

Appendix 1

LEOMINSTER TOWN CONSERVATION AREA

APPRAISAL

PRELIMINARY DRAFT

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LEOMINSTER TOWN CONSERVATION AREA APPRAISAL

No appraisal can ever be completely comprehensive. Omission of any particular building, feature or site should not be taken to imply that it is of no interest.

1. Introduction

- 1.1 A conservation area is defined as an area of special architectural or historic interest, the character and appearance of which should be conserved or enhanced. The designation of a conservation area is no longer considered appropriate as an end in itself. For the designation to be meaningful, the process requires the preparation of an appraisal to define what is special, thereby warranting the status of the conservation area. This should also form the basis for making decisions about the management, and the future, of the conservation area, ensuring that its character and appearance are taken into account when making such decisions.
- 1.2 Leominster Town Conservation Area was designated by Leominster District Council in 1969. An appraisal has recently been carried out to review the special qualities of the conservation area. The scope of the appraisal has included a review of whether additional areas should be added to, or areas removed from, the designation. At this stage, any proposals for boundary change are put forward as the basis for further discussion and consultation. Any decision on changes to the boundary of Leominster Town Conservation Area will be taken at a later stage in association with consideration of management proposals.

2. Planning Policy Context

- 2.1 There is a considerable amount of policy published by a number of sources (including English Heritage and the Department of the Environment) concerning the designation, appraisal and review of conservation areas. A bibliography of pertinent publications is given at the end of this document.
- 2.2 Herefordshire Unitary Development Plan (UDP), adopted 23rd March 2007, sets out Herefordshire Council's planning policies. These policies will influence how development proceeds throughout the County. The UDP contains policies setting out criteria for designating and reviewing conservation areas (Policy HBA5), and for determining how planning applications for development within conservation areas will be considered (Policy HBA6). The reason for setting criteria against which the designation of a conservation area will be judged is to ensure consistency of approach and to avoid the inclusion of areas that are not be in keeping with the special character of the conservation area.
- 2.3 Leominster is identified in the UDP as a 'Main Town' where the provision of housing will be restricted to the area within the settlement boundary, and where residential development will be permitted within established residential areas where compatible with the housing design and other policies of the UDP (Policy H1). Leominster Town Conservation Area is within the Leominster settlement boundary.

- 2.4 The western part of Leominster Town Conservation Area (west of the pre-dissolution Priory boundary), including the town centre, is designated as the central shopping and commercial area. This area will be retained and protected as the prime focus for retail, leisure and commercial activity (Policy TCR1). The retail trading character of primary shopping frontages within this area will be protected (Policy TCR3). This includes High Street, Buttercross Arcade, Drapers Lane, Victoria Street, Corn Street, Corn Square (part), West Street and South Street (part).
- 2.5 Much of the eastern part of the conservation area, including The Grange, the churchyard of the Priory Church of St Peter and St Paul, and Pinsley Mead, comprises green open space. The area is protected as recreational open space (Policy RST4) and as open areas and green spaces that contribute to the character of the area (Policy HBA9). Within the former priory precinct, the site of the Priory and the Forbury Chapel in Church Street are protected as Scheduled Monuments under the UDP (Policy ARCH3) as well as under legislation (Ancient Monuments and Archaeological Areas Act, 1979).
- 2.6 The River Kenwater, on the north side of the conservation area, is recognised as a Site of Importance to Nature Conservation and is protected (Policy NC4). The river channel and an area on the north bank are identified as liable to flood (Policy DR7).
- 2.7 Much of the remainder of the conservation area comprises established residential areas; the character of these areas is protected under the UDP (Policy H1). These areas include the south side of Etnam Street and the north side east of Duke's Walk; School Road, The Priory and Church Street within the former Priory boundary; and a small area west of lower Broad Street.

3. Summary of Special Interest

- 3.1 The town of Leominster lies on the west bank of the River Lugg in the undulating landscape of north Herefordshire. The town is located on a major route aligned north-south, the A49 trunk road, at the junction with the A44, aligned east-west.
- 3.2 The early history of the settlement is associated with the establishment of a religious house in the 7th Century or earlier. Periodically, between the 8th and early 15th Century, the community suffered as a result of political unrest in the border region, but settlement is believed to have been continuous throughout.
- 3.3 In the early 12th Century, King Henry I established a Benedictine Priory at Leominster and granted a foundation charter to the borough. By the 15th Century, the medieval borough had a thriving market and a number of guilds, and the Priory was the centre of extensive manorial estates. The boundary of the priory precinct and the plan form of the medieval borough, with its market place, streets and lanes, burgage and tenement plots, and later medieval suburb, are largely extant today.
- 3.4 Following the dissolution of the monasteries by King Henry VIII, most of the monastery buildings and part of the Priory Church were demolished, and the Priory farms were sold. Shortly afterwards, in the mid-16th Century, Queen Mary (I) Tudor renewed the borough charter granting the town self-governing status as a municipality.

- 3.5 Surviving Priory buildings, including the Priory Church, were constructed of local sandstone. Medieval and early post-medieval secular buildings were timber-framed. Many survive in the conservation area, including a 14th Century hall house, a 15th Century lock-up shop development, and the 17th Century market house constructed by John Abel, 'the King's carpenter'.
- 3.6 During the 18th Century, many timber-framed structures were replaced (or refronted) by brick-built Georgian townhouses with Classical front elevations. Elegant examples can be seen throughout the conservation area, particularly in Broad Street, Church Street, Etnam Street and South Street. Moreover, many of these houses conceal earlier timber-frames. Shopfronts of 19th and early 20th Century date, with Classically inspired architectural details, were inserted into earlier buildings and can be seen throughout the conservation area.
- 3.7 Today, the character of Leominster Town Conservation Area is that of an historic market town with well-preserved medieval, Georgian and Victorian elements. The adjacent open green spaces of the priory precinct complement the narrow streets and lanes, and wide thoroughfares of the historic town.
- 3.8 Heritage assets within the conservation area include two Scheduled Monuments, one Grade I Listed Building, four Grade II* Listed Building and 159 Grade II Listed Buildings. In addition, twelve Buildings of Local Interest have been identified during this appraisal. Thirty-nine selected sites entered on the Herefordshire Sites and Monuments Record are also listed here.

4. Location and Setting

- 4.1 The town of Leominster is located in north Herefordshire approximately 11 miles north of Hereford City. The town is at the junction of the A49(T), a major trunk road aligned north-south, and the A44, a major route aligned east-west. Today, the A49 bypasses the town on the east side. The A44 passes through the town and skirts the town centre.
- 4.2 Leominster lies in the northern part of Herefordshire's Central Lowland in an undulating landscape of agricultural importance. The River Lugg flows eastwards along the north side of the town before turning south on the east side. The River Kenwater, a major channel of the Lugg, flows eastwards through the northern part of Leominster, and forms the northern boundary of the conservation area, before rejoining the Lugg on the east side of the town. The Pinsley Brook and several other channels and leats formerly flowed through the northern part of the town, an area susceptible to flooding. Flood alleviation schemes, undertaken mainly in the 1960s, resulted in significant changes to the drainage system, including the rerouting and regularising of the main channels. The River Arrow, a major tributary of the Lugg, flows eastwards less than a mile south of Leominster.
- 4.3 Leominster Town Conservation Area, which includes much of the town centre and the precincts of a medieval Priory, is located on a gentle slope above the flood plain of the Lugg. On the west side of the conservation area (Dishley Street/Cursneh Road), the land rises to 80m above Ordnance Datum (OD); on the north-east side, the land falls to below 70m OD. To the west of the

conservation area, the land rises more steeply to a high point of over 100m OD in the Newlands area of the town.

- 4.4 The underlying bedrock of the Leominster area consists of mudstone and sandstone beds of the Raglan Mudstone Formation of the Lower Old Red Sandstone (Devonian). In much of the Leominster settlement area, including the conservation area, the bedrock is overlain by glacial till of Quaternary date composed of undifferentiated sandy clay and gravel. The till does not extend to the western part of the settlement (outside the conservation area boundary), which is at a higher elevation. At two locations in this area, Bargates/Green Lane and Newlands/Ryelands, the bedrock is capped by Quaternary glacio-fluvial deposits consisting of undifferentiated sand and gravel. The sand deposits were an important source of raw material for the local brick-making industry during the 19th Century. In the northern part of the settlement, including The Marsh (a low-lying area to the north of the conservation area), and to the east of the town, the bedrock is overlain by alluvium (Late Glacial/Post-Glacial) composed of clay, silt, sand and gravel.
- 4.5 The natural soils of the conservation area are well-drained reddish coarse loamy soils (typical argillic brown earths) that support cereals and short-term grassland, some fruit, potatoes and hops. On the north side of the conservation area are fine silty and clayey soils (alluvial gley soils) that support dairying and stock rearing on permanent pasture. To the east are reddish fine silty soils (typical brown alluvial soils) that support stock rearing on permanent grasslands, and cereals, hops and potatoes where the flood risk is low.

5. Historic Development and Archaeology

- 5.1 Leominster has two origin stories: one is Welsh (British), the other English. The Welsh account, recorded in the *Book of Llandaff* (a collection of charters transcribed in the 12th Century) refers to the founding of a religious community during the 6th Century at *Llanlieni* by Bishop David. The establishment of a church at Leominster in AD 660 by Merewalh, king of the Western Hecani (English-speaking people living west of the River Severn) is recorded in a 13th Century manuscript known as the *Life of St Mildburg* (a daughter of Merewalh). The earliest written record of the place name, *Leomynstre*, is found in a late 10th Century will.
- 5.2 The religious community was plundered several times in the 8th Century by Welsh raiders before peace was established in the late 8th Century by Offa, King of Mercia. The minster and its community also survived Viking raiding and the Danish wars of the 9th and 10th Century. During the early 11th Century, the minister was endowed by Leofric, Earl of Mercia. The religious community held extensive estates in north Herefordshire, and is believed to have included nuns at this time.
- 5.3 In 1052, Gruffydd ap Llywelyn invaded England and seized Leominster. Ralph, the Norman earl of Hereford (appointed by King Edward the Confessor), raised a force against the Welsh but was defeated at the site of Battle Bridge (believed to be on the south side of Leominster). Gruffydd subsequently entered Hereford and sacked the cathedral. Harold Godwinson, earl of Wessex (later King Harold), retook Hereford and Leominster, improved Leominster's defences and endowed the religious house.

- 5.4 The religious establishment at Leominster may have later been dissolved by King Edward the Confessor. The Domesday Book records that in 1066, Queen Edith, wife of Edward, held the manor of *Leofminstre*, which comprised sixteen estates. Resources included 80 'hides' of arable land, woodland, pasture, eels, honey and eight mills. In 1086, King William held 60 'hides'. The remainder was distributed between fourteen tenants, including the former abbess of Leominster. At this time, the population of the manor included six priests. No specific mention is made of the population of Leominster itself. In the later 11th Century, King William II reinforced the defences of Leominster during a period of further border unrest.
- 5.5 In 1123, King Henry I established a Benedictine Priory at Leominster as a daughter house of Reading Abbey, and granted a foundation charter to the borough of Leominster in 1125. The new borough was laid out on the west side of the priory precinct by Richard de Capella, Bishop of Hereford and agent of the king. Within the borough, the laws of Breteuil in Normandy applied, as was the case in Hereford and other boroughs in the Marches. Burgages (residential plots with trading rights) were held by an annual fee paid to the lord of the manor, the Abbot of Reading, in lieu of customary (labour) services.
- 5.6 The planned borough followed a primary north-south alignment on the route (already in existence) that spanned the Marches from Chepstow to Chester (later the A49) with burgage plots on each side of a wedge-shaped market place (High Street/ Drapers Lane/ Corn Street) later infilled with buildings. The long narrow plots were of uniform length (approximately 200 feet/61 metres) and of variable width. The narrow side fronted onto the market place with a shop or workshop. The market place extended north along Broad Street with burgage plots on the east and west sides. The establishment of burgage and tenement plots on West Street, Burgess Street and New Street, and the medieval suburb on Etnam Street were probably later developments. Corn Square may have been the site of an earlier market place that later became the location of the grain market.
- 5.7 The low-lying area to the north of the priory known as The Marsh, with its plentiful water supply, was an early industrial suburb that supported milling, tanning, fulling and dyeing. The artificial channel of the Pinsley Brook, flowing through the town and the priory precinct, powered mills and fed the priory fishpond.
- 5.8 During a revolt against King John by William de Braose, Norman lord of Brecknock and Abergavenny, in the early 13th Century, the town and the Priory were burnt and plundered, but later rebuilt by the king. In 1400, the town was occupied and the priory plundered by Owain Glyndwr who refortified the borough and redistributed land in the vicinity to his Welsh followers. Owain was later driven out and the rebellion collapsed, but his former followers retained their estates.
- 5.9 At this time, Leominster was a thriving community with many trade guilds whose members were responsible for public works within the borough. These responsibilities offer an insight into the infrastructure of the 15th Century town. The Tanners Guild was responsible for the upkeep of the Kaniter (Kenwater) Bridge, the Mercers for the Pinsley Bridge, the Glovers for the Glovers Bridge, the Walkers (fullers) for the Red Cross (Pinsley) Bridge, the Butchers for the

Middle Bridge (in Lower Marsh), and the Bakers for the Corn Market. Also during the 15th Century, a speculative development of ground floor lock-up shops with rooms above was undertaken on School Lane and Corn Square (16 to 17 Corn Square).

- 5.10 In 1539, following the dissolution of the monasteries by King Henry VIII, the monastery was demolished except for the infirmary (now the Priory Building) and was used as a quarry for building material. The eastern part of the Priory Church (transept, presbytery, crossing tower and chapels) was demolished; the naves, aisles and west tower were retained as the parish church.
- 5.11 In 1554, Queen Mary (I) Tudor granted the borough a new charter. Privileges lost during the suppression of the monasteries were restored and the borough received self-governing status as a municipality. This included the appointment of civic officers and the establishment of a borough Court of Record and gaol. The earliest surviving description of the borough boundary is recorded in the charter.
- 5.12 Further significant dates in the history of Leominster's infrastructure and architecture include:
- 1633: construction of John Abel's timber-framed Market House, moved to The Grange in 1854 and now known as Grange Court.
 - Early 18th Century: many timber-framed buildings replaced or refronted in brick in the Classically inspired Georgian architectural style.
 - 1747-1851: Window tax resulted in the blocking of windows to avoid taxation (blocked windows can be seen in Church Street and Etnam Street).
 - 1750: the former Gate House of the Priory, used by the borough since the dissolution, collapsed and was not restored.
 - 1759: The surviving monastery building (the Priory Building) was acquired as a workhouse; extended in 1836-8 as the Leominster Union Workhouse, later the Priory Hospital.
 - 1796: Canal opened between Leominster and Mable (Worcestershire) collieries; cheaper coal was now available to Leominster residents.
 - 1803: construction of the Classically designed Corn Market in Corn Square; demolished and replaced by the Victorian Corn Exchange on the west side of the square in 1859; demolished in 1966.
 - 1836: Leominster gas works began production and street lighting was installed; replaced by electric lighting in 1935.
 - 1838: The earliest application of stucco to buildings in Leominster.
 - Before 1850: Most town centre streets were cobbled; High Street and Broad Street were paved with large flagstones of Winsley stone.
 - 1853: Construction of the Hereford-Shrewsbury railway line; imported Welsh slate now available, and widely used, as a roofing material.
 - 1858: National elementary school constructed in School Street; later became the junior school, now the community centre.
 - 1908: Construction of Dishley Street livestock market; replaced street markets previously held in Broad Street, New Street and Bargates, now the site of a supermarket, car park and bus station.
 - 1962: Lugg Drainage Scheme to alleviate flooding; re-alignment of the course of the River Lugg around the north side of the town; the Pinsley Brook and mill leats replaced by culverts or redirected.

5.13 Archaeological investigations in the conservation area indicated evidence of:

- Leominster Priory: site occupation (food remains) during the mid-7th to the late 8th, and late 8th to early 10th Century; monastery buildings and pottery, mid-11th to 16th Century.
- Priory Church: stone wall, burial vault, and pottery of medieval date.
- No. 13 The Priory: infilled fishpond.
- Priory Mead: infilled fishpond, stone wall.
- No. 5 Broad Street: medieval deposits.
- Nos. 6 to 8 Broad Street: medieval burgage plots.
- The Buttercross: cooking and rubbish disposal from 12th Century; ironworking in 13th/14th Century; stone cellars, latrine and building footings, late 15th Century.
- Greyhound Inn Yard, Rainbow Street: stone wall, pits, animal bone, pottery dated to 12th/13th Century.
- No. 43 Etnam Street: mid-13th Century building; pottery dated to 15th/early 16th Century.
- Corn Square: post-medieval stone-lined well.
- Leominster Museum, Broad Street: malthouse kilns, 18th Century or earlier.

6. **Spatial Analysis**

Character and Interrelationship of Spaces

6.1 For much of Leominster's earlier history, the boundary between the medieval borough and the adjacent Benedictine Priory was both physical and political. Today, the physical boundary between the town and the priory precinct, although breeched in places by post-medieval urban development, is still quite distinct. Moreover, the juxtaposition of town centre and open green spaces contributes significantly to the historic landscape character of Leominster Town Centre Conservation Area.

6.2 The following open spaces are integral components of the conservation area:

- The Grange: an open space long used by the residents of Leominster for recreational purposes including cricket, bare-knuckle fighting, children's sports, fairs and dancing; a perimeter wall (Grade II) on the west side and an earthwork bank on the south side mark the boundary of the medieval priory precinct; the 17th Century timber-framed market house (Grade II*), known as Grange Court, is a landmark building located on the east side; a disused drinking fountain is also located on the east side; a late Victorian cricket pavilion is located on the north side; a war memorial, in the form of a bronze angel, is located at the north-east corner.
- The Stanley Holland playing fields: adjoining The Grange, a field given to the Borough of Leominster for the benefit of its children by a former resident; opened in 1930, now includes a sports field and a playground with apparatus.
- The Churchyard of the Priory Church of St Peter and St Paul: an extensive open space with sandstone rubble walls shaded by groups of trees; among the gravestones is one depicting cricketing equipment.

- Pinsley Mead: a picnic site on the north side of The Priory extending along the east side as a small park.
 - Burgage plots (backland): a number of private rear gardens retain the plan-form of medieval burgage plots, particularly at Broad Street (east side abutting the boundary of the priory precinct), Drapers Lane (east side), Etnam Street (mainly south side but also north side east of Duke's Walk) and South Street (west side—part).
 - Corn Square: a paved open space, formerly the site of the corn market, now the site of a weekly market and also less frequent public activities, day-to-day use as a car park; surrounded on three sides by significant buildings, many of which are listed, including a group of 15th and 16th Century timber-framed buildings (Grade II) on the south side and a 19th Century *palazzo* (a bank) on the east side.
 - Broad Street: a wide street, one-way traffic with parking on both sides, formerly the site of a medieval and post-medieval market, now used for annual public activities; lined by significant buildings, most of which are listed (Grade II), including many with 18th/early 19th Century Georgian frontages and also several 17th Century timber-framed buildings.
- 6.3 Mature trees are a characteristic feature of the green open spaces in the north-eastern part of the conservation area where they have a substantial visual and physical impact, and give vertical emphasis. Trees line a major thoroughfare within the conservation area, and there are also several prominent individual trees. Trees are present throughout the conservation area in back gardens and private spaces where they are generally less prominent. Within the conservation area, all trees are protected.
- 6.4 Trees are prominent at the following locations:
- The Grange: formal plantings around the edge of the open green space; a line of Scots Pines along the bank on the south side; groups near Grange Court and the cricket pavilion, including three Wellingtonias and other exotic specimens.
 - The parish churchyard: an avenue; informal groups and individual specimens of evergreens and deciduous trees; an apple orchard in the former workhouse garden.
 - Pinsley Mead: informal groups.
 - Etnam Street: an avenue of (mainly) lime trees.
 - The Grange near the war memorial: an oak tree planted as an acorn brought back from Verdun, France during War World I.
 - In the car park of the bingo club (formerly the Clifton Cinema) overlooking Westbury Street: a mature copper beech tree.
 - In the garden of Dutton House, South Street: a Wellingtonia.
- 6.5 There are currently no Tree Preservation Orders within the conservation area.

Key Views and Vistas

- 6.6 Throughout much of the conservation area there is a sense of enclosure. In the central core, narrow streets and lanes lined with buildings result in intimate views within the immediate area but few views beyond. In the wide thoroughfares of Broad Street and Etnam Street, and in Corn Square, views beyond are generally deflected or closed at pinch points where narrow streets or lanes enter. Etnam Street is an exception; a glimpse of the landscape beyond the town can be seen from here.
- 6.7 In the green spaces of the priory precinct there is a sense of openness. However, groups of tall trees, perimeter walls, and the townscape to the west generally limit distant views to the wooded slopes of Eaton Hill on the east side of the town.
- 6.8 There are a number of key views within the conservation area:
- Looking north along Broad Street: a townscape of elegant Georgian townhouses in redbrick and stucco, some with prominent doorcases, most with inserted shopfronts of late 19th/early 20th Century date, and several jettied timber-framed houses, the view deflected at a pinchpoint by a prominent early 18th Century house with lunettes, Venetian windows and 'Gothick' glazing bars.
 - A sequential view looking east along Church Street: a townscape of elegant Georgian townhouses, most are stuccoed and rusticated to the ground floor, prominent doorcases include an entablature with modillions on fluted Corinthian columns and pilasters, a modillioned segmental pediment and frieze on fluted pilasters, an open pedimented hood on fluted columns, and flat hoods on pilasters with frieze, paterae or consoles; the rhythm of streetscape is disrupted by a 13th Century sandstone rubble chapel; at the east end of the street, a Victorian house with twin gables and label moulds over door and windows, three Georgian houses with central gable and central entrance with flat hood on consoles; quite suddenly the view is terminated by the massive form of the medieval Priory Church of St Peter and St Paul (Grade I).
 - A sequential view looking south along High Street: the narrow medieval street curves away to the right, accentuated by kerbstones and enclosed by buildings of three and four stories; shopfronts of 18th, 19th and 20th Century date (and design) line the footway; frontages of Victorian, Georgian and post-medieval date (and design) overlook the street; above is a roofscape of hipped and mansard roofs, steep gables and moulded eaves; at the south end of the street, a corner building with three storeys of 20th Century bow windows deflects the view and creates a contrast to the jettied fronts of timber-framed 16th and 17th Century buildings.
 - A sequential view looking east along Etnam Street: a townscape of large and small three-storey Georgian townhouses, most of redbrick and several of stucco with rusticated ground floor; prominent doorcases, ranging from plain flat hoods on pilasters to moulded entablatures, segmental or open pediment hoods on fluted pilasters or attached columns, add interest and variety to the streetscape; an early 20th Century

shopfront with fascia-board and panelled pilasters; an elegant 18th Century church; parapets of stucco, moulded stone and brick, enriched consoles, a central pediment and brick modillioned eaves add interest and rhythm to a skyline of hipped and pitched slate roofs with prominent brick chimneystacks; a 16th Century 'black and white' timber-framed inn with adjoining timber-framed cottages on burgage plots (truncated by a public car park) are reminders of the earlier history of the street.

- Looking east across The Grange from the north and south entrances, a view of the 'black and white' timber-framed Grange Court against a background of mature trees.

6.9 There are a number of 'gateway' views into, and within, the conservation area:

- Looking north into the conservation area from the inner relief road (Westbury Street): a blank rendered wall with stepped copping on one side and a 17th Century redbrick boundary wall on the other form a gateway to the Georgian townscape of South Street and The Royal Oak Hotel, a landmark building on a prominent corner site.
- Looking east into the conservation area from the inner relief road (Dishley Street): the narrowing of the carriageway by means of a footway build-out in West Street and the use of street furniture, including bollards, benches and a lamp column, creates a gateway into the conservation area and controls traffic movement.
- Looking south into the conservation area from the inner relief road (Cursneh Road): the townscape of Rainbow Street is a mix of architectural forms (early post-medieval, Georgian and Victorian) and textures (timber-frame and plaster; painted, moulded and gauged brick; roughcast; mosaic tiles and cast-iron).
- Looking south into the conservation area from lower Broad Street: the street widens as a thoroughfare of elegant Georgian buildings of redbrick and stucco with fine architectural details, late 19th and early 20th Century shopfronts, and some early post-medieval timber-framed buildings.
- Looking south into the conservation area from the footbridge on the River Kenwater: pedestrian access to the priory precinct over a natural boundary feature.
- Looking north along School Lane into Corn Square: pedestrian access lined by the overhanging jetties of 'black and white' timber-framed buildings.
- Looking west along Grange Walk into Corn Square: pedestrian access lined by high redbrick walls.
- Looking south along Drapers Lane into Corn Square: pedestrian access lined by shopfronts.

6.10 There are several exterior views into the conservation area:

- Looking west from the A49 bypass: a view of the tower of the Priory Church, a landmark building that is floodlit at night. (View obstructed by a two-storey auction sales building).
 - Looking south from Mill Street: a view of the tower of the Priory Church. (View obstructed by a large single storey hardware store.)
- 6.11 The following long distance views offer glimpses of the wider landscape setting beyond the boundaries of the conservation area:
- Looking east from The Grange and the Stanley Holland playing fields, a view of the wooded slopes of Eaton Hill.
 - Looking east along Etnam Street, a glimpse of the wooded slopes of Eaton Hill.

7. Character Analysis

- 7.1 The essential character of Leominster Town Conservation Area is that of an historic market town where Georgian pediments overlook wide streets, Tudor jetties overlap in narrow lanes, and Victorian shopfronts display modern goods and antique bric-a-brac. The special character of the conservation area is derived from a combination of features, including: narrow streets and lanes, broad thoroughfares and the central square; the preservation of much of the medieval plan form; the range of architectural types—functional and historical; and the interrelationship of the built environment and open spaces.
- 7.2 The basic plan form of the conservation area is that of the planned medieval borough with its market place, residential burgage plots, and suburban development. The precinct boundary of the adjacent medieval priory is delineated by walls, banks, lanes and watercourses, and the relationship between the borough and priory boundaries is clearly discernable. Much of the area within the priory precinct now comprises recreational open space. The parish church, priory buildings, a chapel, and the earthworks bordering The Grange are surviving components of the medieval landscape. The architectural heritage of the conservation area includes the stone medieval buildings of the priory precinct, 14th to 17th Century timber-framed buildings, 18th/early 19th Century Georgian town houses and 19th Century commercial premises and shopfronts.
- 7.3 There are a number of landmark buildings in the conservation area. They are buildings of architectural merit that are prominent in the context of their individual townscape setting, including:
- The Priory Church of St Peter and St Paul (Grade I): a large medieval sandstone church with tower overlooking the flood plain of the River Lugg.
 - Grange Court (Grade II*), The Grange: This building is of outstanding interest – that is expressed in its Grade II* listing. It is a unique combination of a 17th Century market hall and a 19th Century gentleman's residence that arises from an equally unusual history. When the older building was to be demolished for town improvements it was Arkwright of Hampton Court (who also owned mills and other property in the Town) who rescued it and made it into an iconic house, in an iconic Victorian

townscape. Arkwright was one of the most prominent of Leominster's Victorians, and his creation, relatively intact, in its setting is a most important survival.

- The Royal Oak Hotel (Grade II), South Street: a large Georgian (late 18th Century) building of three storeys, in brick and stucco, occupying a prominent corner position.
- Lloyds TSB, Corn Square: a 19th Century *palazzo* style building in white brick and ashlar overlooking the town square.

Character Areas

- 7.4 There are several areas of individual character within the conservation area. They are identified as the Priory Precinct, the Central Core, Broad Street/Church Street (part), Etnam Street, South Street/West Street (part), and the West Central Area.

Priory Precinct

- 7.5 The character area comprises approximately 40% of the conservation area. It is bordered on the north and east sides by the conservation area boundary, and on the west and south sides by the medieval priory boundary (represented by walls of brick and sandstone rubble on the west side and a truncated earthwork bank on the south side).
- 7.6 The general landscape category of the character area is identified as 'park'. The character is described as primarily recreational open space (playing fields, playground, picnic site) with a significant ecclesiastical component (church, churchyard, offices), and residential (large and small houses, flats, residential homes) and civic (local government, community, dental surgery) elements.
- 7.7 Much of the character area comprises recreational open space, including The Grange, the Stanley Holland playing fields and Pinsley Mead (largely enclosed fields until the mid-19th Century). The parish churchyard also forms a major part of this extensive green open space. The Priory Church, Forbury Chapel and a surviving monastic building attest to the ecclesiastical history and significance of the character area.
- 7.8 The urban townscape extends into the priory precinct on Church Street. Large Georgian and Victorian houses (all Grade II) line the street, particularly on the south side. Architectural details include prominent doorcases, sash windows, moulded and modillioned eaves, storey bands, and stucco. Most of these houses face directly onto the street behind a narrow footway. Elsewhere in this area, the narrow streets have a footway on one side only or none at all. Footways in the character area are of concrete or asphalt; in the vicinity of the Priory Church, the footway is constructed of river cobbles.
- 7.9 A single storey, stone-built Victorian national elementary school (Grade II, now a community centre) is located on School Road. On the site of the Leominster Priory scheduled monument was a Victorian workhouse, later a hospital, now local authority offices. Also in The Priory area is a terrace of small, mid-19th Century houses with distinctive label moulds over doors and windows, a terrace of small, early 19th Century houses with flat hood and

pilasters at the entrance, and two 17th Century timber-framed houses (all are Grade II). A small timber-frame and rubble pigsty and barn on Pinsley Mead is evidence of the former farming activities in this area. Pedestrian access to The Priory from the north is by means of a mid-19th Century cast-iron footbridge (Grade II) over the River Kenwater.

Central Core

- 7.10 The central core comprises the central commercial area of the contemporary town. The character area includes Corn Square—a paved open space surrounded by commercial and club premises; High Street, Victoria Street, Corn Street, Drapers Lane and School Lane (part)—narrow streets and lanes lined by retail premises and service providers; Cordwainers Lane, Ironmongers Lane and Butchers Row—very narrow lanes that provide pedestrian access within the central core; and Grange Walk, providing access to The Grange recreation area and car parks.
- 7.11 A significant number of historical assets are located in the central core. They are, primarily, listed buildings and buildings of local interest, but also include the plan form of the medieval borough, particularly the market place, burgage plots and the boundary with the medieval priory precinct.
- 7.12 The landscape category of the central core is identified as ‘urban’. The character is described as historic town centre, predominantly commercial (retail and service) with civic (local authority) and residential elements (flats over commercial premises and a small number of houses).
- 7.13 Most buildings in the area are of three storeys or two storeys with an attic; several four-storey buildings are located on High Street. Many have narrow frontages (a legacy of medieval burgage plot widths), steeply pitched roofs, prominent gables, and traditional shop fronts of late 19th/early 20th century date. Footways are paved in stone and are generally very narrow; buildings face directly onto the street from the back of the footway. The only gaps between buildings are the several narrow lanes mentioned above or other private access lanes. There is a strong sense of enclosure in the streets and lanes.
- 7.14 Corn Square is an important civic open space used for the weekly market on Fridays and, less frequently, for farmers’ markets, fairs and public events; at other times, controlled parking is permitted. Footways are paved with large stone slabs, and setts in limited areas, and the carriageway with tumbled concrete blocks. Flat-topped speed tables at footway level control traffic speed at pedestrian crossing points. One-way traffic flow applies to all streets open to traffic in the central core (the one-way traffic system includes Broad Street and the West Central Area).
- 7.15 Corn Square is the only public area in the central core with trees, consisting of two ornamental specimens. Trees and shrubs can be glimpsed in private gardens on either side of Grange Walk and in back gardens on the east side of Drapers Lane.
- 7.16 A significant number of timber-framed buildings, of 15th to 17th Century date, can be seen in the central core, particularly in High Street and Corn Square. In most cases, timbers have been painted black and infill (brick or plaster) painted white. A number of timber-framed buildings have been rendered at

the front elevation but notable characteristics, including jettied upper floors and steep-roofed gables, can be clearly seen.

- 7.17 Many timber-framed buildings were refronted in brick in Flemish bond during the 18th and early 19th Centuries and now display architectural details of the Georgian period including sash windows with flat rubbed brick heads. In some cases, timber framing can be seen at side or rear elevations. The elegant Georgian frontages of a number of these buildings, particularly in High Street, have been compromised as a result of painting the brickwork and inserting later shopfronts.
- 7.18 During the 19th Century, further buildings were constructed or refronted, generally in brick. In some notable instances, white or yellow brick was used with individual ashlar details including pilasters, cambered window heads and chamfered architraves. These buildings are located on High Street and Corn Square. A particularly elegant example is the Lloyds TSB *palazzo* building in Corn Square. Also of this period is a unique ashlar-fronted building on High Street; decorative elements include moulded cornice to parapet with consoles and dentilled band, moulded hoods on consoles over windows, and attached barley sugar columns.
- 7.19 A number of redbrick 20th Century buildings in Corn Square and Corn Street exhibit fine details that include brick pilasters, parapet with moulded and modillioned cornice and applied half-timbering. In contrast, an intrusive 20th Century development on the west side of Corn Square detracts from the character of the area.
- 7.20 The majority of buildings in the central core are fitted with shopfronts to the ground floor. Many of these are of late 19th/early 20th Century date with original details that include moulded hood on enriched modillions, fascia-board, pilasters, consoles, cast-iron brackets, canted plate glass windows, transom lights, mullions and recessed doorway. A significant number of late 20th Century shopfronts display a continuous fascia across several buildings. This tends to impose a horizontal emphasis on the streetscape and a loss of rhythm.

Broad Street/Church Street (part)

- 7.21 The character area includes Broad Street (north of the junction with Vicarage Street) and Church Street (west of the priory precinct boundary). Broad Street is a wide thoroughfare lined by commercial premises including shops, antique dealers, restaurants, estate agents and banks. Many of the buildings have elegant Georgian frontages with inserted 19th and 20th Century shopfronts. Commercial activities extend into the western part of Church Street, which is also lined, for the most part, by Georgian frontages.
- 7.22 Most of the buildings in the character area are listed (all Grade II, with one exception). Broad Street itself was the site of a medieval market place with burgage plots on both east and west sides of the street. Many of the burgage plots on the east side maintain their earlier plan form, extending to the boundary of the priory precinct (now delineated by a high brick wall). On the west side of Broad Street, the plots have been truncated, mainly as a result of 20th Century development.

- 7.23 The landscape category of the character area is identified as 'urban'. The character is described as historic town centre, primarily commercial (retail and service) with residential elements (flats over commercial premises, a small number of houses and several large houses converted into flats).
- 7.24 With few exceptions, buildings are of three storeys and face directly onto the street from the back of fairly wide footways paved with large stone slabs (Broad Street). There are few gaps between buildings, the exceptions being several Victorian carriage entrances. Broad Street is open to one-way traffic (south to north) with controlled echelon parking on both sides. At the approximate mid-point of the street, footway build-outs indicate an informal pedestrian crossing. In Church Street, traffic is two-way and footways are of interlocking blocks or concrete.
- 7.25 At the south end of Broad Street is a junction with three narrow streets (including Church Street) and Drapers Lane. This junction is the former site of the timber-framed market house, now at The Grange. At the north end of the street, the carriageway becomes narrower at the junction with Vicarage Street (at the northern boundary of the conservation area). A short distance to the south, at the junction with New Street, a 'gateway' has been created where the width of the carriageway is reduced by means of footway build-outs and railings. The wide street, lined by listed buildings and constricted at each end, is a significant urban open space. It is used only occasionally for public events (a fair and a market are held annually); at other times, it is used for car parking.
- 7.26 Many of the buildings on Broad Street and Church Street are large townhouses of 18th or early 19th Century date with front elevations of brick (Flemish bond) or stucco. Characteristic Georgian features include prominent doorcases with open pediments, flat hoods or entablatures on pilasters or attached columns; sash windows under gauged brick flat arches, stepped lintels, flat hoods, cambered pediments or stucco keyblocks; and parapets with modillioned, moulded or coped cornice.
- 7.27 A prominent building at the north end of Broad Street is a meeting hall of two storeys and attic with two gables to the street. The original building, a house, was altered and encased in yellow brick in the later 19th Century.
- 7.28 Several buildings on Broad Street are known to have 17th Century timber-framed cores behind later facades. A prominent building (Grade II), dated AD 1600, with exposed timber box-frame, jettied upper floors and twin gables is located on the east side of the street. Nearby, the timber-frame of a former inn (Grade II) is concealed by roughcast but the jettied upper floors are clearly discernable. At the north end of Broad Street, a building (Grade II) of 18th/19th Century date displays sham timber-framing at the front elevation. Several timber-framed buildings are located at the rear of plots on Broad Street. They include a late 15th/early 16th Century weatherboarded structure (Grade II*) in a yard on the east side of the street.
- 7.29 Many of the buildings that face onto Broad Street and several in Church Street have inserted shopfronts. A significant number are of late 19th/early 20th Century date with original details, including one with figurehead ('herms') consoles. Two 20th Century ground floor façades are also quite distinctive. A former hotel has two recessed shopfronts behind four moulded segmental arches under a moulded cornice with consoles. A bank has an ashlar

sandstone façade with a modillioned cornice on a colonnade, and semicircular arches over door and windows.

Etnam Street

- 7.30 The character area is based on Etnam Street and includes the southern part of School Lane. Etnam Street is a wide, straight, tree-lined thoroughfare and a major traffic access route with parking along each side for much of its length. The footways on both sides vary in width; on the north side they are paved with concrete or asphalt, on the south side with interlocking concrete blocks or asphalt. Build-outs indicate on-street parking zones. The street is lined with trees set on the footway or on build-outs.
- 7.31 A significant percentage of buildings on Etnam Street are listed (all Grade II). Most of these are Georgian houses of late 18th/early 19th Century date but also include an 18th Century church and several 16th Century timber-framed buildings. Etnam Street was laid out as a suburb of the medieval borough with burgage plots on the north and south sides. Many of these plots on the south side of the street retain their original plan form; most on the north side have been truncated by 20th Century development and the backland is now used as car parks.
- 7.32 The landscape category of the character area is identified as 'urban'. The character is described as historic suburb, predominantly residential (large and small houses, flats and residential homes) with commercial (retail and service) elements.
- 7.33 The majority of buildings on Etnam Street are of three storeys with a smaller number of two. Most buildings face directly onto the street from the back of the footway. A small number of houses are built on backland sites behind the street frontage. On the south side of the street there are few gaps between buildings; at the western end there are several vehicle entrances and a motor trader's forecourt, and further east there is a Victorian carriage entrance and a church forecourt. On the north side of Etnam Street there are far more gaps between groups of buildings, including School Lane, Dukes Walk, and access to public and private parking, and to the rear of premises.
- 7.34 A number of large Georgian town houses are located on the south side of Etnam Street. Their elegant details, including symmetrical front elevation, moulded parapets, slate roofs, prominent doorcases and sash windows, contribute significantly to the character of the area. (Most have been altered internally to create separate dwellings, flats or offices, and a residential home). Several terraces of smaller Georgian houses are located on both sides of the street.
- 7.35 On the north side of Etnam Street, a row of timber-framed houses (one an inn) on truncated burgage plots is a survival of an earlier history and townscape of the area. The 16th Century buildings are box- and close-framed with plaster infill, and with jettied upper floor and prominent tiled-roof gables to the front elevation (and later alterations). On an adjacent plot, a tall Victorian house with false timber-frame stands in marked contrast to the 16th Century structures. Elsewhere in the character area, timber box-framing can be seen at the side elevations of houses with later brick fronts.

- 7.36 There are a number of commercial premises scattered along Etnam Street, mainly on the north side. The most prominent, at the west end of the character area, is a long established local motor trader. The building is a single storey showroom with horizontal frontage, workshops at the rear and open forecourt at the side. There are also two public houses, food outlets (eat in and take-away), shops and offices. Several shopfronts are of early 20th Century date with characteristic details including fascia-boards and fluted pilasters.

South Street/West Street (part)

- 7.37 The character area includes South Street (to the conservation area boundary) and West Street (eastern part). Both streets are fairly narrow and are generally lined with commercial premises, mainly shops but also including the town's two major hotels, several cafés, and office premises. Most frontages, particularly on South Street, are of Georgian architectural style. Many have inserted shopfronts of a later date, and evidence of timber-framed structures of an earlier date at the rear.
- 7.38 The majority of buildings in the character area are listed (all Grade II). The narrow frontages and (in places) long narrow plots are characteristic of medieval plots, but the specific historical relationship between South Street/West Street and the central core is unclear.
- 7.39 The landscape category of the character area is identified as 'urban'. The character is described as historic town centre, predominantly commercial (retail and service) with residential elements (generally flats over, or at the rear of, commercial premises).
- 7.40 Most buildings are of three storeys and face onto the street from the back of narrow footways. There are few gaps between buildings; on South Street (west side) and West Street (south side) there is vehicle access to the rear of premises. West Street, like the central core, is paved with tumbled concrete blocks, and the footway with large stone slabs; build-outs indicate loading/unloading zones. Traffic flow is one-way and parking is restricted. In South Street, footways are constructed of concrete. Traffic flow is two-way traffic and parking is restricted.
- 7.41 Many of the buildings in the character area are listed (all Grade II); most are of 18th or early 19th Century (Georgian) architectural appearance with, in some cases, evidence of earlier timber-framed structures at the rear. On the west side of South Street, a number of Georgian townhouses retain original features including prominent doorcases and sash windows with gauged brick flat arch heads. Most are now offices or flats; several have inserted 19th or 20th Century shop windows. On the east side of South Street most buildings have inserted shopfronts of 19th or 20th Century date. The 18th Century frontage of the Royal Oak Hotel, with moulded stucco cornice and architraves, and rusticated stucco ground floor, dominates the street. The Classical influenced design of the hotel contrasts with the 'Gothic' style of an adjacent Victorian villa.
- 7.42 In West Street the streetscape is more variable. Buildings are of two or three storeys, with one of a single story, and of a variety of architectural styles. This variation is most evident on the south side where the Talbot Hotel incorporates timber-framed, painted brick and rendered frontages, a number

of window forms and projections including wrought iron balconies over entrances, and bow and canted bay windows. On the north side of the street, three storey Georgian buildings dominate with characteristic details, including sash windows with elegant surrounds, consoles and dentilled eaves. A short row of two storey, much altered, 17th Century buildings adds variety to the streetscape. Most buildings on the north side of the street have inserted shopfronts. They include late 18th/early 19th Century shopfronts with traditional details (including moulded hood, fascia-board and pilasters) and several late 20th Century shopfronts with horizontal emphasis.

West Central Area

- 7.43 The character area includes Rainbow Street, Burgess Street and West Street (western part). The inner relief road forms the northern (New Street), western (Cursne Street/Dishley Street) and southern (Westbury Street) boundary; the eastern boundary follows the line of truncated burgage plots on the west side of Broad Street, High Street and South Street, and excludes the eastern part of West Street. The area comprises much of the western part of the late medieval/early post-medieval borough. New Street, Burgess Street and West Street generally follow their medieval east-west alignment but the pattern of burgage/tenement plots has been disrupted significantly as a result of 20th Century development.
- 7.44 The landscape category of the area is identified as 'urban'. The character is described as largely commercial (retail and service) with residential components (houses and flats over commercial premises) and some civic (government) elements.
- 7.45 Fewer historical assets are located in the west central area than in other character areas. A group of listed buildings (all Grade II) is located at the west end of Burgess Street extending south into Rainbow Street. The group includes a medieval and several 17th Century timber-framed structures; a number of Georgian (18th/early 19th Century) townhouses, including a former inn; and several Victorian (19th century) commercial buildings. The medieval building, a former open hall with an inserted second storey, is box-framed with cusped braces; it is possibly of 14th Century date and one of the oldest secular houses in the town. A small group of Georgian buildings (Grade II) is located on the south side of West Street. They include an inn and several townhouses with inserted late 19th/early 20th Century shopfronts displaying traditional details. Georgian buildings are generally of three stories with prominent doorcases and flat arch heads over sash windows. Victorian and 20th Century buildings are generally of two stories.
- 7.46 There is a wide range of architectural forms in the character area. In addition to those mentioned above, three redbrick Victorian chapels are located on Burgess Street (all converted to commercial use); two late 20th Century retail developments are located on West Street, both are fitted with 20th Century shopfronts with horizontal emphasis.
- 7.47 The residential element of the character area is concentrated on Rainbow Street (mainly the west side) and Burgess Street (west end). Dwellings include Georgian town houses with timber-framed core (Burgess Street); a terrace of late 19th Century polychrome brick houses with central pediment, and a terrace of early 20th Century redbrick houses with ashlar dressings and small front gardens.

- 7.48 Streets in the character area are fairly narrow with, generally, narrow footways on both sides. The central core paving scheme of stone slabs, setts and tumbled concrete blocks extends into West Street. In Rainbow Street, footways are of concrete and asphalt; in Burgess Street, of asphalt; on the inner relief road (east side) footways are of interlocking concrete blocks with concrete in places.
- 7.49 All streets are restricted to one-way traffic; controlled parking is permitted on Rainbow Street. A large public car park and loading/unloading zone is located west of High Street between West Street and Burgess Street. Parking is controlled by the local unitary authority. A further car park, adjacent to a supermarket, is located between West Street and Westbury Street. Parking is privately controlled.
- 7.50 The character area includes a significant number of 20th Century developments. All pre-20th Century buildings on New Street (south side) had been demolished by the mid-20th Century. At present, a large open space is used as a private car park while awaiting redevelopment. A post-World War II, two-storey drill hall is now used as office premises; a large antiques warehouse has been refronted in brick; and several very large, three-storey brick and rendered office buildings have been constructed on backland sites. The massive proportions and architectural details of these buildings are of a very different character to the small two-storey brick and timber-framed houses they have replaced, and to most other buildings in the character area.
- 7.51 On the former site of an early 20th Century livestock market at Dishley Street and Westbury Street are a single-storey supermarket with associated car park and delivery area, and a large bus station (paved with tumbled concrete blocks). At the east end of Westbury Street is a large pre-World War II cinema of art deco design. This building (now a bingo club) contributes to the architectural and social history of Leominster.

Buildings of Local Interest

- 7.52 A number of unlisted buildings make a positive contribution to the special architectural and historical interest of the area. It is proposed that the following be considered for designation as Buildings of Local Interest:
- Lloyds TSB, Corn Square: 1866, bank and offices, two storeys, five-bay *palazzo* style building, white brick with ashlar dressings, hipped slate roof, modillioned eaves, moulded storey band, prominent central doorcase with entablature on attached rusticated columns, panelled door with fanlight, sash windows with moulded architraves.
 - Herefordshire Council Offices, Corn Square: 1875, offices, two storeys, yellow brick with ashlar dressings, hipped slate roof, brackets to eaves, entrance to right, segmental ashlar head with keystone, 20th Century plate glass door, sash windows with half-round ashlar heads and keystones (ground floor), segmental ashlar heads and keystones, and moulded sillband (1st floor), cast-iron rainwater goods, wheelchair ramp with cast-iron railings, two-storey annexe to left. Architect: A.C. Haddon.

- Former Post Office, Corn Square: 1908, two storeys and attic, redbrick (Flemish bond) with stick framing and pebbledash at 1st floor, pitched tile roof, dormer window with casements, decorative bargeboards and pendant finial, entrance to left with panelled door, casement windows (1st floor). Building unoccupied at the time of survey.
- No. 23, Drapers Lane: Late 17th/early 18th Century with late 16th Century (?) core, shop, three storeys, front (west) elevation refaced in brick, pitched slate roof, sash windows with segmental brick arch heads (1st floor), timber-framed interior; 19th/early 20th Century shopfront with fascia-board, consoles and pilasters, central entrance. Timber-framed outbuilding at rear.
- No. 25, Drapers Lane: 18th Century with 17th Century core, shop, two storeys, painted brick, band, sash windows with flat gauged brick heads (1st floor), timber-framed interior; 19th/early 20th Century shopfront with pilasters, recessed central entrance, later alterations.
- War Memorial, The Grange: c. 1920, an angel holding aloft a flaming torch, bronze on an engraved stone base, by local stone mason W.G. Storr Barber.
- The Pavillion, The Grange: 1901, former cricket pavilion now a café, single storey, weatherboarded, veranda at the front (south) elevation.
- Nos. 17 to 19, High Street: 1895, shop, three stories, yellow brick with ashlar dressings, parapet to roof, moulded ashlar coping, storey and sillbands, and pilasters, moulded ashlar window surrounds and keystones, cambered heads at second floor, cast-iron rainwater goods; late 19th/early 20th Century shopfront with fascia-board, consoles and pilasters, tiled stallrisers, recessed central entrance; passageway on left named Cordwainer's Lane. Shop extends through to 14/16 Drapers Lane (Grade II). Formerly Ross's shoe shop.
- No. 24, High Street: 20th Century façade with 17th Century (?) core, shop, three storeys, ashlar, hipped slate roof, moulded cornice to parapet with consoles above dentilled band, attached barley sugar columns at 1st and 2nd floors, sash windows, moulded architraves and sillbands, moulded hoods on consoles (1st floor); 20th Century shopfront with recessed central entrance. Timber-framed range with brick infill at rear.
- No. 27, High Street: 1885, shop and dwellings, three storeys with attic, corner block, white brick, slate mansard roof with dormer windows, dentilled eaves, narrow sash windows (1st and 2nd floor) with linked chamfered stone architraves under segmental brick arch heads, stone sillbands; 20th Century shopfront (continues to no. 25), partial survival of moulded stone hood and pilasters of 19th Century shopfront. Formerly *Gaius Smith* grocery shop. Architect: Thomas Davies.
- No. 31, High Street: 19th Century, shop and dwellings, three storeys, painted brick, hipped slate roof, quoins, storey band, sash windows under stepped lintels (2nd floor), under flat hoods on consoles (1st floor); 19th/early 20th Century shop windows at west (front) and north elevations

with sash windows, fascia-board, consoles, decorative cast-iron columns, recessed central entrance.

- The Old Priory Hospital, The Priory (on the site of Leominster Priory Scheduled Monument): 19th Century, Union Workhouse later hospital now local authority offices, single storey wing aligned north-south, central pediment with lunette window, later two storey wing aligned east-west, central pediment, all in redbrick (Flemish bond) under hipped slate roofs.
- Pigsty/barn, The Priory (on the site of Leominster Prior Scheduled Monument): medieval, timber-frame with weatherboard at west elevation, brick infill at other elevations with temporary (chipboard) repairs, corrugated iron roof, sandstone rubble at lower level, doorway at north-east corner, windows with iron grills; in poor condition.
- Former Clifton Cinema, South Street: 1936, bingo club, brick with rendered front (east) elevation under a flat roof; designed in art deco style with concave frontage, steps up to central doors, Crittal windows with metal frames and some coloured glass; the adjoining gable end of 28 South Street is rendered and stepped with flat, concrete coping, and formed a continuation of the cinema frontage. The cinema was part of the regional Clifton Cinema group; the Clifton Cinema at Ludlow has been demolished.
- Jubilee Buildings, Victoria Street: 19th Century, shop, three storeys, redbrick, hipped slate roof, corbels to eaves, stuccoed quoins, storey band and window heads, sash windows, pediment over two central windows (1st floor) with tympanum inscribed "JUBILEE BUILDINGS"; 19th/early 20th Century shop window with fascia-board, consoles and pilasters, transom lights, recessed central entrance highlighted by decorative cast-iron columns.
- Nos. 30 to 34 (even), West Street: 19th Century, houses now shops and dwellings, three storeys, painted brick, moulded cornice with dentilled eaves and consoles, sash windows, moulded hoods on consoles at 1st floor, off centre door case with moulded elliptical arch, keystone and attached fluted columns, early 20th Century shopfront to right, recessed 20th Century shopfront to left.

Features in the Public Realm

7.53 The following features in the public realm also contribute to the local character and appearance of the conservation area:

- Significant sandstone rubble and brick boundary walls within and bordering the priory precinct.
- The War Memorial, The Grange (described above).
- The Priory Church floodlighting scheme.
- A gravestone depicting cricketing equipment in the parish churchyard.
- Benches and a drinking fountain (disused), The Grange.

- Children’s playground apparatus in the Stanley Holland playing fields.
- A red, cast-iron K6 telephone kiosk (Grade II), West Street.
- Stone paving slabs, setts, tumbled concrete blocks and kerbstones of good quality materials throughout the central core and in Broad Street and West Street; river cobbles in the vicinity of the Priory Church and the Forbury Chapel.
- Coordinated street furniture (black), including railings, bollards, finger posts, poles, street lamps, cycle racks, planters and litterbins, particularly in Broad Street, also Corn Square and West Street.

Prevalent Building Materials and Local Details

Brick

- 7.54 The most common building material used in the conservation area is brick. Hand-made bricks of 17th and 18th Century date can be seen in a number of timber-framed buildings, where they were utilised as infill (nogging), and in boundary walls. Several methods of bonding were used, including English, English garden wall, and Flemish bond. (Recent brick infill of timber-framed buildings generally utilises stretcher bond).
- 7.55 A large number of brick buildings (or building fronts) located throughout the conservation area are of Georgian (18th/early 19th Century) architectural design, characterised by their elegant Classical proportions. Handmade bricks were laid in Flemish bond, or in English garden wall bond at minor elevations. In some instances, stucco was used at the front elevation or at the ground floor (sometimes rusticated). Architectural details include:
- Prominent doorcase with pediment, entablature or flat hood of wood or stone on columns, attached columns or pilasters.
 - Sash windows under brick segmental arch or gauged brick flat arch heads, stucco lintels, flat hoods, or pediments.
 - Parapet with moulded or modillioned cornice, brick modillions or corbels to eaves, or central pediment.
 - Quoins, storey band or sillband.
- 7.56 A number of Victorian (19th Century) buildings, constructed of machine-made brick in Flemish bond, show evidence of Classical or Gothic influence and display a range of architectural details, including:
- Red, white/yellow and polychrome brick.
 - Doorcase with chamfered ashlar surround, hood moulding, entablature on attached columns.
 - Ashlar, stucco and moulded brick dressings.
 - Parapet with pediments, corbelled eaves.
- 7.57 Brick buildings of later 20th Century date are generally constructed in stretcher bond. Details may include:
- False timber-framing, render, or tile-hung front elevation.

- UPVC and metal/alloy door and window frames, including Crittall and aluminium sash windows.

Timber-Frame

7.58 A significant number of timber-framed (medieval to 17th Century) buildings, with steep-pitched roofs and prominent gables, are present in the conservation area. Those on prominent frontages are generally painted black and white, others have been refronted in roughcast or stucco. Architectural details include:

- Square- or close-studded framing, cusped or chevron braces.
- Infill panels of plaster, brick or painted brick, weatherboard.
- Jettied upper storeys, cusped brackets.
- Decorative bargeboards, finials.

Stone

7.59 The oldest surviving medieval buildings are constructed of sandstone. They include the Priory Church (ashlar), the Forbury Chapel and the Priory Building (both rubble). The Priory Building and the Forbury Chapel are both quite plain in design; windows (lancet and mullion) have pointed arch heads of Early English architectural style. The Priory Building has buttress chimneystacks and a 19th Century third storey with casement windows.

7.60 The Priory Church has a highly decorative interior and exterior. Architectural styles include Norman (Romanesque), Early English, Decorated, and 19th Century Gothic illustrated in the forms of arches, columns and window tracery. Distinctive features include carved capitals of the Herefordshire School of Romanesque sculpture at the west doorway, and ballflower ornamentation at the south aisle.

7.61 The 19th Century National elementary school, located in view of the church, is constructed of sandstone rubble with ashlar dressings in the 19th Century Gothic style. Architectural details include pointed arch and square-headed windows with tracery, mullions and hood moulds; quoins; and buttresses.

7.62 Also of 19th Century date is an ashlar-fronted building of Classical design located on High Street. Architectural details include moulded cornice with consoles, attached barley sugar columns, and sash windows with moulded architraves and moulded hoods on consoles. A 20th Century bank façade on Broad Street is also of Classical design in rusticated ashlar sandstone. Architectural details include a modillioned cornice on a colonnade, doorcase with moulded frieze on pilasters under semicircular arch, sash windows under segmental arches.

Corrugated Iron

7.63 A long barn-like building, constructed of corrugated iron with a pitched roof and previously used as a clothing factory, is located on the west side of the central car park. This is the largest surviving corrugated iron structure in the conservation area. Situated at the rear of a 14th Century timber-framed house on Burgess Street, the building occupies the backland of a burgage plot and preserves the plan form of the medieval plot.

Roofs

- 7.64 The majority of roofs are pitched; a smaller number (by a ratio of perhaps 3:1) are hipped; one mansard roof was observed. In the case of most medieval and Victorian buildings, the roofs are steeply pitched, whereas Georgian and later 20th Century buildings generally have roofs of a shallow pitch. There are very few flat roofs (they are generally associated with very large buildings). Most pitched roofs, and probably all hipped (including mansard) roofs, are covered with Welsh slates. Tiles (plain tiles, some composite tiles and rarely cement tiles) are also used. A number of pitched roofs have ridge tiles. Several roofs are of corrugated iron. There are rare examples of lead (Priory Church), stone, and asbestos roof covering.
- 7.65 The majority of buildings have prominent brick chimneys. Two examples of brick spurred composite chimneys were observed.

Shopfronts

- 7.66 There is a significant number of late 19th/early 20th Century shopfronts. Many retain traditional features, including moulded hood, fascia-board, consoles, pilasters, mullions and recessed doorway. Other features include canted plate glass windows, transom lights, stallrisers and cast-iron brackets.
- 7.67 Later 20th Century shopwindows are associated with recent developments and, in some cases, inserted into earlier buildings. Characteristic features include very large windows and dominant illuminated fascias that may conceal original architectural features, overlap windows or extend across neighbouring premises.

Positive Areas and Features

- 7.68 Much of Leominster Town Conservation Area is of great significance in terms of its archaeological and architectural heritage, and historical interest. Positive areas and features of particular importance are:
- The plan form of the medieval borough (including burgage and tenement plots) and the priory precinct.
 - The narrow streets and lanes of the central core.
 - The environs of the Priory Church.
 - The site of the Benedictine monastery and the earlier Saxon occupation.
 - Grange Court and the open space of The Grange with boundary features of walls and earthworks.
 - The architectural heritage of the central core that ranges from medieval to Victorian.
 - The 15th and 16th Century townscapes of Corn Square (south side)/School Lane, and Etnam Street.

- The Georgian townscapes of Broad Street, Church Street, Etnam Street and South Street.

Negative and Intrusive Elements

7.69 The following intrusive elements detract from the character of the conservation area:

- Corn Square (west side): a mid-20th Century commercial development.
- High Street and West Street: a number of mid- and later 20th Century commercial developments on individual and adjoining sites with dominant fascia-boards of horizontal emphasis.
- Etnam Street (north side behind the street frontage): open car parks on backland sites that truncate medieval burgage plots.
- Etnam Street (south side): a large site that includes a car showroom, forecourt and workshops; a large residential home development.
- Dishley Street/Westbury Street: mid-20th Century development on a large site that includes a supermarket, unloading/unloading zone and car park, and an open bus station.
- New Street: mid- to late 20th Century development on a large site that includes several large individual, and groups of, prominent office and sales buildings, and an open car park.
- Hampton Gardens: a 20th Century bungalow.

8. Pressures, Capacity and General Condition

- 8.1 Considerable commercial and residential development has taken place in Leominster since the designation of the conservation area in 1969. Much of this has been outside the conservation area boundaries. Significant commercial development has taken place, however, in the west central character area of the conservation area, and there is pressure for further development in this area. This has resulted in a loss of character, the breakdown of the medieval/early post-medieval plan form of burgage and tenement plots, and the potential loss of archaeological evidence of the medieval development of the borough. Building replacement on smaller sites, particularly in Corn Square and West Street, has also resulted in intrusive developments that detract from the character of the conservation area.
- 8.2 Recent commercial development has taken place just outside the conservation area boundary on the north-east side (in the River Meadows Conservation Area). Views into the conservation area from the Leominster Bypass (A49) and Mill Street (A44), particularly of the Priory Church tower, have suffered as a result.
- 8.3 The appearance and condition of buildings is generally very good in Broad Street, Church Street and Etnam Street. Recent improvement work by owners or occupiers in Broad Street has been particularly effective. There are a number of problems elsewhere however:

- General run-down appearance and condition of some individual buildings (including paintwork and broken or boarded-up windows), particularly in High Street and South Street.
- Inappropriate treatment of individual shopfronts that detracts from the character of the area, particularly in the central core and the west central area.
- Temporarily unoccupied commercial premises, particularly in High Street and South Street.
- Unoccupied upper floors of commercial buildings, particularly in the central core and South Street.

9. **Issues**

Buildings at Risk

9.1 The following Listed Buildings are potentially at risk:

- The Forbury (Grade II*), Church Street, a large elegant Georgian house, now a residential home: at the front elevation, the stone pediment over the advanced central bay show signs of damage resulting from weathering and erosion; areas of brickwork require repointing.
- A timber-framed, sandstone rubble and brick building (Grade II) south of no. 17 West Street towards the rear of a former burgage plot, possibly a former workshop: the roof covering has been removed and the structure is exposed.
- A timber-framed range at the rear of nos. 43 and 45 Etnam Street (Grade II) on a former burgage plot, formerly workshops: vacant.
- A timber-framed building (Grade II) west of no.11 Broad Street towards the rear of a former burgage plot, possibly a former cottage or workshop more recently used as store: potentially at risk through unsuitable use or underuse.
- A wall around The Grange (Grade II): perimeter wall of brick and sandstone rubble on the line of the priory precinct boundary: at a gateway giving access to nos. 7 and 8 Corn Square, damage to the wall including the removal of several large stones.

Priory Precinct

9.2 During the late 19th and 20th Century, significant development has taken place within the medieval priory precinct in the north-west quadrant (a residential home, and a car park on the site of a medieval fishpond) and in the south-east quadrant at Pinsley Road (residential). The residential home is within the boundaries of Leominster Town Conservation Area, the car park is in the River Meadows Conservation Area; the Pinsley Road development is not in a conservation area.

- 9.3 The medieval precinct is an important part of Leominster's archaeological and historical heritage; the site of the Benedictine Priory is recognised as a Scheduled Monument of national importance. Further encroachment or development within the priory precinct boundary should be discouraged.

Burgage Plots

- 9.4 Burgage and tenement plots are an important component of the medieval borough of Leominster. Many have been destroyed or truncated, particularly in the central west area (New Street, Burgess Street and West Street) and on backland sites at Etnam Street, as a result of 20th Century development. The survival of existing medieval plots is under threat from further development.

Shopfronts

- 9.5 Shopfronts of 19th and early 20th Century design contribute to the historic character of the conservation area and to the vertical rhythm of the streetscape. Where dominant or continuous fascias are introduced, particularly across the front of several adjacent buildings, there is a loss of rhythm as a result of the imposition of horizontal emphasis, and an erosion of the historic character of the conservation area. This is particularly applicable to streets and lanes in the central core, South Street, West Street and Rainbow Street.

Street Scene

- 9.6 Street furniture, in the form of advertising boards, tables and chairs for customers' use and goods offered for sale, can be part of an attractive street scene in urban open spaces. Corn Square is an attractive urban open space at the hub of the commercial centre, linked to the periphery by narrow streets and lanes lined by shops and services. It has been considered as an area for pedestrianisation in the past. However it does operate as a form of shared space, a concept that is developing in many towns and cities. A co-ordinated approach to 'street scene' is also being promoted and the shopping streets in particular might benefit from such an approach.

Proposed Boundary Changes, Inclusions and Exclusions

- 9.7 General considerations underlying proposals to change conservation area boundaries include the following:
1. To include areas of special architectural or historic interest that would contribute to the character of the conservation area.
 2. To include areas of the landscape that form an integral part of the historic built environment and contribute to the character of the conservation area.
 3. To exclude neutral or intrusive areas that do not contribute to, or, detract from, the character of the conservation area.
 4. To exclude areas of the landscape that do not form an integral part of the historic built environment.

5. To align the conservation area boundary with recognisable features such as field boundaries, property boundaries, roads, lanes or public footpaths, and to maintain coherence of the boundary.

9.8 *Proposed Inclusions*

- On the west side of The Priory, nos. 5 to 13 (odd), a terrace of mid 19th Century brick houses (Grade II); nos. 15 and 17, two 17th Century timber-framed houses (Grade II): these houses are currently within the River Meadows Conservation Area but represent aspects of the post-Dissolution secular development of the priory precinct.
- On the west side of Broad Street, extending north from the present conservation area boundary to the south bank of the River Kenwater, nos. 29 to 45 (odd), a row of nine Georgian (18th/early 19th Century) houses (all Grade II); on the east side of Broad Street, immediately north of the conservation area boundary, no. 46, a Georgian (18th Century) house (Grade II) set on a former burgage plot abutting the boundary of the Priory Precinct: these buildings represent the continuing Georgian development of central Leominster on earlier occupation sites.

9.9 *Proposed Exclusions*

- No. 32 Hampton Gardens, a 20th Century bungalow: the building is not of specific architectural merit and is not in character with adjacent buildings, i.e., Brook Hall, a former house converted to a meeting hall (Grade II) and ancillary buildings (orangery and coach house).
- On the north side of the conservation area, a stretch of the River Kenwater, the conservation area boundary to follow the south bank of the river rather than the north bank, but the footbridge (Grade II) to remain in the conservation area: this section of the river to become part of the River Meadows Conservation Area which already includes other sections of the Kenwater and the River Lugg.

9.10 *Proposed New Boundary*

The following boundary is proposed, based on the above inclusions and exclusions:

- At the north east corner of the conservation area, west along the south bank of the River Kenwater to the footbridge; include the footbridge; continue west then south and east along the property boundaries of nos. 15 and 17 The Priory; south along the west side of The Priory; west then south along the property boundaries of nos. 5 to 13 (odd) The Priory; rejoin the present conservation area boundary.
- At the boundary of the Priory Precinct, north then west along the property boundary of no. 46 Broad Street; cross Broad Street; north along the west side of Broad Street to the south bank of the River Kenwater; west then south and east along the building edge of no. 45 Broad Street; south along the property boundaries of nos. 43 to 29 (odd) Broad Street; cross Vicarage Street; west along the south side of no. 32 Hampton Gardens; rejoin the present conservation area boundary.

Appendix I: List of Heritage Assets

Scheduled Monuments

- Forbury Chapel
- Leominster Priory

Listed Buildings

Grade I: Buildings of national importance and exceptional interest.

Grade II*: Particularly important buildings of more than special interest.

Grade II: Buildings of special interest.

(Note: All Grade II unless shown)

Broad Street

West Side

- No. 1, Midland Bank, former house, late 18th Century, painted brick, slate roof, Classical ashlar sandstone to 1st floor (20th Century).
- No. 3, shop and dwelling, early 19th Century front to earlier core, stucco, slate roof, 20th Century shopfront.
- No. 5, shop and dwelling, 18th Century, stucco, slate roof, restored 20th Century shopfront.
- No. 7, shop and dwelling, 19th Century front to earlier core, roughcast, 20th Century shopfront.
- Nos. 9 and 11, houses now bank and shop, late 18th Century, brick, slate roof, late 19th Century shopfront to right.
- West of no.11, cottage/workshop (?) now store, 18th Century (?) incorporating 17th Century structure, timber-frame with brick infill, tile roof.
- No. 13, NatWest Bank, house now bank, late 18th Century, brick.
- No. 15, Lion Works, hotel now shops and offices, late 18th/early 19th Century, stucco, composite tile roof, two 20th Century shopfronts.
- At rear of no. 15, Lion Ballroom (II*), assembly room now public hall with offices below, c. 1830, brick, slate roof, 1st-floor hall in neo-Classical style.
- No. 17, house now shop, early 19th Century, stucco, slate roof, altered 19th Century shopfront.
- Nos. 19 and 19B, house now restaurant and dwelling, early 19th Century, painted brick, slate roof, early 20th Century shopfront.
- No. 21, houses now take-away food shop and dwelling, 18th Century, roughcast, stucco to ground floor, composite tile roof.
- No. 25, house now shop and dwelling, late 18th Century early 19th Century, brick, slate roof, early 20th Century shopfront.
- No. 27, Brook Hall, hall, late 19th Century encasement of an earlier building, yellow brick, slate roof.

East Side

- No. 2, shop and dwelling, 17th Century refronted 20th Century, brick, early 20th Century shopfront returned to right.
- No. 4, The Grape Vaults Public House, houses now public house, 18th Century front to 17th Century core, roughcast, interior timberwork, tile roof.
- No. 12, house now shop and dwelling, late 18th Century, brick, tile roof, early 20th Century shopfront.
 - Nos. 14 and 14A, house now flats and shops, 18th Century front to 17th Century core, roughcast, slate roof, late 19th Century shopfront to left.

- No. 16, shop and dwelling, early 19th Century front to 18th Century core, brick, slate roof, 20th Century restored shopfront.
- No. 18, house now shop and dwelling, dated 1600, timber-frame and plaster, slate roof, late 19th Century shopfront.
- No. 20, Foxton House, house now restaurant and dwelling, late 18th Century, stucco, early 20th Century shopfront.
- Nos. 22 and 24, houses now shops and dwelling, mid 18th Century to 17th Century core, roughcast, slate roof, 19th Century canted bow window to left, late 19th Century shopfront to right, timber-framed wings to rear.
- No. 26, house now offices, 18th Century, brick, stucco to ground floor, slate roof, carriageway and advanced wing to left.
- Nos. 28, 30 and 30A, houses now shops and dwellings, early 19th Century front to 17th Century core, stucco, slate roof, 19th Century shopfront with bow windows to left, 20th Century shop window with cambered head to right.
- Nos. 32 and 34, house now shop and dwelling, 18th Century, brick, slate roof, 20th Century shopfront to right.
- No. 36, house, 19th Century front to 18th Century core, plaster and sham timber framing, slate roof.
- No. 38, house now shop and dwelling, 18th Century, brick, stucco, slate roof.
- Nos. 40 and 42, houses, early 19th Century, brick, stucco to ground floor, slate roof, carriageway under timber arch to right.
- Rear of nos. 40 and 42, lodgings/guest house (Grade II*) later stables now stores, late 15th/early 16th Century with alterations, timber-frame and weatherboarding, some brick infill, corrugated iron and tiled roof, 17th Century timber-frame range to north-west.
- No. 44, house, 18th Century front to 17th Century core, painted brick, slate roof, 20th Century shop window to right.

Burgess Street

South Side

- Grafton House, house now store, 14th Century (?) with later alterations, timber-frame and plaster, painted brick, slate and tile roof.
- Office building occupied by Powell, Price and Co. Ltd, bank later police station now offices, ca. 1870 with 20th Century alterations, brick, slate roof.
- Commercial building, Leominster Adult School Hall, former later shop now hairdresser, mid 19th Century with 20th Century alterations, stucco, slate roof.
- No. 15, house later magistrates court now offices, late 18th Century, brick, slate roof.
- Nos. 19 and 19A, house now offices, 17th Century with later alterations, timber-frame and roughcast, tile roof, early 20th Century shopfront.
- Nos. 19B and 21, includes nos. 10 and 12 Rainbow Street, house now offices, 17th Century with later alterations, roughcast, tile roof, late 19th Century shopfront.

North Side

- Nos. 30 to 36, houses, 18th Century front to 17th Century core, painted brick and roughcast, slate roof, timber-frame and plaster wing to rear.

Church Street

North Side

- Nos. 3, 5 and 7, houses now shops and dwellings, mid/late 18th Century to 17th Century core (?) painted brick, slate roofs, late 19th and 20th Century shopfronts, exposed 17th Century timber-frame on right returned side.
- No. 9, house, mid 18th Century to earlier core, brick, slate roof, 20th Century shop window and carriageway under brick arch to left.
- Nos. 11 and 13, houses, late 18th Century, stucco, slate roof.
- No. 15, The Frere House and attached wall, house, late 18th Century, brick, slate roof.
- Forbury Chapel, chapel now offices, c. AD 1282 with later alterations, stone rubble, slate roof.
- The Forbury (Grade II*), house now residential home, mid 18th Century, brick, slate roof.

South Side

- Nos. 2, 2A and 4, houses now shops and dwellings, 19th Century, brick, composite tile roof, late 19th and early 20th Century shopfronts.
- Nos. 6 and 6A, house, early 19th Century, stucco, brick wing to right.
 - The Gatehouse, nos. 1, 2 and 3, house now dwellings, early 19th Century front to 18th Century or earlier core, stucco, slate roof.
 - No. 12, house, late 18th/early 19th Century with earlier core (?), brick, stucco to ground floor, tile roof.
 - No. 14, house now flats, early 19th Century, stucco, slate roof.
 - No. 16, house now dental surgery, early 19th Century, stucco, slate roof.
 - No. 18, house, late 18th/early 19th Century, painted brick, slate roof.
 - No. 20, The Old Vicarage, house, late 19th Century, stucco, slate roof.
 - Wall to no. 20, garden wall, medieval to 19th/20th Century, sandstone rubble and brick.
 - No. 22, house, late 18th/early 19th Century, stucco, slate roof.
 - No. 24, house, late 18th/early 19th Century, brick, composite tile roof.
 - No. 26, house, late 18th/early 19th Century, brick, slate roof.

Corn Square

North Side

- Nos. 4, 5 and 6, houses now club and dwelling, 18th Century, stucco, slate roof.
- Nos. 7 and 8, houses now club and offices, 18th Century, stucco, tile roof.

South Side

- No. 16, shops, 15th Century with later alterations, timber-frame and plaster, 20th Century shopfront.
- Nos. 16A and 17, shops, 15th Century with later alterations, timber-frame and plaster, tile roof, 20th Century shopfronts.
- Three Horseshoes Public House and adjoining shop, house now public house and adjoining take-away food shop, 16th Century with later alterations, timber-frame and render, tile roof.

East Side

- No. 10, houses now shops, 17th, 18th and 20th Century, part brick, part timber-frame and render with stick framing over, tile roof.

Corn Street

North Side

- No. 3, shop and dwelling now shop, 17th Century with later alterations, timber-frame and plaster, tile roof, late 19th Century shopfront.

South Side

- No. 2, shop and dwelling now shop, 18th Century, render, slate roof, 20th Century shopfront.
- No. 6, shop and dwelling, late 16th/early 17th Century with later alterations, plastered timber-frame, slate roof, 19th Century shopfront.

Drapers Lane

East Side

- No. 1, shop and dwelling, late 18th Century, brick, slate roof, early 20th Century shopfront.
- Nos. 3 and 5, shop and offices, late 18th Century, brick, late 19th Century shopfront.
- No. 7, shop and dwelling, 18th Century front to 17th Century or earlier core, stucco, early 20th Century shopfront.
- Nos. 9 and 11, shop and dwelling now shops, early 17th Century with later alterations, timber-frame and plaster, plain tile roof, late 19th Century shopfront.
- Nos. 13 and 15, shops and dwellings, 18th Century front to 17th Century core with later alterations, painted brick, late 19th Century shopfront.
- No. 27, shop and dwelling, early 19th Century with later alterations, redbrick, slate roof, late 19th Century shopfront.

West Side

- Nos. 12 and 14, shop and dwelling, 18th Century with later alterations, stucco, composite tile roof, late 19th Century shopfront.
- No. 16, shop and dwelling, 18th Century with later alterations, painted brick, slate roof, 20th Century shopfront.
- No. 18, shop and dwelling, 18th Century front to 17th Century core with later alterations, painted brick, plain tile roof, early 20th Century shopfront.
- Nos. 20 and 22, shop and dwelling, 17th Century or earlier with later alterations, timber-frame and plaster, tile roof, 19th Century shopfront.

Etnam Street

North Side

- The Bell Inn, house now public house, early 19th Century, painted brick, composite tile roof.
- Nos. 43 and 45, houses, early 19th Century front to 17th Century core, brick, timber-frame, slate roof.
- Nos. 47 and 49, houses now shop and dwellings, later 19th Century, slate roof, early 20th Century shopfront to right.
- No. 61, Chequers Inn, 16th Century with later additions, timber-frame and plaster, plain tile roof.
- Nos. 63, 65 and 67, house now cottages, 16th Century with later alterations, timber-frame and plaster, plain tile and slate roofs.
- Nos. 77 to 85 (odd), house (former public house) and cottages, late 18th/early 19th Century, painted brick, brick and roughcast, slate and composite tile roofs.
- No. 87, house now shop and dwelling, early 19th Century, stucco and render, slate roof, 20th Century shopfront.

South Side

- Nos. 18 and 18A, house, early 19th Century and mid 19th Century (no. 18A), stucco and brick, slate roof.
- Nos. 20 and 20A, house now dwellings, late 18th Century/early 19th Century, brick.
- No. 22, house, late 18th Century front to earlier core, brick, slate roof.
- Nos. 24 and 26, houses, early 19th Century, brick, slate roof, early 20th Century shop window (no. 24).
- Nos. 28 and 30, houses, early 19th Century, brick, slate roof.
- No. 32, house now flats, early 19th Century, stucco, slate roof.
- No. 34, house, earlier 19th Century, brick, slate roof.
- Nos. 36 and 38, houses, earlier 19th Century, brick, slate roof.
- Nos. 44 and 44A, house and outbuildings (former veterinary surgery), mid 19th Century, brick, slate roof.
- No. 46, house now sheltered housing, late 18th/early 19th Century, brick, slate roof.
- Leominster Baptist Church, 1771, brick, plain tile roof.
- Nos. 1 and 2, Marlows Court, cottages and attached wall, 1771, brick, plain tile roof.
- The Manse and attached outbuildings, no. 3 Marlows Court, 1771, house, brick, plain tile roof.
- Nos. 56 to 62 (even), houses, earlier 19th Century, brick, slate roof.

Grange Walk

South Side

- Nos. 2 and 3 The Nook, houses, early 19th Century, brick, slate roof.

High Street

East Side

- No. 1, shop, late 18th Century front to 17th Century core, stucco, timber-frame at rear, slate roof, late 19th Century shopfront, prominent bay window to left returned side.
- No. 21, shop and dwelling, late 18th/early 19th Century, brick, slate roof, later 19th Century shopfront.
- Nos. 23, 23A and 23B, shop and flats, late 18th/early 19th Century with alterations, brick, slate roof, 20th Century shopfront, late 19th Century shopfront to right returned side.
- No. 25, shop and dwelling, late 18th/early 19th Century with later alterations, brick, 20th Century shopfront.
- No. 35, shop, later 18th Century with alterations, painted brick, plain tile roof, late 19th Century shopfront.
- No. 37, shop, late 16th/early 17th Century, restored 19th/early 20th Century, timber-frame and yellow brick, plain tile roof, late 19th Century shopfront.
- No. 39, shop, late 16th/early 17th Century, refronted 18th Century, altered 20th century, render, plain tile roof, early 20th Century shopfront.
- No. 41, shop, late 16th/early 17th Century with later alterations, timber-frame and plaster, plain tile roof, early 20th Century shopfront.
- No. 43, shop, 18th Century front to 16th/17th Century core with later alterations, stucco, slate roof, late 19th Century shopfront.
- No. 45, shop, early 17th Century, extended 18th Century with later alterations, timber-frame and plaster, slate roof, early 20th Century shopfront.

West Side

- No. 2, shop and dwelling now café, 17th Century, raised and refronted 19th Century, stucco, slate roof, altered early 20th Century shopfront.
- No. 4, shop and dwelling, early 19th Century front to 17th Century core, brick, early 20th Century shopfront.
- No. 6, shop, early 19th Century, painted brick, slate roof, late 19th Century shopfront.
- Nos. 8 and 10, shop and restaurant, 17th Century, refronted 18th Century, stucco, slate roof, early 20th Century shopfront.
- No. 20, shop, 17th Century with later alterations, timber-frame and plaster, slate roof, 20th Century shopfront.
- No. 22, shop, 17th Century with later alterations, plaster, plain tile roof, 20th Century shop front.
- No. 26, shop, 18th Century front to 17th Century or earlier core with later alterations, painted brick, altered 19th Century shopfront.
- No. 28, shop and dwelling, 18th Century front to earlier core, painted brick, slate tile roof, 19th Century shopfront.
- No. 30, shop with accommodation above, 17th Century with later alterations, close-studded timber-frame with plastered and brick panels, slate, plain tile and asbestos roof, 20th Century shopfront, timber-framed building at rear.

Rainbow Street

East Side

- Rainbow Social Club and Institute, agricultural merchant's store now club, dated 1888 with 18th Century rear, redbrick, slate roof
- The Greyhound, public house now Anglers Conservation Association, earlier 19th Century, painted brick, slate roof.

School Lane

East Side

- Nos. 3 and 5, shops and dwellings, 19th Century with later alterations, roughcast, plain tile roofs, two 20th Century shopfronts.
- No. 19, cottage now shop and dwelling, mid 18th Century front to 17th Century (?) core with later alterations, brick, plain tile roof, late 19th/early 20th Century shopfront.

West Side

- Nos. 6 and 8, shops and dwellings, late 17th Century and later, timber-frame and render, plain tile roof, altered earlier 20th Century shopfronts.
- No. 10, house, early 19th Century, stucco, plain tile roof.

School Road

North Side

- Community Centre, school now community centre, mid 19th Century, sandstone, slate roof.
- Perimeter wall, railings, gates and gate piers, mid 19th Century, cast-iron railings on sandstone wall.

South Street

East Side

- No. 1, shop, mid 18th Century with later alterations, painted brick, slate roof, 20th Century shopfront.
- No. 3, shop and dwelling, late 18th/early 19th Century with later alterations, painted brick, slate roof, late 19th/early 20th Century shopfront.

- Nos. 5 and 7, shops and dwelling, late 18th Century with later alterations, painted brick to left, brick to right, slate roof, 20th Century shopfront to left, early 20th Century shopfront to right.
- No. 9, shop and dwelling, later 18th Century with 20th Century alterations, painted brick, slate roof, 20th Century shopfront.
- Ducking Stool Public House, earlier 18th Century with 20th Century alterations, painted brick, render to ground floor, slate roof, 20th Century pub front.
- No. 13, house now shop and dwelling, late 18th Century with later alterations, painted brick, slate roof, late 19th Century shopfront.
- No. 15, house later shop now offices, late 18th Century with later alterations, brick, slate roof, late 19th Century shopfront.
- Royal Oak Hotel, hotel, late 18th Century, brick, stucco to ground floor, slate roof.
- Dutton House, villa now studio and dwelling, late 19th Century reconstruction of 16th Century house, dressed stone, stucco, slate roof.
- Wall at Dutton House, garden wall, 17th Century with later additions, brick.

West Side

- No. 8, dwellings now offices, late 18th/early 19th Century front to 17th Century (?) core with later alterations, brick, painted brick to ground floor, 20th Century shopfront.
- Nos. 10 and 12, houses now offices and dwelling, late 18th/earlier 19th Century with earlier origins, brick, slate roof, restored 19th Century shopfront.
- No. 14, house later library now youth centre, later 18th Century, brick, composite tile roof.
- No. 16, house now shop and dwelling, 18th Century with 17th Century origins, painted brick, plain tile roof, altered 19th Century shopfront.
- No. 22, house, later 18th Century, brick, plain tile roof.
- Nos. 24 and 26, houses, late 18th Century, brick, slate roof.
- No. 28, house now offices, later 18th Century, brick, slate roof.

The Grange

- Grange Court (Grade II*), market hall, later house now offices, c. 1633, timber-frame and plaster, stone tile roof.
- Perimeter wall on the line of the priory wall, 18th Century and later, brick and sandstone rubble.

The Priory

- Priory Building, part of claustral range of the Benedictine Priory, later house, gaol, workhouse now offices, 13th and 16th Century with 19th Century alterations, sandstone rubble, slate roof.
- Priory Church of St Peter and St Paul (Grade I), 12th-14th Century and 19th Century, ashlar sandstone, lead roof.
- Gates and gate piers to the churchyard of the parish church, late 18th Century, cast-iron and ashlar sandstone.
- Footbridge over river, dated 1844, cast-iron.

West Side

- Nos. 5 to 13 (odd), houses, mid 19th Century, brick, slate roof.
- Nos. 15 and 17, houses, 17th Century with 18th Century alterations, timber-frame and roughcast, slate roof.

East Side

- Nos. 6 to 12 (even), houses, early 19th Century, brick, slate roof.

West Street

South Side

- Nos. 1 and 3, shop and dwelling now part of the Talbot Hotel, earlier 19th Century altered 20th Century, painted brick, brick to ground floor, slate roof.
- Nos. 5, 7 and 9, houses now the Talbot Hotel; no. 5, 18th Century front to 17th Century core, painted brick, interior timber-frame, plain tile roof; no. 7, 19th Century, painted brick; no. 9, 17th Century with 18th Century alterations, close-studded post and pan timber-frame with plaster panels over 18th Century brick, slate roof.
- Nos. 11 and 13, house now shop, cafe and dwellings, earlier 18th Century to earlier core, painted brick, slate roof, early 19th Century shopfront.
- Outside no. 11, Telephone Kiosk, designed 1935, type K6, cast-iron, painted red.
- No. 15, shop and dwelling, 17th century with 20th Century alterations, stucco, plain tile roof, early 20th Century shopfront.
- Rear of no. 17, outbuilding, 17th Century with alterations, sandstone rubble and brick, timber-frame; roof and doors removed, awaiting redevelopment.
- No. 33, Black Swan Inn, 18th Century, painted brick, plain tile roof.
- Nos. 35 and 37, house now shops and dwellings, 18th Century with 20th Century alterations, painted brick, plain tile roof, two early 20th Century shopfronts.
- No. 39, house now shop and dwelling, 18th Century with later alterations, render, plain tile roof, late 19th Century shopfront.

North Side

- No. 6, shop and dwelling now café and bakery, earlier 18th Century front to 17th Century core with 20th Century alterations, painted brick, slate roof.
- No. 10, house now shop, late 18th/early 19th Century front to 17th Century core, painted brick, slate roof.
- Nos. 16 to 22 (even), houses now shops, 17th Century much altered, roughcast, sham timber-frame, tile roof.
- No. 24, shop and dwelling now shop, 18th Century with 20th Century alterations, painted brick, tile roof.
- No. 26, shop and dwelling, 18th Century with 20th Century alterations, painted brick, tile roof.
- No. 28, shop and dwelling, late 18th/early 19th Century with earlier origins (?) and later alterations, painted brick, plain tiles.

Herefordshire Sites and Monuments Record (selected sites)

- Leominster Priory Church
- Leominster Priory
- Priory House
- Fishpond (site) N of Priory Church
- Pigsty/barn N of Priory Church
- Stone Wall, Pinsley Mead
- Course of Pinsley Brook
- The Almsbury (site) SW of Priory Church
- Leominster Workhouse, Priory Hospital
- The Grange
- Precinct Wall, The Grange
- Grange Court
- Tithe Barn (site), The Grange
- Gate House (site), Church Street
- Medieval Ground Plan of Leominster Borough
- Medieval Market Place
- Medieval Town Ditch
- Burgage Plots, Burgess Street and Rainbow Street
- Tenement Plots between West Street and Burgess Street
- Tenement Plots north and south of Church Street
- Gaol (site), Church Street
- Cross House (site), Buttercross
- Butter Cross (site)
- Iron Cross (site)
- Red Cross (site)
- Grafton House, Burgess Street
- Nos. 16 and 17 Corn Square
- Three Horseshoes Inn, Corn Square
- Nos. 61 to 67 (odd) Etnam Street, including the Chequers Inn
- Nos. 18 to 22 Drapers Lane
- No. 10 South Street
- Nos. 11 to 13 (odd) South Street
- Post-medieval Street System of Leominster
- Dutton House, South Street
- Brick Wall, South Street
- Market Building, Corn Square
- Well, Corn Square
- Assembly Room, The Lion, Broad Street
- Cattle Market (site), Dishley Street

Appendix II: Buildings of Local Interest

- Lloyds TSB, Corn Square: 1866, bank and offices of *palazzo* design, two storeys, white brick with ashlar dressings, hipped slate roof, modillioned eaves, moulded storey band, prominent central doorcase with entablature on attached rusticated columns, panelled door with fanlight, sash windows with moulded architraves.
- Herefordshire Council Offices, Corn Square: 1875, offices, two storeys, yellow brick with ashlar dressings, hipped slate roof, brackets to eaves, entrance to right, segmental ashlar head with keystone, 20th Century plate glass door, sash windows with half-round ashlar heads and keystones (ground floor), segmental ashlar heads and keystones, and moulded sillband (1st floor), cast-iron rainwater goods, wheelchair ramp with cast-iron railings, two-storey annexe to left. Architect: A.C. Haddon.
- Former Post Office, Corn Square: 1908, two storeys and attic, redbrick (Flemish bond) with stick framing and pebbledash at 1st floor, pitched tile roof, dormer window with casements, decorative bargeboards and pendant finial, entrance to left with panelled door, casement windows (1st floor).
- No. 23, Drapers Lane: Late 17th/early 18th Century with late 16th Century (?) core, shop, three storeys, front (west) elevation refaced in brick, pitched slate roof, sash windows with segmental brick arch heads (1st floor), timber-framed interior; 19th/early 20th Century shopfront with fascia, consoles and pilasters, central entrance. Detached timber-framed outbuilding at rear.
- No. 25, Drapers Lane: 18th Century with 17th Century core, shop, two storeys, painted brick, band, sash windows with flat gauged brick heads (1st floor), timber-framed interior; 19th/early 20th Century shopfront with pilasters, recessed central entrance, later alterations.
- The Pavillion, The Grange: 1901, former cricket pavilion now a café, single storey, weatherboarded, veranda at the front (south) elevation.
- Nos. 17 to 19, High Street: 1895, shop, three stories, yellow brick with ashlar dressings, parapet to roof, moulded ashlar coping, storey and sillbands, and pilasters, moulded ashlar window surrounds and keystones, cambered heads at second floor, cast-iron rainwater goods; late 19th/early 20th Century shopfront with fascia-board, consoles and pilasters, tiled stallrisers, recessed central entrance; passageway on left named Cordwainer's Lane. Shop extends through to 14/16 Drapers Lane (Grade II). Formerly Ross's shoe shop.
- No. 24, High Street: 20th Century façade with 17th Century (?) core, shop, three storeys, ashlar, hipped slate roof, moulded cornice to parapet with consoles above dentilled band, attached barley sugar columns at 1st and 2nd floors, sash windows, moulded architraves and sillbands, moulded hoods on consoles (1st floor); 20th Century shopfront with recessed central entrance. Timber-framed range with brick infill at rear.

- No. 27, High Street: 1885, shop and dwellings, three storeys with attic, corner block, white brick, slate mansard roof with dormer windows, dentilled eaves, narrow sash windows (1st and 2nd floor) with linked chamfered stone architraves under segmental brick arch heads, stone sillbands; 20th Century shopfront (continues to no. 25), partial survival of moulded stone hood and pilasters of 19th Century shopfront. Formerly *Gaius Smith* grocery shop. Architect: Thomas Davies.
- No. 31, High Street: 19th Century, shop and dwellings, three storeys, painted brick, hipped slate roof, quoins, storey band, sash windows under stepped lintels (2nd floor), under flat hoods on consoles (1st floor); 19th/early 20th Century shop windows at west (front) and north elevations with sash windows, fascia-board, consoles, decorative cast-iron columns, recessed central entrance.
- Former Clifton Cinema, South Street: 1936, bingo club, brick with rendered front (east) elevation under a flat roof; designed in art deco style with concave frontage, steps up to central doors, Crittal windows with metal frames and some coloured glass; the adjoining gable end of 28 South Street is rendered and stepped with flat, concrete coping, and formed a continuation of the cinema frontage. The cinema was part of the regional Clifton Cinema group; the Clifton Cinema at Ludlow has been demolished.
- Jubilee Buildings, Victoria Street: 19th Century, shop, three storeys, redbrick, hipped slate roof, corbels to eaves, stuccoed quoins, storey band and window heads, sash windows, pediment over two central windows (1st floor) with tympanum inscribed "JUBILEE BUILDINGS"; 19th/early 20th Century shop window with fascia-board, consoles and pilasters, transom lights, recessed central entrance highlighted by decorative cast-iron columns.

Appendix III: Sources

Planning Documents and Guidance

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