sherbourne was organised on the 10<sup>th</sup> April 2017 by the Coventry Business Improvement District.

Consultation with stakeholders - the project team has carried out the following consultation:

23rd November 2016 - Site inspection and meeting with occupiers of council owned properties.

27th November 2016 - Site inspection & appraisal with Conservation Officer & design team

16<sup>th</sup> February 2017 - presentation of scheme proposals to Historic Coventry Trust

28<sup>th</sup> March 2017 - meeting with private owners in the Burges to discuss potential development opportunities which will contribute to and benefit the project's objectives.

There is considerable support in the town for the proposed works, and strong commitment to addressing the conservation area's issues.

## 9.0 Planning Legislation & Policy Framework

### 9.1 Legislative Framework

The primary source of legislation regarding the protection of buildings and areas of special architectural or historic interest is set out within the Planning (Listed Buildings and Conservation Areas) Act 1990. Other requirements relating to planning control are set out in the Town and Country Planning Act 1990. The Ancient Monuments and Archaeological Areas Act 1979 also provides specific protection for scheduled monuments.

#### 9.1.1 Town and Country Planning Act (1990)

This is the primary source of legislation relating to planning and development in England and Wales. Together with its associated acts it sets out requirements for planning permissions and development control generally. It outlines requirements for local authorities to develop local area plans.

#### 9.1.2 Planning (Listed Buildings and Conservation Areas) Act 1990

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides the legislative basis for decisions relating to the historic environment, and deals with buildings and areas of special architectural or historic interest. It requires the protection by listing of buildings of heritage significance, and outlines restrictions on works which affect the character of a building of special architectural or historic interest. The act contains requirements for listed building consent applications, enforcement notices, and the designation of conservation areas. Local authorities are required to consider the impact of proposals on conservation areas, and new developments should preserve or enhance the character of conservation areas. Decisions by planning authorities regarding listed buildings and conservation areas must address the statutory provisions set out in this act.<sup>25</sup>

Listed buildings or sites are those which have been designated as having ‘special architectural or historic interest’, and are graded I, II\*, and III. Historic England makes recommendations for inclusion on the National Heritage List for England (NHLE), while local lists and conservation areas are designated by local planning authorities. English Heritage also publishes a Heritage at Risk register. These listings are reviewed in Section 2.

#### 9.1.3 Ancient Monuments and Archaeological Areas Act 1979

This act includes provisions for the control of works which affect scheduled monuments, and the designation of areas of archaeological importance.

### 9.2 National Policy & Guidance

#### 9.2.1 National Planning Policy Framework (March 2012)

Current national policy relating to the historic built environment is set out in the National Planning Policy Framework, adopted in March 2012. This framework is intended to consolidate and prioritise previous national policies. It supersedes earlier planning policy statements, including *PPS5: Planning for the Historic Environment*,

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<sup>25</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/overview/>

the previous government policy on the management of change to the historic environment in England. Decisions by planning authorities regarding listed buildings and conservation areas must satisfy the policies of the NPPF. Section 12 of the NPPF *'Conserving And Enhancing The Historic Environment'* recognises that heritage assets are an irreplaceable resource. It outlines policies which aim to conserve the historic environment and heritage assets, and allow for their continued enjoyment, through local plans, conservation areas, and planning control. It requires local planning authorities to set out in their local plan a strategy for the conservation and enjoyment of the historic environment. The document requires that heritage assets most at risk 'through neglect, decay, or other threats' be identified, and strategies implemented for the conservation of these assets. Decisions by local planning authorities regarding conservation areas must satisfy the policies of the NPPF.

Paragraph 131 states that local planning authorities, in determining planning applications, should take account of "the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation". It notes the positive contribution that the conservation of heritage assets can make to sustainable communities, including to their economic vitality.

Applications for permission must describe the significance of heritage assets affected by proposals, including any contribution made by their setting. The description should be sufficiently detailed to understand the potential impact of proposals on the significance the heritage asset. The assessment should as a minimum consult the relevant historic environment record and utilise appropriate expertise. The NPPF also advises that when "considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be."<sup>26</sup>

### **9.2.2 National Planning Practice Guidance (April 2014)**

This online resource provides guidance on implementing the policies of the National Planning Policy Framework, and replaces earlier guidance documents. Section 18a *"Conserving And Enhancing The Historic Environment"* supports section 12 of the NPPF. The guidance recognises that the conservation process is one of active maintenance and change. It acknowledges that the best way to prevent neglect and decay of heritage assets is by ensuring they remain in active use consistent with their conservation, a process likely to require sympathetic changes from time to time.

The guidance emphasizes the importance of proper assessment. This should allow a clear understanding of the nature, extent and importance of the significance of a heritage asset and its setting; and the potential impact of development proposals. Assessments of the impact on setting should take into account, and be proportionate to, "the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it".<sup>27</sup>

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<sup>26</sup> Department for Communities and Local Government, *National Planning Policy Framework*, 2012, p.30.

<sup>27</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/overview/>

## 9.3 Local Planning Policies

### 9.3.1 Coventry Local Plan 2016

Currently at publication stage, the 2016 local plan outlines Coventry City Council's policies intended to support the development of the city through to 2031.<sup>28</sup> The city centre development strategy (*Policy R2*) contains a number of relevant provisions for city centre regeneration, including preservation and enhancement of the character of the historic built landscape. Section 9 (Heritage) recognises the importance of Coventry's historic environment, and outlines policies relating to conservation areas, namely:

- *Policy HE1* lists the conservation areas in the city, and states that area appraisals and management plans will be produced for all of these conservation areas.
- *Policy HE2* addresses conservation and heritage assets, and specifies the requirements for developments relating to these assets. It specifically refers to protections for the special character and distinctiveness of the medieval city centre, and other distinctive historic elements of Coventry.<sup>29</sup>

### 9.3.2 Coventry City Centre Area Action Plan 2016

This plan describes the vision for Coventry city centre, and the issues currently facing regeneration. It contains a number of policies which are relevant to the proposed heritage initiative. *Policy CC1 (Development Strategy)* recognizes the importance of preserving the historic built landscape, and *Policy CC2* outlines requirements for development of heritage assets. A number of these policies are of particular importance and are quoted here in full:

#### **"POLICY CC2 ENHANCEMENT OF HERITAGE ASSETS<sup>30</sup>**

- a. All development within, or affecting the setting of, a Conservation Area shall preserve and enhance its character and appearance and adhere to the policies of the relevant Conservation Area Appraisal and Management Plan.
- b. All development relating to or in close proximity to heritage assets such as statutory and locally listed buildings, Scheduled Monuments, public artwork and non-designated heritage assets shall be undertaken sympathetically to those heritage assets and seek to preserve and enhance their setting.
- c. New developments which include or take place adjacent to the remaining sections of the medieval City Wall must enhance the setting of the wall and to incorporate it into the landscape design. Where appropriate the Council will seek contributions from developers for the repair and maintenance of the wall. Archaeological investigations must be undertaken where development is proposed on the former site of the City Wall. Opportunities to reflect the line of the medieval Wall should also be incorporated into such developments.
- d. New developments must retain and where possible re-instate the street plan of the medieval city where it can contribute to accessibility, local character and distinctiveness.
- e. Within Archaeological Constraint Areas and areas of archaeological potential, appropriate archaeological assessment will be required prior to the determination of a development proposal. Where significant archaeological remains are found they shall be recorded in a manner proportionate to their significance. Remains of high significance shall be preserved and protected.

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<sup>28</sup> Coventry City Council, *Coventry Local Plan 2016*, p.5.

<sup>29</sup> Coventry City Council, *Coventry Local Plan 2016*, p.113.

<sup>30</sup> Coventry City Council, *Coventry City Centre Area Action Plan*, 2016, Page 11.

f. The Council will support development proposals that enable the long term preservation of heritage assets which are considered to be 'at risk' so long as the plans are considered to be sympathetic and respectful to the assets heritage significance.

g. Development within the city centre primary shopping area must respect the architectural design principles of the significant elements of the post-World War II reconstruction such as Broadgate and the shopping Precincts."

#### **"POLICY CC3 BUILDING DESIGN<sup>31</sup>**

a. High quality design will be required for all new buildings with the criteria set out in the supporting text above forming an integral part of the building design process.

b. All new buildings shall be sustainably designed to maximise energy efficiency and limit carbon emissions and the resultant impact upon the environment. Sustainable technologies should form an important part of this approach and should be incorporated wherever possible."

#### **"POLICY CC13 CATHEDRALS & CULTURAL AREA<sup>32</sup>**

a. All development proposals within the Hill Top and Lady Herbert's Garden and The Burges Conservation Area will only be considered acceptable if they demonstrate that they preserve and enhance the historic environment to the area and are in adherence with the policies of the respective Conservation Area Management Plans.

b. Development in areas adjoining the Conservation Areas should enhance their setting and improve linkages between them and other areas to the city centre.

c. Mixed use development including active ground floor uses (A1, A2, A8, A4) with upper floor residential provision of at least 60 homes will be promoted on the land at the junction of Hales Street and Trinity Street. As part of any development opportunities should be taken to enhance the setting of the exposed River Sherbourne at Palmer Lane."

### **9.3.3 Coventry Historic Environment Record (HER)**

This record of archaeological sites, historic buildings and landscapes within the city boundary, compiles material from a variety of sources. It includes locally listed buildings and conservation areas, as well as national listings. These are discussed in Section 2, and the complete local and national listings are scheduled in Appendices I-IV.

### **9.3.4 Coventry Historic Landscape Characterisation (Coventry City Council, 2013)**

This resource outlines the historic character and development of Coventry from the earliest times, and it is intended that the historic environment be included in future developments within the city.<sup>33</sup> It recognises that "some of the best evidence for the pre-conquest settlement [of Coventry] has been recovered from the infilled valley of the River Sherbourne that loops around the northern edge of the character area and is now mostly hidden in culverts." The report describes the fabric of the Burges area as medieval in origin (1066-1539).<sup>34</sup>

### **9.3.5 Lady Herbert's Garden and The Burges Conservation Area Appraisal & Management Plan (2014)**

Adopted December 2014, these documents support of the extension of the conservation area to include the Burges, Palmer Lane, and Hales Street locality. They record the special interest of the area, and set out proposals

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<sup>31</sup> Coventry City Council, *Coventry City Centre Area Action Plan*, 2016, Page 13.

<sup>32</sup> Coventry City Council, *Coventry City Centre Area Action Plan*, 2016, Page 32.

<sup>33</sup> Coventry City Council, *Coventry Historic Landscape Characterisation*, p.3.

<sup>34</sup> Coventry City Council, *Coventry Historic Landscape Characterisation*, p.73 (HLC Area 16).

to assist in its future management. This management plan relies extensively on work carried out as part of the original area appraisal and management plan.

#### **9.3.6 Design Guidance on Shopfronts for Conservation Areas and Historic Buildings (2014)**

This guidance demonstrates the required standard for new shopfronts and signage in listed buildings and conservation areas. It will be used to inform all new proposals in the subject Townscape Heritage Initiative.

## 10.0 Issues, Vulnerable Areas, & Risks

### 10.1 Coventry Action Area Plan

The 2016 Coventry City Centre Action Area Plan has identified a number of issues:

- the approaches to the Burges are low quality environments which discourage people from using them.
- areas around Hales Street and Bishop Street are neglected.
- the routes from the Precinct shopping area is blocked by buildings - any development should improve linkages.
- the poor environment of Palmer Lane and views of the River Sherbourne.<sup>35</sup>

### 10.2 Lady Herbert's Garden Conservation Area Appraisal

The previous Lady Herbert's Garden Conservation Area Appraisal has identified the following issues:<sup>36</sup>

- Antisocial behaviour leading to damage being caused to heritage assets, and prohibitive signage which causes a negative visual impact.
- Unsympathetic alterations and additions to existing fabric which has detracted from their architectural and historic interest.
- Poor quality shopfronts and signage along Hales Street and the Burges, which also detracts from the historic character of the buildings.
- Poor quality projecting signs, pavement A-boards, and intrusive CCTV cameras and attendant services, which detract both from the individual buildings and the street scene.
- Poorly maintained street furniture.
- Poor quality approaches and public space leading to the conservation area.
- The Sherbourne is concealed from view, and the area around it to the rear of the Burges is of low-quality.
- Graffiti in Palmer Lane creates an atmosphere of neglect.
- Inappropriate use of steel palisade fencing to the rear of properties along Palmer Lane.

### 10.3. Current Issues

In addition, the following issues can also be identified:

- There appears to be a long-term problem with investment and maintenance in the area, and many of the buildings are in a dilapidated condition.
- The derelict and partially demolished property at No. 30 Cross Cheaping has a particularly detrimental impact on the Burges and the conservation area.
- Many of the upper floors are vacant, further contributing to the air of dereliction in the area. This creates a poor-quality visual impact of the upper floor windows when viewed from street level.
- Security grilles on windows, roller shutters which contribute to a low-quality streetscape.
- Unsympathetic and ad-hoc fixing of utility cables to buildings and across the street.
- A variety of ad-hoc services visible along Burges' facades, including redundant sign and cable fixings.
- Poor-quality repair work and use of inappropriate materials, some carried out during the post-war period when materials were in short supply, such as the use of corrugated roofing.
- Lack of investment generally and recent inappropriate and poor-quality repair work.
- General staining to facades and damaged or broken/ missing finishes.

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<sup>35</sup> Coventry City Council, *Coventry City Centre Area Action Plan (Draft), 2016* (p.30)

<sup>36</sup> Coventry City Council, *Lady Herbert's Garden and the Burges Conservation Area, Conservation Area Appraisal, 2014*, p.46.

- Missing, broken, and the prevalence of poor-quality replacement rainwater goods detract from the historic character of the buildings.
- Low-quality plastic shopfront signage, some of which cover high-quality historic detailing.
- Inappropriate street-furniture which is in poor condition.
- General neglect of the area which has led to an absence of any quality elements such as lamp-posts, planting.
- The use of the area around the Burges for bus parking and layover, which discourages the use of the area for leisure activity and presents challenges to generating a high-quality retail environment and harms the vitality of the area.

The properties are generally in poor condition and in need of maintenance and upgrade works.



Figure 71. Burges rear view. Note windows blocked with sheet steel, uPVC rainwater goods, corrugated sheet roofing, a/c condensers, steel security fencing, razor-wire, and vegetation

There are additional issues evident along Palmer Lane which include:

- lack of maintenance generally, with peeling paint, poor quality repair work
- the timber-framed properties in particular have not been maintained for some time and have deteriorated
- a number of properties fronting onto Palmer Lane have become completely overgrown
- there are a number of derelict properties, including No. 30 Cross Cheaping, which has become overgrown.
- profusion of security grilles on windows, razor-wire along parapets, alarm boxes, steel fencing.
- inappropriate location and fixing of flues, vents, condensers, ventilation grilles, wiring and ducting, gas bottles.

These all have a negative visual impact on historic properties (Figure 71).

#### 10.4 Risks

The primary risk to the conservation area is that, if its degeneration is not reversed, it is likely that its decline will continue, and further erosion and damage of historic assets will occur. The current condition of many of the buildings and streets in the Burges area has a considerable negative impact on the character and the appearance of the conservation area and the vitality of Coventry town centre.

## 11.0 Proposed Policies & Objectives

### 11.1 Conservation Management Plan Policies

A number of policies have been formulated which are intended to assist in the conservation of the historic building fabric of the Burges, and thereby the wider setting of the site as a heritage asset. As the ultimate aim is the safeguarding of heritage, there will inevitably be overlap between planning and other conservation plan policies. These policies have been developed with reference to previous proposals drafted by Coventry City Council.

**11.1.1 Designation of heritage assets.** Buildings and structures that are considered to be of historic or architectural significance should be included for Statutory or Local Listing.

**11.1.2 Setting.** The setting, group value, and uniformity in form and materials in historic structures is of considerable importance. All new works must be of an appropriate scale, and not have a detrimental impact on the setting of historic fabric within the Burges conservation area.

**11.1.3 Use.** Derelict buildings should be brought into use. Upper floors of buildings which are empty or under-used should be returned to use in order to help sustain activity and increase vitality within the area. Any vacant buildings should be re-used in a manner that preserves their character and contributes positively to the conservation area. Demolition of structures which make a positive contribution to the conservation area will not be considered.

**11.1.4 Maintenance.** Historic and architecturally significant buildings and structures must be adequately maintained and should not be allowed to deteriorate. The City Council may, where required, use its powers to assist in the preservation of historic fabric. Additional objectives in relation to maintenance of historic fabric are listed in Section 12.6 below.

**11.1.5 New works.** All works, additions, or alterations to existing buildings and structures in the conservation area should be sympathetic to the existing buildings in scale, proportion, materials and detailing. New works should have a positive impact on, and enhance, the conservation area. All decisions relating to heritage should be evidence-based, and further research should be carried out where necessary.

**11.1.6 Conservation approach.** Approaches and techniques should be heritage-led. Works should conserve historic fabric in a manner appropriate to its significance, and proposals should be based on the study and understanding of the historical, architectural and technical significance of building fabric. Proposals should be sympathetic to historic fabric and facilitate its appreciation, and must be consistent with best practice and relevant guidance.<sup>37</sup>

**11.1.7 Shopfront & signage.** All new shopfronts, signage, security shutters, and attendant proposals should be in accordance with the shopfront and signage principles established in this plan (refer to drawings 16483\_12-

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<sup>37</sup> English Heritage. *Valuing places: Good practice in conservation areas.*

15). New shop fronts, and changes to existing shop fronts, facia and projecting signs, and A-boards, should be designed to the principles set out in Coventry City Council's *Design Guidance on Shopfronts for Conservation Areas and Historic Buildings*, 2014. All signage must be of a high quality design which is appropriate to the character, proportion, and appearance of the building. Changes made to these elements of a listed building will always require listed building consent.

**11.1.8 Windows and doors.** Unsympathetic replacement of windows and doors will not be permitted. The use of replacement uPVC windows in unlisted buildings in conservation areas has been recognised as one of the main threats to the character of conservation areas.<sup>38</sup> Coventry City Council will endeavour to provide information and guidance to building owners to assist in this regard.

**11.1.9 Building services and security measures.** All services installations and security measures should be sensitively designed and positioned so as not to detract from the conservation area.

**11.1.10 Boundary treatments.** All boundary treatments should be of good quality and make a positive contribution to the conservation area.

**11.1.11 Recording of historic fabric.** Where consent is granted for significant alterations to a heritage asset, whether designated or not, an accurate archive record must be made prior to the commencement of any works, at the expense of the applicant. The information should be made available in the Coventry Historic Environment Record.

**11.1.12 Recording of archaeological sites.** Sites which are deemed to be of archaeological potential must be investigated prior to any development taking place. An appropriate scheme of mitigation must be implemented if archaeological remains are present.

**11.1.13 Advice.** The conservation and enhancement of the Conservation Area is likely to require specialist advice, which may not be widely accessible. The City Council will provide expert help and guidance free of charge to residents on the repair and maintenance of traditional buildings and other structures in the Conservation Area.

**11.1.14 Removal of inappropriate and negative elements.** There is currently a variety of intrusive elements and fixings mounted to the building facades. These include utilities, electrical cables, junction boxes, security cameras, air-conditioning plant, building services, window grilles, and other redundant fixings, and are identified in architect's drawings 16483.03-10 & 20-27. These elements should be removed.

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<sup>38</sup> Historic England, *Heritage at Risk: Conservation Areas*, p.5

## **11.2 Policy Objectives**

The proposed objectives are classified as priority, which are intended to be completed within a five-year period, and long-term, which will be begun and completed where possible within this period, but may take longer.

### **11.2.1 Priority Objective 1 - Façades**

The Burges is an architecturally and historically significant commercial street within Coventry which contributes to the character of the conservation area. It contains buildings which have considerable character though this is obscured as there are a variety of issues which detract from this character (see Section 10).

A primary objective of this initiative will be to deliver the restoration of facades and shopfronts in the Burges, Cross Cheaping, and Hales Street. This will significantly improve the character of the conservation area and the commercial vitality of Coventry town centre.

### **11.2.2 Priority Objective 2 - Palmer Lane**

The buildings around Palmer Lane and the River Sherbourne contain layers of historic building fabric, including a number of timber-framed structures which are possibly 15<sup>th</sup> century in origin. These form a rare and important remnant of medieval Coventry, though due their current condition this is not readily apparent.

The Council will implement a programme of improvement works to these properties and their setting, which will include the restoration of rear façades which face onto Palmer Lane.

### **11.2.3 Priority Objective 3 - River Sherbourne**

The approaches and urban environment surrounding the Burges are low quality and this discourages people from entering the area. The creation of new links to the town centre will facilitate the area's use and regeneration. The Sherbourne, which has played an important role in Coventry's development, is concealed from view and is poorly maintained.

The Council will create a new high-quality public space around the River Sherbourne, which will aim to reveal and enhance the river. This will encourage pedestrian movement along Palmer Lane, and improve links to the Burges and the town centre.

### **11.2.4 Priority Objective 4 - Gap Sites**

Much of the area around Palmer Lane is in a dilapidated state. Many of the properties are overgrown, and are bounded with razor-wire, palisade fencing, and window grilles. The area has become a focus for anti-social behaviour.

The Council proposes to redevelop a number of gap sites with buildings which will face onto Palmer Lane. This will create active frontages onto Palmer Lane, increase passive surveillance, and create a new retail environment which will encourage investment in the area. It will create new floor space which will increase the vitality and sustainability of the area.

#### **11.2.5 Priority Objective 5 - Shopfronts**

The low quality shopfronts and signage which predominate the Burges, Cross Cheaping, and Hales Street significantly detract from the historic character of the buildings and the conservation area as a whole.

The Council will redevelop a number of shopfronts in the Burges to establish a precedent for future development, and act as a stimulus for improvements to the retail environment. The Council will adopt its publication on design guidance in conservation areas as a material consideration when determining applications for planning permission, listed building consent, and advertisement consent.<sup>39</sup> The Council will encourage owners of existing premises to carry out improvement works to shop fronts and signage, and restore existing quality historic shopfronts where extant.

#### **11.2.6 Priority Objective 6 - Unused Floorspace**

The unoccupied, derelict, or partly demolished buildings within the conservation area have an extremely detrimental effect on the appearance and character of the area.

The council will aim to bring vacant and underused historic floor space back into use, and endeavour to make contact with the owners of dilapidated buildings in order to secure their repair and restoration. The council will offer guidance and assistance to work with owners where possible, and may if necessary use its statutory powers where cooperation cannot be achieved.

#### **11.2.7 Priority Objective 7 - Access**

Improved access will be provided to the buildings and area where possible. The existing steps and obstacles along Palmer Lane will be removed as part of the proposed works. This will improve access to the River Sherbourne, which will also be opened up, improved, and made more accessible as part of the proposed works.

#### **11.2.8 Priority Objective 8 - Heritage**

The historic significance of Palmer Lane, the Burges and the River Sherbourne, and the central role the area has played in Coventry's development from the earliest times, is not readily apparent due to its neglected state.

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<sup>39</sup> Coventry City Council, *Design Guidance on Shopfronts for Conservation Areas and Historic Buildings*, 2014.

The council will seek to promote and enhance public understanding and appreciation of the heritage of the Burges area, in particular the relationship between Palmer Lane, the River Sherbourne and the Benedictine Priory. It will seek to plan activities to help people engage with the area's heritage.

#### **11.2.9 Priority Objective 9 - Development Control**

Certain types of development are classed as permitted development and do not require applications for planning permission or listed building consent. These can have a negative impact on the character and appearance of conservation areas.

The Council will seek to control permitted development rights with the use of an Article 4 Direction, where it is felt that the exercising of these rights has a detrimental effect on the character and appearance of the conservation area.

#### **11.2.10 Priority Objective 10 - Commitment to Delivery**

Coventry City Council's Project Delivery Team is committed to delivering the vision of the Burges Townscape Heritage Initiative, in conjunction with Historic Coventry Trust, its partners, local stakeholders, private property owners and public and volunteer organisations. It will ensure that the project is adequately resourced to ensure completion of the works within the proposed five-year period.

#### **11.2.11 Long-term Objectives**

The long-term objectives for the project are to:

- restore, conserve, and protect the Burges as a heritage asset.
- create and maintain a high-quality urban environment
- improve the quality of the retail offering within the Burges area,
- bring upper floors of buildings and under-used floor space into use, and help sustain activity within the area,
- highlight and enhance public understanding and appreciation of the area, and ensure that its significance as a heritage asset is appreciated and ultimately enhanced.
- ultimately remove the Conservation Area from Historic England's Heritage at Risk Register.

## 12.0 Management and Maintenance Plan

### 12.1 Introduction

This management and maintenance plan has been drafted by Corstorphine and Wright Architects, on behalf of Coventry City Council. It is intended to support an application to the Heritage Lottery Fund (HLF) for grant aid under the Townscape Heritage Initiative programme. The HLF has awarded development funding for the Burges regeneration project, which aims to improve buildings and façades, and carry out new building projects, in the Burges Conservation Area. Detailed proposals will be submitted to the HLF in May 2017 which will support a second stage application to secure funding to deliver the works, and assist in the regeneration of the area.

The plan is intended to provide a framework for managing change within the conservation area. It will provide information about the Burges, its history and heritage significance. It will act as a working document which will identify issues and proposed improvement works. The plan will set out the aims and objectives of the works, and describe how the heritage asset will be managed and maintained on completion of the project. It is intended that the plan will be updated during the course of the works, as more information becomes available, and as additional properties are made accessible. It will be used to generate a work plan on an annual basis. It aims to ultimately ensure that the heritage assets within the conservation area are protected and enhanced.

This plan has been prepared in consultation with Coventry City Council's Project Delivery Team, Conservation and Archaeology Office, and Property and Information Surveying Departments, in addition to private property owners, tenants and Historic Coventry Trust. Based on a series of inspections of accessible properties carried out in January and February 2017, and subsequent development of design proposals, it will form part of the *Burges Conservation Area Management Plan*, and should be read in conjunction with this and supporting drawings. The structure of the plan follows HLF's *Management and Maintenance Plan Guidance* (2012).

### 12.2 Heritage Significance

A detailed description of the heritage significance of the area is included in Section 7 above, and accordingly a summary only is outlined here.

The Burges is located in the historic centre of Coventry, and formed the main route north from the early market place. Its development was concurrent with the establishment of Coventry's market place in the eleventh-century, and its property plots record the earliest riverside development of the Burges, originally known as St. John's Bridges, or 'between the bridges'.

Though much-altered, the surviving building fabric has retained elements from various key stages in Coventry's evolution. A number of timber-framed buildings of medieval origin (possibly 15<sup>th</sup> & 16<sup>th</sup>-centuries) are visible to the rear of the properties. These overlook one of the few parts of the city where the River Sherbourne remains above ground. The area represents a rare glimpse of a complete medieval urban fabric, most of which was demolished to make way for large-scale redevelopment in the early twentieth-century.

The façades on the east side of the Burges were rebuilt in the 1790s, and are generally in brick with painted timber Georgian and Victorian-type sliding sash windows, and clay roof tiles (Figure 72). The buildings are traditionally proportioned, and a number of quality shopfronts survive from the early-twentieth century. A detailed description of the building fabric is set out in Section 5.2.



Figure 72. Existing façades. The Burges, top, Palmer Lane, centre, and Hales Street, bottom.

The area forms part of the *Lady Herbert's Garden and the Burges Conservation Area*, and features a number of national monuments and nationally- and locally-listed buildings (see Section 2.2). The conservation area is included on Historic England's *Heritage at Risk Register*, and is noted to be in very bad condition and deteriorating rapidly.

### 12.3 Description of the Proposed Works

The proposed works will consist of improvements to Palmer Lane, the Burges, Cross Cheaping, and Hales Street, which form part of the *Lady Herbert's Garden and the Burges Conservation Area*. The area is of historic significance, and has formed a central part of Coventry's development from the earliest times. In recent years it has suffered from neglect and lack of investment, and consequently faces a variety of issues ranging from urban degeneration to antisocial behaviour.

The proposed works have been developed based on an understanding of the architectural and historic significance of the Burges, and will ensure that this significance is appreciated and ultimately enhanced as a heritage asset. It is intended that the works will make a positive contribution to area's local character and distinctiveness.

The proposals consist of repair works to existing building fabric, alterations to historic building fabric, and new works, which will include high quality shopfronts, reinstatement of timber sash windows and clay roof tiles. The works will consist of a range of interventions which fall into the following categories:

**Works to front facades.** This will consist of restoration of building facades along the Burges, Cross Cheaping, and Hales Street, to include removal of unsympathetic additions and new enhancements to historic building fabric. Existing historic shopfronts and awnings which are currently covered over by modern unsympathetic fascias and shutters, will be restored and repaired.



Figure 73. Front façade works, proposed new shopfront (typical).

New works will range from installation of high quality shop fronts to reinstatement and repair of timber sliding sash windows. The proposed shopfronts have been designed to be sympathetic to the existing buildings in scale, proportion, detailing, and use of materials. They have been designed with reference to Coventry City Council's *Design Guidance on Shopfronts for Conservation Areas and Historic Buildings* (2014), and are intended as examples for future development. The establishment of these design principles will ensure consistency in shopfront designs throughout the Burges, while allowing variations within individual properties. This will therefore contribute to creating quality retail standards appropriate to the historic character of the buildings. All future works in the area must be carried out with a sound understanding of these principles, so that works are consistent with the conservation of the Burges and the vision for the project.

Roof improvements will consist of removal of existing concrete pantiles and corrugated roofing, and reinstatement of traditional materials including clay roof tiles, lead flashing around chimneys and abutments,

and new cast iron rainwater goods. Other façade improvements will feature removal of cementitious renders and mortars, reinstatement of underlying historic brickwork, repairs to damaged or defective brickwork, and new lime mortar pointing. Localised cleaning will be carried out, missing rainwater goods will be reinstated to prevent moisture ingress. Façade-mounted cables, services, utilities, junction boxes, and fixings will be removed. All services will be rationalised to concealed areas, and new co-ordinated and integrated street and façade lighting will be provided.



Figure 74. Front façade works, proposed upgrade works to facades. See Appendix VIII for details.

**Rear Facades.** In addition to the above, works to the rear facades will also include removal of existing vegetation, inappropriate building services, air conditioning condensers, steel security fencing, railings, and razor wire. Enhancement works will be carried out to the rear of properties around Palmer Lane, including opening up of the River Sherbourne, improvements to the public realm, and creation of a new public space. The opening up of the River Sherbourne into a new public square will form the main focus for the heritage initiative.

**Infill Development.** The proposed works include development of a number of infill sites along Palmer Lane to re-introduce active frontages which have historically been provided along this route, and create a high-quality retail environment. These projects aim to provide a new pedestrian route lined with speciality retail units and restaurants, appropriate to the historic environment and linking to the surrounding major attractions (Figures 75 & 76).

**Public Realm Improvements.** This will involve the creation of a new public space centred around the River Sherbourne, with terraced seating and a mix of new hard and soft landscaping. The new space will feature an art installation which will present the heritage of the area.



Figure 75. Proposed new infill development to the rear of No. 23 Burges (Palmer House).

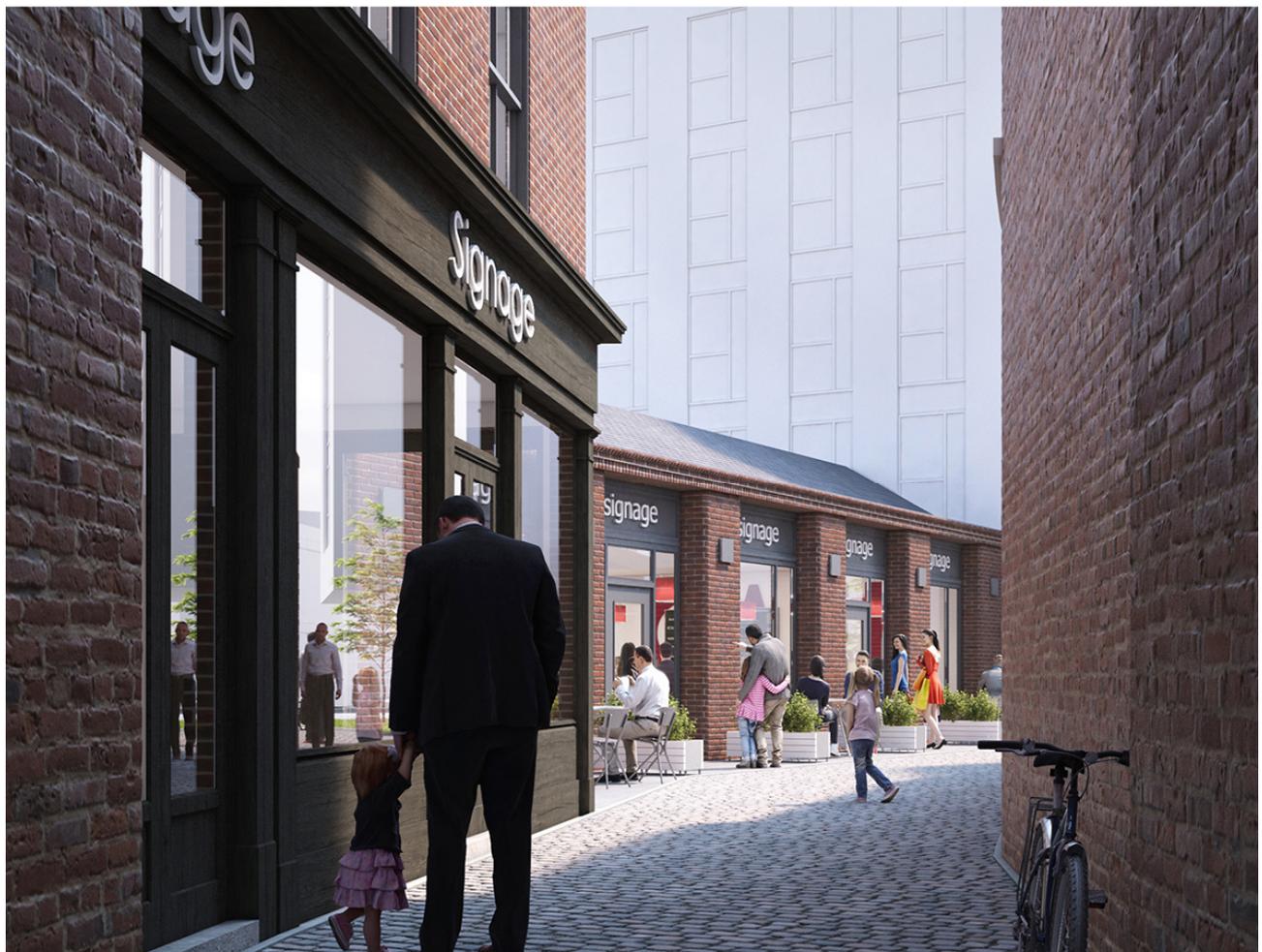


Figure 76. Proposed new infill development to the rear of No. 23 Burges with proposed gap site behind.

**Presentation of Historic Material.** The project hopes to present and actively promote the history of the area in an easily accessible format. The presentation will focus on the link between the Benedictine Priory and St. John’s Hospital, centred around the River Sherbourne. It will include the development of material to present the history of the area and explain its significance.



Figure 77. Proposed new public realm improvements. Refer to detailed drawings.

The proposed works are detailed in Corstorphine and Wright drawings, (numbers 16483.03-10 & 20-27, 100-115) and supporting documentation, a full set of which is included with this report (see Appendix VIII).

## 12.4 Current Management & Maintenance Arrangements

The public domain and buildings in council ownership are currently maintained under a Statutory Environmental Contract by Coventry Business Improvement District’s cleansing & maintenance team. The team operates on a weekly zone rota, (Figure 77) which includes the following tasks –

- clearing chewing gum from public realm
- removal of stickers/fly posters/graffiti
- mopping and sweeping of hard to get to areas
- clearing of shop fronts as required, together with shop signage
- repairing and painting of monuments, statues and benches (including special maintenance jobs)
- maintenance of fountains within the city centre.

Zone no.	Locations	Zone no.	Locations	Zone Rota		Week Commencing	Zone	Week Commencing	Zone	Week Commencing	Zone
1	Hertford Street	2	Cross Cheaping Ironmonger Row Ironmonger Square								
3	City Arcade	4	Bayley Lane Cuckoo Lane St Michaels Ave	30/01/17	1	24/07/17	26	15/01/18	19		
5	Rover Road Shelton Square	6	Bull Yard Warwick Lane	06/02/17	2	31/07/17	27	22/01/18	20		
7	Croft Road Queen Victoria Road Lidice Place	8	Greyfriars Road Sheriff Orchard	13/02/17	3	07/08/17	28	29/01/18	21		
9	Corporation Street	10	Bond Street Hill Street Lower Hollyhead Road Ryley Street Upper Well Street	20/02/17	4	14/08/17	29	05/02/18	22		
11	The Burges	12	Manor House Drive The Quadrant	27/02/17	5	21/08/17	30	12/02/18	23		
13	Spon Street Watch Close	14	Bishop Street Cook Street Lamb Street Silver Street Tower Street	06/03/17	6	28/08/17	31	19/02/18	24		
15	Earl Street Jordan Well Little Park Street	16	Fairfax Street Priory Place	13/03/17	7	04/09/17	32	26/02/18	25		
17	Greyfriars Lane New Union Street	18	Much Park Street Pepper Lane Salt Lane St Johns Street St Mary Street	20/03/17	8	11/09/17	1	05/03/18	26		
19	Broadgate	20	Hill Top Palmer Lane Priory Row Priory Street Trinity Lane Trinity Walk	27/03/17	9	18/09/17	2	12/03/18	27		
21	High Street	22	Castle Yard Hay Lane	03/04/17	10	25/09/17	3	19/03/18	28		
23	New Buildings Trinity Street	24	Cheylesmore Friars Road St Patricks Road	10/04/17	11	02/10/17	4	26/03/18	29		
25	Hales Street	26	Chapel Street Chantry Place Cope Street Cox Street Grove Street Henry Street Well Street	17/04/17	12	09/10/17	5				
27	Primark Ramp	28	Upper Precinct	24/04/17	13	16/10/17	6				
29	Smithford Way	30	Warwick Road Warwick Row	01/05/17	14	23/10/17	7				
31	Market Way	32	Gosford Street Whitefriars Lane Whitefriars Street	08/05/17	15	30/10/17	8				
				15/05/17	16	06/11/17	9				
				22/05/17	17	13/11/17	10				
				29/05/17	18	20/11/17	11				
				05/06/17	19	27/11/17	12				
				12/06/17	20	04/12/17	13				
				19/06/17	21	11/12/17	14				
				26/06/17	22	18/12/17	15				
				03/07/17	23	25/12/17	16				
				10/07/17	24	01/01/18	17				
				17/07/17	25	08/01/18	18				

Figure 78. Current maintenance schedules (Coventry Business Improvement District).

The highway at the rear of Palmer Lane is in Council ownership. It is classified under the Council's asset management system, and receives a safety inspection on a monthly basis. Reactive maintenance repairs are carried out in accordance with the current Highway Infrastructure Management Plan.

The council has various duties to maintain the Highways under the Highways Act and specifically Section 41 requires that road and pavements are kept safe for use by road users. Responsible personnel include Coventry City Council's Head of Highways, Highways Technical Services Manager, and Senior Highways Inspector.

## 12.5 Risks

The current condition of many of the buildings and main streets in the Burges area has a considerable negative impact on the character and the appearance of the conservation area. The area originally developed around a major axis of Coventry, and was centrally located adjacent to Broadgate, with good connections to the city. This location and relationship has been compromised due to unsympathetic redevelopment of the surrounding area, which has cut off connections to other parts of the city. The poor quality approach, and poor urban environment around Palmer Lane and the Burges, discourages use and contributes to antisocial behaviour. The primary risk to the area is that, unless improvement works are carried out and the area's degeneration is reversed, it is likely that the decline will continue, and further damage to historic assets will occur.

Other current and potential risks to the area's heritage include:

- antisocial behaviour and graffiti is leading to damage to heritage assets, and the consequent security fencing, prohibitive signage, etc., causes negative visual impact and further deterioration.
- lack of investment, maintenance, and poor quality development has detracted from the areas historic character.
- poor quality repairs, inappropriate shopfronts and replacement doors and windows, is leading to the further erosion of historic character.
- the properties generally are in poor condition and in need of maintenance and repair works.
- the upper floors of many of the properties are unoccupied, and a number of properties currently lie vacant or derelict.

These risks are discussed in detail in Section 10 above.

## 12.6. Management and Maintenance Aims and Objectives

Despite its current condition, the area features high-quality historic building fabric which would benefit greatly from improvement works. The proposed works aim to:

- reverse the recent decline and degeneration of the Burges.
- restore, conserve, and protect the Burges as a heritage asset.
- create a new, quality urban environment.
- improve the quality of the retail offering within the Burges area.
- highlight and enhance public understanding and appreciation of the area, and ensure that its significance as a heritage asset is appreciated and ultimately enhanced.
- ultimately remove the Conservation Area from Historic England's *Heritage at Risk* Register.

The proposed policies and objectives are set out in Section 11.1 & 11.2.

Specific aims of this management and maintenance plan include:

- to ensure that a maintenance programme will be produced for the buildings and the external landscaped areas within the conservation area.
- the production and regular updating of condition surveys of the buildings within the conservation area.

- in particular, further investigation of the historic timber-framed gabled buildings to the rear of the Burges should be carried out when access becomes available.

- the production of planned maintenance schedules for each property under council ownership.

- regular inspections should be carried out to prevent deterioration of building fabric.

- particular attention should be paid to regular inspections of gullies, rainwater outlets, rainwater downpipes, etc. to prevent water ingress into historic building fabric.

- the visual impact of all new works and services must be considered, and should be appropriate to conservation area status, in particular the key views outlined in this document.

- all new works and repairs must be carried out using materials which are sympathetic to the historic character of the buildings and the conservation area.

- alterations and extensions to existing historic buildings must consider the context of the conservation area and in particular the group value of the existing medieval building fabric to the rear of the Burges and Palmer Lane.

- all new services should be co-ordinated and located in concealed areas.

- regular inspection of development to ensure that the standard of all new works is appropriate to the conservation area status of the locality.

- carrying out enforcement action where necessary to protect the council's vision for the area.

## 12.7 Action Plan & Costs

The current Townscape Heritage Initiative for the area has identified both high and medium priority initiatives (Figure 79). Eighteen of the subject properties are in private ownership and fourteen are owned by Coventry City Council (Figure 80). It is proposed that Townscape Heritage Initiative funding for privately-owned properties will be allocated and maintained through legal agreements, combined with close monitoring and active enforcement. Properties within public ownership will be subject to a detailed management and maintenance programme.

The newly-extended *Lady Herbert's Garden and the Burges Conservation Area* (designation extended 2014) will ensure that statutory protection is extended to the existing building fabric. All proposals which will affect the character of the area will be reviewed by Coventry City Council's Conservation Officer, and conditions for long-term maintenance will be included as part of new consents. The City Council also hopes to facilitate the management of the conservation area by establishing an Article 4 Direction, and intends ultimately to transfer ownership of the properties to Historic Coventry Trust, allowing further protection and management of the historic environment.



Figure 79. High priority (yellow), and medium priority (green) initiatives. Image reproduced from Metropolitan Workshop, *Palmer Lane & The Burges Townscape Heritage Initiative: Application Plans & Sketch Proposals*, August 2015, p.4.

### 12.7.1 Management and Maintenance of Projects in Private Ownership

A grant aid agreement will be implemented with owners of private properties, which will require that properties are maintained for a ten-year period following practical completion of the works. This agreement will ensure that works will be carried out in accordance with the terms of the grant, and contains contractual provisions requiring return of funding in the event that the property is sold within five years. No grant-assisted works will be permitted to commence until this agreement is in place.

Location	Properties	
	Council-owned	Privately-owned
Burges East	No. 18	
	No. 19	
	No. 20	
	No. 21	
	No. 22	
	No. 23	
	No. 24	
Cross Cheaping East		No. 25
		No. 26
	No. 27	
		No. 28
		No. 29
Burges West		No. 1-3
		No. 5-9
		No. 11-13
Hales St. South	No. 1	
	No. 1a	
	No. 3	
	No. 5	

	No. 7	
	No. 9	
		No. 11
		No. 13
Hales St North		No. 4
		No. 6
		No. 8
		No. 10
<b>Total No.</b>	<b>14</b>	<b>18</b>

Figure 80. Schedule of ownership of properties included within the THI boundary.

### 12.7.2 Management and Maintenance of Projects in Public Ownership

The proposed improvement works to the Burges are viewed by Coventry City Council as a high-priority project. It is intended that the Council will initiate individual projects which will act as a model and a catalyst for the regeneration of the area. A programme of ongoing maintenance and repair works will be established to ensure proper protection and conservation of historic properties. The council will develop and update on a regular basis a maintenance manual which will specify periods for inspection and procedures for repair. Processes will include:

- establishment of a co-ordinated management structure which will follow clear procedures with responsibilities clearly apportioned.
- close supervision of all works
- relevant expert advice will be sought where required.
- review of these policies on an ongoing basis.

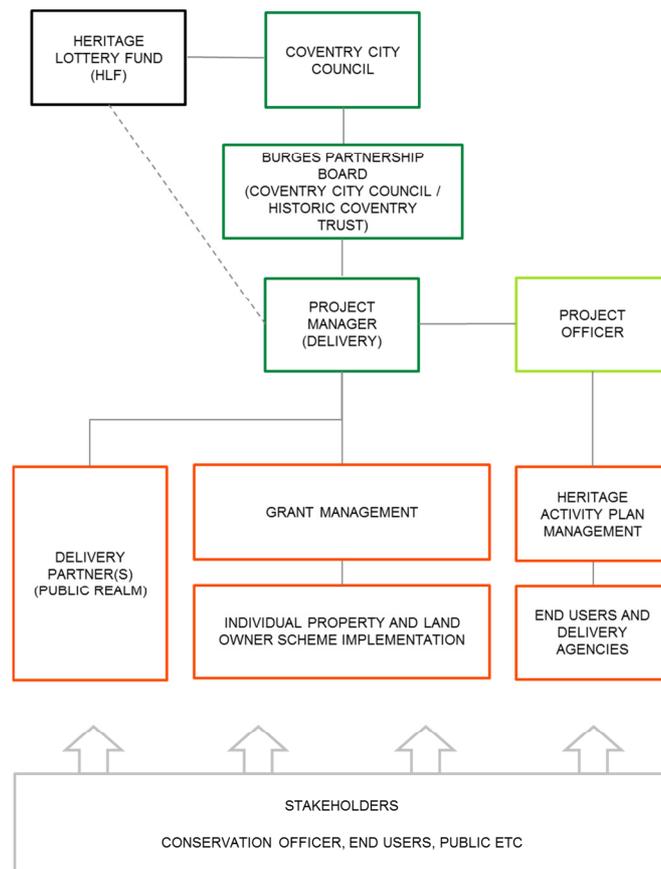


Figure 81. Proposed management structure. Refer to accompanying Coventry City Council documentation for details.

### **12.7.3. Maintenance & Repair Schedule**

The maintenance & repair manual will be updated to include maintenance schedules for each property when available for inspection.

### **12.7.4. Proposed Costs**

A cost plan for the proposed works is included with this submission (Appendix IX). The plan is subdivided under the following headings:

- Burges redevelopment works (façade improvements).
- Burges public realm works.
- Gap site to rear of Hales Street & Palmer Lane.
- Extension to rear of No. 23 Burges (Palmer House).
- Alterations to No.'s 24 & 25 Burges.

### **12.7.5. Action Plan**

A copy of the Action Plan for the project is included in Appendix VIII.

## **12.8 Review & Monitoring**

This management and maintenance plan is intended to be used for a five-year period. After this period a strategic review will be held and the plan updated accordingly. A key requirement of this plan is that the progress of the works be monitored in order to measure the impact of the proposed works. To that end the following measures are proposed.

### **12.8.1. Annual Reviews**

Coventry City Council's management team, conservation office, the project design team, and all stakeholders listed in 8.2 above will meet annually to review the objectives set out in this plan. A report will then be prepared to outline the extent of progress under each objective. This report will assess the general progress of implementation of the management plan. It will assess compliance or otherwise with planning policies and management plan policies relating to the conservation area. Policies will then be modified as necessary.

### **12.8.2. Measuring Progress**

The project delivery team will measure the interim progress of the project at various stages during the works, by recording the status of the individual initiatives, and during construction by recording the extent of repair works carried out. A sample matrix is outlined in Figure 81 below. This will be used as a checklist which will be developed and completed as the project progresses.

A program for the proposed works has been included in the HLF stage two submission, against which progress will be measured on an ongoing basis. During the construction phase the design team will attend monthly progress meetings and inspect works to review progress and ensure quality, and produce design updates as required.

### **12.8.3. Measuring Success**

It will be possible to evaluate the success of the project by measuring against completed policy objectives (see Section 11.2). A long-term objective will be to remove the Conservation Area from Historic England's *Heritage at Risk* Register. The success of the project will be ultimately measured by the successful regeneration of the Burges area.

### **12.8.4. Recording Success**

A photographic record of each building and streetscape will be compiled before and after works have been carried out. This will allow the impact of the proposed works to be recorded.



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1810 Eagles Plan of Coventry

1837 Plan of the City of Coventry.

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1905 Ordnance Survey Map, 2nd Edition, scale 1/2500.

1914 Ordnance Survey Map

1937 Ordnance Survey map (1 :2500)

1951 Ordnance Survey map (1 :2500)

1960 Ordnance Survey Map

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## **Drawings**

Drawings of Nathaniel Troughton (CCA)

Volume of topographical sketches by Nathaniel Troughton, Reference: PA1/8, Coventry Archives & Research Centre

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[http://www.coventry.gov.uk/downloads/file/17245/local\\_list\\_of\\_buildings\\_of\\_architectural\\_or\\_historic\\_interest](http://www.coventry.gov.uk/downloads/file/17245/local_list_of_buildings_of_architectural_or_historic_interest)

### National Heritage List for England

<https://historicengland.org.uk/listing/the-list/>

### Heritage at Risk

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Figure 1. Site Location Plan. Warwickshire County Council, © Crown Copyright. All rights reserved. Accessed 23.01.17

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[places/card/392941?place=Coventry%2c+Coventry%2c+Metropolitan+District+\(DistrictUAMet\)&terms=coventry&searchtype=englandsplaces&i=1&wm=1&bc=19%7c32%7c33%7c34&g=11772](https://www.historicengland.org.uk/images-books/photos/englands-places/card/392941?place=Coventry%2c+Coventry%2c+Metropolitan+District+(DistrictUAMet)&terms=coventry&searchtype=englandsplaces&i=1&wm=1&bc=19%7c32%7c33%7c34&g=11772)

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[places/card/392939?place=Coventry%2c+Coventry+\(Place\)&terms=coventry&searchtype=englandsplaces&i=0&wm=1&bc=0%7c13%7c14%7c15&g=11772](https://www.historicengland.org.uk/images-books/photos/englands-places/card/392939?place=Coventry%2c+Coventry+(Place)&terms=coventry&searchtype=englandsplaces&i=0&wm=1&bc=0%7c13%7c14%7c15&g=11772)

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Photograph of the Burges in 1980.

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## Appendices

## Appendix I - Conservation Area Heritage Listings (National Heritage List for England)

### National Heritage List for England

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Name	THE OLD GRAMMAR SCHOOL (ST JOHN'S HOSPITAL)
List Entry Number	1320431
List Entry Summary	This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.
Location	THE OLD GRAMMAR SCHOOL (ST JOHN'S HOSPITAL), HALES STREET
District	Coventry
Grade:	I
Date first listed	05-Feb-1955
Description	Former Chapel of the C12 Hospital of St John, used as a Grammar School from 1545. Sandstone, old tiled roof. C12 lancet windows, blocked, and C13 traceried east window with modern glass. West window blocked. Modern entrance. Buttresses. Dugdale was a scholar here.
Details	This list entry was subject to a Minor Amendment on 18/06/2012
National Grid Reference	SP 33381 79297.
Accessed	20.02.17 <a href="https://www.historicengland.org.uk/listing/the-list/list-entry/1320431">https://www.historicengland.org.uk/listing/the-list/list-entry/1320431</a>

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Name	COVENTRY CITY WALLS
List Entry Number	1002979
List Entry Summary	This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Culture, Media and Sport.
District	Coventry
National Grid Reference	SP 32994 79106, SP 33009 79142, SP 33028 79070, SP 33174 79304, SP 33214 79418, SP 33525 79459, SP 33548 79431, SP 33564 79342, SP 33912 78553, SP 34014 78995, SP 34156 78914, SP 34182 78692, SP 34223 78710.
Accessed	20.02.17 <a href="https://www.historicengland.org.uk/listing/the-list/list-entry/1002979">https://www.historicengland.org.uk/listing/the-list/list-entry/1002979</a>

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Name	CITY GATE
List Entry Number	1076640
List Entry Summary	This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. .
Location	CITY GATE, COOK STREET
District	Coventry
Grade	I
Date first listed	05-Feb-1955
List Entry Description	1. 5105 COOK STREET ----- City Gate SP 3379 SE 2/15 5.2.55 - I GV 2. First quarter of C14, perhaps rebuilt 2nd half of C14. Work on the adjoining city walls began 1352 or 1355. Licence to crenellate was granted 1363, to complete the work 1385. Sandstone with 4 centred arch, side buttresses and C19 or modern embattlements. 1 double light stone mullioned window with trefoil cusped arches. Gargoyles. Only remaining functional gate in the city. Scheduled Ancient, Monument. Forms a group with Swanswell Gate and City Wall to north of Swanswell Gate, Hales Street.]
National Grid Reference	SP 33534 79449
Accessed	20.02.17 <a href="https://www.historicengland.org.uk/listing/the-list/list-entry/1076640">https://www.historicengland.org.uk/listing/the-list/list-entry/1076640</a>

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Name	COOK STREET GATE
List entry Number	1005908
List Entry Summary	This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Culture, Media and Sport.
District	Coventry.
Legacy System	RSM - OCN.
Details	This record has been generated from an "old county number" (OCN) scheduling record. These are monuments that were not reviewed under the Monuments Protection Programme and are some of our oldest designation records. As such they do not yet have the full descriptions of their modernised counterparts available. Please contact us if you would like further information.
National Grid Reference	SP 33535 79448
Accessed	20.02.17 <a href="https://www.historicengland.org.uk/listing/the-list/list-entry/1005908">https://www.historicengland.org.uk/listing/the-list/list-entry/1005908</a>

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Name	GATEWAY AND BOUNDARY WALL AT COOK STREET ENTRANCE TO LADY HERBERTS GARDEN
List Entry Number	1389324
List Entry Summary	This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.
Location	COOK STREET
District	Coventry
Grade	II
Date first listed	24-Jul-2001
List entry Description	Gateway and boundary wall to public garden. Designed 1930-1931 by Albert Herbert for his cousin Sir Alfred Herbert, in memory of Sir Alfred's wife, Florence Herbert. Ashlar and bronze. Pair of square gate piers with plinths, chamfered corners and simply moulded caps. The original bronze gateposts remain, but the gates were replaced late C20. Wall has plinth and moulded coping, formerly with ornamental bronze railing. The wall extended approx. 8m left of the gateway, and approx. 20m to the right, where it adjoins the C14 Cook Street Gateway, part of the city wall.
National Grid Reference	SP 33547 79449
Accessed	20.02.17 <a href="https://www.historicengland.org.uk/listing/the-list/list-entry/1389324">https://www.historicengland.org.uk/listing/the-list/list-entry/1389324</a>

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Name	GARDEN SHELTER AND PLATFORM 50M NE OF LADY HERBERTS HOMES
List Entry Number	1271509
List Entry Summary	This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.
Location	GARDEN SHELTER AND PLATFORM 50M NE OF LADY HERBERTS HOMES, CHAUNTRY PLACE
District	Coventry
Grade	II
Date first listed	25-May-2001
List entry Description	Garden shelter and platform. 1930-35. By Albert Herbert for his cousin Sir Alfred Herbert. Red brick, with ashlar dressings and Swithland slate roof. Octagonal structure, with 4 panelled brick piers with ashlar caps. Ogee domed roof carried on wooden lintels with shaped ends. Interior has shallow plaster dome with painted inscriptions. There were formerly wooden benches in each recess. The shelter stands in the centre of a slightly raised square platform approx. 10m square, with York stone paving and moulded kerb, bowed on the south side.
National Grid Reference	SP 33554 79440
Accessed	20.02.17 <a href="https://www.historicengland.org.uk/listing/the-list/list-entry/1271509">https://www.historicengland.org.uk/listing/the-list/list-entry/1271509</a>

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Name NORTHERN BLOCK AT LADY HERBERTS HOMES  
List Entry Number 1271508  
List Entry Summary This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest .  
Location NORTHERN BLOCK AT LADY HERBERTS HOMES, CHAUNTRY PLACE  
District Coventry  
Grade II  
Date first listed 25-May-2001  
List entry Description SP3379SE CHAUNTRY PLACE 833/2/10123 Northern Block at Lady Herbert's Homes 25-MAY-01  
Almshouse block of 6 dwellings. 1935, by Albert Herbert for Sir Alfred Herbert. Red brick with sandstone ashlar dressings and hipped Swithland slate roofs. Prominent panelled and coped brick ridge stacks. Single storey, 6 bays. Windows are original leaded casements, with ashlar mullions and transoms. Front has projecting centre, 2 bays, with two 4-light windows, and beyond, on each side, a small single light. Side ranges have similar fenestration. Hip ends have single windows with transoms. Rear has 3 projecting porches, each with a continuous mullioned window, 6 lights. In each return angle, a plain Tudor arched doorway with inscribed lintel and recessed board door. Flanking each porch, a 2-light window. INTERIOR: Not inspected. The almshouses are the major feature of a public garden dedicated to the memory of Florence Herbert, wife of Sir Alfred Herbert, d1930.  
National Grid Reference SP 33541 79417  
Accessed 20.02.17 <https://www.historicengland.org.uk/listing/the-list/list-entry/1271508>

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Name SOUTHERN BLOCK AT LADY HERBERTS HOMES  
List Entry Number 1271505  
List Entry Summary This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest .  
Location SOUTHERN BLOCK AT LADY HERBERTS HOMES, CHAUNTRY PLACE  
District Coventry  
Grade II  
Date first listed 25-May-2001  
List entry Description SP3379SE CHAUNTRY PLACE 833/2/10117 Coventry 25-MAY-01 Southern Block at Lady Herbert's Homes  
Almshouse block of 6 dwellings. 1937, by Albert Herbert for Sir Alfred Herbert. Red brick with sandstone ashlar dressings and hipped Swithland slate roofs. Prominent panelled and coped brick ridge stacks. Single storey, 6 bays. Windows are original leaded casements, with ashlar mullions and transoms. Front has projecting centre, 2 bays, with two 4-light windows, and beyond, on each side, a small single light. Side ranges have similar fenestration. Hip ends have single windows with transoms. Rear has 3 projecting porches, each with a continuous mullioned window, 6 lights. In each return angle, a plain Tudor arched doorway with inscribed lintel and recessed board door. Flanking each porch, a 2-light window. INTERIOR: Not inspected. The almshouses are the major feature of a public garden dedicated to the memory of Florence Herbert, wife of Sir Alfred Herbert, d1930.  
National Grid Reference SP 33552 79401  
Accessed 20.02.17 <https://www.historicengland.org.uk/listing/the-list/list-entry/1271505>

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Name CITY WALL TO NORTH OF SWANSWELL GATE, SWANSWELL GATE  
List Entry Number 1076649.  
List Entry Summary This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.  
Location CITY WALL TO NORTH OF SWANSWELL GATE, HALES STREET.  
SWANSWELL GATE, HALES STREET  
District Coventry

Grade I  
Date first listed 05-Feb-1955  
Details 1. 5105 HALES STREET ----- Swanswell Gate. City Wall to North of Swanswell Gate.  
2. Scheduled Ancient Monument. Circa 1395. The better of 2 surviving city gates, of which there were 12. Sandstone. Embattlements. The passage way is blocked with the gatehouse converted into a dwelling. Original pointed arch with inset late C16 doorway with square chamfered band. 2 restored C16 2-light mullions, ditto with trefoil heads on obverse side. Gargoyle. Substantial remains of late C14 city wall abut, and the whole is set in modern pleasure ground as Lady Herbert's Garden. Forms a group with the City Gate, Cook Street.  
National Grid Reference SP 33562 79360.  
Accessed 20.02.17 <https://www.historicengland.org.uk/listing/the-list/list-entry/1320431>

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Name GATEWAY AND BOUNDARY WALL AT SWANSWELL ENTRANCE TO LADY HERBERTS GARDEN  
List Entry Number 1271506  
List Entry Summary This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. .  
District Coventry  
Grade II  
Date first listed 25-May-2001  
List entry Description Gateway and boundary wall to memorial garden. 1930, by Albert Herbert for his cousin Sir Alfred Herbert, in memory of Florence Herbert. Red sandstone ashlar, with bronze railing and gates. Pair of rebated square gatepiers with moulded square caps. Pair of bronze gates with vertical bars, foliage enrichment and acanthus finials. On each side, incurving flanking walls with chamfered plinth and chamfered coping with roll mould. To left, a bronze plaque inscribed "Lady Herbert's Garden". Atop the wall, a bronze railing approx. 125mm high, with a single square bar carried on posts with acorn finials and the initials FH (Florence Herbert).  
National Grid Reference SP 33574 79326.  
Accessed 20.02.17 <https://www.historicengland.org.uk/listing/the-list/list-entry/1271506>

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Name BOUNDARY WALL AND GATES ON WEST SIDE OF LADY HERBERTS GARDEN FROM COOK STREET GATE TO SWANSWELL GATE  
List Entry Number 1271507  
List Entry Summary This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.  
District Coventry.  
Grade II  
Date first listed 25-May-2001  
Details Boundary wall, railing and gates to memorial garden. 1930-38, by Albert Herbert for his cousin Sir Alfred Herbert, in memory of Florence Herbert. Red sandstone ashlar, with bronze railing and gates. The wall forms the western boundary of the garden, running from Cook Street Gate southwards to Swanswell Gate on the east side of Chantry Place. Total length approx. 175m. Chamfered plinth and chamfered coping, with roll moulding. Bronze railing approx. 175mm high, with single square bar carried by posts with acorn finials and the initials FH (Florence Herbert). Towards the northern end, a gateway to Lady Herbert's Homes (qv), with rebated square piers with moulded square caps. Bronze handgate with vertical bars. Between the almshouses and the wall, a similar handgate. Farther south, a similar gateway leading to Lady Herbert's Garden. At the south end, the wall has a stepped coping, and curves sharply at the southern end of the garden.  
National Grid Reference SP 33530 79392.  
Accessed 20.02.17 <https://www.historicengland.org.uk/listing/the-list/list-entry/1271507>

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## Appendix II - Lady Herbert's Garden Listing (NHLE)

### National Heritage List for England

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Name	LADY HERBERT'S GARDEN
Category	Park and Garden
Summary	This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by English Heritage for its special historic interest.
List Entry No.	1001449
Grade	II
First registered:	03-Feb-2000
Details	A public garden designed between 1930 and 1938 by Albert Herbert, with finely detailed structural elements, incorporating C20 almshouses and the remains of the medieval city wall.

#### HISTORIC DEVELOPMENT

Lady Herbert's Garden was created in two principal phases, the first, the east garden, in 1930-1, followed by the west garden in 1935-8. Sir Alfred Herbert (1866-1957), one of Coventry's leading industrialists and founder of Alfred Herbert Ltd, manufacturers of machine tools, began to acquire property to the north of the centre of Coventry in June 1930 in order to create a public 'garden of flowers' (correspondence, 1930) and 'a haven of peace and floral beauty' (Alfred Herbert News) which would commemorate his second wife, Florence, who had died in May 1930. The property purchased by Sir Alfred included a former rope factory and other industrial premises. The former rope walk survived at the southern end of the site, running parallel and to the east of a section of C14 city wall. The repair and preservation of this section of wall and two adjoining medieval gates formed an integral part of Sir Alfred's concept for the garden (Warwicks Gdn Trust J 1999). In mid-1930 the Leicester architect Albert Herbert, Sir Alfred's cousin, was appointed as designer for the garden. Albert Herbert FRIBA (1875- c1964) had already worked extensively for Alfred Herbert Ltd, designing offices, factories, and warehouses in Europe and the Far East. Herbert's plans for the garden survive (LRO), and show its evolution from the initial scheme drawn in mid-1930, to the design which was implemented and opened to the public on 12 April 1931. In 1935 Sir Alfred began to acquire land to the west of the city wall to expand the memorial garden and construct almshouses. Slum properties were purchased and cleared in five phases between 1935 and 1937, while in 1937-8 a theatre, the Coventry Hippodrome, which stood at the southern end of the west garden was demolished. As part of the development of the west garden a new road, Chantry Place, with vernacular-style houses attributed to Albert Herbert (Coventry City Council 1998), was constructed on the western boundary of the garden. The garden was completed in 1938 with a rockery, stream, and pools at the south-west corner of the site. During the Coventry Blitz in April 1941, Lady Herbert's Garden suffered a direct hit which destroyed a short section of the city wall and a flight of stone

steps; these were rebuilt in a modified form. The garden was described by Country Life in 1944, and in a series of articles by Sir Alfred which were published in his company magazine, Alfred Herbert News. Lady Herbert's Garden was supervised from 1930 to 1947 by Miss Denison, who acted as garden administrator and horticulturalist; she was succeeded by Miss Hoffa, who retired in 1956. Sir Alfred provided an endowment for the garden, but following his death in 1957 the trustees experienced increasing financial difficulties. In 1974 responsibility for Lady Herbert's Garden was transferred to Coventry City Council. Today (1999) Lady Herbert's Garden remains in public ownership, while the Lady Herbert's Homes which lie within the site here registered are administered by a charitable trust.

#### DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Lady Herbert's Garden is situated c 0.25km north of the centre of the city of Coventry, to the north of Hales Street and north-west of Priory Gate. The c 0.6ha garden is bounded to the north (Cook Street), west (Chantry Place), south (Hales Street), and south-east (Priory Gate) by public roads. The north, west, and south boundaries of the garden are marked by sandstone walls c 1.5m high with stepped, ornamental coping, which were designed by Albert Herbert. The southern boundary wall at the junction of Chantry Place and Hales Street sweeps in an elegant curve to join the south-west corner of the medieval Swanswell Gate. This wall, together with those flanking the principal entrance east of Swanswell Gate, the Cook Street entrance to the north, and adjacent to the Lady Herbert's Homes on Chantry Place are surmounted by finely detailed ornamental bronze railings designed by Albert Herbert (plans, LRO). The railings comprise a horizontal rail of diamond cross-section supported by stylised gothic buttresses which incorporate the initials 'FH' for Florence Herbert, and which are surmounted by stylised acorn finials. The eastern boundary is today (1999) formed by a metal fence which separates Lady Herbert's Garden from the Garden of International Friendship designed by Dominic Scott which is in

the course of construction (1999-2000) as part of the City Council's Phoenix Initiative. This garden replaces domestic properties which were demolished c 1970 when the ring road to the east was constructed. Early C20 photographs show that the eastern boundary was then marked by a boarded fence.

Lady Herbert's Garden slopes gently from its southern boundary adjacent to Hales Street and Priory Gate, to a level area adjacent to the northern boundary formed by Cook Street. There is a more pronounced slope at the south-west corner of the site which is the result of the raked plan of the Coventry Hippodrome which occupied this site until 1937-8. There are significant southerly views, particularly from the east garden, towards the spires of St Michael's church (the old cathedral) and Holy Trinity church; the C19 facade of the Old Fire Station c 30m south of the site in Hales Street is also significant in outward views from the west garden. Visually, the latter is contained to the west by early C20 vernacular-style houses designed by Albert Herbert on the west of Chantry Place. These formed part of the redevelopment of the area in the mid-1930s and, together with their hedged front gardens, form the setting of Lady Herbert's Garden and the Lady Herbert's Homes. The site is adjoined to the south-east by the medieval Swanswell Gate, and to the north by Cook Street Gate. A length of C14 city wall (scheduled ancient monument) runs from north to south through the garden linking these gates.

**ENTRANCES AND APPROACHES** Lady Herbert's Garden is approached from Priory Gate to the south-east, at a point immediately north-east of Swanswell Gate. Concave sandstone wing walls with ornamental coping surmounted by bronze rails flank piers of square plan surmounted by stepped square caps, which support a pair of bronze gates (all designed by Albert Herbert). The western wing wall bears a bronze plaque inscribed 'Lady Herbert's Garden', while the gates have acanthus finials and panels of foliated ornament which incorporate Florence Herbert's initials. Immediately within the gates the flagged walk of York stone is laid in a diamond pattern. This walk extends north into the east garden, and is terminated c 130m to the north by a gateway which gives access to the garden from Cook Street. Concave sandstone wing walls flank piers of similar design to those at the principal entrance, which support late C20 wrought-iron gates which replace the original bronze gates which were stolen c 1970. Bronze railings surmounting the wing walls have also been stolen (1999), but the bronze plaque on the west wing wall survives, as do the original bronze gateposts with acanthus finials. A further entrance leads to the garden from Chantry Place at a point c 45m south of its junction with Cook Street. Tall square-section sandstone piers with stepped square caps support a single bronze gate which has a level top rail, alternate straight and twisted vertical rails, and ornamental guard rails. The gateway is flanked by further bronze railings. Some 30m north of this entrance, a further, similar gateway closed by a single bronze gate of similar design, gives access to the Lady

Herbert's Homes from Chantry Place. This gateway is also flanked by bronze rails which extend north for c 30m, surmounting the curved north-west boundary wall, to Cook Street Gate.

**PRINCIPAL BUILDING** The Lady Herbert's Homes, a group of almshouses designed by Albert Herbert, are integral to Lady Herbert's Garden. Arranged in two ranges running from east to west, the single-storey cottage-style houses are built in brick with sandstone details, tall brick chimneys, and hipped slate roofs. The north range comprising six dwellings was built in 1935, while the south range, also comprising six dwellings, followed in 1937 when Sir Alfred obtained the freehold of the Chantry Tavern. The cottages adjoin the medieval city wall to the east, and the north and south ranges are separated by a narrow courtyard which is laid out with a central flagged walk and small formal flower beds adjacent to the cottages. Bronze gates to the north-west and south-west of the cottages formerly allowed access from the courtyard to Lady Herbert's Garden.

**GARDENS** Lady Herbert's Garden is divided into two unequal areas by the C14 city wall which runs from north-west to south through the site. The larger, western garden is divided into two unequal sections by the Lady Herbert's Homes which stand towards the north-west of the site. The east and west gardens are linked at two points: some 10m north-west of the principal entrance a flagged walk passes through a Tudor-gothic arch (designed by Albert Herbert c 1937); and c 65m north of the entrance a double flight of stone steps separated by a flagged landing ascends through the course of the medieval wall to a slightly curved flagged walk, flanked by herbaceous borders, which leads west to the Chantry Place gate. The present steps, flanked by low sections of wall planted as rockeries, were built c 1941 to replace steps built in 1936 which were destroyed by a bomb in April 1941. The original steps were flanked by higher sections of wall which were also destroyed by the bomb.

The long, narrow east garden is enclosed to the west by the medieval city wall, against which shrubs and climbing plants grow in a wide bed. A straight walk extends north for c 130m through the east garden, rising gradually to the north with irregularly spaced flights of stone steps. The walk is constructed from carefully detailed York stone flags, and is flanked to the east by areas of lawn. Ornamental shrubs are planted along the eastern boundary of the garden, extending west at several points, particularly adjacent to the flights of steps, to create compartments. The southern 70m of the axial walk was developed by Albert Herbert in 1930 from the rope walk which survived on the site from its earlier industrial use (OS 1914). Some 85m north of the entrance, the medieval wall curves north-west to approach Cook Street Gate, while the axial walk continues on a straight course, leaving a triangular lawn to its west. At the northern end of this lawn a geometrically paved

terrace with a bowed side to the south supports an octagonal shelter. Designed in 1930 by Albert Herbert (plan, LRO), the shelter comprises four semicircular brick recesses (formerly containing timber bench seats, absent 1999) separated by brick piers which support oak beams and cornices above which rises the ogival tiled roof. The domed inner surface of the roof bears a gilt-painted inscription, 'In Spring the garden bids its hope; In Summer all is at its best; In Autumn still some joy remains; In Winter gardens take their rest', originally on a grey background, but today (1999) on white. The shelter, and the Cook Street Gate to the north-west, provide focal points in the northern section of the garden, while the flagged terrace on which the shelter stands allows views south through the garden to the Coventry spires, which are echoed by vertical conifers planted near the city wall. The lawn is enclosed to the north by flowering cherries underplanted with herbaceous subjects and shrubs. To the north-west the medieval wall is reduced to its foundations, which are planted as a rock garden, and with low-growing roses (CL 1944). Stone steps descend to a lawn encircled by a walk paved with rectangular flags set in random stones, and enclosed to the north, west, and south by ornamental trees and shrubs; to the south-east there is a small rockery. Cook Street Gate to the north, and the north facade of the Lady Herbert's Homes to the south, provide further enclosure. The north-west garden formed part of Albert Herbert's original scheme of 1930-1.

To the south of the Lady Herbert's Homes the larger area of the west garden is divided into three unequal areas of lawn by two east to west walks, while a perimeter walk encircles the whole area. These walks are again surfaced with rectangular flags set at regular intervals among crazy paving; changes in level are accommodated by stone steps in the perimeter walk. The upper lawn is enclosed to the north by the almshouses, and to the south by a herbaceous border, one of a pair which flanks the upper walk leading from the east garden to Chantry Place. Below this walk a gently sloping south-facing lawn descends c 10m to the second east to west walk; there are areas of rockery to the south, south-east, and south-west of this lawn. Some 15m south of the almshouses, and at the upper end of this lawn stands a low Portland stone bird bath installed in 1950. Presented to Sir Alfred by the Coventry Engineering Society, this was designed by Albert Herbert in the form of a shallow circular basin supported by four carved frogs set on an octagonal stone base. The third and lowest lawn, on the site of the Coventry Hippodrome, slopes more steeply towards the southern boundary of the site. Large rock gardens which adjoin the perimeter walk c 45m south-east and south-west of the almshouses project into this lawn. Above the rock gardens the lawn is open and planted with specimen trees, while below it is enclosed by trees and shrubs creating a glade with a vista north across the upper lawns to the south facade of the almshouses from a curved stone bench seat. Designed by Albert Herbert and presented to Sir Alfred by his employees in 1956, the seat stands near the southern boundary c

85m south of the almshouses. This seat was modified and repaired in 1992 (Warwicks Gdn Trust J 1999), and is backed by evergreen shrubs and trees. To the north of the seat, and on the slope to the north-west, a series of nine concrete tanks concealed by rockwork and ornamental planting including Japanese maples and bamboo are arranged at different levels to form a watercourse (dry, 1999). The watercourse and rockwork in the southern section of the west garden were constructed by the Coventry firm W H Jones and Son in 1938, following a design by a Mr Osbourne (plan, LRO). The rockwork in Lady Herbert's Garden has been linked on stylistic grounds to that carried out at the same period for Percy Cane at the War Memorial Park, Coventry (Coventry City Council 1998). The western perimeter walk is bordered to the west by mature Lombardy poplars and evergreen shrubs, and ascends three flights of stone steps to regain the level of the upper lawns.

In the late C20 the structure and much of the planting of Lady Herbert's Garden closely reflects the scheme designed and implemented by Albert Herbert between 1930 and 1938, which is recorded on contemporary photographs and described in articles by Sir Alfred Herbert (Alfred Herbert News 1940s) and in *Country Life* (1944).

#### REFERENCES

- Country Life*, 96 (13 October 1944), pp 644-5  
*Coventry Evening Telegraph*, 27 May 1957, Obituary of Sir Alfred Herbert D McGrory, Around Coventry in Old Photographs (1991), p 134  
Lady Herbert's Garden, Restoration Plan, (Coventry City Council 1998) Warwickshire Gardens Trust J, (Autumn 1999), pp 11-18  
Inspector's Report: Lady Herbert's Garden, Coventry, West Midlands, (English Heritage 1999)  
Maps Albert Herbert, Lady Herbert's Garden, Coventry, c 1938 (DE4816), (Leicester Record Office)  
OS 25" to 1 mile: 3rd edition published 1914 1935 edition
- Archival items Albert Herbert, Plans for Lady Herbert's Garden, including details of paving, shelter and other features, 1930-56 (DE4816), (Leicester Record Office) Alfred Herbert News, 1930-56 (Coventry Record Office) Sir Alfred Herbert, correspondence with City authorities, 1930 (Coventry Record Office) Photographs of Lady Herbert's Garden, 1930- c1950 (private collection) Photograph, east garden under construction, 1930 (in McGrory 1991) Photographs of Lady Herbert's Garden, c 1940 (in CL 1944) Coventry City Council Municipal Records, 1974 (Coventry Record Office)
- Description written: December 1999 Amended: January 2000  
Register Inspector: JML Edited: July 2004  
Selected Sources  
National Grid Reference: SP 33553 79378  
Accessed 05.01.17 <https://historicengland.org.uk/listing/the-list/list-entry/1001449>

## Appendix III - City of Coventry Local List of Buildings of Special Architectural or Historic Interest

ID Number	Street	Name	Address	Type (Date)
DCT584	Burges	Tudor Rose (formerly Tally Ho)	17 Burges	PUBLIC HOUSE (Early 20th Century - 1930AD)
DCT585	Burges	18 - 30 (consecutive numbers), Burges	18-30 Burges	BUILDING ((at some time) Later Medieval to 16th Century - 1401 AD to 1539 AD)
DCT586	Cross Cheaping	29 Cross Cheaping	29 Cross Cheaping	PUBLIC HOUSE (16th Century - 1501 AD to 1600 AD)
DCT1387	Cross Cheaping	30 and 31 Cross Cheaping	30 and 31 Cross Cheaping	HOUSE (Later Medieval to 16th Century - 1401 AD to 1539 AD)

Accessed 05.01.17 [http://www.coventry.gov.uk/downloads/file/17245/local\\_list\\_of\\_buildings\\_of\\_architectural\\_or\\_historic\\_interest](http://www.coventry.gov.uk/downloads/file/17245/local_list_of_buildings_of_architectural_or_historic_interest)

### Coventry HER

Name: 18-30 BURGES

HER no.: MCT433

Type of Record: Building

Summary 18 to 30 the Burges, a row of much altered, but nonetheless important, medieval timber-framed buildings, some of which may date back to the 15th century. The buildings are locally listed.

Grid Reference: SP 3339 7923

Former Parish: Holy Trinity

Monument Types  
BUILDING (Built, Later Medieval to 16th Century - 1401 AD to 1539 AD (at some time))  
HOUSE (Built, Later Medieval to 16th Century - 1401 AD to 1539 AD (at some time))

#### Full description

1> 18 to 30 Burges (East side). Much altered timber-framed buildings-possibly including some 15th century work.  
2> ...there is a group of important, though much altered, timber-framed houses in the Burges, the backs of which overhang the River Sherbourne in Palmer Lane, which have remained unlisted...Here, the river, that has played such an important role in Coventry's past, can still be seen together with the houses associated with it, in fact, a surviving 15th century landscape...It is imperative that any plans for this area take advantage of the last opportunity to preserve a complete section of old Coventry with its timber-framed buildings of varied periods and designs retaining their original setting and showing the close-knit character of the ancient city...

<1> Coventry City Council, *City of Coventry Local List of Buildings*, - (-INDEX). SCT703.

<2> Rylatt M, 1977, *Coventry Archaeology & Redevelopment*, p.42 (--MONOGRAPH). SCT704.

#### Sources and Further Reading

<1> SCT703 - -INDEX: Coventry City Council. *City of Coventry Local List of Buildings*. -.

<2> SCT704 - --MONOGRAPH: Rylatt M. 1977. *Coventry Archaeology & Redevelopment*. p.42.

Accessed 05.01.17 [http://www.heritagegateway.org.uk/Gateway/Results\\_Single.aspx?uid=MCT433&resourceID=1029](http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MCT433&resourceID=1029)

## Coventry HER

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Name: COVENTRY CROSS PH; 29 CROSS CHEAPING  
HER no.: MCT301  
Type of Record: Building  
Summary: The Coventry Cross Public House is a 16th century timber-framed building which is locally listed.

Grid Reference: SP 3338 7920  
Former Parish: Holy Trinity  
Monument Types: PUBLIC HOUSE (16th Century - 1501 AD to 1600 AD)  
TIMBER FRAMED BUILDING (Built, 16th Century - 1501 AD to 1600 AD (between))  
Protected Status: None recorded

Full description: 1> No. 29 'The Coventry Cross' Public House (Mitchells and Butlers). 16th century. Three storey rendered front is re-facing of earlier timber-framed building with clasped purlin roof structure visible at rear. Interior has been opened out to some extent to the rear but there is still a separate front room of real character. Walls lined with good series of photos of old Coventry buildings...Open Hall effect in room beside bar.

<1> Coventry City Council, City of Coventry Local List of Buildings, - (-INDEX). SCT703.

Sources and Further Reading <1> SCT703 - -INDEX: Coventry City Council. City of Coventry Local List of Buildings. -.

Associated Events: ECT423 - Observations in Cross Cheaping 1936

Accessed: 05.01.17 [http://www.heritagegateway.org.uk/Gateway/Results\\_Single.aspx?uid=MCT301&resourceID=1029](http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MCT301&resourceID=1029)

## Coventry HER

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Name: 30-31 CROSS CHEAPING  
HER no.: MCT437  
Type of Record: Building  
Summary: 30 and 31 Cross Cheaping are medieval timber-framed buildings which have undergone some alteration. The buildings are locally listed.

Grid Reference: SP 3339 7919  
Former Parish: Holy Trinity  
Monument Types: HOUSE (Later Medieval to 16th Century - 1401 AD to 1539 AD)  
TIMBER FRAMED BUILDING (Later Medieval to 16th Century - 1401 AD to 1539 AD)  
Protected Status: None recorded

Full description: 1> Nos 30 and 3. Much altered timber-framed buildings-possibly including work as early as the 15th century.  
<1> Coventry City Council, City of Coventry Local List of Buildings, - (-INDEX). SCT703.

Sources and Further Reading <1> SCT703 - -INDEX: Coventry City Council. City of Coventry Local List of Buildings. -.

Accessed: 05.01.17 [http://www.heritagegateway.org.uk/Gateway/Results\\_Single.aspx?uid=MCT301&resourceID=1029](http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MCT301&resourceID=1029)

## Coventry HER

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Name: COVENTRY CROSS PH; 29 CROSS CHEAPING  
Name: TALLY HO PUBLIC HOUSE; 17 BURGESS/HALES ST  
HER no.: MCT280  
Type of Record: Building  
Summary: A public house at 17 Burges/Hales Street which was formerly called the 'Tally Ho' and which in 1995 changed its name to 'The Tudor Rose'. The pub was built in about 1930 and is a locally listed building.

Grid Reference: SP 3334 7924

Former Parish	Holy Trinity
Monument Types	PUBLIC HOUSE (Built, Early 20th Century - 1930 AD to 1930 AD)
Protected Status	None recorded
Full description	1> 17 Burges - the 'Tally Ho' public house. Changed its name in 1995 to 'The Tudor Rose'. <1> Coventry City Council, City of Coventry Local List of Buildings, - (-INDEX). SCT703.
Sources and Further Reading	<1> SCT703 - -INDEX: Coventry City Council. City of Coventry Local List of Buildings. -.
Accessed	20.02.17 at <a href="http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MCT280&amp;resourceID=1029">http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MCT280&amp;resourceID=1029</a>

## Coventry HER

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Name	OLD FIRE STATION; HALES ST
HER no.	MCT323
Type of Record	Building
Summary	Former fire station on Hales Street. The building is of brick and was built in 1902; and extended 1934. It is a locally listed building.
Grid Reference	SP 3357 7927
Former Parish	Holy Trinity
Monument Types	FIRE STATION (Built, Early 20th Century - 1902 AD to 1902 AD (between))
Protected Status	None recorded
Full description	1> Date: 1902; extended 1934. 2,3> Former fire station on Hales Street. <1> Coventry City Council, City of Coventry Local List of Buildings, - (-INDEX). SCT703. <2> Ordnance Survey, 1905, Second Edition Ordnance Survey (Scale 1:10560) (-MAP). SCT1561. <3> 1888, First Edition Ordnance Survey (Scale 1:10560) (-MAP). SCT976.
Sources and Further Reading	<1> SCT703 - -INDEX: Coventry City Council. City of Coventry Local List of Buildings. -. <2> SCT1561 - -MAP: Ordnance Survey. 1905. Second Edition Ordnance Survey (Scale 1:10560). <3> SCT976 - -MAP: 1888. First Edition Ordnance Survey (Scale 1:10560).
Associated Events	ECT398 - Observations at Priory Street/Pool Meadow 1933

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## Appendix IV - Historic England Heritage At Risk Register

### Lady Herbert's Garden, Coventry - Coventry

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#### Site Details

Designated Site Name:	Lady Herbert's Garden
Heritage Category:	Conservation Area
Local Planning Authority:	Coventry
Site Type:	Wide mix of uses

#### Location

Locality:	Coventry
County:	West Midlands
District / Borough:	Coventry
Parliamentary Constituency:	Coventry South
Region:	West Midlands

#### Assessment Information

Assessment Type:	Conservation area
Condition:	Very bad
Vulnerability:	Low
Trend:	Deteriorating significantly
Designation:	Conservation Area, 8 LBs, RPG grade II, 2 SMs
CA Survey Uid:	8526
New Entry:	No

Accessed 05.01.17 <https://www.historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/1659173>

## Appendix V - Street Names

Reproduced from *A History of the County of Warwick: Volume 8*, pages 24-33.

BURGES\* (*vico qui vocatur inter pontes*, 1309; bitwene the brugges, 1343; (fn. 45) *inter pontes Sancti Johannis*, 1410-11). (fn. 46) It was known as St. John's Bridge(s) until at least 1851, (fn. 47) and by 1869 (fn. 48) as Burges. It took its name from the bridges over the River Sherbourne and its tributary the Radford Brook, near St. John's Hospital. The bridges, which were in existence by the 13th century, (fn. 49) can probably be identified with the bridge with two arches 'within the town self of Coventry', referred to by Leland. (fn. 50)

HALES STREET\* (constructed 1848). (fn. 155) A large part of St. John's Hospital, then the Free Grammar School library, was demolished for its construction.

PALMER LANE\* (Marschallstone, 1306; (fn. 233) *le Palmerslone*, temp. Edw. II; (fn. 234) *Baxterloone*, *Marschallone*, before 1410-11; (fn. 235) *Vikersloon*, 1410-11). (fn. 236) The Vicar of Holy Trinity at some time lived there. William Palmer, who appears frequently in 13<sup>th</sup> century deeds, had a tenement there known in 1410-11 as the Old Drapery. Behind it lay the stables of the Priory Guest House. (fn. 237) Palmer Lane Bridge, at the northern end of the street, bridging the River Sherbourne, was built or repaired in 1434. (fn. 238) The S. end is now (1965) blocked by a row of shops.

IRONMONGER ROW\* (Potter Row, 1410-11; (fn. 178) *Glovers Row*, 1552; (fn. 179) *Tuttle Row*, 1657; (fn. 180) *Tittle Row*, 1748-9; (fn. 181) *Ironmonger Row*, by 1807). (fn. 182) The section E. of Palmer Lane\* was also described as *contra portas prioratus* in 1410-11 (fn. 183). Its E. end disappeared with the construction of Trinity Street\* and the S. side after the Second World War. For the medieval Ironmonger Row, see separate entry.

GREAT BUTCHER ROW\* (*vicus ubi pulteria venditur versus portam prioratus*, 1309-10; (fn. 138) *les flesshameles*, 1399; (fn. 139) *le boucherie sive pultrye*, *magnum macellum*, 1410-11). (fn. 140) The whole length of the street seems to have been known as the Great Butchery, but the N. part also as the Poultry, where poulterers were ordered to sell in 1448, (fn. 141) or the Bull Ring\*, and sometimes generally as *contra portas Prioratus*. (fn. 142) A section on the E. side, south of the Poultry, seems to have been called Spicer Stoke, where fresh fish was sold. (fn. 143) The Great Butchery was demolished during the construction of Trinity Street\* which was opened in 1937.

LITTLE BUTCHER ROW\* (*parvum macellum*, *stallum carnificum*, 1410-11), (fn. 205) also known as the Little Butchery, was demolished during the construction of Trinity Street\* which was opened in 1937.

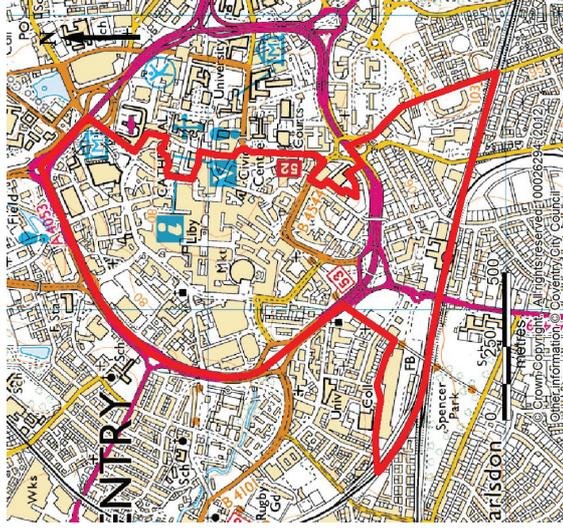
TRINITY STREET\* (constructed 1937). (fn. 321) The opening of this new thoroughfare involved the demolition of ancient and decayed properties in Great and Little Butcher Rows\* and the Bull Ring\*.

**Appendix VI - Historic Landscape Characterisation**

## Central Commercial Core Character Area

### HLC Area 16

#### Location and Context



This character area is the western section of the city centre which predominantly comprises shops and offices. The Character Area is mainly surrounded by residential areas, with civic buildings to the east. The western boundary of the Character Area follows the course of the ring road. This section of the ring road has poor access between residential areas on the one side of the ring road and the city centre to the other, creating a very strong, distinct boundary to the Character Area.

Environmental evidence recovered from 6m below Hales Street indicated a well exploited 10<sup>th</sup> century landscape of willow coppicing, oak woodlands and arable cultivation in the locality, while a wooden trough radiocarbon dated to 1000AD was found below Silver Street. Relatively little archaeological work has taken place in the western half of the city centre and it is fair to say that the origins of this part of the city are less well understood than the eastern half despite the tantalising hints mentioned above.

Records suggest that Smithford Street was lined by burgage plots by the late 12<sup>th</sup> century which had their extents demarcated on the southern side by the Poddycroft Ditch which separated the settlement from the agricultural land beyond. A street named West Orchard was inserted on the northern side of Smithford Street as the density of the city increased and large areas of the Prior's market were encroached upon to form the streets of Butchers and Little Butchers Rows. To the south of Broadgate, along Greyfriars Lane was a Franciscan Friary, beyond which was the suburb of Greyfriars Green arranged around a triangle of common land. The city wall was constructed through this character area in a clockwise direction commencing at the Greyfriars Gate in c1381 and arriving on the Priory's land at Pool Meadow in c1411. The construction of the wall resulted in Greyfriars Green and Spon Street becoming extra-mural suburbs outside the walled city. The walls ceased to function as a defensive circuit after King Charles II ordered their removal in 1660 in the aftermath of the English Civil War, although most of the walls and gates survived long enough to be drawn and mapped in the mid-18<sup>th</sup> century.

Coventry had declined and stagnated in the early post-medieval period but began to revive in the early 19<sup>th</sup> thanks to the industries like ribbon weaving. The city's population began to grow and were initially accommodated in courts of houses built towards the rear of the medieval burgage plots as common land grazing rights prevented the expansion of the city beyond the area of the walls until the mid-19<sup>th</sup> century. By the late 19<sup>th</sup> century many industrial workshops had developed on the land behind Spon Street, Smithford Street and West Orchard, while the city had expanded southwards with residential areas of desirable villas for the growing professional classes around Greyfriars Green and the railway station.

#### Heritage Designations in the Character Area

Scheduled Ancient Monuments: 8  
Archaeological Constraint Areas: 5  
Listed Buildings: 77  
Locally Listed Buildings: 21  
Conservation Areas: 5  
Registered Parks and Gardens: 1

#### Historic Development

The development of this character area originated along the ancient roads that crossed it; the east to west route along Spon Street, Smithford Street, High Street and the north to south route along Bishop Street, The Burges, Cross Cheaping, Broadgate and Greyfriars Lane. The point where the two routes crossed at Broadgate was the site of two major markets from at least the 11<sup>th</sup> century onwards; the Earl's market outside the 'broad gate' of Coventry castle and the Prior's market, a large triangular space to the north of Broadgate that stretched down to Ironmonger Row. Anglo-Saxon Coventry is believed to have been situated in the area around Holy Trinity Church although some of the best evidence for the pre-conquest settlement has been recovered from the infilled valley of the River Sherbourne that loops around the northern edge of the character area and is now mostly hidden in culverts.

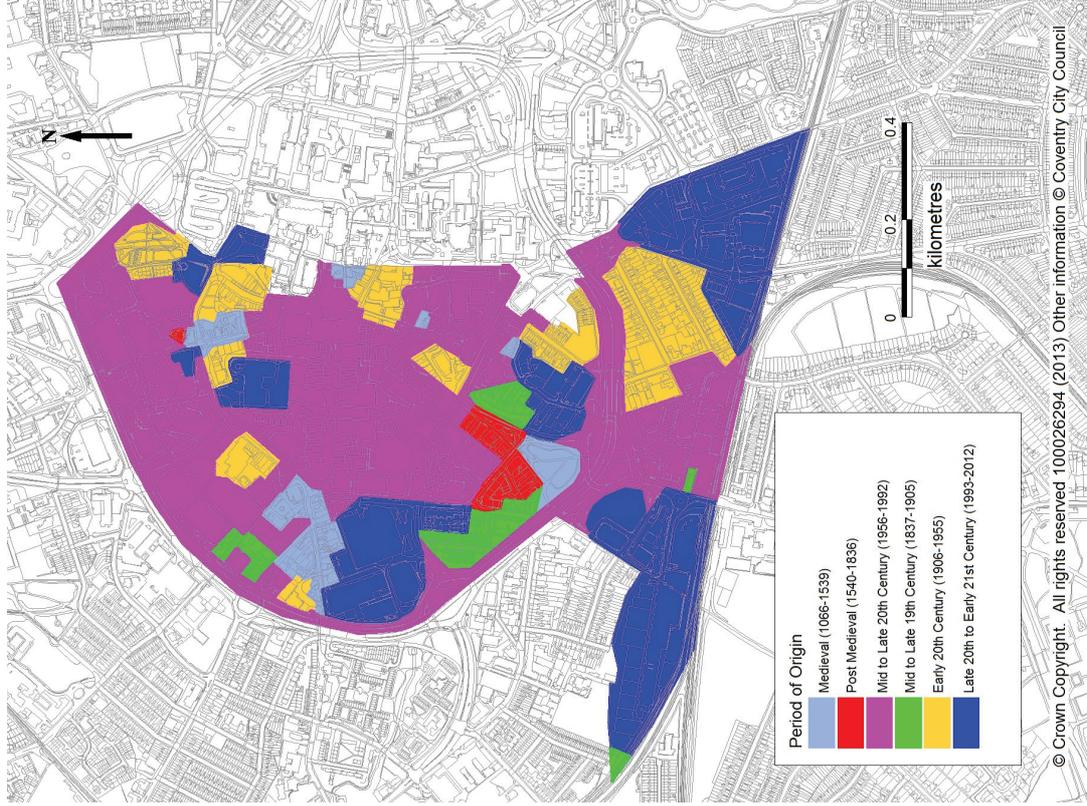
construction of Corporation Street and Trinity Street in the early 1930s resulted in large scale clearances of medieval streets like Butchers Row.



Grade II Listed Broadgate House, Broadgate

The bombing of November 1940 destroyed most of the buildings in the central area around Broadgate and Smithford Street and helped facilitate the radical changes that had been proposed by the newly appointed City Architect Donald Gibson in the late 1930s. The new Broadgate was opened in 1948 with Broadgate House being completed in 1953, with its mirror block the Leofric Hotel and the Owen Owen department store being completed a year later. The Precinct to the west was one of the first pedestrian shopping areas in Europe and was completed in 1956 with two tier shopping allegedly inspired by The Rows in Chester. Much of the Precinct was built by private firms rather than by the Council but the development followed consistent rules on scale and materials to achieve a uniform appearance with the Broadgate buildings. The Lower Precinct was built in a slightly different style and completed in 1959. Tower blocks were never part of the original city centre plan as it was felt they would reduce the visual impact of the medieval spires, but this policy was relaxed as the towers of Mercia House, Hillman House and Coventry Point were added in the late 1960s and early 1970s. A new Post Office sorting office was built on Bishop Street in the 1970s and West Orchard Shopping Centre was built on the north side of the Precinct in the late 1980s. The most recent major additions have been the Coventry Skydome on the site of the former GEC works in the late 1990s and IKEA and Belgrade Plaza dating from the mid-2000s.

### Modern Character



The growth of industry meant that Coventry was Britain's fastest growing city in the inter-war period with the highest levels of car ownership in the country. The volume of cars brought particular strain to the roads of the medieval city and plans were made to ease congestion by inserting new roads into the street plan. Traffic had been an issue in the 19<sup>th</sup> century and had led to the construction of Hertford Street, Hales Street and Holyhead Road, but the

additions like the entrance to West Orchard Shopping Centre. The shopping precinct is characterised by many public spaces and seating areas which often host market stalls and events. This is a lively pedestrian area where people like to congregate although activity sharply decreases when the shops close.

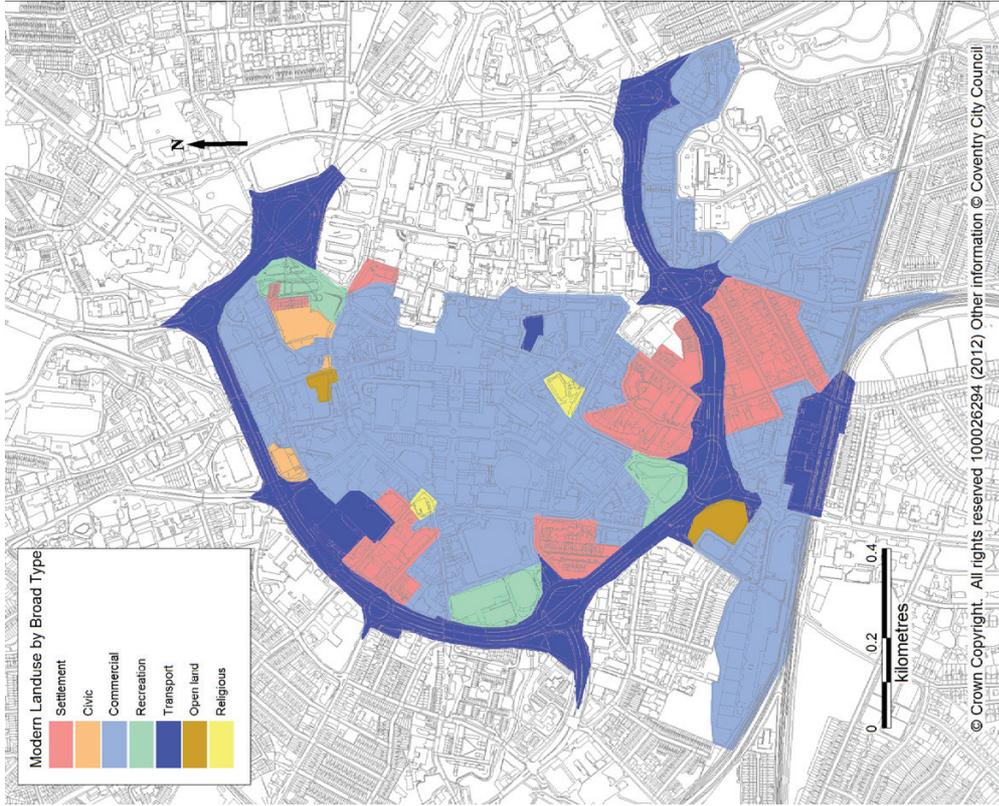


The Upper Precinct

Several streets from the pre-war city do survive such as The Burges and also along Spon Street which has been enhanced with some timber framed buildings moved from elsewhere in the city centre. These streets contrast with the Precinct shopping area with a more traditional and intimate feel. The land to the north of the character area around Bishop Street has never really recovered from the damage inflicted during the Second World War and is a mix of surface car parks and small business premises, many of which are empty. The inward looking Precinct turns its back on the Bishop Street area while to the north the area suffers from poor permeability and access to the suburbs beyond as a result of the ring road. To the south Greyfriars Green is a green and welcoming entrance to the city centre lined with late 18<sup>th</sup> and 19<sup>th</sup> century buildings.

### Geology and Topography

This area overlies sandstone. There is a drift geology consisting of an alluvial deposit which follows the former watercourse comprising sand with clay and gravel. Overall the land level rises from the north at 85m above sea level to 100m to the south.



The development of the post-war shopping precinct was not sensitive to former building plots or street plan and in the course of redevelopment many streets were either lost altogether like West Orchard or realigned like Smithford Street in order to create straight, formal, symmetrical pedestrian-friendly roads and spaces. Despite this the views of St Michael's medieval spire were a crucial focal point for the design and remain so today. The architectural language of the Broadgate and the Precincts with their strong uniformity is still legible with the repeated palette of browns and green-greys created by Blockley brick and Westmorland slate, although some of the symmetry has been harmed by poorly conceived

## **Appendix VII - Proposed Improvement Works to Façades and Shopfronts**