

Warrior Square Conservation Area Appraisal

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Southend-on-Sea: Warrior Square Conservation Area Appraisal

Contents

1.0 Introduction	3	5.0 Character Analysis	24
<i>Map A: Boundary</i>	4	5.1 Architecture	25
1.1 What is a Conservation Area?	5	<i>Map I: Building Uses</i>	29
1.2 Aims of the Conservation Area Appraisal	6	5.2 Townscape	30
1.3 Background and Methodology	6	<i>Map J: Townscape</i>	36
1.4 Overview and Location	7	5.3 Setting	37
<hr/>		<hr/>	
2.0 Summary of Special Interest	8	6.0 Management Plan	39
<hr/>		6.1 Introduction	40
3.0 Planning Framework	10	6.2 Conservation Vision	40
3.1 The National Planning Policy Framework	11	6.3 Issues, Opportunities and Recommendations	41
3.2 Local Planning Policies and Guidance	12	6.4 Guidance on Alteration and Repair	53
3.3 Designations	13	<hr/>	
<i>Map B: Designations</i>	14	Bibliography	58
<hr/>		<hr/>	
4.0 History and Archaeology	16	Appendices	
4.1 Archaeological Interest	17	A: Building-by-Building Descriptions	59
4.2 History of Warrior Square	17	<i>Map K: Building Values</i>	60
<i>Map C: Chapman and Andre's Map 1770</i>	17		
<i>Map D: Tithe Map 1841</i>	18		
<i>Map E: Ordnance Survey Map 1874</i>	19		
<i>Map F: Ordnance Survey Map 1897</i>	20		
<i>Map G: Ordnance Survey Map 1939</i>	21		
<i>Map H: Building Ages</i>	23		

Section 1.0

Introduction

1.0	<i>Map A: Boundary</i>	4
1.1	What is a Conservation Area?	5
1.2	Aims of the Conservation Area Appraisal	6
1.3	Background and Methodology	6
1.4	Location and Overview	7



Introduction

Map A: Boundary

- Conservation Area Boundary

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Introduction

1.1 What is a Conservation Area?

Conservation Areas are 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance', which is defined in the **Planning (Listed Buildings and Conservation Areas) Act 1990**.

- 1.1.1 The designation of a Conservation Area recognises the unique qualities of an historic place which make it special in terms of its architecture and history, as well as its role in defining local distinctiveness. Contributing factors include individual, or groups of buildings, streetscapes, the public realm, the scale and massing of buildings, the pattern of streets and open spaces, and landscaping,
- 1.1.2 As the aim is to conserve and enhance the significant qualities of a Conservation Area so that owners, occupiers and visitors to the place can experience a high-quality historic environment, designation extends planning controls over certain types of development, principally the demolition of unlisted buildings and works to trees, although an area's status as a Conservation Area is a material consideration for all planning applications. Southend Borough Council, as the Local Planning Authority (LPA), also has policies within its *Core Strategy* (December 2007) and *Development Management*

Document (July 2015) that seek to conserve the character of its Conservation Areas. The emerging Local Plan, which will review the *Core Strategy* and *Development Management Document*, will set out a policy approach to managing the historic environment.

- 1.1.3 However, it should be recognised that designation does not prevent change from occurring within Conservation Areas, and over time they will be subject to many different pressures (both positive and negative) that could impact upon their character and appearance. LPAs have a duty to conserve and enhance their Conservation Areas and will consider this when determining planning applications.
- 1.1.4 Southend Borough Council (SBC) will also review each Conservation Area from time to time to monitor its condition and ensure that it has an up to date Conservation Area Appraisal which sets out its special architectural or historic interest.

Introduction

1.2 Aims of the Conservation Area Appraisal

1.2.1 This Conservation Area Appraisal:

- Identifies the area's special interest;
- Reviews existing Conservation Area boundaries;
- Assists with preparation of the emerging new Local Plan and Neighbourhood Plans (if and when these are brought forward), and forms part of their evidence base; and
- Provides a basis for implementing policies, making informed development management decisions, and preparing management proposals for the area.

1.2.2 The character analysis in Section 5.0 will inform a management plan for the area (see Section 6.0), which will:

- Assess the need for enhancements to public spaces, highways and private property;
- Review the need for Article 4 Directions to limit permitted development rights;
- Assess buildings at risk;
- Assess the need for enforcement action; and
- Establish a programme and procedures for implementing and monitoring proposals.

1.3 Background and Methodology

1.3.1 The Warrior Square Conservation Area was first designated in February 1990 to cover the terrace of houses on the north side of the square, plus the garden area of the square itself. The boundary of the Conservation Area is shown on Map A.

1.3.2 This Conservation Area Appraisal for Southend-on-Sea Borough Council updates the existing draft document from 2002. It has been prepared by Purcell, a firm of specialist heritage consultants, on behalf of Southend-on-Sea Borough Council. The research and fieldwork for the Appraisal was carried out in July and August 2019. The methodology for the work was based on Historic England's *Conservation Area Appraisal, Designation Management: Historic England Advice Note 1 (second edition)*, February 2019 and also references *The Setting of Heritage Assets: Historic England Good Practice Advice in Planning Note 3 (second edition)*, December 2017.

1.3.3 All photographs within this report were taken in 2019 unless otherwise stated.

Introduction

1.4 Overview and Location

- 1.4.1 The Warrior Square Conservation Area is located on the eastern side of Southend Town Centre. The Conservation Area encompasses all of the properties on Warrior Square North and Warrior Square Gardens opposite to the south. The Conservation Area is bounded to the north by the rear of the retail units along Southchurch Road, by Chichester road to the west, by a public car park, open space, skate park and office building to the south, and to the east by a row of terraces, some of which are more recent, on Warrior Square East, with the A1160 Queensway beyond.
- 1.4.2 Warrior Square Gardens is one of very few remaining green spaces close to the town centre. Its greenery can be glimpsed from the High Street, although at present Chichester Road, a busy main road, bisects the pedestrian route and consequently the gardens are under-utilised by the general public.
- 1.4.3 This area is included as the 'Warrior Square Policy Area' in the Southend Central Area Action Plan, which forms part of the Southend-on-Sea Local Planning Framework. The aims of this Policy Area are to conserve and enhance the Conservation Area and its setting, promote residential-led mixed use development that re-establishes the urban grain of the square, retain and improve the green quality of Warrior Square Gardens and provide new/improved legible access routes from neighbouring policy areas and residential neighbourhoods.

Section 2.0

Summary of Special Interest



Summary of Special Interest

- 2.1 The special interest of Warrior Square derives from its rarity in Southend as a late Victorian square orientated around a central garden, its design unity with subtle variations in form and its provision of an open green space, contrasting with the commercial nature of the nearby town centre.
- 2.2 This valuable example of a late residential Victorian square, with plot developments laid out around a central garden, was rare in Southend (with only one other example in Southend, Prittlewell Square) although common in other urban areas. Its architecture provides an interesting example of a transitional moment of late Victorian terraced architecture with emerging Edwardian influences. These later influences include square bays with heavier casement windows, fishscale decorative tiles and coloured fanlight casement windows and doors on the first floor and can be seen at Nos.29–35.
- 2.3 The square retains consistent design features and good architectural detailing, embracing a variety of materials and forms, which provide a lively pattern of grouped house designs within the terrace and add special character to the street. Typical features include sash windows (some with distinctive semi-circle pattern glazing bars), central entrance doors, recessed porches with balconies over, two storey bays and gabled or hipped roofs. Smaller scale decorative finishes recur across the square, often exhibiting slight variations, including glazed tiling in porches, decorative stonework around windows and doors, ornamental ridge tiles, fishscale tiles and sections of remaining balcony ironwork. The character of the Conservation Area has unfortunately been marred by inappropriate alterations, such as the replacement of timber windows and doors with uPVC, the loss of original balconies and boundary walls.
- 2.4 The Conservation Area is significant for the provision of the public gardens as a setting for the terrace, which gives an interesting and relatively peaceful townscape. The avenues of mature trees within the square and along the framing roads are significant in rendering the green space visible from outside the Conservation Area, which proves an attractive contrast to the commercial town centre to the west.

Section 3.0

Planning Framework

3.1	The National Planning Policy Framework	11
3.2	Local Planning Policies and Guidance	12
3.3	Designations	13
	<i>Map B: Designations</i>	14



Planning Framework

3.1 The National Planning Policy Framework

- 3.1.1 The *National Planning Policy Framework* (NPPF) came into effect in March 2012 and was most recently updated in July 2021. It establishes the planning principles that should underpin both plan-making and decision-taking. Especially the principle that these: *‘assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations’*.⁰¹
- 3.1.2 Section 16 of the NPPF sets the policy framework for conserving and enhancing the historic environment. Paragraph 191 of the NPPF stipulates that, *‘When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.’*
- 3.1.3 Further guidance regarding the implementation of the policies in the NPPF can be found in the chapter on ‘Conserving and enhancing the historic environment’ in the *National Planning Practice Guidance* (NPPG), July 2018: <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

Definitions

In the context of the NPPF for heritage policy, a **‘Heritage asset’** is defined as: *‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).’*

‘Significance’ is defined as: *‘The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only to a heritage asset’s physical presence, but also from its setting.’*

‘Setting’ is defined as: *‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’* Further advice on the assessment of setting can be found in *Historic England, The Setting of Heritage Assets: Historic England Good Practice Advice in Planning Note 3 (second edition), December 2017.*

‘Historic environment’ is defined as: *‘All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.’*

⁰¹ NPPF, 2021, para.189, p.55

Planning Framework

3.2 Local Planning Policies and Guidance

3.2.1 The **Core Strategy (2007)**, **Development Management Document (2015)** and **Southend Central Area Action Plan (2018 - SCAAP)** are the principal documents that guide SBC in determining local planning and listed building consents. Proposals for development within the Conservation Area or within its setting will need to adhere to the criteria set out in these policies to ensure the conservation of the special interest of the Area. Policies specifically related to the historic environment are listed below and should be referenced when planning change.

3.2.2 Core Strategy (2007)

- Strategic Objective SO14: Deliver high quality, well designed and attractive urban and natural environments which are safe, people friendly and distinctive, and which respect and enhance existing character and local amenity
- Policy KP2: Development Principles
- Policy CP4: The Environment and Urban Renaissance

3.2.3 Development Management Document (2015)

- Policy DM1: Design Quality
- Policy DM4: Tall and Large Buildings
- Policy DM5: Southend-on-Sea's Historic Environment
- Policy DM6: The Seafront

3.2.4 Southend Central Area Action Plan (SCAAP)

- The SCAAP provides a detailed planning framework and planning policies for managing development and growth within the town centre and central area. There are five conservation areas within the Southend Central Area: Prittlewell (Policy PA8: Victoria Gateway Neighbourhood Policy Area Development Principles), Kursaal (Policy CS1: Central Seafront Policy Area Development Principles), Clifftown (Policy PA6: Clifftown Policy Area Development Principles), Warrior Square (Policy PA5: Warrior Square Policy Area Development Principles) and Eastern Esplanade (Policy CS1: Central Seafront Policy Area Development Principles).

3.2.5 The Southend New Local Plan will provide an opportunity to review the Core Strategy, Development Management Document and SCAAP, and will set out a new suite of planning policies for the Borough, including for the management of the historic environment.

Planning Framework

3.2.6 Further supplementary planning guidance is contained within the Council's:

- **Design and Townscape Guide (SPD 1)** (2009), which sets out guidance on creating high-quality urban design and includes advice on the historic environment in Section 9;
- **Planning Obligations: A Guide to S106 & Developer Contributions (SPD 2)** (2015), which gives guidance on Section 106 Agreements which can be made to balance out negative impacts of development through other enhancements, such as conserving or enhancing the historic environment; and
- **Streetscape Manual (SPD 3)** (June 2015), provides guidance about creating high-quality streetscapes, including those within Conservation Areas.

3.2.7 All of these documents can be found on SBC's website, www.southend.gov.uk/planning and will be reviewed as part of the production of the Southend New Local Plan.

3.3 Designations

3.3.1 As a Conservation Area, Warrior Square is a designated heritage asset in its own right. There are no listed buildings/locally listed buildings within the Conservation Area and none are proposed as part of this Conservation Area Appraisal.

3.3.2 There are a small number of listed and locally listed buildings within the wider context of Warrior Square, as shown on Map B. However, these are not visually linked to the square and are therefore not considered to be within its setting.

3.3.3 Further information on Southend's listed and locally listed buildings and article 4 directions can be found on the Council's website: www.southend.gov.uk/planning.

Planning Framework

Map B: Designations

- Conservation Area Boundary
- Grade I
- Grade II
- Locally Listed
- Public Open Space
- Frontage of Townscape Merit

This map is not to scale

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Planning Framework

Other Designations

- 3.3.4 Warrior Square Gardens is designated as a public open space. This is shown in green on Map B.

- 3.3.5 The purple lines on Map B show Frontages of Townscape Merit of buildings on the High Street. These are not visually linked to the square and are therefore not considered to be within its setting.

Section 4.0

History and Archaeology

4.1	Archaeological Interest	17
4.2	History of Warrior Square	17
	<i>Map C: Chapman and Andre's Map 1770</i>	17
	<i>Map D: Tithe Map 1841</i>	18
	<i>Map E: Ordnance Survey Map 1874</i>	19
	<i>Map F: Ordnance Survey Map 1897</i>	20
	<i>Map G: Ordnance Survey Map 1939</i>	21
	<i>Map H: Building Ages</i>	23



History and Archaeology

4.1 Archaeological Interest

4.1.1 There is no known below-ground archaeological interest in the Conservation Area.

4.2 History of Warrior Square

General History of Southend-on-Sea

4.2.1 The name 'Southend' was first recorded as 'Stratende' in 1309 and was a small fishing village until around 1700 when it was discovered that the foreshore provided an excellent breeding ground for oysters. Within a few years the whole of the foreshore from Hadleigh to Shoeburyness was being utilised for breeding oysters. This industry lasted until the beginning of the 20th century. With this discovery and the growth of the London barge trade, the settlement began to expand. In 1767 the first brick buildings in South End were built at Pleasant Terrace (now demolished).

4.2.2 From the mid-18th century, the settlement also began to develop a new role. Sea-bathing for health became increasingly fashionable in England and new resorts were developed around the coast. A modest, small resort developed at South End which catered mostly for local gentry but by the 1790s it was attracting people from London via new stage-coach services and the development of New South End emerged. The Chapman and Andre Map of Essex (Map C) shows the new settlement of 'South End' in 1770. The land which would later become the Warrior Square Conservation Area is around the south-west corner of the complex of buildings marked 'Porters'.



Map C: Detail from Chapman and Andre's Map, 1770, with approximate location of Warrior Square circled in red

History and Archaeology

4.2.3 In the 1790s a concerted effort was made to create a more exclusive and fashionable resort at 'New South End'. However, the new development failed to attract fashionable clientele and the main area of the resort remained in 'Old' South End. From the mid-19th century, however, three factors changed the situation. Increasing wealth and leisure time for the middle classes (compulsory Bank Holidays were introduced in 1871), greatly improved access by rail and boat, and the rise in popularity of excursions and holidays all helped to make Southend (as New and Old South End together came to be known from the early-19th century) an attractive destination, especially for Londoners. The first railway from London was completed in 1856 and the Pier (originally constructed in wood in 1829–1830) was intermittently improved and extended, and eventually rebuilt in 1889, making Southend an even more welcoming prospect, allowing day trips from London. Southend's growth and popularity was acknowledged in 1892 when it became recognised officially as a town and its role as a seaside resort town was indicated the year after by its renaming as Southend-on-Sea. New attractions on the seafront were developed for visitors, along with new hotels and guesthouses. The seafront promenade was laid out and new housing spread over the surrounding area for people attracted to live permanently in the resort. The late-19th century was a boom period of growth and by the early-20th century Southend had become London's largest seaside resort.

Development of Warrior Square

4.2.4 Warrior Square is associated with the period of Southend's rapid growth towards the end of the 19th century. It is one of only two Victorian residential squares built in Southend (the other is Prittlewell Square).

4.2.5 The Warrior Square estate was formed from a 13-acre field at the corner of the High Street and Southchurch Road, which belonged to 'The Porters Estate' (a prominent family in South-East Essex from the 14th century). See Chapman and Andrew map (Map C). The Tithe Map (Map D) shows the rural, undeveloped nature of the future site of Warrior Square. It is located to the east of the High Street, away from the main coast-side development of 'Old' and 'New South End', and was largely undeveloped.



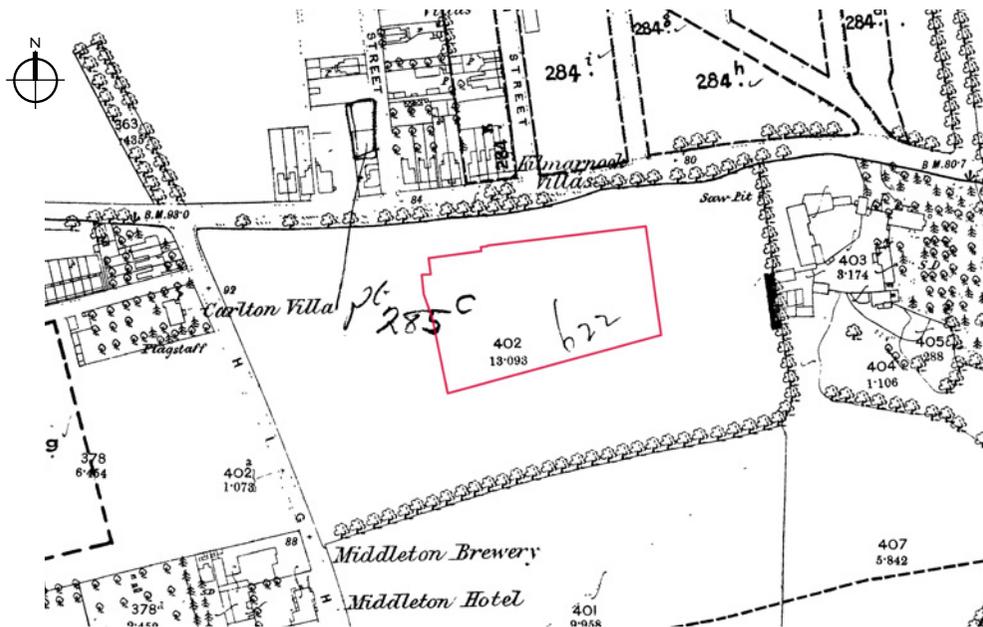
Map D: Tithe Map, 1841 with approximate Conservation Area boundary marked in red (Reproduced courtesy of the Essex Record Office: D/CT 276/1)

History and Archaeology

4.2.6 The first OS map from 1874 (Map E) shows that development had begun to expand away from the seafront settlement at Southend and houses had been built along the southern extent of the High Street (to the south, off the area of the map shown). The northern end (shown on this map), before the junction with Southchurch Road, was more scarcely populated, including the future site of Warrior Square, which formed the south-western part of a large field bounded by trees. The core of the Porters estate is indicated immediately to the east, comprising a mansion and various ancillary buildings, including stables and parkland.

4.2.7 The field was subdivided into plots and auctioned in 1881 for the speculative development of shops and houses. The plots that became Warrior Square were advertised as having a private garden in the centre that had already been '*tastefully laid out with tennis and croquet lawns and planted with beds of flowers and ornamental shrubs*'. The garden was to be reserved for the use of the square's future residents, on payment of an annual fee of one guinea.

4.2.8 This garden was probably intended to encourage the estate's development in a location which, at that time, was seen as a little distant from the town's main attraction, the seafront, and from other developing areas. The garden did not achieve this purpose and, despite other incentives, development was slow.

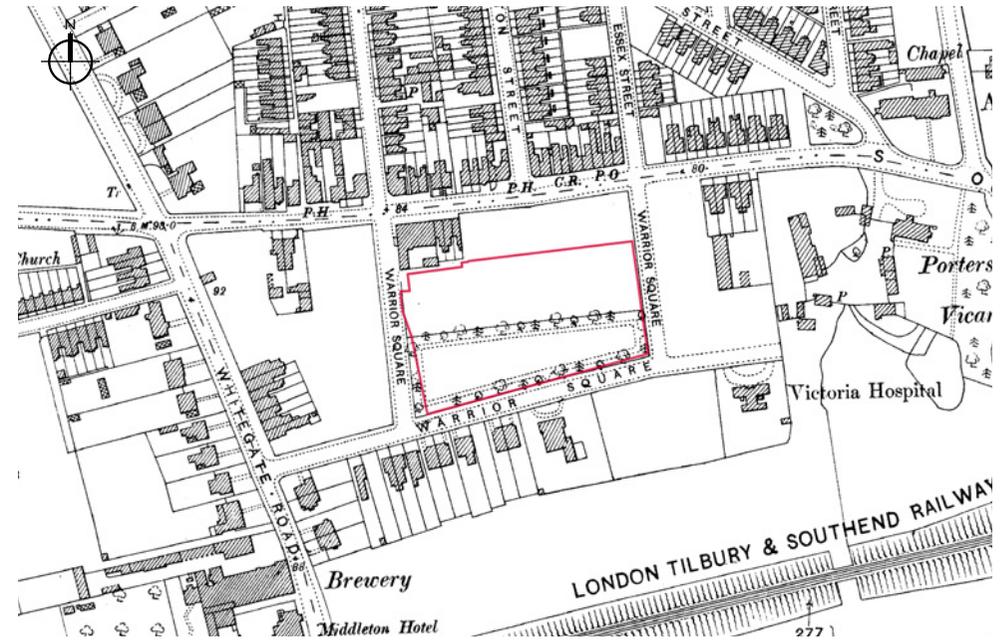


Map E: 1874 1:2,500 Ordnance Survey map © Crown copyright and database rights
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History and Archaeology

4.2.9 It took 20 years before the square was substantially completed, by which time Southend's late Victorian development boom was well under way. The 1897 OS map (Map F) shows Warrior Square mid-development by illustrating three roads making up Warrior Square dividing the large central garden square, which included a peripheral path lined by deciduous and non-deciduous trees, and some housing. Development around the garden was controlled by a stipulation that each completed house should be sold at or above a minimum price. Those on the south side were to have the highest sale price and were developed first with detached and semi-detached villas. The map shows no housing on the north side of the square as these more modest terraced houses were developed from 1896 (Nos.13–43) and 1901 (Nos.1–11). The stipulation for these houses was that the minimum price be £450. Map H at the end of this section shows the ages of the buildings in the Conservation Area.

4.2.10 At this time development was burgeoning around Warrior Square; the Victoria Hospital was built to the south-east, and detached and terraced housing began to infill the empty northern stretches of the High Street (referred to as Whitegate Road on Map F). Development of infrastructure included the opening of the London, Tilbury and Southend Railway, which extended the lines to the east of the existing station, towards Southchurch.



Map F: 1897 1:2,500 Ordnance Survey map © Crown copyright and database rights
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History and Archaeology

4.2.11 The east side of Warrior Square was developed significantly later than that the north and south, around the 1920s–1930s.

4.2.12 The 1939 OS map is illustrative of the rapid 20th century development in the seaside resort, resulting in the absorption of Warrior Square, formerly on the fringes, into the sprawling town centre. By this date, the square comprised the terraced northern side and the detached and semi-detached pairs of housing on the southern side and the east terrace. Footpaths were marked around the perimeter and cutting across the middle of the square. A shelter is marked in the centre. In response to the London, Tilbury & Southend railway lines, which had become part of the London Midland and Scottish Railway in 1921, rows of terraced housing had been built along the railway to the south and to the north, swallowing up any vacant land. The plot to the west side of Warrior Square gardens, along Chichester Road, was not sold as part of the original Warrior Square development. Instead this site became part of the commercial district of Southend, characterised by larger grain of development. From the early-20th century this site housed one of Southend's many cinemas (which later became Keddies Department Store in 1960), as well as a hotel, an employment exchange and a car park.



Map G: 1939 1:2,500 Ordnance Survey map © Crown copyright and database rights
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History and Archaeology

4.2.13 Images of Warrior Square and its environs from the 1960s (not reproduced due to copyright restrictions) shows the substantial body of mature trees in the central garden square, providing a respite from the dense rows of terraced housing surrounding the north, east and south sides of the Square. In contrast to the residential setting, the west side of the square is dominated by the tower block, Maitland House, built on the roof of the Keddies building; the grand columned frontage of the former department store was clad in a white wooden slatted façade to relate to the concrete tower block. The building was reclad in the late-20th/early 21st century in fibreglass.

4.2.14 Also seen on the aerial image is a car park at the east end of the south side of the square. By the mid-1970s further redevelopment of the south side of the square had taken place, with the construction of the Warrior Square Swimming Pool and other car parks. The villas were gradually demolished, to be replaced with a larger car park, while the swimming pool was demolished more recently, with the area currently laid to grass and part used as a skate park.

4.2.15 Warrior Square Gardens were refurbished in 2012 to a design by Gillespies in an attempt to regenerate the public space, which had become neglected and a magnet for anti-social behaviour. The contemporary layout was structured around the mature trees within and around the square. The western edge was hard landscaped for a café and to cater to street performers, while the old overgrown borders were replaced with the present concrete frame beds.

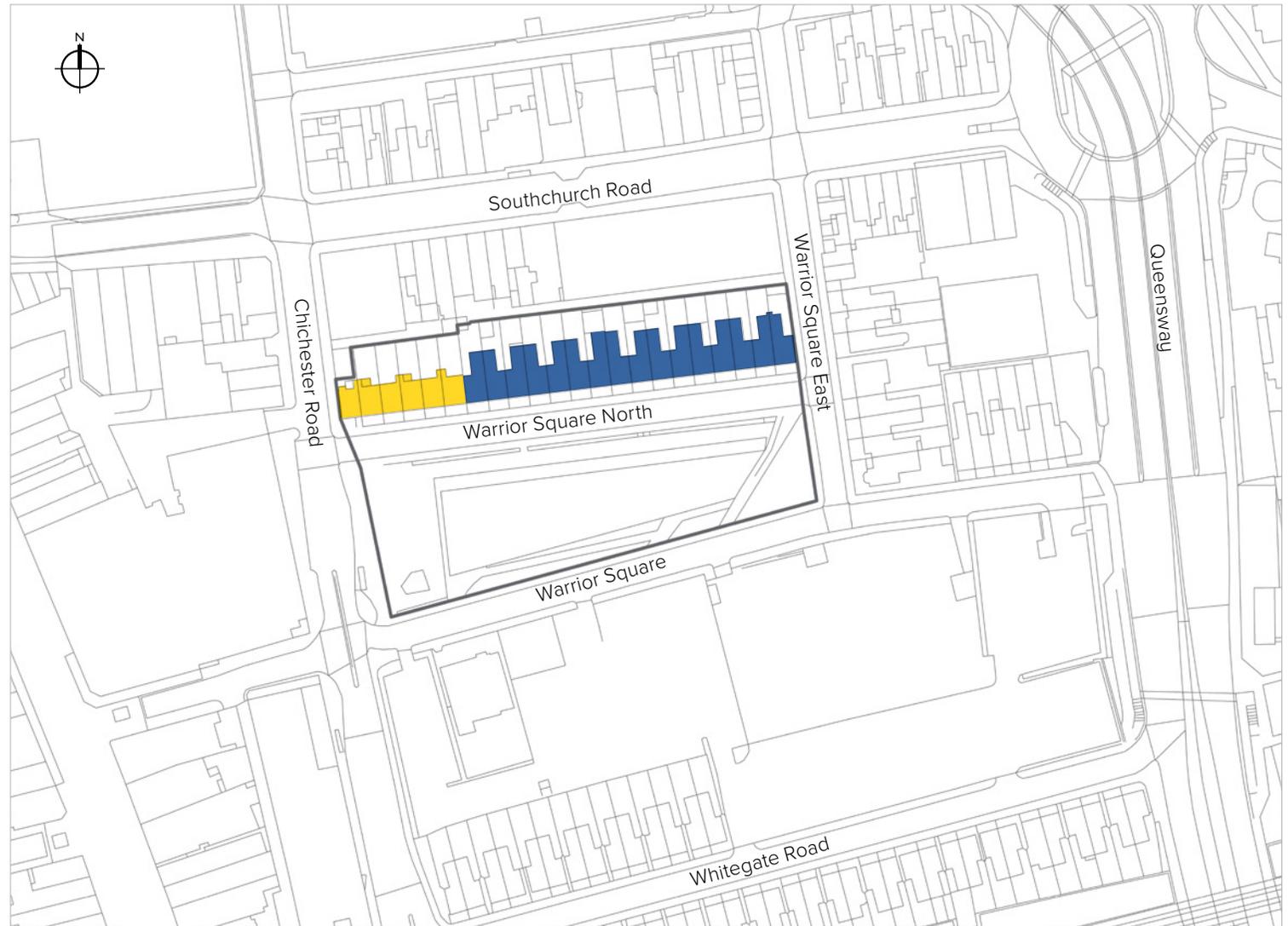
History and Archaeology

Map H: Building Ages

- Conservation Area Boundary
- From 1896
- From 1901

This map is not to scale

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Section 5.0

Character Analysis

5.1	Architecture	25
	<i>Map I: Building Uses</i>	29
5.2	Townscape	30
	<i>Map J: Townscape</i>	36
5.3	Setting	37



Character Analysis

5.1 Architecture

5.1.1 Speculative housing around a central private garden was a common form of development in many urban areas in the 18th and 19th centuries, but not Southend. Warrior Square is a very late example of a Victorian residential square and its failure may have discouraged any further attempt in Southend (the other residential square, Prittlewell Square, is early/mid Victorian).

5.1.2 The north side of Warrior Square has not been greatly altered and presents an attractive group of late Victorian terraced housing, largely red brick although several properties have been painted or rendered. Architectural or decorative features are picked out in stone (now painted), notably pilasters and capitals which articulate bay windows, as well as window heads. Other materials include weather-boarding (not original), hung tiles or half-timbering; these materials decorate gables. Side elevations are unarticulated stock brick (east end) or white painted brick (west end). The rear elevations have generally been rendered or painted, although some stock brick remains with contrasting red brick window heads.

Materials Palette



Character Analysis

5.1.3 The houses were built in pairs with mirrored designs and the following typical architectural features: entrance doors central to the pair, recessed porches and balconies over with two-storey bay windows either side. The main roof form is shallow pitched with a range of gabled or hipped roofs to the bays, which would originally have been slate, though some have been replaced with concrete tiles. The terrace has a good degree of design unity, whilst also exhibiting subtle variations in design. Houses in the older part (east end) of the terrace are grouped in fours with square or canted bays, gables or hipped roofs. The six properties at the western end of the terrace that were built several years later are also mirrored pairs and feature a row of continuous gables to the bays.



Recessed pair of porches with segmental arched entrances and original iron balcony and supporting structure (Nos.25 and 27)



Recessed pair of porches with flat arched entrances and remaining fragments of original iron balcony and supporting structure (Nos.29 and 31)



Canted bays at the east end of the terrace

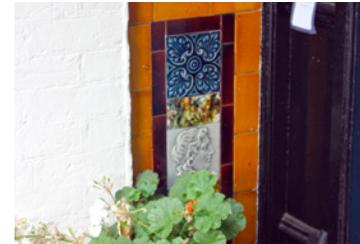
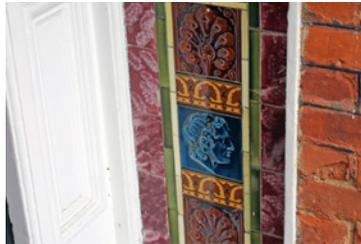


Hipped and gables roofs creating a lively skyline

Character Analysis

5.1.4 Detailing provides attractive features and accents, which animate the terrace. These decorative flourishes include panelled entrance doors with tiled and leaded windows to the surrounds, sash windows, decorative ridge tiles, fishscale slates to some of the bay roofs and balcony ironwork. Nos.29–35 have an unusual glazing bar pattern on the first-floor bay windows (see photograph on page 28), with a semi-circular central feature. Stained glass features in many properties, adding to the richness of the terrace. Other features include naturalistic capitals (with diverse foliage mouldings) ornamenting bay windows and a single decorative date plaque of '1897' on the capital between Nos.41 and 43.

Architectural Details



Character Analysis

5.1.5 The turn of the 19th century marks the transition between late Victorian and Edwardian architecture. Elements of emerging Edwardian features and detailing, such as square bays with heavier windows and fishscale decorative tiles, are evident on some groups of properties within this terrace. The coloured fanlight casement windows and doors on the first floor of Nos.29–35 are of a particularly distinctive design, which exhibits strong Edwardian influences.

5.1.6 The buildings in the Conservation Area are residential, originally built as single dwellings, though most have now been converted to flats (see Map I: Building Uses on page 29). There is a single modern café at the west end of the gardens.



Later houses in the terrace, displaying Edwardian detailing



Detail of Edwardian detailing on houses to the east end of the terrace with distinctive glazing bar design

Character Analysis

Map I: Building Uses

- Conservation Area Boundary
- Residential – single dwelling
- Residential – flats
- Café

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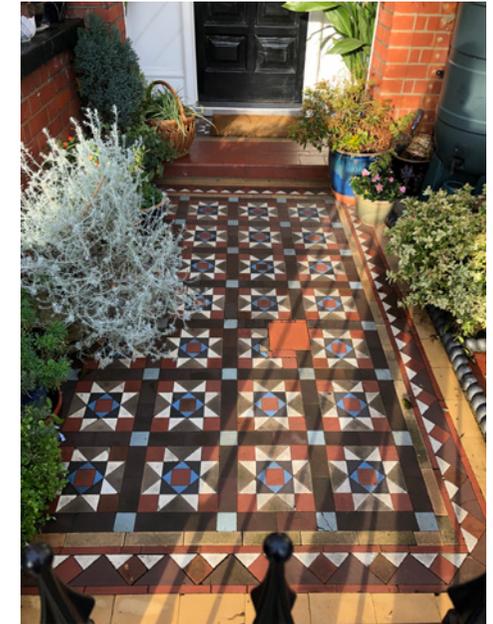


Character Analysis

5.2 Townscape

- 5.2.1 For a map showing townscape elements, see Map J on page 36.
- 5.2.2 Warrior Square North is one of four roads surrounding Warrior Square Gardens. Although at present only the north and east sides are built up, the original formal alignment of the streets around a central garden still remains. The terrace is characterised by its small, domestic scale with each property being two storeys.
- 5.2.3 Unusually for an area of parking stress, the majority of the front gardens at Warrior Square North have been retained, apart from one and a half gardens at the west end which have been paved over and the boundary walls removed, which are unsympathetic alterations. Parking areas have often been created to the rear of the properties. There are a few gardens which have good planting and are a valuable setting for the terrace and an important part of the character of the Conservation Area. A few properties retain attractive original red, yellow and black patterned tile pathways to the front doors. However, many front gardens would benefit from improvement as they have been paved over and are untidy. There is opportunity for reinforcing the domestic character of the terrace by reinstating planted front gardens, as well as with more consistent boundary treatments as the present ones are varied both in condition and materiality. Whilst most consist of low rendered walls, there are some brick or hedge boundaries, and there are some untidy metal railings or timber posts demarcating internal boundaries between dwellings. Unfortunately, the ornate railings that originally enclosed both the front gardens of the terrace and Warrior Square Gardens were reclaimed for scrap metal during the Second World War.

Examples of Boundary Walls



Surviving polychrome tiling to a pathway

Character Analysis

5.2.4 The northern edge of the Conservation Area, to the rear of the houses, is accessed via a track to the north, off Warrior Square East. The properties have back gardens or yards. Whilst some of these are bounded by high timber fencing, in other cases boundaries have been removed to create parking for flats. Several yards have been replaced by garages or other outbuildings. The track is poorly maintained, whilst the yards and outbuildings unkempt and cluttered with rubbish and weeds.

Rear of Properties



Character Analysis

5.2.5 The central garden and the mature trees provide an attractive outlook for the terrace and help give the area a relatively peaceful atmosphere in the busy town centre. A mixture of lime, horse chestnut, holly, sycamore trees and hedges line the perimeter of the gardens, enclosing the central grassed area and reinforcing the garden's symmetrical layout. The majority of the central area is taken up by lawn, while contrastingly, the west end of the gardens has recently been hard surfaced and features a modern glazed café; young trees have been planted to soften the structures and paving. London plane trees line the adjacent streets of the square, complementing the formal arrangement of trees within the gardens. The mature trees surrounding the public gardens provide a sense of enclosure to the gardens and to some extent protect the open space from the traffic. The northern side of the central garden is further bounded by hedges, the southern edge by low planted beds and the south-east corner by timber paling. However the square, being open on two sides, suffers from a lack of enclosure on the south side. In townscape terms it would be significantly enhanced if the south side frontage were to be redeveloped with an appropriate design of buildings.

Warrior Square Gardens



Character Analysis

5.2.6 As well as green open space, the central gardens incorporate recent (2011/12) hard-landscaped areas to the north, in front of a row of benches, and at the west end, serving the new café. The hard landscaping in front of the benches comprises paving, which is connected to the gardens by a timber boarded step. The west end paving has a shared surface level with the pavement adjacent to Chichester Road. This good quality hard surfacing was laid out in an effort to mediate with the commercial town centre to the east and this integration is achieved to an extent.

5.2.7 The pavement surface treatment along Warrior Square North needs maintenance. The paving slabs are cracked and in places of high footfall have been patched with concrete repeatedly. However, there are good granite kerb stones.

Surface Treatments



Character Analysis

5.2.8 Within the gardens, the landscaping scheme of 2011/12 introduced a bespoke scheme of street furniture. While this is a commendable way of approaching public realm design, there are elements which have proven not so successful. The north side of the square features a continuous bank of benches along the length of the garden. While these are well built in timber, with good stone paving and timber decking alongside, they unfortunately attract antisocial behaviour and harbour rubbish. They also result in the slight dislocation of the gardens and terrace to the north. Streetlamps arch over the benches on the north side. Whilst these may reduce antisocial behaviour, they are somewhat oversized for the historic context. A ramp with good timber detailing sits at the north-east corner of the gardens and enables access across the gardens. However, its scale and positioning block certain views across the gardens. The raised concrete planted beds at the south-west end of the gardens introduce ordered planting.

5.2.9 On pavements outside the garden and new paved area to the west there is basic street lighting, signage and parking pay points. At the west end of the gardens the street furniture is somewhat cluttered and includes lamps, TV bus stop signage, cameras, bins, bin stores and a bus stop; this would benefit from some decluttering, as well as upgrade or repair.

Public Realm and Street Furniture



Character Analysis

5.2.10 The best views of the square are from either end of the terrace looking east or west, when the rhythm of buildings is evident, or from the garden square with glimpses of the terrace through the mature trees. Views east and west through the centre of the gardens are also attractive.



View looking east



View looking west



View looking north-east across the central gardens

Character Analysis

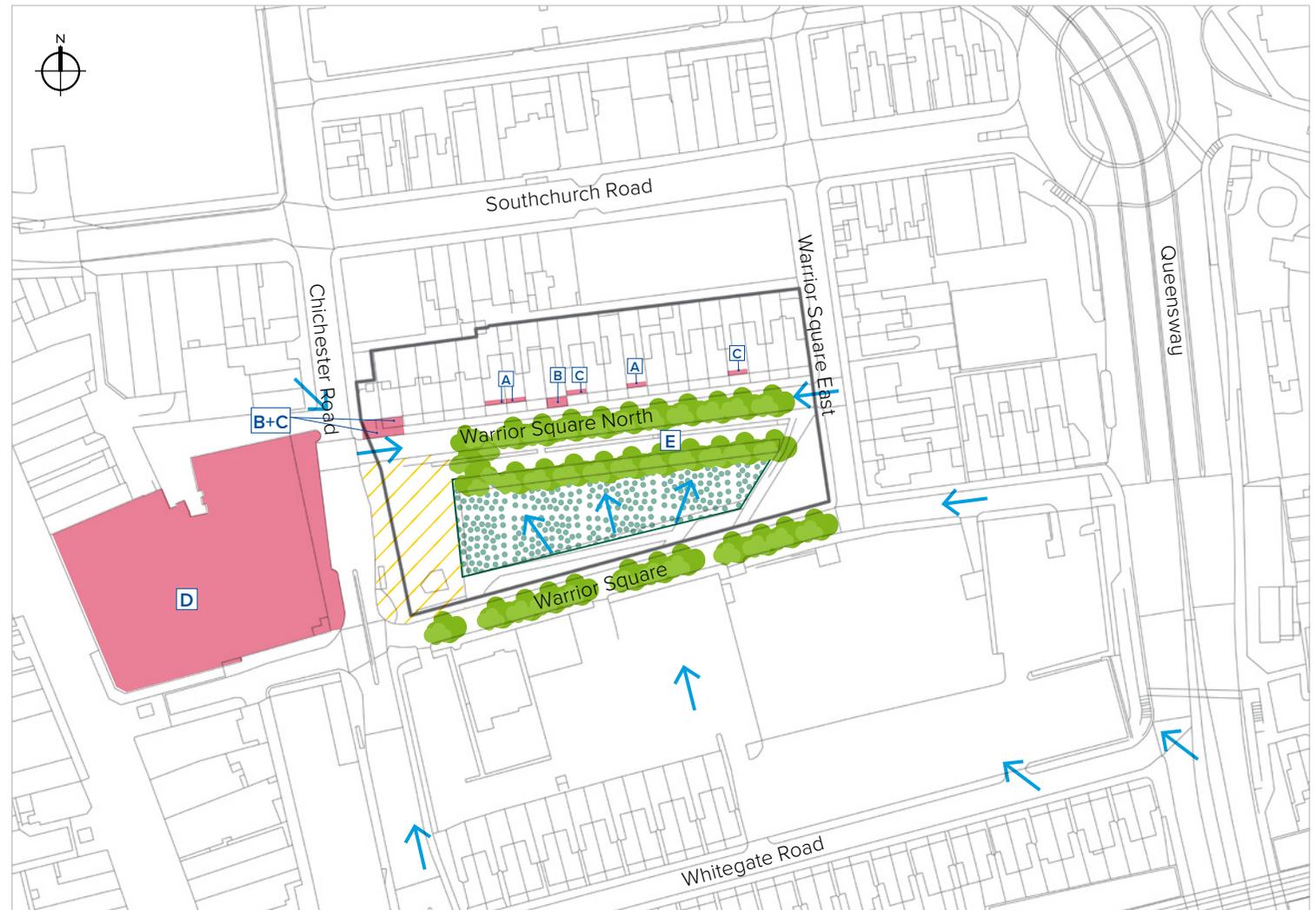
Map J: Townscape

- Conservation Area Boundary
- ▣ Important Green Space
- Important Trees
- Views
- Negative Feature*
- ▨ Good Hard-Landscaping
- A Poor condition
- B Poor/removed boundary
- C Frontages with negative alterations
- D Notable negative features in close setting of Conservation Area
- E Benches underused and attract anti-social behaviour (also obstructive feature in views)

*See also Building-by-Building map (Map L) in Appendix A for positive, negative and neutral buildings

This map is not to scale

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Character Analysis

5.3 Setting

5.3.1 The setting of the Conservation Area impacts its townscape character. The height and maturity of the trees, which are so prevalent in the square, mean that the Conservation Area is visible from a number of locations, close by and from some distance. In longer views towards the Conservation Area it is the trees which contribute to its sense of place. Their formal layout is very noticeable in views into the Conservation Area. Owing to the lack of enclosure on the south side of the square, it is highly visible from the car park and former swimming pool site to the south of Warrior Square. In addition, the low-lying nature of these modern developments mean that the square is visible in views across the car park, from Chesterton Road and Whitegate Road. The distinctive belt of green is also visible from the Queensway. The terraced housing along the north side results in few views of the Conservation Area from the north, except close views of the side elevations of Warrior Square North from Chichester Road and Warrior Square East.

Views into the Conservation Area



Character Analysis

5.3.2 The Warrior Square Conservation Area is one of a number of residential streets located on the fringe of the commercial area of Southend. These residential streets include Warrior Square East and Whitegate Road. Whilst these streets are of a similar domestic scale they are dominated by the commercial development in the town centre, which is characterised by bulky tower blocks with office, retail and hotel use. Warrior Square Conservation Area, in particular, is overshadowed by Maitland House to the west, which forms the terminating view from the east and west ends of the Conservation Area and detracts from its setting, though are set back slightly from it by the road.

5.3.3 The location and open west end of the Conservation Area, immediately to the east of the busy Chichester Road and the commercial centre of Southend, means that the area is exposed to the traffic noise and pollution from the busy thoroughfare.

Setting to the West



Section 6.0

Management Plan

6.1	Introduction	40
6.2	Conservation Vision	40
6.3	Issues, Opportunities and Recommendations	41
6.4	Guidance on Alteration and Repair	53



Management Plan

6.1 Introduction

6.1.1 This section highlights issues and threats within the Warrior Square Conservation Area, as well as opportunities to enhance its special historic and architectural interest. It begins with a Conservation Vision, summarising the aims for the future of the Conservation Area. Issues and opportunities are described, and recommendations provided for the reduction or removal of threats to the Area's special interest. The section concludes with guidance on how to go about the sensitive repair and alteration of materials, details and features characteristic of the Conservation Area. Alterations, repairs or new development should follow this guidance to help preserve the special interest of individual properties and the Conservation Area.

6.2 Conservation Vision

- 6.2.1 The historic character and special interest of the Warrior Square Conservation Area will be conserved and enhanced, making it an appealing place for people to live and spend leisure time. It will contain good quality housing and well-landscaped and maintained public gardens.
- 6.2.2 The buildings will be in good condition, with inappropriate alterations reversed, and traditional materials and details used for features such as walls, windows, roofs and doors.
- 6.2.3 The south side of the square will be enclosed with high quality development appropriate for the setting. New or redeveloped buildings within the setting of the Conservation Area will be high quality, with well detailed positive references to buildings within the Conservation Area and which are appropriate for the setting, designed in a scale and form, with materials and details that reflect the characteristics of the Conservation Area.
- 6.2.4 The western side of the Conservation Area where it meets Chichester Road and the commercial city centre will be well-maintained and will be as pedestrian friendly as possible. Street furniture will be reduced to a minimum and will be of high-quality design.
- 6.2.5 The central gardens will be retained and maintained as an attractive pocket of green space on the fringes of a densely packed urban area. Where there are front gardens or forecourts, these will be attractively planted and/or landscaped, with good quality low boundary walls.

Management Plan

6.3 Issues, Opportunities and Recommendations

Condition

- 6.3.1 The aesthetic and character of the Conservation Area is weakened by to the rundown nature of some of the buildings the terrace. Whilst some of the properties are better maintained, many properties are in need of cosmetic or localised repairs: the paintwork to several of the houses is cracked and peeling, a number of first-floor balconies (Nos.29 and 31) are in disrepair with railings rusting or missing in places, and sagging surface wiring is often visible. One of the main issues is the condition of the boundary treatments, gardens and porches, many of which are in a degraded condition or cluttered with furniture, rubbish or weeds.
- 6.3.2 The Conservation Area would benefit from repairs, maintenance and enhancement generally, with more specific repairs to certain properties.

Recommendations

- 6.3.3 Keeping buildings in good condition will ensure the area is an attractive and desirable place to live and spend leisure time.
- 6.3.4 Undertake regular maintenance and checks to prevent problems from occurring and protect original features. This will also ensure small problems do not become bigger, more costly issues to fix.
- 6.3.5 Follow guidance in Section 6.4 to ensure repairs and alterations are carried out in an appropriate manner.

Management Plan

Examples of Features in Poor Condition



Management Plan

Inappropriate Alterations

6.3.6 Modern alterations detract from the appearance of individual houses and harm the aesthetic and character of the Conservation Area. Replacing these features with designs and materials which reflect the historic form of the building would enhance their appearance. Examples include:

- The replacement of original, timber sash windows with uPVC units (for example at Nos.1, 3, 11, 35) is intrusive to the character of the Conservation Area. As well as detracting visually from the Conservation Area, the use of plastic windows reduces the breathability of traditionally constructed buildings by preventing moisture from egressing the building; original materials were more permeable than modern materials. There are opportunities to improve the appearance and condition of the building fabric of the Conservation Area through the replacement of uPVC windows with traditional timber units. Some windows have had extraction vents added, which are also insensitive and detract from the design of the window. Whilst some of the original timber panelled doors remain, several have been replaced, for example those to Nos.1–3 which are basic ‘off-the-peg’ examples. Original doors to first-floor balconies have more frequently been replaced, often with uPVC units.

- Various other original features have been removed or infilled, affecting the symmetry of pairs of houses and therefore the unity of the terrace. The front door to No.37 has been infilled and the balcony to No.21 has been removed; these alterations destabilise the paired relationships which are characteristic across the Conservation Area.
- White painted weatherboarding to the gables of Nos.9 and 11 is incongruous compared to the original tile hanging seen on neighbouring buildings.
- Significant quantities of original ironwork have been removed from the terrace including all of the boundary treatments to the terraced houses, the iron railings around the central garden and many of the first-floor balconies. The balconies have been replaced by modern versions or have been patched with poor quality temporary repairs, which are inconsistent in quality, design and materiality.
- The roofscape of the Conservation Area has been impacted negatively by the replacement of original slate tiles with concrete. Although not overly concentrated, aerials are also intrusive features and modern surface wiring and meter boxes detract from the character of the elevations.

Management Plan

Examples of Inappropriate Alterations



Management Plan

Recommendations

- 6.3.7 Take opportunities to enhance properties when considering alterations, for example by restoring any missing historic features and improving poorly designed alterations of the past, such as the replacement of uPVC windows and doors with traditional timber units of the original design and reinstatement of decorative balconies and hanging tiles where they have been lost.
- 6.3.8 Reinststate the symmetry of pairs of houses with original details where they have been lost.
- 6.3.9 Follow guidance in section 6.4 to ensure repairs and alterations are carried out in an appropriate manner.
- 6.3.10 The Council will not approve applications for alterations which detract from the special interest of the Conservation Area.
- 6.3.11 The Council will use enforcement powers where necessary to prevent or reverse inappropriate alterations.

Management Plan

Boundary Treatments

6.3.12 Boundary treatments are inconsistent and in need of repair; their condition is harmful to the character of the Conservation Area. There are instances where boundary enclosures have been removed altogether (Nos.1, 2 and 19), which disrupts the order and rhythm of the terrace. The boundaries have lost their original ironwork and comprise a mix of cement rendered walls, brick walls, hedges, timber paling and metal balustrades; this variety gives an untidy appearance detracting from the character of the Conservation Area. Many properties have had their front gardens replaced with paving, involving tree and shrubbery loss, which detracts from the domestic quality of the street. The front gardens would benefit from tidying, repairs and re-instating planted gardens.

Recommendations

- 6.3.13 Take opportunities to reinstate boundary enclosures where removed to improve the coherence and unity of the terrace.
- 6.3.14 Low brick walls (unpainted or rendered), potentially topped by low railings, are likely to be the most appropriate boundary treatments.
- 6.3.15 Enhance the quality of front gardens by removing insensitive paved surfaces. Front gardens or forecourts without greenery or landscaping would benefit from their introduction.

Lost and Inconsistent Boundary Walls



Management Plan

Use

6.3.16 The majority of the buildings on the street are split into flats. This can cause issues with inconsistency of changes to the properties, such as windows on different floors being replaced with different designs or materials. It also puts pressure on alterations to the doors, such as potential pressure to insert new doors, infill porches to create lobbies or the infilling of front doors (as has occurred at No.37).

Recommendations

6.3.17 Entrance doors to individual flats should be contained within the building behind the original entrance door, which should be retained.

6.3.18 The appearance of windows on different floors that contain different flats should be the same to retain consistency of appearance where appropriate to the original window style. For example, Nos.29-30 have different ground and first floor windows.

Management Plan

Public Realm

6.3.19 The recently improved public realm in the central gardens functions to mediate between square and city with the introduction of street furniture (formerly minimal), which has helped to lift the area. The public realm is notable for its coordinated scheme and bespoke design. Some elements of the design could have been more sensitive to the Conservation Area. For example, the new lampposts are overly dominant and other street furniture, such as bins, is somewhat utilitarian, are in need of some repairs and have been subject to vandalism, as evidenced by a burnt-out bin (in 2019). The ramp benefits the area by bringing disabled access, although its size and positioning means that several views across the park are interrupted from the north-east corner. The long stretch of benches on the north side somewhat divorces the relationship between the terraced houses along Warrior Square North and the central gardens themselves. The benches are well used but do attract antisocial behaviour. There are rat holes along the edge of the boards and rat nests underneath the bench.

6.3.20 The areas of hard surfacing by the benches and bordering the Chichester Road at the east side of the central gardens connect the gardens with the busier town centre, meaning it has become less of a backwater. However, the noise and traffic from the Chichester Road does detract from the ambience of the area. Although part of the green space has been lost, the area is still a public open space; the paving shares a surface with the pavement and features street furniture but is also softened by tree planting.

6.3.21 On the streets surrounding the gardens there are telegraph posts, which feature excessive wiring, parking pay meters and signage. Most of this is tired and would benefit from an upgrade. The surface treatment of the pavements is inconsistent, uneven and damaged and poorly repaired in places.

Recommendations

6.3.22 Enhance the pedestrian and cycle connections between the public open space and Chichester Road, Southchurch Road, the Better Queensway Scheme, and the High Street (via the stub roads) through clearer and safer pedestrian crossings.

6.3.23 Improvements to standards of street furniture surrounding the gardens should be made, with bespoke designs where possible and the minimum necessary for safety.

6.3.24 Improve surfacing of pavements.

6.3.25 Where necessary, road markings should be the minimum necessary for safety and yellow line road markings should be 50mm wide in primrose.

Management Plan

Public Realm Examples



Public realm to the west



Public realm to the east



Long stretch of benches



Surfaces in need of repair



Rat holes under timber decking

Management Plan

Green Space

- 6.3.26 The green space and trees of the Warrior Square central gardens is a welcome open space in the context of urban development; however, some elements require upkeep. The lawn edges are degraded, and paths and flower beds need maintenance. Certain elements of public realm would benefit from upgrade or replacement as discussed above.
- 6.3.27 Where planting is included in front gardens it contributes to the appearance of the Conservation Area. However, most front yards or gardens lack any planting and including this would be of benefit to the street scene. Including landscaping in new development within the setting of the Conservation Area should be encouraged.

Recommendations

- 6.3.28 Retain and maintain trees in the Conservation Area and the green space of the central gardens.
- 6.3.29 The quality of the gardens could be enhanced by re-edging the lawn, improving path surfaces and planted beds.
- 6.3.30 Front gardens or forecourts without greenery or landscaping would benefit from their introduction.
- 6.3.31 Landscaping should be included in new development in the setting of the Conservation Area.

Setting of the Conservation Area

- 6.3.32 The setting of the Conservation Area is negatively impacted on its east and south side. The overpowering commercial buildings to the east feature in views from all over the garden and they form a stark contrast to the more diminutive, domestic scale of buildings in the Conservation Area. The south side is left open and exposed owing to the removal of the original houses and their replacement with a car park and open space. New development on any side of the Warrior Square Conservation Area which is taller than the surrounding buildings has the potential to have an impact on its setting. The impact on the setting of the Conservation Area and on views of and from the Conservation Area of any new development must be assessed and harm avoided.

Recommendations

- 6.3.33 Enhance the setting of the Conservation Area by lessening the visual impact of the inappropriately scaled Maitland House, which features as a focal, terminating view across the central gardens. A more sensitive redevelopment of the site should be considered as development proposals come forward.
- 6.3.34 The Conservation Area would benefit from re-enclosing the south side of the square with sensitively designed and appropriately scaled buildings.
- 6.3.35 New buildings within or in the setting of the Conservation Area should be appropriate in materials, scale, detail and massing to the street on which it is located and should preserve important views.
- 6.3.36 Heritage Impact Assessments should be undertaken for development within the setting of the Conservation Area.

Management Plan

What is a Heritage Impact Assessment?

Heritage Impact Assessment (HIA) is a process used when proposals are put forward for change to the historic environment. It is usually a requirement of listed building consent or planning consent for proposals within a Conservation Area. It identifies what is historically and architecturally important about a heritage asset, in order to be able to assess whether proposed changes will have a positive, negative or no impact on the heritage values of the place. Advice is usually given by a specialist heritage consultant and the resulting conclusions presented in a report, which should include:

- Identification and description of the proposals site and its setting;
- Identification of any designations, such as listing, which the site is subject to or which are within the setting of the site;
- Description of the history of the property;
- Identification of the 'significance' of the site, i.e. its historic and architectural interest;
- Assessment of the impact the proposals will have on the significance of the site, as well as recommendations for any changes to the scheme that will reduce any negative impacts that are identified.

Management Plan

Boundary Proposals

6.3.37 Councils have a duty to review the boundaries of Conservation Areas every so often to ensure that the special interest is not devalued by the inclusion of areas which are not of special interest. The interest can change over time as negative alterations take place or as more understanding is gained of the importance of areas adjacent to the boundary that were not previously recognised as having special interest.

6.3.38 The area immediately surrounding the Conservation Area was reviewed as part of this Appraisal. Maitland House and other buildings on Chichester Road, as well as those on Southchurch Road to the north are generally late-20th century and not of special interest. A few buildings on Southchurch Road are late-19th/early-20th century but are not of the same domestic character as the buildings on Warrior Square North and also lack any relationship with the gardens.

6.3.39 On the south side of the square most of the area is open land, either in use as car parking or open green space. These are not of special interest. There is a pair of houses at the west end which are the only early-20th century survivals on this side of the square. Though they have some historic link, the visual connection with the north side of the square is limited and they do not have the same consistency of character that the terrace to the north has.

6.3.40 To the east, the central pair of houses has a similar design to those on the north side of the square. However, the three houses either side are of different designs and the southernmost house is modern. The terrace lacks the consistent character of the north side of the square.

6.3.41 Therefore, no boundary amendments are proposed to the Warrior Square Conservation Area as part of this Appraisal.

Management Plan

6.4 Guidance on Alteration and Repair

6.4.1 The following advice applies to the features of particular importance to the character of the Warrior Square Conservation Area, where they are visible to the public. Those with properties in the Conservation Area should follow this guidance when considering changes to help keep individual properties and the area special.

Key Principles for Guiding Change

6.4.2 **Maintenance:** regular maintenance is needed to protect original features. But if more extensive work is found necessary, repair rather than replacement should be the first option and will often be better value.

6.4.3 **Materials and Designs:** when considering alterations or repairs to the property, original materials and designs should be respected.

6.4.4 **Enhancement:** take the opportunity to enhance properties when considering alterations, by restoring any missing features and improving poorly designed alterations of the past.

Management Plan

Windows

6.4.5 Traditional windows, especially timber sliding sashes on late-Victorian buildings and timber casements on Edwardian buildings, are vital for the character of the Conservation Area; Warrior Square has some unusual window designs and stained glass which are key to its special character. Original windows can be given a new lease of life by overhauling them and installing draught proofing brushes in the sash rebates. Secondary glazing may also be acceptable if it is unobtrusive. Advice should be sought from the Council's Planning Department.

6.4.6 If replacement or reinstatement is necessary, purpose-made windows to match the original materials and external appearance should normally be installed and advice sought from the Council's Planning Department before undertaking any works, should planning permission be required. For most buildings, double glazing within timber frames may be acceptable if the external appearance is unaltered, and the metal frames and seals are not visible. This will need to be demonstrated in planning application drawings including existing and proposed large scale sections of key elements. Non-traditional materials, especially plastic, cannot match traditional timber windows and are normally not acceptable. Where original designs and materials have been lost the Council will seek replacements to match the original when change is proposed.

6.4.7 To safeguard the building's character, new windows should normally:

- Be of good quality softwood;
- Be painted white (not stained);
- Copy the original pattern of glazing bars and horns, if any;
- Glazing bars should be built into the sash and not stuck on to the glass;
- Use the original method of opening;
- Retain or restore the dimensions of the original window opening and the position of the frame within the opening. Most openings are well-proportioned and most frames in older brick buildings are well set back from the face of the wall to give weather-protection, shadow and character;
- Give adequate ventilation which is not visible (e.g. trickle vents); and
- Retain decorative surrounds.

Management Plan

- 6.4.8 For good quality softwood, Historic England's recommendation of slow grown Scots Pine or Douglas Fir should be followed. This has greater durability than other softwoods. However, Chemically modified and stabilised softwood can also offer the same durability.
- 6.4.9 Where uPVC replacement windows already exist, the Council may consider replacement with uPVC provided that there is an enhancement to the character and appearance of the Conservation Area, for example an improved design which better reflects the original detailing.
- 6.4.10 For further guidance, see Historic England's guidance on the maintenance and repair of historic windows: Traditional Windows, Their Care, Repair and Upgrading, <https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/>

Doors and Porches

- 6.4.11 Original front doors of Victorian and Edwardian buildings are well proportioned and have good detailing. They tend to be larger than standardised modern doors, sometimes have stained glass and feature glazed surrounds, and help to give the property distinction. Original front doors should normally be retained and repaired when necessary. If this proves impossible, the new door should be similar in design and dimensions to the original and should include glazed panels in a design to match the originals. Original decorative surrounds to porches and doors should be retained. Original stained glass should be retained wherever possible, or sympathetically replicated if replacement is necessary because the windows have reached the end of their life.
- 6.4.12 Recessed porch areas give shadow and interest to the face of the buildings and should not normally be enclosed with doors, gates or new porches. New porches are unlikely to be acceptable. Where a house is being converted to flats, the original entrance door should be retained or restored. Entrance doors to individual flats should be contained within the building behind the original entrance.

Management Plan

Balconies

6.4.13 Balconies are attractive features in the Conservation Area and should not be altered. Unfortunately, some have been lost or replaced by simpler modern alternatives, impairing the character of the properties. If repairs are needed, consider reinstating the original style of balcony. The old patterns of iron railings are often available and reinstatement would greatly add to the character of the property.

Outside Walls and Decoration

- 6.4.14 Soft red brick is the material used for the houses in Warrior Square which gives attractive 'warm' tones and texture to façades.
- 6.4.15 Facing brickwork, therefore, should not normally be rendered or painted. If it suffers from damp, dirt or deterioration, alternatives should first be considered, such as cleaning with an appropriate solvent and repointing. Cement-based render and non-porous masonry paints might increase problems of damp by trapping moisture within the brickwork. If brickwork has already been painted, it may be possible to clean it off and in such instances discussions should be had with the Council's Conservation Officer in the first instance before works are undertaken, to first be ensured that the proposed method will not damage the face of the bricks.
- 6.4.16 Repointing also needs care. It should match the colour and style of the original and not extend over the face of bricks or make joints appear wider. To achieve this it may need to be slightly recessed. The mortar mix needs to include lime and be the right strength for the bricks. Too strong a mix will force damp into the bricks and damage their surface.
- 6.4.17 Decorative features, like hung-tile gables, string courses, decorative ridge tiles and fishscale slates, which add interest to buildings, should be retained.

Management Plan

Roofs and Chimneys

- 6.4.18 In Warrior Square, Welsh slate was typically used, though many slate roofs have now been replaced with concrete tiles. Slate is a natural material which weathers well to produce attractive roof surfaces; it gives unity to terraces and helps establish the character of the Area. Finials and decorative ridge tiles are also important features of some of the buildings.
- 6.4.19 Re-roofing should put back the original materials and designs. For slate roofs, it may be possible to re-use some of the existing slates to help keep costs down. Spanish slate may be an appropriate cheaper alternative to Welsh slate. Where fishscale slates were originally on roofs or gables, these should be retained or replicated if it is necessary to re-roof the building.
- 6.4.20 Stacks and pots usually emphasise the roofline and, in most cases, should not be removed. Some stacks have moulded detailing which adds to the character of the property and should be retained. Chimneys are an important part of the character of the buildings and should not normally be removed.

Hardstandings and Boundaries

- 6.4.21 Front gardens should be maintained as planted areas wherever possible. Hardstandings in front gardens or forecourts harm the appearance of individual properties and the area's character if badly designed. Front gardens in the Warrior Square Conservation Area are not likely to meet the highway guidance size of 2.6m x 6.5m needed for a parking bay. Parking in front gardens is therefore not appropriate, both in size terms and for their impact to the character of the Conservation Area. Landscaping to front gardens should not involve the loss of or harm to the roots of mature trees.
- 6.4.22 Two and a half properties have lost their traditional front boundaries, brick walls with iron railings; their restoration would enhance the Conservation Area and is encouraged.

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[Essex Record Office](#)

D/CT 27/6/1, Tithe Map, 1841

Appendix A

Building-by-Building Description

Descriptions of streets and buildings relate to the situation at the time of survey in July and August 2019. They are intended to guide decisions on conservation area boundaries, on future development control, and on the need for enhancement. They relate to buildings and other structures adjacent or close to the named streets. They are not necessarily comprehensive and other features not mentioned may nevertheless have value for the character of the area.

Properties are assessed according to their value to the area's character. Values are:

- positive – it contributes to the area's character
- positive* – the building is potentially positive but needs improvement or restoration. For example, it could be in poor condition or it could have later alterations which are inappropriate to the Conservation Area in terms of materials, design or scale (this list is not exhaustive). Often the rating is given because of the cumulative impact of several inappropriate changes.
- neutral – it neither harms nor contributes to the area
- negative – it harms the area's character.

These values are shown on Map K on the following page.

Buildings can be negative by reasons such as mass, design, materials or siting. Unsympathetic alterations can have the effect of moving a building down a grade. Similarly, reversal of such alterations could restore its original character and move it up a grade.

Building-by-Building Description

Map K: Building Values

- Conservation Area Boundary
- Positive
- Positive*
- Neutral
- Negative

This map is not to scale

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Building-by-Building Description

Warrior Square North

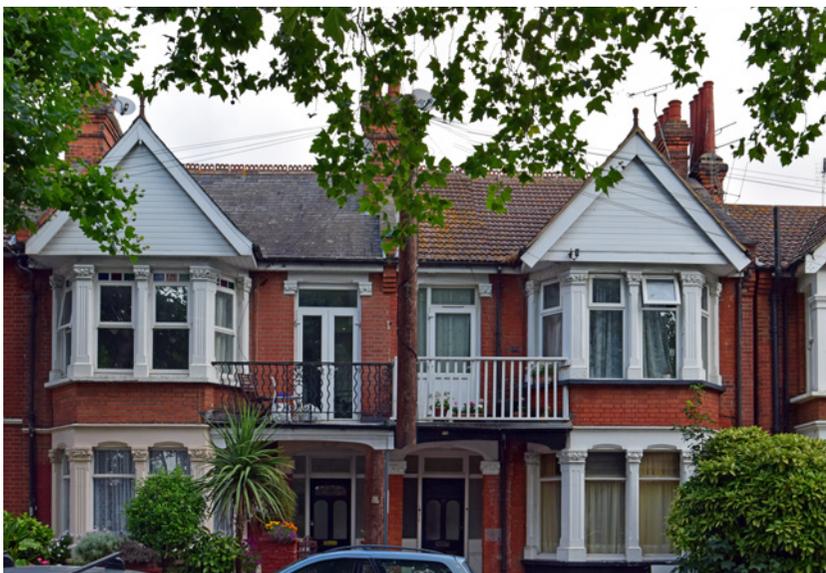
Warrior Square North runs across the northern edge of the public gardens. It is characterised by a dense row of mature trees along the southern side, which enhance the street and provide enclosure. The street itself has fairly plain tarmac surfaces, though with good granite kerb stones. Along the north side of the street is a continuous row of terraces, with similar but slightly varying designs. They share common characteristics, such as bay windows, gables, mullioned windows and recessed porches. Most have retained their front gardens and some form of boundary enclosure. There have, however, been a number of unsympathetic changes, such as replacement of timber windows with uPVC, and many properties require improvement of their condition.

Building-by-Building Description

Address	Value	Designation
1–11 Warrior Square North	Nos.1, 3, 5, 9, 11: Positive* No.7: Positive	N/A

Description

Original design elements as follows, which are positive features where they survive. Row of Victorian terraced houses built in pairs and mirrored in design with recessed porches and balcony areas above. Red brick façade in Flemish bond. Timber doorsets with glazed sidelights and fanlight window above (stained glass). Two-storey canted bay windows under mock timber framed gable roof. Stone surrounds and decorative mullions to windows with timber sashes. Roof with slate tiles and decorative ridge tiles. Front gardens would have originally featured low brick wall with railings across. Coloured tile paths to front door.



There have been a number of unsympathetic alterations along the terrace which detract from the buildings' character. Reinstatement of these lost features would enhance the Conservation Area.

- Most of the buildings have been subdivided into flats which gives rise to alterations which affect the character of the group as there are instances whereby the first floor features different fenestration to the ground floor.
- Nos.1 and 3 painted brickwork to front in white. Balcony railings differ in style to original. uPVC casement windows to first floor of both and ground floor of No.3. Doors to balconies and entrance doors in white uPVC. Most of boundary wall removed and roof recovered in interlocking concrete tiles.
- Nos.5–11 retain the original red brick façade and original style of doorset with all except No.9 having interlocking concrete roof tiles.
- Various inconsistent boundary treatments.
- Fenestration differs greatly, a number having been replaced with differing styles of uPVC.
- White weatherboarding to gables of Nos.9 and 11 replacing original half-timbering.

No.7 is the best preserved example in this section of the terrace with timber sliding sash windows including fanlights over and tiled path leading to entrance.

Building-by-Building Description



Building-by-Building Description

Address	Value	Designation
13–19 Warrior Square North	Positive*	N/A

Description

Original design elements as follows, which are positive features where they survive. Terraced houses built in pairs and mirrored in design with recessed porches and balcony areas above. Red brick façade in Flemish bond. Timber doorsets with glazed sidelights and fanlight window above (in stained glass). Two storey large box bay windows under gable roof with fishscale hung tiles over the face of the gable. Stone surrounds and decorative mullions with timber sash windows. Main roof with slate tiles and decorative ridge tiles. Front gardens would have originally featured small brick wall with railings across. Coloured tile paths to front door.



All have unsympathetic changes:

- Most of the buildings have been subdivided into flats which gives rise to alterations which affect the character of the group as there are instances whereby the first floor features different fenestration to the ground floor.
- Most significant alterations to Nos.17 and 19 which have been painted and had the balconies completely removed. The former door openings have been boarded over and infilled with white uPVC casement windows. No.17 does retain the timber sliding sash windows to ground floor.
- Interlocking concrete tiles to roofs of Nos.13–17.
- No.13 is largely original, however, is in tend of general maintenance and repair.
- No.15 is currently undergoing refurbishment (in 2019).



Building-by-Building Description

Address	Value	Designation
21– 27 Warrior Square North	Nos.21, 23, 27: Positive* No.25: Positive	N/A

Description

Original design elements as follows, which are positive features where they survive. Terraced houses built in pairs and mirrored in design with recessed porches and balcony areas above with decorative ironwork railings. Red brick façade in Flemish bond. Timber doorsets with glazed sidelights and fanlight window above (with stained glass). Two storey canted bay windows under hipped roof fishscale slates. Windows with stone surround and decorative mullions with timber sash windows (with fanlights above ground floor windows (some stained glass). Main roof gable with slate tiles and decorative ridge tiles. Front gardens would have originally featured small brick wall with railings across. Coloured tile paths to front door.

Unsympathetic alterations include:

- Nos.21 and 23 have been painted and the brickwork is no longer visible. Windows and roof are in keeping but the property needs some maintenance.
- On No.21 the balcony has been removed and the lower part of the door infilled with timber panelling.
- Balcony areas to Nos.25 and 27 both in poor state of repair.
- Balcony door converted to a window with plain panel below on No.27.



Building-by-Building Description

Address	Value	Designation
29–35 Warrior Square North	Positive*	N/A

Description

Original design elements as follows, which are positive features where they survive. Terraced houses built in pairs and mirrored in design with recessed porches and balcony areas above with decorative ironwork railings and central iron columns. Red brick façade in Flemish bond. Timber doorsets with glazed sidelights and fanlight window above (with stained glass). Two storey box bay windows under gable roof. Stone surrounds and decorative mullions to windows with timber sashes. Ground floor windows have small fanlights above (some in stained glass). First floor windows feature small panels to the upper parts and a distinctive central semi-circular design. This is also

repeated above the balcony doors which are timber double doors with glazed upper panels. No.33 appears to be the only house with its original balcony doors remaining. Main roof gable with slate tiles and decorative ridge tiles. Front gardens would have originally featured low brick wall with railings across. Coloured tile paths to front door.

Inappropriate alterations include:

- Nos.29 and 33 have had the brick façade painted and concrete roof tiles. The windows and doors to both properties are largely original but in need of refurbishment.
- uPVC windows and balcony doors to No.35. These copy the original design but are not slimline frames.

No.31 is a good example of the original style of the property.



Building-by-Building Description

Address	Value	Designation
37–43 Warrior Square North	Positive*	N/A

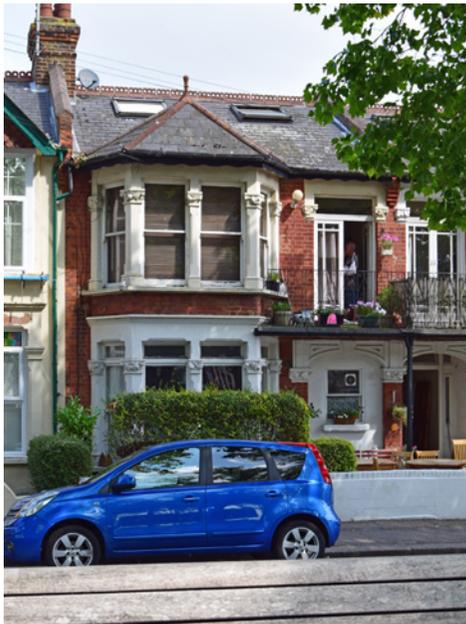
Description

Original design elements as follows, which are positive features where they survive. Terraced houses built in pairs and mirrored in design with recessed porches and balcony areas above. Red brick façade in Flemish bond. Timber doorsets with glazed sidelights and fanlight window above. Two storey canted bay windows under hipped roof. Stone surrounds and decorative mullions with timber sash windows. Main roof gable with slate tiles and decorative ridge tiles. Front gardens would have originally featured small brick wall with railings across. Coloured tile paths to front door.

Inappropriate alterations include:

- Rooflights to Nos.37 and 39.
- Nos.37 and 39 appear to have been joined into a single block of flats. This has included the infilling of the porch to No.37 with a wall and uPVC window.
- The porch of No.43 has been infilled with a timber surround and double door.

Current balconies are later replacements, though not necessarily intrusive. The timber example of Nos.41–43 differs from the original ironwork material.



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