

TWENTIETH  
CENTURY  
SOCIETY



## Conservation Areas Project

### Potential Conservation Areas Short Reports

December 2017



## CONTENTS

### 1.0 Introduction

Section 10.3.2 of the Brief for the Twentieth Century Society Conservation Areas Project requires the research consultants 'to prepare summaries of around 50 areas that have potential for future conservation area status, providing information on their location, the architect, date of construction, borough, one or two images and a short paragraph about the site'. These short reports are listed in Section 2.0 below, and the full reports follow, in numerical order.

All the short reports follow a standard format which was agreed by the Steering Group for the Project (see appendix 3 of the Scoping Report). The reports are intended principally as identifiers not as full descriptions. In line with the research strategy, they are the result of a desk-based assessment. The historic information is derived mainly from secondary sources and the pictures are taken largely from the Web (and no copyright clearance for future publication has been obtained). No specific boundaries are suggested for the potential conservation areas because any more formal proposals clearly need to be based on thorough research and site inspection.

### 2.0 List of Potential Conservation Areas

<b>Historic County</b>	<b>Area Name</b>	<b>Local Planning Authority</b>	<b>Record Number</b>
Berkshire	Blossom Avenue, Theale	West Berkshire	<b>01</b>
Buckinghamshire	Energy World	Milton Keynes	<b>02</b>
Buckinghamshire	Woolstone	Milton Keynes	<b>03</b>
Cheshire	The Brow, Runcorn	Halton	<b>04</b>
Devon	Sladnor Park	Torquay	<b>05</b>
Dorset	Poundbury	West Dorset	<b>06</b>
Durham	Peterlee, South West	Easington	<b>07</b>
East Sussex	Furze Hill Hove	Brighton & Hove	<b>08</b>
Essex	Basildon Town Centre	Basildon	<b>09</b>
Essex	Clockhouse Way/Cressing Road	Braintree	<b>10</b>

Essex	Debden Estate Shopping Centre Loughton	Epping Forest	<b>11</b>
Essex	South Woodham Ferrers	Chelmsford City Council	<b>12</b>
Essex	University of Essex, Wivenhoe	Colchester	<b>13</b>
Gloucestershire	Downend, Bristol	South Gloucestershire	<b>14</b>
Gloucestershire	The Ledmore Road Estate	Cheltenham	<b>15</b>
Greater London	The Beaconsfield Estate, Fore Street	L.B.Enfield	<b>16</b>
Greater London	The Highams Estate	L.B.Waltham Forest	<b>17</b>
Greater London	The Somerford Estate	L.B.Hackney	<b>18</b>
Greater London	The Alberta Estate	L.B.Southwark	<b>19</b>
Greater London	The Brandon Estate	L.B.Southwark	<b>20</b>
Greater London	The Lairdale Estate	L.B.Lambeth	<b>21</b>
Greater London	Myatts Fields South	L.B.Lambeth	<b>22</b>
Greater London	Cottington Close	L.B.Lambeth	<b>23</b>
Greater London	Cressingham Gardens	L.B.Lambeth	<b>24</b>
Greater London	Bedzed,Hackbridge	L.B.Sutton	<b>25</b>
Greater London	Barbican and Golden Lane Estates	City of London	<b>26</b>
Greater London	Highgrove Estate, Eastcote	L.B.Hillingdon	<b>27</b>
Greater London	Thamesmead, Lakeside	L.B.Greenwich	<b>28</b>
Greater Manchester	Barton Aerodrome	Salford City Council	<b>29</b>
Greater Manchester	University of Manchester (former Manchester Institute of Technology)	Manchester City Council	<b>30</b>
Hampshire	Southampton University Highfield Campus	Southampton	<b>31</b>
Kent	New Ash Green	Tonbridge & Malling	<b>32</b>
Lancashire	Former Leeds Childrens Holiday Camp, Silverdale	South Lakeland	<b>33</b>

Leicestershire	Leicester University	Leicester City	<b>34</b>
Merseyside	The Eldonian Village, Vauxhall	Liverpool City Council	<b>35</b>
Merseyside	Haig Avenue/Beatty Road Estate	Southport	<b>36</b>
Norfolk	Bowthorpe New Villages	Norwich City Council	<b>37</b>
Norfolk	University of East Anglia, Norwich	Norwich City Council	<b>38</b>
Northumberland	Cramlington New Town	Northumberland County Council	<b>39</b>
Northumberland	Swarland Cottage Estate	Northumberland County Council	<b>40</b>
Nottingham	Nottingham University Main Campus	Nottingham City Council	<b>41</b>
Suffolk	Studlands Estate, Newmarket	Forest Heath (West Suffolk)	<b>42</b>
Tyne & Wear	Killingworth Township	North Tyneside	<b>43</b>
Tyne & Wear	Byker Estate	Newcastle City Council	<b>44</b>
Tyne & Wear	Gateshead (Team Valley)	Gateshead Council	<b>45</b>
Tyne & Wear	Washington New Town	Sunderland District Council	<b>46</b>
Warwickshire	Coventry City Centre	Coventry City Council	<b>47</b>
Yorkshire	Gleadless valley Estate, Sheffield	Sheffield City Council	<b>48</b>
Yorkshire	Park Hill estate, Sheffield	Sheffield City Council	<b>49</b>
Yorkshire	Thorp Arch Estate	Leeds City Council	<b>50</b>

## POTENTIAL CONSERVATION AREA

AREA NAME: Blossom Avenue/The Crescent, Theale

---

Location (County): Berkshire  
Postcode: RG7 5AY  
Local Planning Authority: West Berkshire

Date of record: 22 November 2017  
Recorded created by: Neil Burton  
Record number: 01

---

### Date Built / Architect / Sources

Date Built: 1941  
Architect(s): Geoffrey Jellicoe  
Sources: Finn Jenson *Modernist Semis and Terraces in England*, Ashgate, 2012

### Assessment (incl. reason for potential designation)

Housing for workers at the Royal Ordnance Factory built by the Ministry of Supply, one of seven such schemes across England and Wales. The Ministry architect was Geoffrey Jellicoe. The estate at Theale was laid out with rows of two-storey houses in blocks of varying length round a rectangular green. The Jellicoe house design had flat concrete roofs, floors, stairs and skirtings (because of the timber shortages), with brick walls and concrete projecting porches with glass panels flanking the doors. Jellicoe conceived that the flat roofs could be replaced with pitched roofs after the war. The estate appears to have been built on council land and reverted to council ownership after the war.

The estate has seen considerable alteration since the war. All but one of the original blocks has been given pitched roofs covered with concrete tiles and there has been some loss of external details. In the 1980s the ends of the rectangular green were developed with new housing, though the centre of the green was retained and the new houses were sympathetic in scale and materials.

Views:



## POTENTIAL CONSERVATION AREA

AREA NAME: Energy World, Shenley Lodge, Milton Keynes

---

Location (County):	Buckinghamshire
Postcode:	MK5
Local Planning Authority:	Milton Keynes

Date of record:	Recorded created by:	Record number:
23 November 2017	Neil Burton	02

---

### Date Built / Architect / Sources

Date Built:	1986
Architect(s):	Various, but including Keith Homs and Fielden Clegg
Sources:	Pevsner & Williamson, <i>The Buildings of England: Buckinghamshire</i> , 2003, 548

### Assessment (incl. reason for potential designation)

Energy World was a pioneering demonstration project of 51 low-energy houses constructed in the Shenley Lodge area of Milton Keynes. The project was promoted by the Milton Keynes Development Corporation and culminated in a public exhibition in August and October 1986 that attracted international interest. A wide range of architects and developers was involved, together with local and volume house builders, foreign companies and organisations closely associated with energy. The homes varied in size from large detached houses down to small starter homes and one bed flats. The houses were designed to be at least 30% more efficient than the Building Regulations then in force and included a variety of designs from Canada, Denmark, Finland, Germany, and Sweden. Most of the houses look fairly conventional although Keith Horn's conical Round House in Rutherford Drive is distinctive and unusual. The exhibition was a significant landmark in the design and construction of low-energy housing. The planting and landscaping has now matured.

Views:



Source: Google Street View



## POTENTIAL CONSERVATION AREA

AREA NAME: Woolstone, Milton Keynes

---

Location (County):	Buckinghamshire
Postcode:	MK15
Local Planning Authority:	Milton Keynes

Date of record:	Recorded created by:	Record number:
1 February 2018	Neil Burton	03

---

### Date Built / Architect / Sources

Date Built:	1983-5
Architect(s):	Aldington, Craig & Collinge
Sources:	N.Pevsner & E.Williamson, <i>The Buildings of England:Buckinghamshire</i> , 2003,568 A.Powers, <i>Aldington, Craig &amp; Collinge</i> , 2009

### Assessment (incl. reason for potential designation)

Great and Little Woolstone are two of the old villages within the Milton Keynes Boundary, whose size has been swelled by new development. Adjoining the green in the centre of the extended village and close to the red brick former village school by William White is a small cluster of brick houses designed by the Buckinghamshire firm of Aldington, Craig and Collinge. On the strength of their highly-regarded late 1970s housing at Bledlow, the firm were invited by the Milton Keynes Development Corporation to participate in two schemes which came to nothing before Woolstone was achieved in the early 1980s. The development is typical of the firm's work. The houses are grouped informally and have attractive brickwork and steep tiled counterpitched roofs

Views:



Source: Google Street View

## POTENTIAL CONSERVATION AREA

AREA NAME: The Brow, Runcorn New Town

---

Location (County):	Cheshire
Postcode:	WA7
Local Planning Authority:	Halton Borough Council

Date of record:	Recorded created by:	Record number:
3 January 2018	Esther Robinson Wild	04

---

### Date Built / Architect / Sources

Date Built:	1969
Architect(s):	Runcorn Development Corporation Architects' Department (principal housing architect was R. Riley, principal landscape architect, R.N.E. Higson)
Sources:	Joanna Smith: <i>Undesignated Suburbs with Potential for Conservation Area Status or for Comparative Purposes</i> , HE, unpublished

### Assessment (incl. reason for potential designation)

The Brow estate comprises family houses and small bungalows for the elderly. The houses, built to Parker Morris standards, are of traditional construction of load bearing brickwork with mono pitch roofs of concrete slates. The intention was to create 'a vernacular appearance' with 'individual grouping and village-like character' [AJ 895]. The colour palette was designed to blend with the nearby village of Halton and the sandstone outcrop of Halton Rock with the result that the houses were built with sand-faced brown brickwork with black mortar and black-stained timber windows with stone-coloured concrete slates.

The Brow has probably attracted more interest and admiration than any other residential area in Runcorn New town. It was described as a 'deliberate reversal of the now well-established Radburn principles of housing layout' with shared circulation routes that gave priority to the pedestrians, informally arranged houses, planting 'allowed to grow wild' and no garages [AJ 889]. It represented a landmark in the design of housing estates which inspired not only other housing schemes but also new guidance on the design and layout of residential roads. The Brow deviated from Radburn planning because of the acceptance of a high degree of penetration into housing areas by the vehicle and the sharing of certain areas by both pedestrian and vehicle. It was influenced by the principles of the Dutch Woonerf, which does not seek to exclude cars from residential areas but ranks their needs subordinate to those of the pedestrian. Houses are grouped

in small courtyards and cul-de-sac and served by estate roads which are kept deliberately narrow and curved to reduce vehicle speed. The pedestrian paths merge into the car courts (no garages were provided) and access cul-de-sacs. Unlike many other residential developments, the road system does not dominate The Brow. Earth mounding, generous tree and shrub planting and winding paths all combine to create a residential environment which is full of interest and character. The profuse planting and rich deep red finish of the brickwork exude a warmth and add to the pleasant ambience of the development.

The Brow in its current form appears to reflect the original design and layout as originally conceived, and has undergone very little alteration since construction. Where alteration and change has occurred, this has been limited to materials, specifically, the external doors and windows.

## Views



Source: Google Street View



Source: Google Street View



Source: Google Street View

## POTENTIAL CONSERVATION AREA

AREA NAME: Sladnor Park, Maidencombe, Torquay

---

Location (County):	Devon
Postcode:	TQ1
Local Planning Authority:	Torbay Council

Date of record:	Recorded created by:	Record number:
18 December 2017	Esther Robinson Wild	05

---

### Date Built / Architect / Sources

Date Built: c.1970

Architect(s): Mervyn Seal

Sources: Dr Rodney Horder; Maidencombe Community Group (website)

### Assessment (incl. reason for potential designation)

Sladnor Park operated as a holiday complex until 1988. It consisted of eight pairs of holiday lodges (sixteen units) and 32 holiday chalets. The main house, a Victorian Red Devon Sandstone building, contained leisure facilities which included a bar, restaurant, ballroom, staff accommodation and three letting flatlets. Nearby, a swimming pool and tennis courts augmented the complex. The house was destroyed by fire in 1994 and the shell was subsequently demolished. The banks of tiny holiday chalets were demolished some time after the fire of 1994.

The holiday lodges, designed by the renowned local architect Mervyn Seal, are dramatic Swedish style cantilever, geometric timber frame and box steel structures, which are the only examples of this design in existence (Dr Rodney Horder). They are considered unique examples of an adaptation of the Frank Lloyd Wright influence on architecture that was developed by Mervyn Seal in the 1960s. They survive well as a group despite some replacement windows and balcony fronts.

Maidencombe is an area of outstanding natural beauty with a dramatic topography. The steep Sladnor Heights look down into the coombe. Sladnor Park occupies the high ground at a height of c.500ft above sea level and is characterized by steep slopes overlooking the Sladnor Bowl. The lodges cut unobtrusively into the slopes and respond, in the use of materials and their careful placement, to their setting.

Between the mid-1990s and the mid-2000s, the vacant site was subject to several planning applications proposing redevelopment for leisure use and most latterly, for a retirement village. The owners are currently consulting on their redevelopment plans for the site. The lodges have also been put forward for listing which is under consideration.

Views:



(source: Dr Rodney Horder)

## POTENTIAL CONSERVATION AREA

AREA NAME: Poundbury

---

Location (County):	Dorset
Postcode:	DT1
Local Planning Authority:	West Dorset District Council

Date of record:	Recorded created by:	Record number:
4 January 2018	Esther Robinson Wild	06

---

### Date Built / Architect / Sources

Date Built: 1<sup>st</sup> phase – 1993 to 2001. To be completed c.2025

Architect(s): Masterplanner: Leon Krier; Various Architects including John Simpson, Quinlan and Francis Terry, James Gorst and Barbara Weiss Architects

Sources: The Prince of Wales and The Duchess of Cornwall (website); The Journal of the American Institute of Architects. Article: *Behind the Façade of Prince Charles's Poundbury*. Rybczynski, W (2013)

### Assessment (incl. reason for potential designation)

Poundbury is an urban extension to the ancient Dorset county and market town of Dorchester, built on Duchy of Cornwall land according to the architectural and urban planning principles advocated by The Prince of Wales in his book 'A Vision of Britain'. These principles are often now referred to as the Poundbury Principles, architecture, mixed housing and favouring the pedestrian over the car to create a more humanizing environment.

Poundbury is being built in four distinct phases with the first phase having commenced in 1993. It is being built on 400 acres of land accommodating 250 acres of mixed-use buildings and 150 acres of landscaping. The hub of Phase One is Pummery Square, designed as a village square with a pub and dominated by a market hall designed by John Simpson; Queen Mother Square is the hub of Phases Two, Three and Four. The architecture of both the residential and commercial buildings is unashamedly traditional evidencing a variety of styles including the local vernacular (flint-clad cottages), Palladian (large houses), Georgian (terraced houses), and Neo-Classical (office buildings).

It is planned as a sustainable community in which priority is given to people, and cars are kept behind rather than in front of homes to allow spacious clutter-free streetscapes. It is further designed to be walkable with the commercial buildings mixed with the residential areas, shops,



and leisure facilities. It is now two thirds complete, and is home to a community of 3,000 people, with c.1,500 homes.

Poundbury is considered an attractive place, in keeping with the character of Dorchester. It is considered radical for its social, economic, and planning innovations. Critics view the imposition of an architectural code that favours tradition as being demonstrative of nostalgia or a lack of imagination. However, others (W Rybczynski) consider that the recognition that the established traditional architecture offers the chance for creating nuanced variety and difference that produces a coherent unique urban sustainable environment and a recognizable sense of place.

#### Views:



Pummery Square (source: Ed Reeve in The Journal of the American Institute of Architects. Article: *Behind the Façade of Prince Charles's Poundbury*. Rybczynski, W (2013))



Quinlan and Francis Terry Architects' office building in Queen Mother Square (source: Ed Reeve in The Journal of the American Institute of Architects. Article: *Behind the Façade of Prince Charles's Poundbury*. Rybczynski, W (2013))



Georgian revival terrace houses in Woodlands Crescent (source: Ed Reeve in The Journal of the American Institute of Architects. Article: *Behind the Façade of Prince Charles's Poundbury*. Rybczynski, W (2013))

## POTENTIAL CONSERVATION AREA

AREA NAME: Peterlee, South West Area & Sunny Blunts

---

Location (County): Durham  
Postcode: SR8  
Local Planning Authority: Easington District Council

Date of record: 18 December 2017  
Recorded created by: Neil Burton  
Record number: 07

---

### Date Built / Architect / Sources

Date Built: 1961-1970  
Architect(s): Peterlee Development Corporation Architect's Department (P G Daniel and F G Dixon job architects) in collaboration with Victor Passmore(check)  
Sources: Pevsner & Williamson, *The Buildings of England: County Durham*, 2<sup>nd</sup> edn, 1983

### Assessment (incl. reason for potential designation)

Peterlee was officially designated as New Town in 1948 and Berthold Lubetkin was appointed to prepare the masterplan. His scheme, which included three tall point blocks in the town centre, was rejected as unsuitable for an area of mining subsidence and Lubetkin resigned in 1950. His plan was adapted by the planning consultants Genfell Baines & Hargreaves and W.J.Scott was appointed architect in charge. Scott's town centre was unexciting and the first houses in Thorntree Gill, and Acre Rigg were two-storey terraces very similar to those in the old mining villages nearby. In 1955 the New Town manager A.V.Williams attempted to improve design quality and appointed Victor Passmore, then Professor of Fine Art at Newcastle University, to oversee a new development in the South West Area. Four groups of houses were laid out in a rigid grid, divided from each other by grassed areas. Phase I was completed in 1961, Phase II in 1962, Phases III & IV in 1966. A few years later the Sunny Blunts estate immediately to the south was developed in the same fashion and in 1970 the modernist Apollo Pavilion, designed by Victor Pasmore and named after the Apollo moon missions, was completed to provide a focal point for the estate as well as a bridge across a water-course. In later years the Pavilion became a target for vandals and demolition was proposed but eventually the Pavilion was refurbished in 2009 with HLF funds and listed Grade II\* in 2011.

Pasmore's layout and many of the buildings survive, but there has been a considerable amount of in-filling and alteration, in particular the addition of pitched roofs to previously flat-roofed structures. Further research and a detailed inspection would be required in advance of any proposals for designation.

### Views:



Peterlee



Peterlee



Sunny Blunts



Sunny Blunts

Source: Google Street View

## POTENTIAL CONSERVATION AREA

AREA NAME: Furze Hill, Hove

---

Location (County):	East Sussex
Postcode:	BN3
Local Planning Authority:	Brighton & Hove

Date of record:	Recorded created by:	Record number:
6 December 2017	Neil Burton	08

---

### Date Built / Architect / Sources

Date Built:	1930-c1965
Architect(s):	Various
Sources:	Joanna Smith (Historic England): Informal list of Undesignated Suburbs, 2017

### Assessment (incl. reason for potential designation)

A good and varied informal group of private residential development of mixed dates from the inter-war and post-war period, which was built on the sloping site of an 1830s villa development. Furze Croft and Wick Hall on Furze Hill are two 1930s blocks of flats by R Toms & Partners. Park Gate, Park Gate in Somerhill Road, which backs onto the Furze Hill buildings, is a small SPAN development of the late 1950s. Furze Hill and Furze Hill House are two residential blocks (Y-shaped and butterfly plan) which were probably built in the 1960s. Also of c1960 is a development called Furzedene with 10 Wates-type staggered three-storey houses.

Views:



Furze Croft



Wick Hall



Park Gate Somerhill Rd.



Wates housing and Furze Hill House

Source: Google Street View

## POTENTIAL CONSERVATION AREA

AREA NAME: Town Centre, Basildon

---

Location (County):	Essex
Postcode:	SS14
Local Planning Authority:	Basildon Council

Date of record:	Recorded created by:	Record number:
12 September 2017	Andrew Derrick	09

---

### Date Built / Architect / Sources

Date Built:	c1960-62
Architect(s):	Anthony B Davies (Basildon Development Corporation) and Basil Spence (Consultant)
Sources:	Bettley & Pevsner, <i>The Buildings of England: Essex</i> , 2007, p. 111 List entries for Brooke House (list entry no. 1271497), retaining walls etc (1271498) raised pool and sculpture (1271562)

### Assessment (incl. reason for potential designation)

Basildon was established in 1949 as one of the eight New Towns built around London under the New Towns Act (1946). The town centre was designed as a pedestrian precinct centred on the long, broad Town Square and the sunken East Square to its east. At the junction of the two is a landmark 14-storey block of flats (Brooke House) with listed pool and sculpture below (each listed Grade II). Otherwise, the scale is low. The quality of the hard landscaping is high, with generous provision for public art. The area is subject to significant current redevelopment and regeneration proposals.

## Views



Photo Otto Saumaurez Smith



Town Square looking east (copyright [Ron Galliers](#) and licensed for [reuse](#) under this [Creative Commons Licence](#))



## POTENTIAL CONSERVATION AREA

AREA NAME: Clockhouse Way/Cressing Road, Braintree

---

Location (County):	Essex
Postcode:	CM7
Local Planning Authority:	Braintree District Council

Date of record:	Recorded created by:	Record number:
12 September 2017	Andrew Derrick	10

---

### Date Built / Architect / Sources

Date Built:	1918-20
Architect(s):	C. H. B. Quennell & W. F. Crittall
Sources:	Bettley & Pevsner, <i>The Buildings of England: Essex</i> , 2007, p. 171 List entries for 21/22 Clockhouse Way (list entry no. 1234676) and 156/158 Cressing Road (list entry no. 1338315)

### Assessment (incl. reason for potential designation)

A pioneering group of flat-roofed concrete cottages built by the Unit Construction Co. for the Crittall Manufacturing Co. A very early example in England of affordable housing designed in the International Modern style, responding to the need for cheap housing after World War One. The houses are mostly demi-detached pairs, with floors and roofs cast in reinforced concrete, and were fitted with metal framed casement windows made by the Crittall firm (largely replaced). Two of the less altered pairs (21/22 Clockhouse Way and 156/158 Cressing Road) are listed Grade II. Despite alterations, the basic layout and 'the spirit of the enterprise survives, an important precursor to Silver End' (Bettley).

Views:



Aerial view



156-158 Crossing Road (Grade II)



Clockhouse Way

## POTENTIAL CONSERVATION AREA

AREA NAME: Debden Estate Shopping Centre, Loughton

---

Location (County):	Essex
Postcode:	IG10
Local Planning Authority:	Epping Forest District Council

Date of record:	Recorded created by:	Record number:
12 September 2017	Andrew Derrick	11

---

### Date Built / Architect / Sources

Date Built: 1953-58

Architect(s): LCC Architects' Department

Sources: Bettley & Pevsner, *The Buildings of England: Essex*, 2007, pp. 575-6  
Smith, Joanna: *Undesignated Suburbs with Potential for Conservation Area Status or for Comparative Purposes*, Historic England (unpublished)

### Assessment (incl. reason for potential designation)

The Debden Estate was developed by the LCC from 1944 as an 'out-county' estate, to ease the London housing shortage. It has a pre-war cottage estate character. The shopping centre is more formal and is centred on The Broadway, with long gently curving unbroken frontages on either side, three storeys with shops on the ground floor and flats above. The buildings are faced in brick, and the design has a gentle modern Scandinavian quality, influenced by Norwich City Hall. At the centre on the north side is a low walk-through carried on piloti, with carved panels below the first floor windows. There have been improvements to the hard landscaping but the treatment of shop fronts appears uncoordinated.

# Views



## POTENTIAL CONSERVATION AREA

AREA NAME: Fennfields Road, South Woodham Ferrers

---

Location (County): Essex  
Postcode: CM3  
Local Planning Authority: Chelmsford City Council

Date of record: 13 September 2017  
Recorded created by: Andrew Derrick  
Record number: 12

---

### Date Built / Architect / Sources

Date Built: 1976  
Architect(s): Stanley Keen & Partners  
Sources: Bettley & Pevsner, *The Buildings of England: Essex*, 2007, pp.724-726  
Smith, Joanna: *Undesignated Suburbs with Potential for Conservation Area Status or for Comparative Purposes*, Historic England (unpublished)

### Assessment (incl. reason for potential designation)

The modern development of South Woodham Ferrers began in 1975, with developers working to tight design briefs set out in Essex County Council's highly influential *Design Guide for Residential Areas* (first published in 1973). Fennfields Road was the first development in the new town and the pilot scheme for the Design Guide approach, and consists of 18 houses laid out along a cul-de-sac, with mews courts giving off. The buildings are low-scale and low-density and in their arrangement display a variety of massing and materials, recalling Essex vernacular traditions but avoiding overtly historicist detailing. 'If it now looks a little commonplace, that is only because it has been so widely imitated...' (BoE p. 725). The development is relatively little altered.

Views



## POTENTIAL CONSERVATION AREA

AREA NAME: University of Essex, Wivenhoe

---

Location (County):	Essex
Postcode:	CO4
Local Planning Authority:	Colchester Borough Council

Date of record:	Recorded created by:	Record number:
20 December 2017	Andrew Derrick	13

---

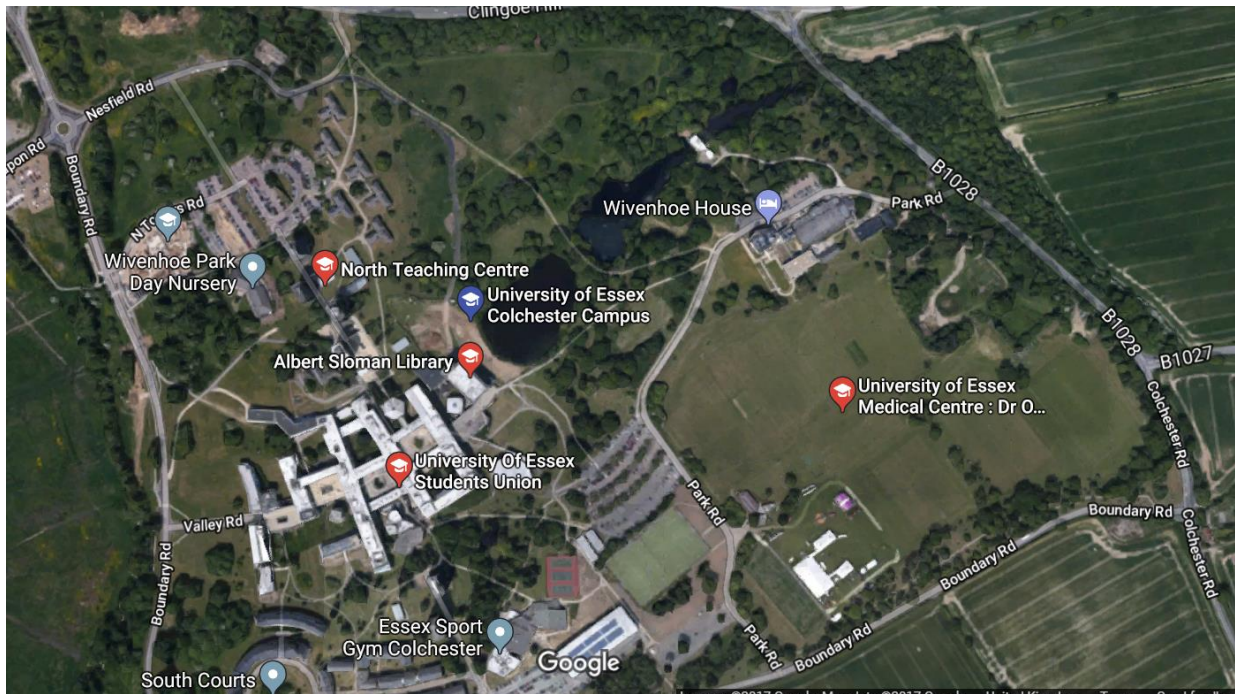
### Date Built / Architect / Sources

Date Built:	1962-4
Architect(s):	Architects' Co-Partnership (Kenneth Capon)
Sources:	Bettley & Pevsner, <i>The Buildings of England: Essex</i> , 2007, pp. 797-801 <a href="https://c20society.org.uk/2014/10/03/something-fierce-at-the-university-of-essex/">https://c20society.org.uk/2014/10/03/something-fierce-at-the-university-of-essex/</a>

### Assessment (incl. reason for potential designation)

A post-war university campus developed on C18 Wivenhoe Park. Planned with Albert Sloman, first vice-chancellor. 'Capon's design was entirely novel in attempting to create a compact urban environment within the parkland setting ...[his] vision was of an Italian hill-town with tower blocks clustered after the manner of San Gimignano' (Bettley). Up to 31 residential towers were planned but only six built, in loadbearing brick (photo below). Plan for hexagonal academic buildings in open courts were also only realised in part. Notable buildings include the hexagon, vice-chancellor's house (on one of the lakes, photo below) and lecture theatres by H T Cadbury-Brown (1964-70). The western half of the parkland is included in the Register of Parks and Gardens (Grade II), but university campus is excluded.

# Views



[https://commons.wikimedia.org/wiki/File:Essex\\_Uni\\_lake.jpg](https://commons.wikimedia.org/wiki/File:Essex_Uni_lake.jpg)

<https://commons.wikimedia.org/w/index.php?curid=11768126>



## POTENTIAL CONSERVATION AREA

AREA NAME: Downend, Bristol

---

Location (County):	Gloucestershire
Postcode:	BS16
Local Planning Authority:	South Gloucestershire Council

Date of record:	Recorded created by:	Record number:
22 December 2017	Esther Robinson Wild	14

---

### Date Built / Architect / Sources

Date Built: c.1920-39

Architect(s): Unknown

Sources: Draft Conservation Area Appraisal. Robert Nicholson, Conservation Officer – South Gloucestershire Council

### Assessment (incl. reason for potential designation)

Downend is now a large suburb to the north-east of the greater Bristol conurbation, but its origins are far more modest: it was once no more than a hamlet within a gentle undulating landscape within the parish of Mangotsfield. From 1750 to 1848 the number of houses grew to approximately one hundred and the level of continual growth in the second half of the 19<sup>th</sup> century would see Downend grow to such a scale that it became a parish in its own right in 1874.

Downend along with its neighbouring parishes saw significant suburban extension in the last century both in the inter-war and post Second World War periods. The scale of the development to the east fringe of Bristol has left the suburbs of Downend seamlessly merging with the suburbs of Mangotsfield to the east and Fishponds to the south.

The scale of the inter-war suburban expansion of Downend was largely made possible by the sale and subsequent dissolution of the Cleeve Hill House estate in the late 1920s which at its peak comprised of 40 acres of land. The 17<sup>th</sup> century mansion was itself demolished in the early 1930s.

Within Downend, the most popular architectural style, taking its influences from the Arts and Crafts movement is considered to be the “Tudorbethan” style. There are however also a few examples of the “Moderne” influenced residential architecture. There are examples of what can be considered a local developer’s interpretation of this style within Cleeve Lawns and Badminton

Road. Most home-owners wanted the 'olde-worlde' houses, but to avoid being derided for appearing conservative and backward-looking, in some cases the prospective homeowners did not want to appear to reject modernism. It is therefore, as in Downend, not unusual to see a few such houses in a cluster of Tudorbethan homes. Although the examples present in Downend can be considered rather weak representations of the architectural style, they are nonetheless considered significant survivals and worthy of protection to ensure the contrast and variation which makes a positive contribution to the character and distinctiveness of the locality is sustained.

Although the architectural style of most of inter-war houses in Downend can be considered to be Tudorbethan, the quality of the decorative elements and variations in detailing drawn from the Arts and Crafts and Domestic Revival Movements create identifiably individual and distinctive series of houses that can be regarded as having special interest in terms of the quality of their aesthetic appearance. The special interest is also cumulative, as the mix and quality of styles present within the area identified and their minimal alteration have retained what can be considered a collection of inter-war set pieces of domestic architecture that retain a sense of the garden suburb that was at the heart of the inter-war suburban ideal.

The proposed (South Gloucestershire Council) Downend Conservation Area centres on Cleeve Hill between Badminton Road and Bromley Heath Road. The rationale for the proposed boundary is that it includes the heart of Downend's inter-war suburban extension bar one post-war series of houses along Cleeve Wood Road. It is not just recognition that the buildings are of historic significance because they represent the first wave of the suburban extension in the inter-war typology; it is the quality and variation of architecture, materials and detailing that the buildings possess expressed within the differing forms of semi-detached houses and individually designed villas. The level of survival is also a significant consideration, as to be considered of special interest and so the levels of surviving detail, form, landscaping, street pattern and plot-layout have also influenced the proposed conservation area boundary.

#### Views:



House, Cleeve Wood Road (Google Earth, 2017)



Cleeve Lawns (Google Earth, 2017)



Cleeve Lawns (Google Earth, 2017)



Overdale Road (Google Earth, 2017)

## POTENTIAL CONSERVATION AREA

AREA NAME: The Ledmore Road Estate, Cheltenham

---

Location (County):	Gloucestershire
Postcode:	GL53
Local Planning Authority:	Cheltenham Borough Council

Date of record:	Recorded created by:	Record number:
10 December 2017	Esther Robinson Wild	15

---

### Date Built / Architect / Sources

Date Built: c.1951

Architect(s): Rainer, Rogers & Smithson

Sources: Adam Dyer, Conservation Officer – Cheltenham Borough Council

### Assessment (incl. reason for potential designation)

A little altered development of large neo-Georgian houses designed as Foreign Office housing for GCHQ managerial staff following their move to Cheltenham in the 1950s. The houses are all of a near identical design set within spacious plots. Much of the significance of the estate derives from the unaltered uniform character, plan form and the original inclusion of amenities on site such as a swimming pool and tennis court.

The buildings are all in a good condition, the majority with little alteration, possibly because of council ownership up until the end of the twentieth century. Over the past twenty years the number of extensions has increased, and there have been several subdivisions of plots to allow further development. Furthermore, the site of the former swimming pool and tennis court now contains three new dwellings which have been completed in a sympathetic style to the neighbouring properties. There has been small scale replacement of wooden sash and case windows with uPVC and original wooden doors. However, a significant number still contain these original features. Ground floor windows originally were 6x6 sash and case windows, with the upper being 3x6.

The buildings are generally detached with either stand alone or connected garage and are set back from the road with spacious and open front gardens. There are extensive gardens to the rear of which No. 20 has built a small detached dwelling in. High quality boundary wall treatments, common features include Cotswold stone walls and hedges throughout the development. Trees

and open green space form a significant feature within the area helping to provide a sense of openness throughout.

Views:



Source: Cheltenham Borough Council (unpublished)

## POTENTIAL CONSERVATION AREA

AREA NAME: The Beaconsfield Estate, Fore Street, Enfield

---

Location (County):	Greater London
Postcode:	EN3 6UX
Local Planning Authority:	Enfield

Date of record:	Recorded created by:	Record number:
4 September 2017	Neil Burton	16

---

### Date Built / Architect / Sources

Date Built:	1950-55
Architect(s):	Sir Frederick Gibberd and Edmonton Council Architects Department (T.A.Wilkinson)
Sources:	Cherry & Pevsner, <i>The Buildings of England: London 4:North, 1999</i> ,p.431

### Assessment (incl. reason for potential designation)

The Beaconsfield Estate was an early comprehensive redevelopment scheme by the London Borough of Enfield, following a master-plan which was originally prepared by Sir Frederick Gibberd. The detailed design and execution of the scheme was carried out by Edmonton Borough Council Architects Department under T A Wilkinson. The site is laid out with a mixture of brick-built six-storey and four storey blocks of flats, with some single storey and two storey houses, set amongst open greens, play areas, and rear service and drying areas. Durbin House, a six-storey block, was the first tall block built by the Council. The frontage of the estate to Fore Street is now dominated by mature trees and greenery.

The Beaconsfield Estate is by some distance the most interesting of Enfield's post-war estates with a variety of building types clearly influenced by Frederick Gibberd's work elsewhere set in a considered urban landscape. The estate retains much of its original character, with good original detailing like signage, boundary walls and fences. The estate is of Historic Interest as one of the earliest post-war Edmonton estates and also for the Gibberd connection. It has some Architectural Quality, and some Urban Design Quality. The close-knit layout of the estate also gives it some Group Value.

## Views



Source: Google Street View

## POTENTIAL CONSERVATION AREA

AREA NAME: The Highams Estate

---

Location (County):	Greater London
Postcode:	IG8
Local Planning Authority:	Waltham Forest

Date of record:	Recorded created by:	Record number:
4 September 2017	Neil Burton	17

---

### Date Built / Architect / Sources

Date Built: 1930-39

Architect(s): William and Edward Hunt

Sources: Cherry, O'Brien & Pevsner, *The Buildings of England: London 5:East*, 2005, pp. 723-6  
<https://branding.walthamforest.gov.uk/Documents/conservation-area-highams.pdf>

### Assessment (incl. reason for potential designation)

The Highams Park estate was developed by the Warner family, who had purchased a large landed estate here in 1849, with a park landscaped by Humphrey Repton. Residential development began in the early 1930s. The architects were William and Edward Hunt, who provided several standard designs. The construction work was undertaken by the Law Land Building Department, a subsidiary of the Warner Estate and the Law Land Building Company. The houses on the estate are mostly semi-detached and were intended to be well-planned, well-built and economical to run. All the houses are two storeys high and traditional in appearance and construction, mixing interpretations of Tudor and vernacular styles. All have solid (not cavity) brick walls and clay tile roofs and most have roughcast rendering to the first floor. The windows were timber casements. The quality of the area is greatly enhanced by its landscape setting. The streets are surrounded on all sides by undulating and well-wooded open land, part of the Repton landscape, which was given to the Council by the Warners in the late 1930s. The Highams Estate was designated an Area of Special Character in 1988



# Views



Source: Google Street View

## POTENTIAL CONSERVATION AREA

AREA NAME: The Somerford Estate

---

Location (County):	Greater London
Postcode:	N16
Local Planning Authority:	L B Hackney

Date of record:	Recorded created by:	Record number:
23 November 2017	Neil Burton	18

---

### Date Built / Architect / Sources

Date Built:	1947
Architect(s):	Frederick Gibberd and Hackney Borough Council
Sources:	Cherry & Pevsner, <i>The Buildings of England: London 4 :North</i> , 1998, p. 510 <i>London Suburbs</i> , Merrell Holberton, 1999

### Assessment (incl. reason for potential designation)

This was the first post-war development planned by Frederick Gibberd, for Hackney Metropolitan Borough, and built in 1946-7. It was an influential pioneer example of 'mixed development', with a range of houses, flats and maisonettes 'grouped in a series of closes, each with its own character and with vistas across the site to give unusual variety' – as Gibberd himself put it to the Festival of Britain Architecture Committee. The buildings are of no more than three or four storeys and have the typical detailing of this period with coloured ceramic tile panels, delicate porches and some little balconies with curved fronts of Regency extraction. A Health Centre in Somerford Grove was part of the original scheme, which won a Festival of Britain Merit award. There has been fairly extensive window replacement and loss of the original detailing but the original scheme is essentially intact.

Views:



Source: Google Street View

## POTENTIAL CONSERVATION AREA

AREA NAME: The Alberta Estate

---

Location (County):	Greater London
Postcode:	SE17
Local Planning Authority:	L.B.Southwark

Date of record:	Recorded created by:	Record number:
7 December 2017	Neil Burton	19

---

### Date Built / Architect / Sources

Date Built:	late 1950s
Architect(s):	Southwark Council

Sources:

### Assessment (incl. reason for potential designation)

A small estate of public housing grouped along Alberta Street and Ambergate Street. The housing is mostly in the form of terraces of houses and maisonettes built of brick with tile hanging to the first floor and steeply pitched tiled roofs with copper covered dormer windows. The maisonette blocks include open galleries to the third floor in a design which recalls post-war French housing developments. At the centre of the estate is a single tall block, the thirteen-storey Albert Weston House. When the Alberta Estate was first built in the late 1950s, fruit and nut trees formed a significant part of the planting in communal garden areas. The first tenants selected for housing were those with children suffering from health problems. The fruit trees were part of '50s vision of a healthy living estate. The unusual design of the Alberta Estate means that there are communal gardens and pedestrian walkways and play areas throughout the estate, most flanked by mini terraces of brick sheds.

Views:



Alberta Street



Albert Weston House



Ambergate Street



Ambergate Street

Source: Google Street View

## POTENTIAL CONSERVATION AREA

AREA NAME: The Brandon Estate

---

Location (County):	Greater London
Postcode:	SE17
Local Planning Authority:	L B Southwark

Date of record:	Recorded created by:	Record number:
30 November 2017	Neil Burton	20

---

### Date Built / Architect / Sources

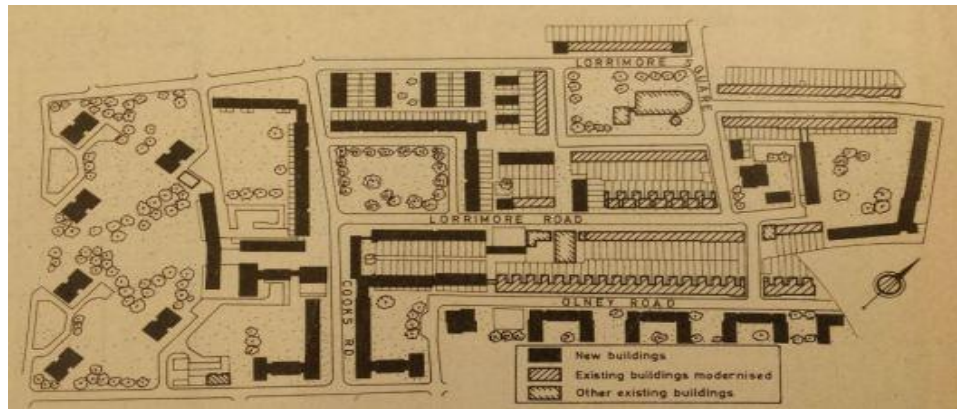
Date Built:	1955-62 (first phase)
Architect(s):	LCC Architect's Department (scheme architect Ted Hollamby)
Sources:	Cherry & Pevsner, <i>The Buildings of England: London 2: South</i> , 1983, p. 593-4

### Assessment (incl. reason for potential designation)

The site was acquired by the London County Council in 1952. It contained a quantity of nineteenth century terrace housing interspersed with bomb sites. Instead of clearing the site the LCC adopted what was then a novel approach by retaining and modernising some of the housing on the eastern part of the site and combining it with new buildings. The old houses in Lorrimore Square were retained, but a new church in a modernistic style by Woodroffe Buchanan & Coulter was built in the square to replace an earlier church destroyed by bombing. Further west, Forsyth Gardens was formed as a new square lined with four-storey maisonettes rather than terrace houses. At the western extremity of the site, six eighteen-storey tower blocks were built in an open setting which distantly echoes the Alton Estate in Roehampton. The mixture of different types of housing and formal and informal public spaces of varying size was further enhanced by the use of works of art and sculpture. A reclining figure by Henry Moore was set up near the western tower blocks, while the shopping centre had a mural by Anthony Holloway; there were other works by Holloway and Lynn Easthope, some of which have now been lost. The estate was extended to the south in the 1960s with five twenty-six storey towers which were not part of the original scheme.

The Brandon Estate is one of the earliest examples of a post-war public housing development mixing new buildings with existing buildings, an approach which Edward Hollamby, the architect in charge, later adopted in his work for the London Borough of Lambeth

Views:



A plan showing the original scheme with a mixture of new and existing buildings. North is at the top.



The west end of the estate



Housing in Maddock Way



Lorrimore Square



The shopping precinct

## POTENTIAL CONSERVATION AREA

AREA NAME: The Lairdale Estate

---

Location (County):	Greater London
Postcode:	SE21 8NA
Local Planning Authority:	Lambeth

Date of record:	Recorded created by:	Record number:
4 September 2017	Neil Burton	21

---

### Date Built / Architect / Sources

Date Built:	1975-80
Architect(s):	Edward Hollamby and Lambeth Council Architects`Department
Sources:	Lambeth Archives, 1975 development brochure for the Knight's Hill Coal Depot Housing (ref. LBL/BDD/1/69)

### Assessment (incl. reason for potential designation)

The Lairdale Estate is a largely unaltered late-1970s housing estate, designed and built under the general direction of Edward (Ted) Hollamby, Lambeth Borough Architect and Chief Planner. It is one of several low and medium-rise high-density estates planned and built by the borough council during that period whose design and layout reflects the 1970s theory of 'defensible space'. The estate retains its original landscaping, though planting has softened the external and internal boundary lines, as intended by the original designers. The use of a single house-type – the quad house – with its bold cubical form and distinctive pyramidal roofline gives the estate an unusual visual coherence, despite the renewal of doors and windows to patterns different from the original. The provision of a private enclosed garden for every dwelling gives the estate a very particular character, with generous space between the buildings. There have been no harmful extensions or replacement buildings.



## Views



Source: Google Street View

## POTENTIAL CONSERVATION AREA

AREA NAME: Myatts Fields South Estate

---

Location (County):	Greater London
Postcode:	SW9
Local Planning Authority:	Lambeth

Date of record:	Recorded created by:	Record number:
4 September 2017	Neil Burton	22

---

### Date Built / Architect / Sources

Date Built:	1974-79
Architect(s):	Edward Hollamby and Lambeth Council Architects' Department
Sources:	Lambeth Archives, Development brochure of 1974 for phases 4a,5 & 6 of Myatts Fields South (ref. LBL/BDD/1/92(3))

### Assessment (incl. reason for potential designation)

The Myatts Fields South estate was built in c.1974-79 to designs by the office of the borough architect and planning officer, Edward (Ted) Hollamby. During Hollamby's time in office, the borough of Lambeth gained a national reputation for the quality and variety of its housing estates. These were diverse in their planning, and notable for their marriage of architecture and landscaping, for their encapsulating the theory of 'defensible space', and for the successful integration of community and welfare buildings. Myatts Fields South illustrates these characteristics well. The visual coherence and architectural character of the low-rise buildings, the use of traditional London materials like yellow stock brick and blue slate and the relationship of the buildings to communal green spaces create an area of special architectural and historic interest.

Views:



Source: Google Street View

## POTENTIAL CONSERVATION AREA

AREA NAME: Cottington Close Estate, Lambeth

---

Location (County):	Greater London
Postcode:	HA9
Local Planning Authority:	L B Lambeth

Date of record:	Recorded created by:	Record number:
23 November 2017	Neil Burton	23

---

### Date Built / Architect / Sources

Date Built:	1954-58
Architect(s):	Harry Moncrieff for L.B.Lambeth
Sources:	Cherry & Pevsner, <i>The Buildings of England: London 2: South</i> , 1983, p. 369

### Assessment (incl. reason for potential designation)

The Cottington Estate was built in c1954-58 from designs by Harry Moncrieff founder Co-operative Planning Ltd, the world's first architects' co-operative. The estate contains three nine-storey blocks and was the first estate in the Borough of Lambeth to feature medium-to-high rise blocks, made possible by advances in lift technology. The estate also includes lower two- and three- storey blocks and a parade of shops, as well as generous open spaces and some private garden areas. The Cottington Close Estate is a good example of post-war architecture and planning, infused with the feelings of hope, faith in the future and social improvement made manifest at the Festival of Britain. It is an architecture of gentle modernism, brick-faced and set in a generous landscape setting, with the potentially harsh impact of rectilinear blocks and slabs offset by a limited and targeted use of curved architectural forms and the use of colour and decorative tiling. The buildings and the landscaping continue to work well together; over time the landscaping has matured and developed. The original architectural character of the buildings has remained largely intact, although the buildings are beginning to show their age.

Views:



Source: Google Street View

## POTENTIAL CONSERVATION AREA

AREA NAME: Cressingham Gardens Estate, London Borough of Lambeth

---

Location (County): Greater London  
Postcode: SW2  
Local Planning Authority: London Borough of Lambeth

Date of record: 8 December 2017  
Recorded created by: Esther Robinson Wild  
Record number: 24

---

### Date Built / Architect / Sources

Date Built: 1971-8

Architect(s): Edward Hollamby & Lambeth Borough Council Architects' Department

Sources: Unpublished report (May 2016) for SAVE Britain's Heritage by Robinson Wild Consulting, *A Proposal for the Re-Assessment of the Brockwell Park Conservation Area and a Recommendation for the Extension of the Boundary to Incorporate the Cressingham Gardens Housing Estate*

### Assessment (incl. reason for potential designation)

The estate consists of 306 homes housed within blocks of differing size and dwelling type interspersed with mature trees and planting with a central open space with views to Brockwell Park. The original site plan shows that the estate incorporated the established trees and planting already on the site and this was a key element of the design ethos, as was the exploitation of the site's topography and proximity to Brockwell Park. The influence of the adjacent park on the estate's design cannot be underestimated and its demonstrable importance in terms of density and layout is noted in Historic England's thematic study (2014) of Lambeth housing in the period 1965-80. Charles Attwood, the job architect for the estate is noted as successfully making a case to the 1969 planning committee for a lower density of 100ppa rather than the expected 140ppa to preserve the sensitive setting of the park (p.14).

The estate has a communal building, the 'Rotunda' which was originally a nursery and tenants' hall and is now used as a community centre. Historic England's thematic study (2014) states that Lambeth estates were notable for the successful integration of community and welfare buildings and the continued communal use of the 'Rotunda' reinforces the integrity of the original design intention and evidences its success. Its location adjacent to the central open space provides a stepped connectivity between the community of the estate and the park with a flow of

movement from the dwellings to the 'Rotunda', the central open space and then through to the park.

The design and layout of the estate reflects the architectural and social vision of Edward Hollamby with the blending of external and internal spaces through the grouping of low-rise blocks to foster a sense of community. This design approach which also focuses on the setting of a development is reflective of a movement away in the late 1960s from the high-rise architecture of post-war public housing to a more socially aware and community focused low-rise architecture. The estate is especially unique because of the successful 'marrying' of the overriding tenets of the dominant architectural style of public housing of the 1970s, and its natural environment which affords a seamless integration of the urban and open space.

The overall arrangement of the blocks within the estate was designed to take advantage of sightlines into Brockwell park from a maximum number of viewing points within the estate, with higher density and taller buildings situated on the perimeter and the lower density buildings situated closer to the park to ensure uninterrupted views through to it at the higher vantage points. In further response to the site's topography, the blocks are off-set and so introduce an informal spatial distribution that differs from the more formal layout of other public housing schemes of the period. It is recognised as a notable surviving example of a low-rise, high density, social housing development of the post-war period. The estate is not formally or locally listed.

Cressingham Gardens in its current form reflects the original design and layout as originally conceived by Edward Hollamby, and has undergone very little alteration since construction. Where alteration and change has occurred this has been limited to materials, specifically, the external doors and windows. As such, the estate today evidences a good surviving example of a low-rise, high density public housing estate of the late 1960s and 1970s on both a local and national level. More importantly, the layout of the estate responds directly to the unique topography and location of the site. It is this distinctiveness of location and responsive design that makes the estate different from others of its type in both the borough and nationally.

Views:



Cressingham Gardens Estate

Photos: E Robinson Wild



Hardel Walk



Bodley Manor Way



## POTENTIAL CONSERVATION AREA

AREA NAME: BedZed, Hackbridge

---

Location (County):	Greater London
Postcode:	CR4
Local Planning Authority:	L. B. Sutton

Date of record:	Recorded created by:	Record number:
6 December 2017	Neil Burton	25

---

### Date Built / Architect / Sources

Date Built:	2000-2002
Architect(s):	Bill Dunster of Zedfactory architects
Sources:	<i>Architects' Journal</i> . 27 November 2003

### Assessment (incl. reason for potential designation)

This pioneering eco-village in south London suburbia is the UK's first large-scale, mixed use sustainable community with 82 homes, office space, a college and community facilities. The development was designed to achieve big reductions in climate-changing greenhouse gas emissions and water use. The carbon-neutral project was led by the Peabody Trust in partnership with Bill Dunster architects, Ellis & Moore consulting engineers, the environmental consultants BioRegional, Arup and the cost consultants Gardiner Theobald. The homes range from one bed apartments to four bedroom houses. The houses are compactly arranged in south-facing terraces to maximise passive solar gain. All the buildings are constructed from thermally massive materials that store heat during warm conditions and release heat at cooler times. Half the houses were sold on the open market, one quarter were reserved for social (low cost) rent by Peabody and the remaining quarter for shared ownership. The project was shortlisted for the Turner Prize in 2003.

Views:



Source: Google Street View

## POTENTIAL CONSERVATION AREA

AREA NAME: Barbican and Golden Lane Estates

---

Location (County): City of London

Postcode:

Local Planning Authority: City of London

Date of record:

11 December 2017

Recorded created by:

Neil Burton

Record number:

26

---

## Date Built / Architect / Sources

Date Built: Golden Lane Estate 1952-7; Barbican Estate 1956-81

Architect(s): Chamberlain Powell & Bon

Sources: Bradley & Pevsner, *The Buildings of England: London 1: The City of London*, 1997, pp. 281-6

## Assessment (incl. reason for potential designation)

The Golden Lane housing estate was developed in the 1950s on an area of heavily bombed land just beyond the northern boundary of the City. A competition to design the estate was held by the City of London in 1952 and won by Chamberlain, Powell & Bon. The first phase was completed in 1957. The accommodation was mostly for single people and couples and was provided in ten well-detailed blocks on a free grid with consciously urban landscaping. The centerpiece was the sixteen-storey Great Arthur House. A second phase along Goswell Road was completed in 1962 with the curving Crescent House with shops at ground level and flats above. The buildings are mostly listed Grade II, but Crescent House is Grade II\*.

Immediately south of the Golden Lane Estate is the Barbican Estate, also designed by Chamberlain, Powell & Bon for the City of London and also occupying an area which had been left a wasteland by wartime bombing. It is one of the boldest public housing developments in the country: a large multi-level traffic free precinct, linked by elevated walkways and containing massively impressive Brutalist buildings in reinforced concrete. As at Golden Lane, the buildings are a mixture of slab blocks and towers, in this case three very tall tower blocks with distinctive silhouettes. The estate also contained new buildings for the City of London Girls' School and the Guildhall School of Music. Most of the buildings in the Barbican are listed Grade II.

Views:



Golden Lane Estate



Crescent House



Beech Street, Barbican



Barbican central area

Source: Google Street View

## POTENTIAL CONSERVATION AREA

AREA NAME: Highgrove Housing Estate, Eastcote Road

---

Location (County): Greater London  
Postcode:  
Local Planning Authority: L. B. Hillingdon

Date of record: 7 December 2017  
Recorded created by: Neil Burton  
Record number: 27

---

### Date Built / Architect / Sources

Date Built: 1974-77  
Architect(s): Edward Cullinan for Hillingdon Council  
Sources: Cherry & Pevsner, *The Buildings of England: London 3:North West*, 1991,p. 314

### Assessment (incl. reason for potential designation)

An excellent example of the Borough's of Hillingdon's search for new types of public housing. Low wide fronted houses in back to back clusters. The Highgrove housing development was designed on an eight-acre greenfield site which was formerly part of the grounds of Highgrove House. The wide-fronted two-storey houses were designed in regular rows along the two main streets (Hale End Clos and Campbell Close) and are divided into back-to-back groups of four. Each house has a large front garden enclosed by hedges and separated from the adjacent groups by narrow pedestrian paths, recalling Cullinan's contemporary development at Branch Hill in Hampstead. The exterior walls are rendered with wide areas of glazing. The original bright blue metal roofs have been replaced with conventional tiles.

The main room spaces are side-by-side along the garden frontage, with ceilings sloping up to the cill level of the floor above. The main rooms (cooking, eating, sitting) could be used as open plan, or divided as the occupant chose. The bathrooms, cupboards, stairs and landings and garages in the low back of the section.

Views:



Hale End Close



Campbell Close

Source: Google Street View

## POTENTIAL CONSERVATION AREA

AREA NAME: Thamesmead Lakeside

---

Location (County): Thamesmead  
Postcode: DA18  
Local Planning Authority: L.B. Greenwich

Date of record: 12 December 2017  
Recorded created by: Neil Burton  
Record number: 28

---

### Date Built / Architect / Sources

Date Built: 1967-72  
Architect(s): GLC Architect's Department  
Sources: Cherry & Pevsner, *The Buildings of England: London 2:South*, 1999, pp.294-9

### Assessment (incl. reason for potential designation)

Thamesmead was planned by the Greater London Council in 1965/6 as a new town on flat marshland beside the Thames at Erith. The original scheme was typical of the later 1960s, when planners were seeking to break away from traditional sub-garden-city arrangements in favour of tightly-knit urban centres with bold architectural forms and imaginative landscaping. At Thamesmead, the main housing was to be in a mixture of long spine blocks along the roads, combined with shorter blocks and tower blocks. Most of the buildings were to be constructed using prefabricated elements. All the accommodation was raised above the floodable ground floor level and much of it was intended to be linked by a raised pedestrian route. The principal landscape feature was the Thames itself and a series of lakes which were formed to drain the flat marshy land. Already in the early 1970s the original scheme was being modified with a move to simpler low-rise housing and in 1978 the plans for the central area were greatly simplified.

The first part of Thamesmead to be completed was Lakeside in the southern part of the new town, which was constructed between 1967-72. Facing Manor Way on the west side of the development is a long spine block with a series of shorter blocks behind. Along Yarnton Way which bisects Lakeside from west to east is a series of tower blocks. The northern section of Lakeside which projects into Southmere Lake is similar in character with four tall blocks along the water's edge.

Views:



Source: Google Street View



## POTENTIAL CONSERVATION AREA

AREA NAME: Former Barton Moss Aerodrome (now City Airport), Eccles

---

Location (County): Greater Manchester  
Postcode: M30  
Local Planning Authority: Salford City Council

Date of record: 4 January 2018  
Recorded created by: Esther Robinson Wild  
Record number: 29

---

### Date Built / Architect / Sources

Date Built: 1929

Architect(s): Unknown

Sources: City Airport & Heliport (website); Historic England's National Heritage List for England List Entry Descriptions (1096145; 1067500; 10963103)

### Assessment (incl. reason for potential designation)

The former Barton Moss Aerodrome was established at Fox Hill Farm in 1928, with building commencing in March 1929 and the airport officially opening in January 1930. It became the first municipal airfield in the UK to be licensed by the Air Ministry.

The main hangar was the first building on the site. It is the earliest civil aviation hangar in England and was built to house the most advanced passenger aircraft of its day, the Imperial Airways Argosy. The iconic Control Tower and the airport terminal building being a converted and remodelled farm outbuilding of circa late nineteenth century date, were completed shortly after. The original Hangar and attached workshops, Control Tower and the former airport terminal building (now an office) are all Grade II listed.

The main hangar is a tall steel-framed structure with red brick external walling and sheet roof covering. It has late twentieth century alterations. The Control Tower is a brick structure with reinforced concrete roofs. A three-stage octagonal tower, which has an upper glazed stage with a concrete balcony and steel railings, rises from a single-storey podium with small radiating wings at four corners.

Initially the airport was relatively busy with Imperial Airways flying three times a week between June and September 1930. However, the airport was very quiet between 1931 and 1933 and in 1934, KLM (Royal Dutch Airlines) were asked by Manchester Corporation if they would use the airport as a terminal for regular flights between Manchester and Holland. A test flight was

conducted by KLM in January 1934 to assess the airport's suitability. Unfortunately, it was found that the airfield was far too small; the surrounding obstructions (pylons, chimneys etc.) made the approach dangerous, and from a meteorological standpoint (fog), the test pilot considered it to be the worst airfield in Europe. Manchester was therefore rejected in favour of Liverpool.

However, Barton Airport continued and after a period of operation by the Air Ministry during the second world war, it returned to use general aviation use. It was renamed 'City Airport (Manchester)' in 2007. The airport now houses around 120 aircraft, aviation related businesses and flying schools. Restoration and repair work on the Control Tower building was completed in 2006 and the airport is undergoing a phase of improvements with the most recent proposed for the former terminal building.

Although the main buildings on the site are individually listed, it is considered that conservation area status would be appropriate given the significance of the whole site deriving from it being England's first municipal airport, which also housed the first passenger terminal, the first flight control tower, and the first designated runways, all of which survive as components of a unique historic aviation landscape.

## Views:



(source: wikipedia)



(source: Digital Pilot School)



(source: Bronco Demo Team)

## POTENTIAL CONSERVATION AREA

AREA NAME: Former University of Manchester Institute of Science and Technology (UMIST) campus (now the north campus of the University of Manchester)

---

Location (County): Greater Manchester  
Postcode: M13  
Local Planning Authority: Manchester City Council

Date of record: 21 December 2017  
Recorded created by: Esther Robinson Wild  
Record number: 30

---

### Date Built / Architect / Sources

Date Built: Early 1960s  
Architect(s): W.A. Gibbon of Cruickshank & Seward; Harry S. Fairhurst & Sons; Thomas Worthington & Sons  
Sources: C20 Society Building of the Month – Hollaway Wall, Manchester, Brook, R (January 2009); Harwood, E (2015) *Space, Hope and Brutalism. English Architecture 1945-1975*; Manchester Modernist Society

### Assessment (incl. reason for potential designation)

The former University of Manchester Institute of Science and Technology (UMIST), now the University of Manchester, has its origins in the Manchester Mechanics Institute founded in 1824 in the Bridgewater Public House. In 1902 the Institute relocated to a new home on Sackville Street, designed for them by Spalding and Cross, latterly extended to designs by Bradshaw, Gass & Hope which took thirty years to complete (1927-1957). The Institute became the School of Technology (1902) and later the Municipal College of Technology (1918). The college gained its own charter in 1956, meaning more focus on degree level academic courses. It was not until 1966 that the name University of Manchester Institute of Science and Technology was adopted.

The new UMIST campus expanded to the south of the Manchester to Liverpool railway, extending into Chorlton upon Medlock, and included several new buildings and conversions by various architects including Harry S. Fairhurst & Sons and Thomas Worthington & Sons, both long established Manchester firms. The former was responsible for the innovative (in the use of brick and glass) Chemical Engineering Pilot Plant (1966); originally the service runs were all defined in

their own specific colours, predating Pompidou by five years. This building is flanked by a sculptural wall, which was built in 1968 to designs prepared by artist Anthony Hollaway, commissioned by UMIST. The artist was working in collaboration with architect Harry M. Fairhurst; they also worked together to design the concrete relief panels of the Faraday building (1967) on the same campus, a high slab and 4-storey block which ingeniously used the existing topography and, much later, the windows at Manchester Cathedral. Harry M. Fairhurst was also responsible for the Pariser building (1963), executed in a classical, reserved modernist style using brick and copper cladding. Hubert Worthington of Thomas Worthington designed the uncompromising square grid facades of Staff House (1960, extended 1968).

The masterplan for the campus was developed in 1960 by W.A. Gibbon of Cruickshank and Seward and it is Gibbon's legacy that presides over the stepped site as it descends toward the Medlock Valley. The precinct of buildings, Chandos Hall (1962-4), the Renold Building, the Barnes-Wallis building/Wright Robinson Hall (1963-6), the landmark Mathematics and Social Sciences 15-storey tower (1966-8) and the Ferranti Building (1968) are all by Gibbon and all feature his trademark white reinforced concrete. He is known to have visited Brazil prior to this commission and was influenced by the work of Niemeyer, though the only real flourishing gesture is the curved stair that elegantly sweeps into the courtyard between the Renold and Barnes-Wallis buildings. The Renold building, designed in 1958 and built in 1960-2 with its fifteen lecture theatres is considered the centre-piece of the campus. The acoustician Hope Bagenal advised on the building's sound insulation, achieved by a heavy structure and downwards-deflecting windows. This precinct of buildings became a model for the technical universities.

Although none of the individual buildings are listed, the former UMIST campus (now the north campus of the University of Manchester) as a whole exemplifies various aspects of university building and planning in the 1960s and contains several buildings and other features of architectural and aesthetic interest. The Renold Building was unsuccessfully proposed for listing in November 2005. The north campus is now the subject of a strategic regeneration framework which proposes the demolition of some of the buildings. The outcomes are still uncertain. The C20 Society and others, including The Modernist Society are actively campaigning for the retention of the buildings.

Views:



(Source: The Modernist Society)



(Source: The Modernist Society)



(Source: Manchester Evening News)

## POTENTIAL CONSERVATION AREA

AREA NAME: Southampton University Highfield Campus

---

Location (County): Hampshire  
Postcode: SO16  
Local Planning Authority: Southampton

Date of record: 6 December 2017  
Recorded created by: Neil Burton  
Record number: 31

---

### Date Built / Architect / Sources

Date Built: 1930s and 1960 with some later buildings  
Architect(s): Gutteridge & Gutteridge; Basil Spence & Partners;  
Ronald Sims of Bournemouth.  
Sources: C20 Society Southern Regional Group Assessment 2016  
Pevsner & Lloyd, *The Buildings of England, Hampshire and the Isle of Wight*, (2002 edn)

### Assessment (incl. reason for potential designation)

Southampton University was established in 1862 and recognised as a University College in 1902. The Highfield site on the edge of the town was purchased in 1910 and several new red brick buildings in traditional style were erected between the wars, mostly to the designs of the local firm Gutteridge & Gutteridge. In 1957 Basil Spence & Partners was engaged to prepare a masterplan for the development of the site (continuously modified since then) and the firm designed most of the new buildings erected in a programme of expansion carried out in the 1960s. Among the new buildings designed by Basil Spence & Partners and built in the 1960s are the eight-storey Chemistry Building, the brutalist ten-story Faraday Building, the Lanchester Building with its projecting second floor lecture theatre, the eight-storey Chemistry Building framed by eight pairs of thin concrete piers linked over the roof by cross beams and the Nuffield Theatre, which is an austere red brick structure with copper cladding to the prominent theatre roofs. The Mathematics Block at the NW corner of the site is a large and complex building by Ronald Sims of Bournemouth, unified by its fluted concrete facings.

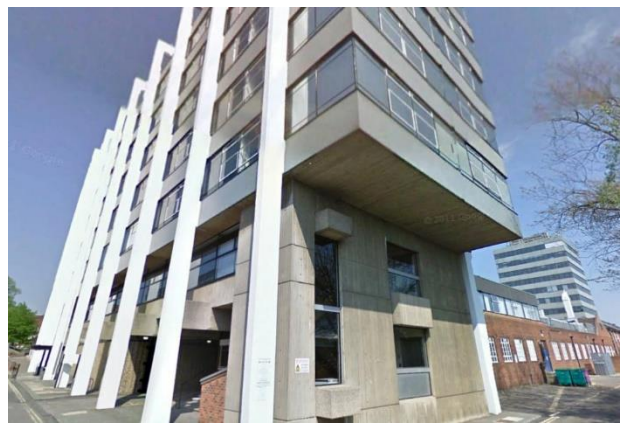
The soft landscaping of the campus now includes several specimen trees planted a memorial to staff and a small botanical garden (Valley Gardens) now landscaped as an amenity for students. Within this landscape are a number of freestanding sculptures including two by Barbara Hepworth and one by F.E.McWilliam.

Although none of the individual buildings is listed, the Highfield Campus as a whole exemplifies various aspects of university building and planning in the 1960s and contains several buildings and other features of architectural ad aesthetic interest.

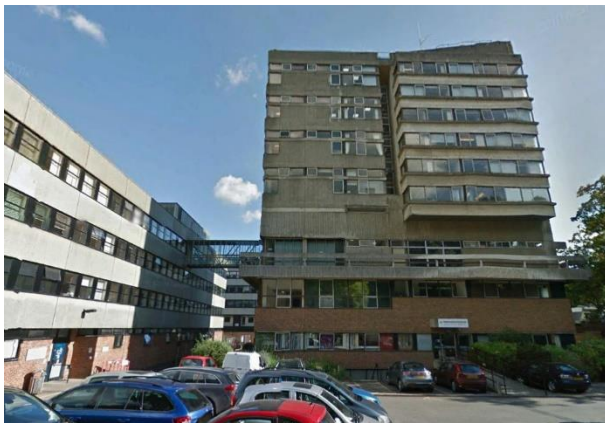
### Views:



The Lanchester Building



The Physics Building with the Faraday Tower behind



The Mathematics Building



The Nuffield Theatre

Source: Google Street View



## POTENTIAL CONSERVATION AREA

AREA NAME: New Ash Green

---

Location (County):	Kent
Postcode:	DA3
Local Planning Authority:	Tonbridge & Malling

Date of record:	Recorded created by:	Record number:
5 December 2017	Neil Burton	32

---

### Date Built / Architect / Sources

Date Built:	1966-9
Architect(s):	Eric Lyons and Ivor Cunningham (landscape architect)
Sources:	<a href="http://www.span-kent.co.uk">www.span-kent.co.uk</a> Simms, Barbara, <i>Eric Lyons and Span</i> , 2012. Newman. <i>Buildings of England: West Kent &amp; The Weald</i> , 2012, pp.425-6

### Assessment (incl. reason for potential designation)

The biggest venture of SPAN Developments and their architect Eric Lyons, who had already built several good small private estates around London (some now designated as Conservation Areas). Intended as a complete small town with a shopping centre serving several 'neighbourhoods' of short two-storey terraces, all sited to create variety and with generous landscaping in which many existing trees were preserved. The 'K-range' of houses (K for Kent), designed specifically for New Ash Green, were advanced not only in terms of appearance but also in their use of materials and method of construction. The houses were built of brick flank and party walls, a central steel 'A' frame and horizontal 'purlins'. The walls, front and back, first storey floor and roof were constructed of prefabricated panels. The houses were mainly for private occupation, but with 450 set aside for LCC tenants

Two housing neighbourhoods (Punch Croft and Over Minnis) and Phase I of the Shopping Centre were completed and three further neighbourhoods begun by 1969 when the GLC, successor to the LCC and now under Tory control, withdrew from the project, which lost its financial backing. In 1971 Bovis Homes took over from SPAN as the developers and employed new architects to complete the scheme to amended designs

Views:



Punch Croft



Over Minnis



Lambardes



Shopping Centre buildings

Source: Google Street View

## POTENTIAL CONSERVATION AREA

AREA NAME: The Former Leeds Children's Holiday Camp, Silverdale

---

Location (County): Lancashire  
Postcode: LA5 0SJ  
Local Planning Authority: South Lakeland

Date of record: 19 December 2017  
Recorded created by: Esther Robinson Wild  
Record number: 33

---

### Date Built / Architect / Sources

Date Built: 1951

Architect(s): G Alan Burnett

Sources: Twentieth Century Society / South Lakeland District Council Conservation Officer (information taken from responses to planning application for demolition)

### Assessment (incl. reason for potential designation)

The Leeds Children's Holiday Camp Association (formerly known as The Leeds Poor Children's Holiday Camp and now Leeds Children's Charity) was founded in 1904 to improve the lives of the impoverished children of industrial Leeds, as part of a wider national movement to combat urban 'slum living' with fresh air and recreation. The camp at Silverdale was purpose built by the charity to provide children with access to the sea, countryside, and outdoor activities. Its construction tied in with the national boom in holiday camps, brought about by changes to holiday legislation and a post-war desire for planned holidays and group activities. There are no known comparators so well preserved that the Twentieth Century Society are aware of. It is therefore considered to be a rare, intact, and potentially unique historic survival of this social phenomenon in the North of England.

The camp was designed by local architect G Alan Burnett in 1943 and constructed in 1951. Burnett's aim was to create a landmark structure that avoided an institutional atmosphere by providing natural light with large airy rooms. It is modern in style, and in some respects, echoes the art deco design of the Midland Hotel in Morecambe, particularly in the long run of windows and curved bay to the coastal façade. It is constructed primarily in reinforced concrete concealed behind a textured render, with occasional planar walls and a roof articulation in exposed masonry. The building's form is purposely horizontal with a flat roof and emphasized eaves, and its plan is

complex. The principle element is a long central spine, terminated at the south end by an offset, taller broad, glazed bay, surmounted by a shadow full length hood on tapered fin supports and flanked by masonry walls. The seaward side is lower and almost fully glazed and symmetrical, with a small apsidal projection with partial glazing at the north end; and a full length, cantilevered roof projection over a plain terrace. The eastern side faces into a courtyard enclosed by a loose arrangement of side wings; and has a distinctive, tiered arrangement of full length clerestory windows, which is one of the building's most expressive and successful elements. At the north end are a pair of attractively scaled connected pavilion wings.

Its positioning on the brow of a steep cliff above the bay gives it a stately quality. Except for the modern wall render, replacement windows and low partitions between bedroom dormitories, it is understood that the building is little altered with the original form and layout still legible, and so is an intact expression of the aspirations of the era.

A planning application for demolition was refused in May 2017 and the applicant has taken it to appeal which is as yet undecided. The Conservation Officer assessed the building in consideration of its addition to the Local List and found that while it possesses some value in historic and social terms as an example of mid-twentieth century local government philanthropism, he considered that it is not sufficiently well designed or executed to qualify as a building of good quality that meets the exacting standards required to qualify for inclusion.

Views:



(source: Google Earth, 2017)



(source: Westmorland Gazette, 2017)

## POTENTIAL CONSERVATION AREA

AREA NAME: Leicester University, Main site

---

Location (County):                   Leicestershire  
Postcode:                             LE1  
Local Planning Authority:        Leicester City Council

Date of record:                       Recorded created by:               Record number:  
30 December 2017                   Neil Burton                           34

---

### Date Built / Architect / Sources

Date Built:                            Main building 1837, adapted 1921,1940s onwards  
Architect(s):                        Various, including William Keay, Thomas Worthington & Sons, Sir Leslie Martin, Denys Lasdun & Ptnrs and Stirling & Gowan.  
Sources:                               Pevsner & Williamson, *The Buildings of England: Leicestershire & Rutland*, 1984, pp.254-258

### Assessment (incl. reason for potential designation)

In 1919 a local manufacturer named Percy Fielding-Johnson gave the disused Leicester country lunatic asylum and 9 acres of land as a site for a college and appointed William Keay to adapt the 1830s asylum building for college use. After the Second War Thomas Worthington & Sons were appointed consultant architects and between 1946 and 1958 the old site was filled with more buildings, mostly in neo-Georgian style. In 1950 the city council sold the college an additional 9 acres and when the college became a university in 1957 Sir Leslie Martin drew up plans for modern science buildings on this additional site. Stirling & Gowan's 1958-63 Engineering Building broke away from the masterplan and other individual architectural statements were made by Lasdun's 1962-7 Charles Wilson Building and Arup's 1968-70 Attenborough Building. The main Fielding-Johnson Building is listed Grade II, Stirling & Gowan's Engineering Buildings is Grade II\*

Views:



Photos: John East



## POTENTIAL CONSERVATION AREA

AREA NAME: The Eldonian Village, Vauxhall, Liverpool

---

Location (County):	Merseyside
Postcode:	L3
Local Planning Authority:	Liverpool City Council

Date of record:	Recorded created by:	Record number:
10 December 2017	Esther Robinson Wild	35

---

### Date Built / Architect / Sources

Date Built: Phase I: 1987; Phase II: 1994

Architect(s): Wilkinson Hindle Halsall Lloyd Partnership in partnership & Residents

Sources: The Eldonians website; world habitat awards website; The Guardian website

### Assessment (incl. reason for potential designation)

The Eldonian Village is an award-winning inner-city public housing scheme that has been developed in several phases, with the first completed by 1987. It has an informal layout and exploits the Leeds-Liverpool Canal as an urban feature with the provision of waterside homes for those on low incomes when mostly this type of accommodation is traditionally for the wealthy. The first phase consisted of 145 homes with landscaping and were designed in partnership with the local community. Each house and garden layout were designed to the requirements of the person moving in. Support was also provided to a small group of elderly residents to provide their own bungalow accommodation. A further 150 social rental houses were completed by 1994. The canal running through the site was cleaned, decontaminated and landscaped and brought back into active service. A small office complex was also built as well as a residential care home.

The houses are of red brick with a blue brick banding detail to the first floor of the two-storey houses. Some of the bungalows also have this detail running immediately below the roofline. Blue bricks also pick out diamond shaped patterns on the facades. The roofs are tiled and have either a gable or hipped roofline. The houses that front the canal are of red brick to the ground floor and yellow brick to the second-floor, part of the façade is rendered. They also have the brick banding detail. Many of the houses have part-glazed (uPVC) brick porches with pitched roofs. The windows



and doors are of brown uPVC and are of uniform style. These appear to be substantially retained as does the original uniform timber fencing and metal gates.

The design and layout of the scheme reflects the social vision of the residents with the integration of natural features and the grouping of one- and two-storey homes to foster a sense of community. In its current form, it reflects the original design and layout as originally conceived, and has undergone very little alteration since construction, notwithstanding the expansion of the immediate area with more housing. It is a distinctive and successful scheme and appears to be well maintained with almost no discernible denigration of original architectural detailing or features. As such, the estate today evidences a good surviving example of a low-rise, inner-city public housing estate of the late 1980s on both a local and national level. More importantly, the layout of the estate responds directly to the unique location of the site. It is this distinctiveness of location and responsive design that makes the estate different from others of its type in both Liverpool, its immediate environs and nationally.

#### Views:



(source: world habitat awards website)



Eldonian Way (Google street view @2017 Google)



Eldonian Way (Google street view @2017 Google)



Eldonian Way (Google street view @2017 Google)

## POTENTIAL CONSERVATION AREA

AREA NAME: Haig Avenue/Beatty Road (formerly Ash Lane)  
Estate, Southport

---

Location (County):	Merseyside
Postcode:	PR8
Local Planning Authority:	Sefton Council

Date of record:	Recorded created by:	Record number:
3 January 2018	Esther Robinson Wild	36

---

### Date Built / Architect / Sources

Date Built:	1920
Architect(s):	Unknown. Council Development. Layout by A. E. Jackson, Borough Engineer assisted by H. E. Ford, Engineering Assistant
Sources:	Joanna Smith: <i>Undesignated Suburbs with Potential for Conservation Area Status or for Comparative Purposes</i> , HE, unpublished

### Assessment (incl. reason for potential designation)

The former Ash Lane estate was the largest (124 houses) and most impressive of three housing schemes began by the Borough Council in 1920. The site lay between Scarisbrick New Road (laid out 1855), a railway line (now removed) and Ash Lane (now Haig Avenue). The estate follows A. E. Jackson's layout 'on axial lines' with main roads lined with trees and a circular green.

Three basic types of concrete block houses, parlour, non-parlour and cottage flats in single, detached, and short rows, were provided with variety introduced in the grouping, detailing, finish, and roofing material (slate and tile).

The estate is situated between areas of older, private housing and open ground, occupied by Southport Football Ground, two schools and a park. The houses are in good condition; several with concrete block exposed but mostly painted, rendered or stone clad. The drip moulds over windows are sometimes picked out. The original finish of a rendered upper storey with corner block quoins also survive to several houses on Beatty Road. A few original front doors survive (but seemingly no windows) as do some open recessed porches. The concrete fence posts also survive to some front gardens.

The estate is a good example of a mixture of housing types, generously sized (two to four bedrooms) with decent sized gardens. The estate has maintained an attractive appearance, with a good survival of front gardens and tree-lined streets; some of the trees have been replanted/renewed. It is one of the better-reserved examples of a 1920 concrete-block estate in the country.

## Views



Source: Google Street View



Source: Google Street View



Source: Google Street View

## POTENTIAL CONSERVATION AREA

AREA NAME: Bowthorpe New Villages

---

Location (County):	Norfolk
Postcode:	NR5
Local Planning Authority:	Norwich City Council

Date of record:	Recorded created by:	Record number:
20 December 2017	Andrew Derrick	37

---

## Date Built / Architect / Sources

Date Built:	1975 onwards
Architect(s):	Various (masterplan by Norwich City Council, City Architect John Pogson)
Sources:	Joanna Smith: <i>Undesignated Suburbs with Potential for Conservation Area Status or for Comparative Purposes</i> , HE, unpublished Pevsner & Wilson, <i>The Buildings of England: Norfolk 1</i> , 343-4

## Assessment (incl. reason for potential designation)

Residential development by Norwich Council planned as a cluster of three residential 'villages': Clover Hill, Chapel Break and Three Score. Clover Hill was the first to be built (from 1975) and is the largest. The development draws references from Norfolk vernacular architecture, and the Essex Design Guide was a big influence. One or two existing vernacular buildings were incorporated. The housing is a mixture of public and private. Good attention to detailing and landscaping. The development was described in 1979 as 'three communities tightly bounded by a peripheral road and open space, with a district shopping centre in the middle. Pedestrianisation is the by-word and social mix the goal'. (*Chartered Surveyor*). Wilson is more ambivalent: 'the impression is good when seen from afar'.

# Views

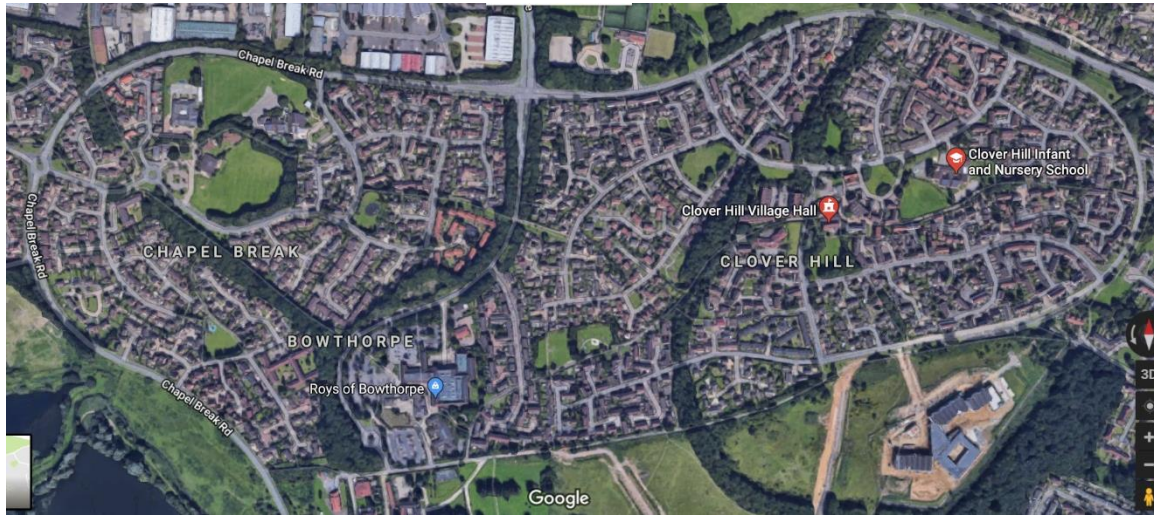


Photo from 1979, Norwich Evening News



Clover Hill Road

## POTENTIAL CONSERVATION AREA

AREA NAME: University of East Anglia, Norwich

---

Location (County):	Norfolk
Postcode:	NR4
Local Planning Authority:	Norwich City Council

Date of record:	Recorded created by:	Record number:
13 September 2017	Andrew Derrick	38

---

### Date Built / Architect / Sources

Date Built: 1962 onwards

Architect(s): Denys Lasdun *et al*

Sources: Pevsner & Wilson, *The Buildings of England: Norfolk 1*, pp.347-356  
List entries for Suffolk and Norfolk Terraces (1390646 and 1390647),  
Teaching wall and raised concourse (1390648), Library and  
attached stairs (list entry no. 1390649), Sainsbury Centre (1409810)

### Assessment (incl. reason for potential designation)

The University was founded in 1962 and the site chosen was the former Earlham Hall estate. Student accommodation (notably in Lasdun's famous ziggurats) is closely integrated with access to the spine block of the teaching accommodation. A broad meadow to the south leads down to an artificial lake. The original Lasdun buildings and Norman Foster's later but interconnected Sainsbury Centre are all listed in high grades. 'Almost every building is significant on a national level' (Wilson/Pevsner, p. 349). Their significance lies not just in their individual architectural qualities but in their contribution to the group and the broader landscape setting, especially to the south.



# Views



University website



## POTENTIAL CONSERVATION AREA

AREA NAME: Cramlington New Town

---

Location (County):	Northumberland
Postcode:	NE23
Local Planning Authority:	Northumberland County Council

Date of record:	Recorded created by:	Record number:
20 December 2017	Andrew Derrick	39

---

### Date Built / Architect / Sources

Date Built: 1960s onwards

Architect(s): Various

Sources: <https://en.wikipedia.org/wiki/Cramlington>

This promotional film from 1970 (start at 7 mins):  
<http://www.yorkshirefilmarchive.com/film/northumberland-new-life>

### Assessment (incl. reason for potential designation)

Cramlington was a post-war 'new town' or 'enterprise town' development in a mining district, built by a private consortium led by William Leech, rather than by a development corporation. Plans were approved by the MHLG in 1963. The town was divided into distinct districts or estates, with housing separated from the industrial zones along new town lines. Consideration for CA designation might focus on surviving 1960s and early 1970s housing development eg along Northumbrian Road (photos below), characterised by low-rise, low-density flat-roofed buildings in well landscaped settings. This early character is being eroded as properties are adapted and renovated by their owners.

# Views



Church Street



Northumberland Road

## POTENTIAL CONSERVATION AREA

AREA NAME: Swarland Cottage Estate

---

Location (County):	Northumberland
Postcode:	NE65
Local Planning Authority:	Northumberland County Council

Date of record:	Recorded created by:	Record number:
30 October 2017	Andrew Derrick	40

---

### Date Built / Architect / Sources

Date Built:	1937
Architect(s):	Molly Reavell
Sources:	List entries for Village Hall, 2 Studley Drive, 2 and 4 Nelson Drive, 24, 28 and 40 Park Road

### Assessment (incl. reason for potential designation)

A privately-funded cottage estate, established in 1934 in the grounds of Swarland Hall by Commander Clare George Vyner of Studley Royal and the Fountains Abbey Settlers Trust as a land settlement for unemployed Tyneside workers and their families. 77 homes were built from designs by Alnwick-based architect Molly Reavell, along with shops, sports facilities and a village hall. The scheme was not a total success, and many tenants soon returned to Tyneside. Houses were of four main types, all small-scale and flat-roofed in the continental modern style. The village hall and a number of the less-altered bungalows and cottages are listed Grade II. Many of the remaining original houses are heavily altered, by the addition of pitched roofs and other more ad hoc additions and alterations. However the original layout and open landscape character survives and the development is of high social historical and community significance.

# Views



The Village Hall (Grade II)

<https://www.britishlistedbuildings.co.uk/101041862-swarland-village-hall-newton-on-the-moor-and-swarland/photos/136268#.WfdeOmiOM2w#>



Nelson Drive



Park Road

## POTENTIAL CONSERVATION AREA

AREA NAME: Nottingham University Main Campus

---

Location (County): Nottingham  
Postcode: NG7  
Local Planning Authority: Nottingham

Date of record: 11 December 2017  
Recorded created by: Neil Burton  
Record number: 41

---

### Date Built / Architect / Sources

Date Built: 1920s, 1950s and later  
Architect(s): Various including Morley Horder, Donald McMorrان and Brian O'Rorke  
Sources: Pevsner & Williamson, *The Buildings of England: Nottinghamshire*, 1979  
Edward Denison, *McMorrان & Whitby*, (RIBA, EH, C20) 2009

### Assessment (incl. reason for potential designation)

The University College was founded in 1877 and. In the late 1920s moved to a more spacious sloping site at Highfields west of Lenton Village which had been purchased by Jesse Boot for building a large new factory and a model town for the factory workers. In the event only the factory was built and part of the Highfields estate was given to the University. The first major buildings were the neo-classical Trent Building, The Hugh Stewart Hall (part listed Grade II) for men and the Florence Boot Hall for women, all funded by Jesse Boot, designed by Morley Horder, and opened in 1928.

When the college became a university in 1948 a development scheme was prepared by Sir Percy Thomas (revised in 1957-8 by Donald McMorrان) with buildings by a variety of architects, mostly in a stripped neo-Georgian manner and some incorporating earlier buildings on the site. The landscaping scheme was originally by Geoffrey Jellicoe. Among the central university arts cluster around the Trent Building (now listed Grade II) is the Portland Building (1955-6) by Cecil Howitt, the Social Sciences Building Education Block ( 1950s) by Farquarson, McMorrان and Whitby and the square modernist university library (1972) by Faulkner-Brown, Hendy, Watkinson & Stonor. Around the northern and western perimeter of the campus are several halls of residence including Cripps Hall (1957-9) by McMorrان (listed Grade II), Lenton Hall by McMorrان, and Derby Hall (1950s) by

Brian O'Rorke. The 330 acre main campus has won several awards for its architecture and landscaping, and has been named the greenest campus in the country in a Green Flag Award.

Views:



The Portland and Trent Buildings



The Library



Cripps Hall



Lenton Hall

Source: Google Street View

## POTENTIAL CONSERVATION AREA

AREA NAME: Studlands Park Estate, Newmarket

---

Location (County):	Suffolk
Postcode:	CB8
Local Planning Authority:	Forest Heath (West Suffolk)

Date of record:	Recorded created by:	Record number:
1 November 2017	Andrew Derrick	42

---

### Date Built / Architect / Sources

Date Built:	Started 1967
Architect(s):	Ralph Erskine
Sources:	Joanna Smith: <i>Undesignated suburbs with potential for conservation area status or for comparative purposes</i> (unpublished)

### Assessment (incl. reason for potential designation)

A commercial development, the estate was designed by Ralph Erskine for Bovis Homes, and slightly predates his work at Eaglestone (Milton Keynes, also for Bovis) and Byker (Newcastle-upon-Tyne). Erskine was concerned that his housing developments should be life-enhancing, saying 'The job of buildings is to improve human relations: architecture must ease them, not make them worse'. The houses are planned in a loose grid around a central open green or park, and are typically built in groups and terraces with garage courtyards. They are of one or two storeys, generally faced in brick with pitched concrete tile roofs. Windows are generally small (larger at the rear), with glazed apexes to the gable ends adding a nice touch. The estate is residential, with few shared or community facilities apart from the open spaces. For many years the houses were largely left to USAF personnel, and levels of DIY 'improvement' are therefore still relatively low.



# Views:



## POTENTIAL CONSERVATION AREA

AREA NAME: Killingworth

---

Location (County):	Tyne & Wear
Postcode:	NE12
Local Planning Authority:	North Tyneside

Date of record:	Recorded created by:	Record number:
30 October 2017	Andrew Derrick	43

---

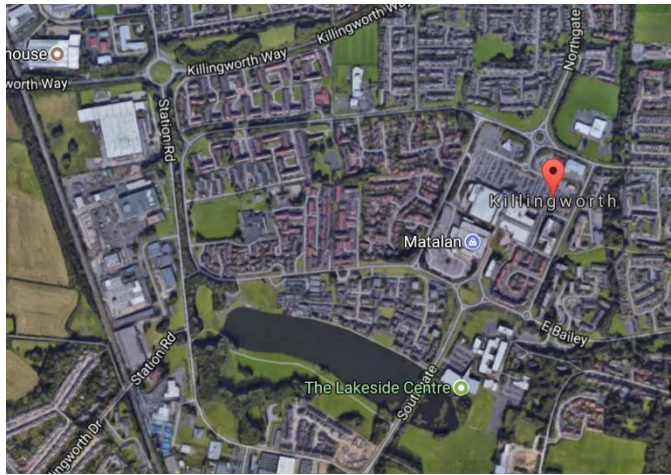
### Date Built / Architect / Sources

Date Built:	1963 onwards
Architect(s):	Killingworth Development Group (Northumberland County Council); Ryder & Yates; Ralph Erskine
Sources:	Rutter Carroll, <i>Ryder &amp; Yates</i> , 2009 (RIBA, EH, C20) List entry for British Gas Research Station This promotional film from 1970 (start at 4 mins 55): <a href="http://www.yorkshirefilmarchive.com/film/northumberland-new-life">http://www.yorkshirefilmarchive.com/film/northumberland-new-life</a>

### Assessment (incl. reason for potential designation)

In 1963 work started on Killingworth Township, a new town intended for 20,000 built on derelict colliery land. Le Corbusian concrete brutalist blocks were placed in a landscape setting, of mid-to high-rise construction, using the Swedish Skarne system. The design evoked a fortified medieval town, reflected also in street names. Flats, offices, shops, multi-storey car parks and other buildings were linked by deck access, ramps and walkways. To the south, the approach to the town crossed a large lake formed from reclaimed colliery land. A development of low-rise timber framed houses by Ralph Erskine was completed at Lakeshore in 1970. Notable industrial buildings include Ryder & Yates' former British Gas Research Station (1965-6) 'a building of great purity of form and considerable architectural subtlety' (list entry), now listed Grade II\*. However Ryder & Yates' own offices (1964, briefly listed Grade II) as well as Norgas House (1965) and Stephenson House (1965) have been demolished in recent years. Moreover, the 27 blocks of Killingworth Towers (early 1970s) were demolished in the 1980s. In view of these losses, any designation is likely to focus on the remaining work by Ryder & Yates and the Erskine housing.

# Views



ex-British Gas Building (Grade II\*)



Erskine housing by the lake

<https://hiveminer.com/Tags/killingworth,urban>

## POTENTIAL CONSERVATION AREA

AREA NAME: Byker Estate, Newcastle-upon-Tyne

---

Location (County):	Tyne & Wear
Postcode:	NE6
Local Planning Authority:	Newcastle City Council

Date of record:	Recorded created by:	Record number:
13 September 2017	Andrew Derrick	44

---

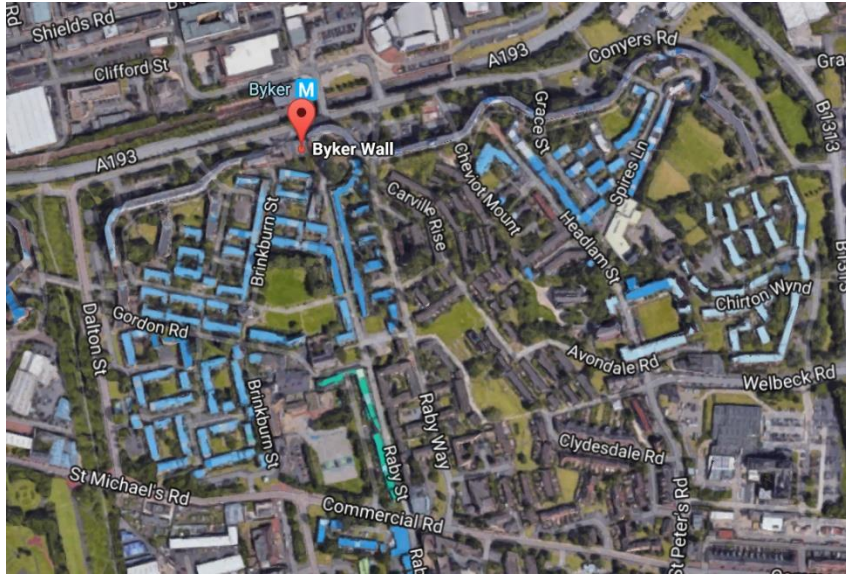
### Date Built / Architect / Sources

Date Built:	1969-90
Architect(s):	Ralph Erskine
Sources:	Grundy, McCombie, Ryder, Welfare, <i>The Buildings of England: Northumberland</i> , 1992, pp. 416, 497 List entries for estate (no. 1392611 etc.)

### Assessment (incl. reason for potential designation)

'One of the most attractive C20 housing developments in Britain' (BoE). Milestone housing development for Newcastle Corporation, dramatically exploiting the south-facing sloping site, with a sheltering perimeter block enclosing low-rise housing. Highly inventive use of brick, colour and decoration applying the principle of 'romantic pragmatism' to public housing. Most of the buildings of the estate are listed Grade II\*. As at Park Hill, a CA designation would afford greater protection to the setting of the listed structures and better allow the relationship between the buildings and the spaces and planting around them to be preserved and enhanced.

# Views



## POTENTIAL CONSERVATION AREA

AREA NAME: Gateshead (Team Valley)

---

Location (County):	Tyne & Wear
Postcode:	NE11
Local Planning Authority:	Gateshead Council

Date of record:	Recorded created by:	Record number:
30 October 2017	Andrew Derrick	45

---

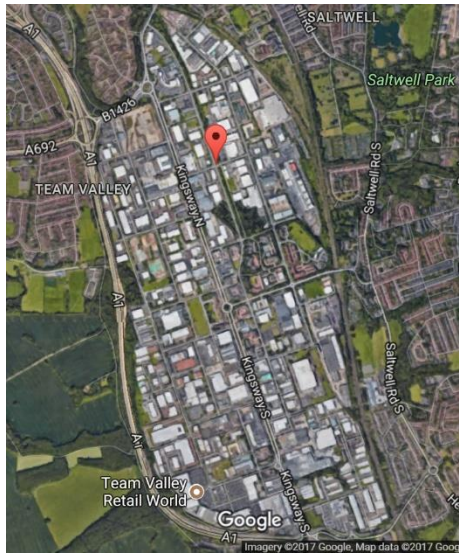
### Date Built / Architect / Sources

Date Built:	1936-9
Architect(s):	William Holford
Sources:	<i>Gateshead, Architecture in a Changing English Urban Landscape</i> , English Heritage, 2004

### Assessment (incl. reason for potential designation)

In response to the economic depression of the early 1930s the government designated so-called Special Areas for regeneration, in which state-funded trading estates were to be built. In August 1936 the young William Holford was appointed architect (along with chief engineer Hugh Beaver, of Sir Alexander Gibb & Partners) to the first of these, the North-Eastern Trading Estates (NETE). The Team Valley Trading Estate was a model for trading estates in the NE and for the industrial areas in post-war new towns. Holford was responsible for the layout, central block, and factory plans (which came in three standard sizes). Construction began in 1936 and the estate was opened by George VI in 1939. As well as providing for factories and light industry the estate included other facilities such as football pitches, a nursery and a rail link. Kingsway, a two-mile artery with planted verges and central reservation, formed the central spine of the estate. Surviving original buildings include NETE's original crescent-shaped HQ at the centre of Kingsway. The central spine of Kingsway still defines the character, with much newer high-tech industrial buildings. The architecture is generally functional and modest, the planning/social historical significance high. The estate is locally listed.

# Views



Former NETE HQ



'Loblite' factory on Third Avenue, 1939

## POTENTIAL CONSERVATION AREA

AREA NAME: Washington New Town (Doncrest Road, Donwell or Rowan Avenue Harraton)

---

Location (County): Tyne & Wear  
Postcode: NE37 (Doncrest Road): NE38 (Rowan Ave.)  
Local Planning Authority: Sunderland District Council

Date of record: 18 December 2017  
Recorded created by: Neil Burton  
Record number: 46

---

### Date Built / Architect / Sources

Date Built: 1969-70 (Doncrest Road) and 1970 (Rowan Avenue)  
Architect(s): Eric Watson and Washington Development Corporation  
Sources: Pevsner & Williamson, *The Buildings of England: County Durham*, 2<sup>nd</sup> edn, 1983

### Assessment (incl. reason for potential designation)

Washington New Town was designated in 1964, one of the second generation of New Towns created to house urban overspill. The master plan, by Llewelyn-Davies, Weeks & Ptnrs. in association with the landscape architect Sylvia Crowe, was published in 1967. As at Milton Keynes, the plan proposed a series of village clusters and industrial estates enclosed in a grid of main roads. Some villages incorporated existing settlements, some were entirely new. All the housing was to be low rise, with public housing by the Development Corporation (Chief Architect Eric Watson) and spec-built private housing intermixed. Almost all the public housing is terraced and much of it is single-storeyed. Further research and a detailed inspection would be required in advance of any proposals for designation, but two possible small areas are Doncrest Road and Rowan Avenue. The former is a small development of private houses by the development Corporation architect Eric Watson on an elevated site overlooking the Penshaw Monument. Rowan Avenue in the old mining settlement of Harraton is a group of very simple beige brick one and two storey houses for rent laid out on the Radburn system.



Views:



Doncrest Road



Doncrest Road



Rowan Avenue



Rowan Avenue

## POTENTIAL CONSERVATION AREA

AREA NAME: Coventry City Centre

---

Location (County):	Warwickshire
Postcode:	CM7
Local Planning Authority:	Coventry City Council

Date of record:	Recorded created by:	Record number:
12 September 2017	Andrew Derrick	47

---

### Date Built / Architect / Sources

Date Built:	c1941-c1964
Architect(s):	Donald Gibson (City Architect)
Sources:	Gould, J and C, <i>Coventry: The Making of a Modern City</i> , Historic England, 2016 <a href="https://historicengland.org.uk/services-skills/heritage-action-zones/coventry/">https://historicengland.org.uk/services-skills/heritage-action-zones/coventry/</a>

### Assessment (incl. reason for potential designation)

The re-planning of the Coventry city centre under the young visionary Donald Gibson was the earliest and possibly most influential masterplan for the post-war redevelopment of Britain's bombed cities. Separation of traffic and pedestrians was integral to the scheme. The flat roof of the circular market building has rooftop parking for cars. Upper and lower pavements and buildings were faced in brick, Travertine marble and Westmorland slate. Public art included mural tiles by Gordon Cullen and high relief concrete panels by William Mitchell (Grade II). The open square of Broadgate is the centrepiece, containing William Reid Dick's equestrian statue of Lady Godiva (Grade II\*). The city centre is a Historic England Heritage Action Zone (HAZ).

Views



(Twentieth Century Society)

## POTENTIAL CONSERVATION AREA

AREA NAME: Gleadless Valley Estate, Sheffield

---

Location (County):	Yorkshire
Postcode:	S14
Local Planning Authority:	Sheffield City Council

Date of record:	Recorded created by:	Record number:
14 September 2017	Andrew Derrick	48

---

### Date Built / Architect / Sources

Date Built:	1955-62
Architect(s):	City Architect's Department (J L Womersley)

Sources:

[http://www.sytimescapes.org.uk/files/uploads/pdfs/sheffield/S22\\_Sheffield\\_Late\\_20th\\_Century\\_Municipal\\_Suburbs.pdf](http://www.sytimescapes.org.uk/files/uploads/pdfs/sheffield/S22_Sheffield_Late_20th_Century_Municipal_Suburbs.pdf)

### Assessment (incl. reason for potential designation)

A large area divided into three districts, planned by Sheffield's highly-regarded Architect's Department for 17,000 residents. The site surrounds a wooded valley, and incorporates old field boundaries and mature woodlands. The mixture of building types responds to the landscape character, with a serpentine layout of streets, and accommodation including six-storey blocks of maisonettes reached by bridges from the pavement, two small clusters of tower blocks (the first to be built in Sheffield, one block demolished, the others refurbished and reclad) and patio houses. Construction is of traditional brick character for the smaller elements and prefabricated panels for the larger. The estate is large, and so any CA designation would have to be carefully drawn. It suffers from social deprivation.

Views



## POTENTIAL CONSERVATION AREA

AREA NAME: Park Hill Estate, Sheffield

---

Location (County):	Yorkshire
Postcode:	S2
Local Planning Authority:	Sheffield City Council

Date of record:	Recorded created by:	Record number:
13 September 2017	Andrew Derrick	49

---

### Date Built / Architect / Sources

Date Built:	1957-61
Architect(s):	City Architect's Department (Jack Lynn and Ivor Smith under J. L. Womersley)
Sources:	List entry for Park Hill (no.1246881)

### Assessment (incl. reason for potential designation)

Major post-war housing development in commanding position overlooking the city, built in Brutalist style on Le Corbusian principles. 'Park Hill is of international importance [...] It is the first built manifestation of a widespread theoretical interest in external access decks as a way of building high without the problems of isolation and expense encountered with point blocks [...] The decks were conceived as a way of recreating the community spirit of traditional slum streets, with the benefit of vehicular segregation; Park Hill has been regularly studied by sociologists ever since it opened, and is one of the most successful of its type (extracts from list entry). The estate is currently undergoing renovation. It is already listed Grade II\*. As at Byker, a CA designation would afford greater protection to the setting and better allow the public realm to be preserved and enhanced.

## Views



(Urban Splash website)

## POTENTIAL CONSERVATION AREA

AREA NAME: Thorp Arch Estate

---

Location (County):	Yorkshire
Postcode:	LS23
Local Planning Authority:	Leeds City Council

Date of record:	Recorded created by:	Record number:
20 December 2017	Andrew Derrick	50

---

### Date Built / Architect / Sources

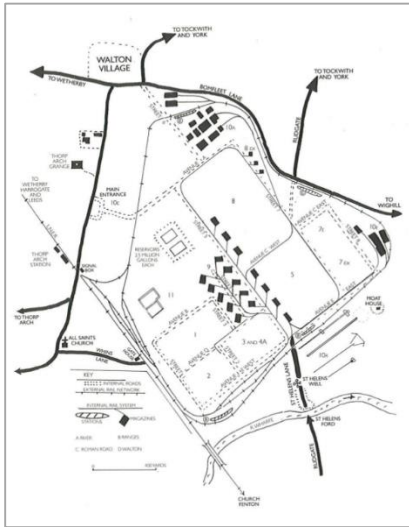
Date Built:	1940-42
Architect(s):	Ministry of Works
Sources:	Cummings, C., <i>Thorp Arch, The History of a Township</i> , 1999 <a href="https://www.thorparchestate.co.uk/the-estate/history">https://www.thorparchestate.co.uk/the-estate/history</a> <a href="http://www.disused-stations.org.uk/features/thorp_arch/index.shtml">http://www.disused-stations.org.uk/features/thorp_arch/index.shtml</a>

### Assessment (incl. reason for potential designation)

WWII Royal Ordnance Factory built by the Ministry of Supply (Ministry of Works acting as agents) on former agricultural land, opened by George VI in 1942. The factory comprised ten self-contained Groups, each performing a different function. At its height there were 500 buildings, originally linked by roads and a network of railways (photo below). Some buildings, notably the large magazines (Groups 8 and 9), were insulated by soil backed up against the external walls, and had lightweight open roofs to contain the impact of explosions. Others were cushioned by concrete walls alongside. The factory closed after the war, but re-opened to provide arms for the Korean war. After its eventual closure in 1958 the site became a trading estate and retail park. The northern portion became part of the British Library outstation. A number of original buildings survive in varying states of dereliction/low key use. A site of historical/technological/industrial archaeological and military significance.



# Views



Site plan in Cummings, D., p.149 and google earth view



[http://www.disused-stations.org.uk/features/thorp\\_arch/index.shtml](http://www.disused-stations.org.uk/features/thorp_arch/index.shtml)



[http://www.disused-stations.org.uk/features/thorp\\_arch/index.shtml](http://www.disused-stations.org.uk/features/thorp_arch/index.shtml)