

Maidstone (Holy Trinity) Conservation Area

Character Appraisal



Maidstone Borough Council
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MAIDSTONE HOLY TRINITY CONSERVATION AREA APPRAISAL

I Introduction

The Definition, Purpose and Effect of Conservation Areas

The concept of conservation areas was first brought into being by the Civic Amenities Act of 1967, but the relevant legislation now is the Planning (Listed Buildings and Conservation Areas) Act of 1990. This act places a duty on local authorities to designate conservation areas where appropriate and defines a conservation area as "an area of architectural or historic interest the character and appearance of which it is desirable to preserve or enhance".

Designation as a conservation area brings additional powers to the local authority. Briefly these include the control of demolition of unlisted buildings, more restricted permitted development rights for single dwelling houses and a notification system relating to works to trees not covered by a tree preservation order.

In addition to these enhanced powers, the local authority is also required when dealing with applications for planning permission to have special regard to the question of whether or not the proposed development would either preserve or enhance the special character of the conservation area. There is a presumption that developments which would not preserve or enhance this special character should be refused planning permission.

The Purpose of the Appraisal

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to review their conservation areas from time to time in order to consider the possibility of revising their extent and to identify changes and pressures which may affect the original reasons for their designation. In order that informed decisions can be made on planning applications it is important to identify the special character of conservation areas which it is sought to preserve or enhance.

The most appropriate form for fulfilling these requirements is the production of a conservation area appraisal for each individual conservation area. English Heritage published an advisory booklet on the form which conservation area appraisals should take in February 2006, and this current appraisal has been prepared in accordance with these guidelines. It is intended to identify the key elements which combine to produce the special historic and architectural character of the conservation area, to analyse how they interact and impact upon one another and to explain how the area has developed into its current form. It will also seek to identify pressures and developments which threaten the special character of the conservation area and sites and features which detract from its character and appearance.

The clear understanding of the conservation area's qualities which the appraisal will produce will provide suggestions for future policies and improvements as well as providing a framework against which decisions on individual planning proposals may be assessed.

History of Designation

The Maidstone (Holy Trinity) Conservation Area was first designated by the Maidstone Borough Council on 19 October 1977 as part of a general review of conservation areas in the Borough. It included properties in Brewer Street, Wheeler Street, Union Street, Wyatt Street, Marsham Street, Queen Anne Road and Church Street, although a larger area than was finally designated had been surveyed. The designation marked something of a change of direction for the Council as some inroads into the area had been made in the late 1960s/early 1970s by comprehensive redevelopment which resulted in high-rise blocks out of character and scale with their surroundings.

As a result of enquiries being made relating to redevelopment at the rear of the Littlewoods Store at 60-64 Week Street an extension to the Conservation Area was designated by the Council on 29 December 1988 to include nos 12-20 and 15-27 Union Street and 51 Church Street.

There is no individual designation report for the Conservation Area, so the precise reasons for its designation are unrecorded. However, it may be inferred that reasons for designation would relate to the concentration of listed and locally listed buildings together with the quality of many of the unlisted buildings within the area and the homogeneity of the age of development which forms an early 19th Century suburb immediately adjacent to the medieval town centre.

Location and Topography

The Conservation Area lies immediately to the east of Week Street, which is now the main shopping street of the town and formed part of the planned medieval centre of Maidstone. It occupies the upper slope of the eastern side of the Medway Valley and is underlain by the Hythe Beds, part of the Lower Greensand formation of sandstones which produce the Kentish Ragstone building stone. The land rises gently across the Conservation Area in a general south-west to north-east trend, from roughly 22 metres AOD at the junction of Church Street with Wyke Manor Road to approximately 30 metres AOD at the junction of Union Street and Wyatt Street.

Apart from relatively small areas of open space created by former graveyards, the area is entirely built up and is surrounded by urban development.

Article 4 Directions

The character of conservation areas can suffer significantly from the cumulative impact of "minor alterations" which can be carried out as "permitted development" under the General Planning and Development Order in the case of single dwelling houses. Such alterations can include replacement windows and doors and re-roofing in inappropriate materials.

The Local Authority can seek to bring such minor alterations under planning control by the use of Directions under Article 4 of the General Planning and Development Order. A full Article 4 Direction requires the approval of the Secretary of State, but the Council is enabled to make an Article 4(2) Direction within a conservation area without the need for such approval. An Article 4(2) Direction can only relate to development fronting a highway, a waterway or open

space and is restricted to bringing under control certain forms of development within the curtilages of single dwelling houses. These are: -

- i) the enlargement, improvement or other alteration of a dwellinghouse.
- ii) Alterations to the roof (other than dormer windows which already specifically require permission in a conservation area.)
- iii) The erection or construction of a porch.
- iv) The erection of any buildings, enclosures, swimming or other pools required for a purpose incidental to the enjoyment of a dwellinghouse.
- v) The provision of a hardstanding.
- vi) The installation, alteration or replacement of a satellite antenna.
- vii) The erection, alteration or removal of a chimney.
- viii) The erection, construction, maintenance, improvement or alteration of gates, fences walls, etc.
- ix) The painting of the exterior.
- x) The demolition of any gate, fence, wall, etc.

The Council made an Article 4(2) Direction to cover the whole of the Maidstone (Holy Trinity) Conservation Area on 14 March 1996 and the Direction was subsequently confirmed in June 1996. The effect of the Direction is that all the above items have been brought within planning control.

II Historical Development

Archaeology

There are no Scheduled Ancient Monuments within the Conservation Area and no systematic archaeological exploration of the area has taken place. Archaeological knowledge is therefore confined to chance finds for the most part.

One known archaeological fact is that Week Street, just to the west of the Conservation Area, is on the alignment of the Roman road from Rochester to Hastings. It is not known for certain whether there was a Roman town at Maidstone, but the area was without doubt considerably populated as shown by the number of known villas in the vicinity and extensive burial evidence from various parts of the town. A possible Roman building was discovered at the junction of Week Street and King Street, just outside the Conservation Area, in 1967.

The planned medieval town centre grew up probably in the 12th Century and incorporated Week Street at its eastern edge but left the land now covered by the Maidstone (Holy Trinity) Conservation Area undeveloped.

Within or immediately adjacent to the Conservation Area, the following archaeological finds have been recorded: -

- i) An early Iron Age bronze horse bit was found in Union Street in 1889, although the precise location is unclear. It was described at the time as being at the "top" of Union Street
- ii) 58 Roman coins of 1st and 2nd Century AD date were discovered at the junction of Church Street and Wyke Manor Road in 1935.

- iii) A Romano-British quern was discovered just to the south of the Conservation Area, in the vicinity of Wyke Manor Road, in about 1900.
- iv) Just to the east of the Conservation Area, at the top of Brewer Street, a Saxon burial ground was discovered in 1823 during the construction of the Lancastrian (British) School. Apart from a number of skeletons various artefacts were also recovered including weapons, a bronze wheel ornament, a bracelet, pottery urns and a garnet brooch. The finds were dated to between 590 and 620 AD. The presence of this cemetery suggests a contemporary settlement nearby which may extend into the Conservation Area.
- v) Potsherds dating from the 13th to the 16th Centuries were found at the northern end of Church Street in 1973. These could possibly have been associated with the manor house which seems to have formerly existed at the junction of Week Street and Union Street.
- vi) A watching brief carried out in the late 1990s in connection with the construction of the new Salvation Army building identified a fragment of abraded medieval or post-medieval tile suggesting earlier cultivation of the site. This survival may indicate that intact archaeological horizons exist in the sizeable garden areas of properties in Union Street.

Development History

As already mentioned, the land now covered by the Conservation Area remained undeveloped during the medieval growth of Maidstone. Much of the land probably formed part of the medieval manor of Wyke, and the manor house seemingly stood near the junction of Week Street and Union Street and may have been the building at nos. 60-64 Week Street which eventually became the Maidstone Coffee Palace and Central Temperance Hotel, demolished in the late 20th Century to make way for the Littlewoods store. No. 4 Union Street, a jettied timber-framed building, survives and may have been associated with the manor house – this locally-listed building currently lies outside the Holy Trinity Conservation Area.

In the 16th Century the manor was owned by the Fisher family and a survey of the manor carried out at that time mentions:-

- i) A Manor House called The Weeke or Fishers House together with a yard, garden, malthouse and other buildings.
- ii) 2 barns with stables and house, yards, dovecote and tenement.

This complex probably occupied the area bounded by Week Street, Union Street and Church Street.

The survey also mentions 5 acres of pasture adjoining Manor House called Butcher's Mead, another 5 acre pasture called Pound Field with a tenement adjoining the pound, and various other pastures, arable fields coppice woods and common land. This gives a picture of an area of mixed farming on the fringe of the town. The estate was sold to the Merchant Taylor's Company in 1617.

Of the streets within the Conservation Area only three pre-date the 19th Century. Andrews, Dury and Herbert's Map of Maidstone of 1769 shows roads on the line

of Queen Anne Road and Union Street and some indication of a lane corresponding to Wheeler Street. The first of these formed the historic route to Sittingbourne before Albion Place was cut through in 1822 and probably dates back at least to the Saxon period; Union Street was formerly a by-way called Tylers Lane and seems to have functioned as a shortcut from the Sittingbourne Road to the northern end of the medieval town and the Medway wharfage at the bottom of St. Faith's Street. There is an unfounded local tradition that it was the route by which Wat Tyler entered the town in 1381 but the name may more likely refer to the former existence of a tileworks in the vicinity.

On the 1769 map none of these roads appears to be developed, and a census of 1782 carried out by the vicar of All Saints Church lists houses and inhabitants in various streets of the town but makes no mention of Queen Anne Road, Wheeler Street or Union Street. Hasted's map of Maidstone from the 1790s still shows no buildings in Union Street and only sporadic buildings in Queen Anne Road (none of which survive today).

Significant development in the area appears to have commenced in the first decade of the 19th Century. The Ordnance Surveyor's field drawing for the 1st edition of the Ordnance Survey of c.1805 shows development on both sides of Union Street between Week Street and Wheeler Street and on the south side beyond Wheeler Street. This development is shown in a heavier line than the majority of the plan and appears to be one of a number of field amendments suggesting that it was newly developed or developing at the time of the survey. The extant buildings at 33-79 and 36-102 Union Street appear to be the buildings shown on this map. Land behind these terraces is shown on the map as being orchards, fields and gardens.

In 1805 the Methodists opened a chapel in Union Street, having moved from St. Faith's Green. The chapel was replaced by a larger building in 1823 which still exists. In 1810, the Friends Meeting House opened at the bottom of Wheeler Street. This, too, still survives, albeit much altered and extended in the late 20th Century when it was converted to residential use after a period of vacancy and neglect.

Close to the present-day junction of Week Street and Brewer Street there had existed since the mid 17th Century a brewery, originally owned by the Crispe or Cripps family. Ownership of this brewery (known as the Upper Brewery) and the Lower Brewery in Lower Stone Street were combined through marriage in the early 1700s and were under the control of the Brenchley family for a time before they became separate undertakings again. The Lower Brewery, however, appears to have become the dominant business, and in about 1820 the Upper Brewery was bought out by the owners of the Lower Brewery. The establishment was closed down in 1821 and the buildings subsequently demolished. Brown's Map of Maidstone, surveyed in 1821 and published in 1823, does not mark the Upper Brewery, nor does it show Brewer Street. It seems likely that Brewer Street was constructed circa 1824-1830.

Brown's Map of Maidstone is an important document as it is drawn to a large scale and accurately surveyed so that it is possible to identify buildings and boundaries which still exist today. It shows that Union Street had not developed much more than had been the case in 1805, although some redevelopment appears to have taken place at its lower end represented by the surviving

buildings at nos 15-21. Courts of small terraced cottages have also appeared to the north of Union Street served by alleyways off the street – these developments, Union Square and Chapel Court, seem to have survived to the latter part of the 20th Century when they were demolished to make way for car parks.

Elsewhere, Brown's Map shows the rest of the Conservation Area still undeveloped and in use variously as fields, meadows, orchards and gardens. Significantly it also shows that the whole area was limited to two ownerships: land to the north of Union Street is shown as the property of G.T.H. Foote esquire whilst land to the south of Union Street is indicated to be owned by the Right Honourable The Earl of Romney. This limited ownership in large unfragmented holdings enabled the swift and relatively uniform development of the conservation area within the next 25 years.

Apart from the natural expansion of the town there are two factors influential in the development of the land owned by the Earl of Romney. In the first place it appears that in the early 1820s the earl was in some difficulty paying off substantial debts left on the death of his father, and matters were being made worse by the agricultural depression of the time which was severely depleting his income from farming. In these circumstances the development of land isolated from his main holdings, landlocked by existing development and other ownerships and immediately adjacent to the town centre must have been an attractive proposition. The second impetus was given by the development of Holy Trinity Church.

After the end of the Napoleonic Wars at the Battle of Waterloo in 1815 there was a growing public feeling that the victory should be commemorated. The beginning of the 19th Century was a time of crisis for the Anglican Church. The population of the country as a whole was rapidly increasing (from about 9 million in 1800 to nearly 14 million by 1830) and the greatest increases were taking place in towns, which were attracting migrants from the countryside (the same agricultural depression which was restricting the Earl of Romney's income conversely increased development pressure in the town). The result, particularly in towns, was that the original parish churches could not accommodate the increased population, particularly the less well-off, given the common practice of pew-renting where most or all of the seats in a church were rented out to the well-to-do. There was also competition from various nonconformist groups who had been attracting worshippers at an increasing rate during the 18th Century, particularly the Methodists who were originally a branch of the Church of England but became a separate denomination after 1795 and were confident enough to build large and impressive chapels of their own in conspicuous town centre locations such as happened in Union Street.

In the early years of the 19th Century, therefore, the Established Church realised that it needed to reform and re-think the parish system, and by 1810 the need for additional churches was being widely discussed. It was therefore not surprising that the method chosen to commemorate victory against Napoleon was a major church-building campaign. In February 1818 a meeting was held in London, chaired by the Archbishop of Canterbury, at which the Duke of Northumberland proposed the formation of a Church Building Society. This was duly formed and lobbied Parliament to provide funding for a church-building programme. Parliament concurred and later in 1818 passed the Church Building

Act which set up a Commission for “building and promoting the building of additional churches in populous parishes” and made a million pounds available towards the costs. The resulting churches are variously known as Commissioners’ Churches, Waterloo Churches or Million Act Churches.

The money made available by the Government was supplemented by grants made by the Church Building Society from money raised by voluntary subscription. In 1825 the Church Building Society made a grant towards the cost of the erection of a new church in Maidstone to be dedicated to the Holy Trinity.

The new church was built on land bought from the Earl of Romney which was formerly in use as an orchard. The foundation stone was laid on 26 September 1826 by the Reverend James Reeve and the new church was consecrated by the Archbishop of Canterbury on 29 October 1828. It was designed by the local architect John Whichcord the Elder, who had been a pupil of Daniel Asher Alexander, the designer of Mote Park, the Earl of Romney’s seat just to the east of Maidstone. It is likely that the Earl of Romney was influential in the choice of architect.

Both the Commissioners and the Church Building Society were less concerned with aesthetics than with the provision of the greatest amount of accommodation (particularly free sittings) for the least amount of money. This resulted in many instances in rather mean-looking churches of dubious architectural merit, but this was by no means always the case – some of the finest early 19th Century churches were built under the 1818 Act. To begin with the Commissioners did not enforce any particular architectural style but were clear on the plan which a church should take – essentially a rectangular auditorium with a row of columns supporting galleries and a vestigial chancel to suit the favoured liturgical arrangement of the time. This is exactly the form which Holy Trinity Church took. Debate about external appearances did, however, exercise the Commissioners and they did have some concerns that the fashionable Greek Revival style of the early 19th Century smacked of nonconformism – the solution was to add a steeple, again as in the case of Holy Trinity, despite it being strictly inconsistent with true Classical precedent.

The economical approach to church design encouraged by the Commissioners did not mean, either, that churches were placed in the landscape without feeling, and numerous examples exist of the use of new churches as major incidents in a formal town plan – the most famous example is probably John Nash’s All Souls, Langham Place of 1820, part of the Regent Street development in central London. In Maidstone it is quite clear that Holy Trinity was conceived as a major focal point, formally arranged.

According to the “Topography of Maidstone and its Environs and Directory of the Clergy, Gentry, Tradesmen and C” published by J. Smith in 1839, the total cost of Holy Trinity Church, including land purchase, was £13,079 of which all but £5221 came as a grant from the Commissioners for Building New Churches. In terms of cost, Holy Trinity appears to be about average for a Commissioners Church – for example, St. James’ Church, Bermondsey, built 1827-29 cost £22,900 and was one of the most expensive, whilst Christ Church, Scarborough (1826-28) cost £6,692. Smith’s “Topography of Maidstone” describes Holy Trinity as follows: -

“The architecture is of a plan Grecian Doric character; the western front projects and contains 3 doors, with a panel over each, placed between Doric pilasters, surmounted by a plain entablature and pediment, and arranged to admit of a bold portico being added, whenever sufficient funds can be raised for the purpose. The addition of a portico would much improve the general effect of the church. Over the pediment a square tower rises, with a circular headed window between coupled pilasters in each face, supporting a lofty stone spire of an octagonal figure, rising from a square base and terminated by a cross. The height from the ground to the top of the cross is 135 feet.”

J. Smith would probably be disappointed to learn that the projected portico never came to fruition. However, the lime trees which he mentions as having been planted within the church enclosure are now in their maturity and make a major contribution to the townscape.

As the new church was not built on an existing road it required the construction of a new one to provide access. Church Street was thus the first new road to be built on the Earl of Romney's land. From Union Street it ran along the rear edge of the medieval burgage plots of Week Street across former meadowland – this configuration meant that it could only be developed on its eastern side and therefore it could never have been considered a total success in townscape terms – a problem which still exists today. There is some scant evidence that it may originally have been a dead end terminating at the west front of Holy Trinity Church (its continuation as Wyke Manor Road did not occur until much later) – the triangular layout of the road in front of Holy Trinity suggests a terminal feature (a carriage-turning space?) and the southern arm linking to King Street was “newly made” by a deed of 1829.

Meanwhile, on the Foote land to the north of Union Street, it is likely that Brewer Street was constructed at about the same time as Holy Trinity Church and Church Street, with development initially being concentrated on the north side of the street at its western end, although No. 18 on the south side, which was the Methodist minister's residence, was in existence by 1839.

In 1830 a meeting was called to consider the provision of medical aid for the “indigent sick” and a dispensary was established in a small rented building where two physicians and two surgeons offered their services free and an apothecary lived on the premises. The Earl of Romney was patron to this venture, and when public support proved generous plans for a new hospital building were drawn up by John Whichcord senior and approved in 1832 with building commencing in the Autumn of that year. The fact that the building was designed with its main entrance facing Marsham Street suggests that Marsham Street was laid out by that time, and a sale agreement of 1833 relating to land at the junction of King Street and Church Street makes reference in defining the northern boundary of the site to a “certain road now lately laid out and intended to be there made” by the Earl of Romney which must be Marsham Street (taking its name from the surname of the Earl of Romney). Another agreement of 1834 between the Earl of Romney and John White, a gardener, refers to a new road “lately set out and now making” leading from the “New church” to the “Old Sittingbourne Road” – this agreement relates to land between this new road and Union Street and concerns the management of garden grounds with fruit trees and bushes.

It therefore appears that Marsham Street was developed between 1830 and 1835. The new West Kent Infirmary and Dispensary was opened in June 1833 at a cost in excess of £1,700. The original building comprised physicians' and surgeons' rooms, a dispensary, an operating room and four wards accommodating 24 in-patients which were described as "spacious and airy" in 1839 (Topography of Maidstone, J. Smith). The Topography of Maidstone also notes of the hospital that "considerable importance is attached to the facility for vaccination afforded by the charity and to the supply of Trusses".

It seems likely that John Whichcord senior was retained at least in an advisory capacity as surveyor to the developing Marsham estate. A contract survives from 1833 made between John Cutbush (builder) and Charles Earl of Romney to build a house "near or adjoining the New Church in the Town of Maidstone" to the designs of John Whichcord for the sum of £1,188 – this may be the detached house to the west of Holy Trinity church which later became the nurses' home for the Ophthalmic Hospital. It is likely that Whichcord was responsible for at least some of the more elaborate houses in the development of the area and he may have been involved in laying down broad guidelines for the development as a whole. In a letter of July 1835 to the Earl of Romney he refers to the proposed sale of 5 acres of land between Holy Trinity and the gardens of Marsham Street houses and Union Street and between the Dispensary and Union Street and advises that there is not the least chance of the land being let on building leases largely because there is inadequate space to produce a satisfactory development. This infers that Marsham Street was developed by means of building leases – the standard form of housing development from the late 17th Century to the 19th Century whereby the original owner retained the freehold for (usually) 99 years during which he received a ground rent annually from the developer who in turn made his profit from charging tenants an "improved rent" at a much higher level or by selling the house with the remainder of the lease to the occupier. The benefit of this system to the ground landlord was that although he only received relatively small returns over the period of the initial lease he retained an asset of value which enabled him to either redevelop the land or re-let at higher prices when the lease ran out. This meant that the ground landlord was concerned to safeguard the quality of the development by seeking well-built houses attractively laid out which would bring in high-class tenants to maintain or raise the value of the estate. It seems that once Marsham Street had been developed the remainder of the Earl of Romney's land may have had to be sold to a speculative builder. Whatever the case, the remaining area was soon developed with small terraced houses as J. Smith's "Topography of Maidstone" of 1839 contains a list of extant streets which includes Astley Street, Tufton Street and Wyatt Street on the very land referred to in Whichcord's letter.

Meanwhile in Union Street the Bethel Chapel had been built opposite the Methodist Chapel in 1834 and the land between it and the new Church Road developed with a 3-storey terrace of houses.

In 1846 a well-known oculist, John Woolcott opened a surgery giving free eye treatment for artisans and poor people. Initially he rented a former school building adjacent to Holy Trinity Church (possibly the Commercial and Classical Seminary, a boarding school for young gentlemen, in Upper Church Street which was advertised in Smith's "Topography for Maidstone" of 1839). This building, which could only have been about 15 years old, had been purchased by the Earl

of Romney and was let to Woolcott at a nominal rent from 1846-1851. In the year of Woolcott's surgery opening a public meeting was held which resolved to collect subscriptions towards the founding of an ophthalmic hospital. Such specialist hospitals were a feature of the early 19th Century, sparked by soldiers returning from the Napoleonic Wars with "Egyptian ophthalmia", a highly contagious disease which resulted in blindness. Moorfields Hospital of 1805 in London was the first of these, and 14 such hospitals existed in England by 1840. In Maidstone the movement to found a proper hospital in a purpose-built structure received a further impetus after a meeting of the working classes resolved to raise a penny subscription throughout Kent. The old school building was duly demolished and a new hospital building erected on its site which opened in 1852 at a cost of nearly £3000. The architect was John Whichcord Junior (son of the architect of Holy Trinity Church) in partnership with Arthur Ashpitel. On its opening, the Eastern Journal and Kentish Advertiser described the hospital as being in "an Elizabethan style, faced with Kentish Ragstone". The symmetrical E-plan building comprised three large rooms (an outpatients' waiting room and male and female wards together with a relatively grand staircase) and smaller rooms used as a porter's lodge and a surgery. Further wards for 25 patients were sited upstairs. The building was designed with north-facing windows in the wards fitted with shutters so as to minimise glare.

A new school to the north-east of Holy Trinity Church appears to have been opened circa 1847 when a lease was assigned for a school house.

By the time that the Ordnance Survey 1st Edition large scale map of Maidstone was produced in 1848, the area now covered by the Conservation Area was almost completely developed in a form still largely recognisable today. The major differences from today (discounting late 20th Century redevelopments) were that gaps in development existed on the south side of both Brewer Street and Union Street towards their western ends and also on the site of the Howard de Walden Institute in Marsham Street; Wyke Manor Road was still not cut through; and the ophthalmic hospital is shown still inhabiting the old school building. The map quite clearly illustrates the distinction between the relatively generous plot sizes in Marsham Street and the rather more cramped development in Wyatt Street, Tufton Street and Astley Street. Land just outside the conservation area in the upper section of Brewer Street, in Woollett Street, Camden Street, County Road, Wheeler Street, Jeffrey Street, Carey Street and Lucerne Street is also shown fully developed in a form which largely survives.

The history of the development of the area post 1850 is therefore one of small changes, at least until the 1960s.

Many of the developments were associated with the expansion of the two hospitals. In 1861 a children's ward was added to the Ophthalmic Hospital, and an infirmary and dispensary were added to the West Kent Hospital in the following year, at which time its façade was probably remodelled too. In 1863 the large house between the Ophthalmic Hospital and Holy Trinity Church was purchased by the Hospital for £200 and used as a nurses home (Trinity Hall)

One significant development of the 1860s was the development of a block of almshouses on the western side of the southern arm of Church Street. This land had remained undeveloped since the making of the street in 1829 and seems to

have formed part of a substantial garden to a property in King Street. In 1865, Thomas Robert Cutbush (presumably a relative of the builder John Cutbush mentioned in the 1833 contract for building a house adjacent to Holy Trinity Church) founded the Cutbush Almshouses for occupation by "decayed married tradesmen" who had carried on business in the town for a period of not less than 20 years or for artisans over 60 years old who had been employed in Maidstone for at least 20 years.

Further extensions to the Ophthalmic Hospital occurred in 1869 when a female convalescent ward was opened, and a casualty department and operating theatre were added to the West Kent General Hospital circa 1880.

By the early 1870s the undeveloped plots on the southern side of Brewer Street's western end were beginning to be built upon. These had formerly formed part of the burgage plots on Week Street and had been used as gardens. Nos 8-16 Brewer Street were probably built in the late 1860s (and were certainly completed by 1875); No. 6 was added a little later, probably in the late 1870s/1880s. In the similar situation in Union Street, a large Church Institute was built in 1882 (on the site now occupied by the rear of Primark's store) and the adjacent terrace up to Church Road was built about the same time.

Stevens Directory of Maidstone published in 1882 mentions the Howard de Walden Institute which had been established "for the benefit of young ladies in business". It provided evening classes in singing, drawing, French and bible study. A new institute building was erected in 1890/91 on the last remaining undeveloped site in Marsham Street with money provided by Lady Howard de Walden of Mote House and classes were expanded to include cookery, dressmaking and nursing.

Thus by 1900 development of the conservation area was complete, the whole process having taken a little less than a hundred years but the major period of development being between 1800 and 1840.

In 1907 the Baptists moved out of their chapel in Union Street and re-located to larger new premises in Knightrider Street in the south of the town. Their old chapel was taken over by the Salvation Army.

Meanwhile, further extensions had taken place at the two hospitals. A new east wing had been added to the Ophthalmic Hospital in 1891 and included a chapel, an operating theatre and a room for the house surgeon. This was followed in 1912 by a new outpatient wing on the west side and a large extension was built to the rear of Trinity Hall, probably in 1924 when building bye-laws records indicate that alterations were made.

The West Kent General Hospital was extended in 1910, and in the 1920s the Howard de Walden Institute building was acquired as a nurses home. Further extensions to the hospital occasioned the demolition of three terraced houses which adjoined the Rising Sun Public House in Marsham Street in 1928.

In 1927 an aural wing was added to the Ophthalmic Hospital and this was followed in 1935 by major extensions to the west side which involved the demolition of two of a terrace of four houses known as Dover Place; further

extensions in 1939 removed the rest of this terrace and the end house of the terrace around the corner on the north limb of Church Street.

Around this time Wyke Manor Road was cut through from Church Street to King Street, possibly associated with the widening of King Street in 1927. It was certainly complete by 1936.

After the Second World War the history of the area prior to Conservation Area designation in 1977 was one of redevelopment and loss of buildings. The majority of this unfortunate change took place over a ten year period after 1964. In that year nos 20 and 21 Marsham Street were demolished, leaving the former mid-terrace Rising Sun public house as an isolated detached building. In 1966, in association with the development of the high-rise block of Colman House on the junction of Week Street and King Street, the present unsightly car-park building at the junction of Church Street and Wyke Manor Road was erected. The late 1960s saw a programme of comprehensive housing redevelopment which had a major impact on the area and in particular on the smaller terraced houses originally built for artisans and tradesmen. Between 1966 and the early 1970s one side of Wyatt Street and Tufton Street were entirely demolished and redeveloped and Astley Street was obliterated altogether, surviving only as a stump serving a parking area. In the early 1970s the Holy Trinity Schools (which had become a warehouse) were demolished and replaced by the tower block of Shipley House; at the same time 13 houses facing Wyatt Street were demolished to form an amenity area and parking for Shipley House.

Between 1969 and 1972 six houses at the north end of Church Street probably dating from the late 1820s were demolished and the site became a car park which remains to this day.

Similar developments in Wheeler Street resulted in the loss of Union Square and its replacement by a car park in the 1960s and at about the same time a car park was created off Brewer Street which resulted in the loss of four cottages on the road frontage and 16 small cottages in Chapel Court behind.

The West Kent General Hospital closed in 1982. The main frontage building had been included in the Conservation Area in 1977, but despite attempts made by the Council to seek its preservation, permission was granted on appeal for its demolition and redevelopment ensued in the late 1980s.

In 2003 the Ophthalmic Hospital closed, and the preservation of the historic building on the site with selective redevelopment elsewhere is one of the major challenges within the Conservation Area today.

III Character Appraisal

General Townscape Character

As the name of the Conservation Area suggests, the dominant building is the Grade II Listed Holy Trinity Church, which indeed acted as a spur to the development of much of the area. The streets around it comprising the Conservation Area are essentially of more or less contemporary date and represent early 19th century residential expansion on the eastern periphery of the medieval town centre. A very high proportion of the buildings within the

Conservation Area date from the early to mid 19th century and share a certain unity of appearance which may be broadly described as "late Georgian".

Apart from the major stand-alone buildings such as Holy Trinity Church, the Ophthalmic Hospital, the non-conformist chapels and, previously, the West Kent Hospital, the predominant form of development in the area is the residential terrace of two or three storeys. This again helps to give unity to the area, although the houses built provide a range of accommodation for various sectors of society.

As would be expected given the period in which the area developed the dominant architectural style is classical, although some individual buildings exhibit other styles such as "Gothic" or Neo-Elizabethan. Most buildings are characterised by such features as small-paned vertically-sliding sash windows of painted timber, panelled doors, (often with fanlights above), door-cases or canopies and fine rubbed-brick arches or reconstituted stone lintels with inscribed keystones over openings.

With the exception of major public buildings such as Holy Trinity Church and the Ophthalmic Hospital, and a small number of houses in Union Street and Wyatt Street, which are built of local ragstone, the predominant walling material for buildings in the Conservation Area is brick. Most commonly this is a pale yellow stock made of Thames Valley clays as was fashionable in the early 19th century; however, red stock bricks are used in the long terrace along the south side of Union Street and in some later Victorian buildings. Roofs are largely in Welsh slate (originally) and of low pitch, although, again, slightly earlier developments in Union Street differ, having Kent peg-tile roofs of steeper pitch. The slate-roofs are often not particularly prominent features of the street scene, either because of parapets or deeply overhanging eaves. Most buildings have chimneys; the stocky brick ones on the roof slopes of the red brick terrace in Union Street are particularly prominent features, but the large slab-like chimneys straddling ridge lines elsewhere can also be important features, particularly as they can sometimes serve ten or twelve flues. Chimney pots are also noticeable features of the Conservation Area.

The architecture throughout the Conservation Area could well be described as restrained, with decorative features being largely confined to door-cases.

The individual merit of a number of the buildings in the Conservation Area has been recognised by Central Government and a total of 47 properties are protected from unauthorised alteration or demolition by being statutorily listed as buildings of special architectural or historic interest. A further 50 buildings are "locally listed" but this gives no statutory protection. Virtually every other building in the Conservation Area makes a positive contribution to its character. In the past the coherence of the character of the Conservation Area has suffered some erosion by unconsidered alterations which individually may be of a minor nature but which en masse can result in significant change. These have included the replacement of windows in unsuitable designs or inappropriate materials such as aluminium or UPVC, the introduction of concrete roof tiles and the rendering or painting of walls. It is to stop such insensitive alterations that the Council introduced the Article 4(2) Direction in 1996.

Small details elsewhere can also impact on the character of the Conservation Area. Street furniture, for example, where it is historic or of good design, can make a positive contribution and add to local distinctiveness. Unfortunately within Holy Trinity Conservation Area there is little in the way of street furniture which does make such a contribution – some old enamelled street name plates do survive and these need to be preserved. Otherwise, street furniture largely detracts from the character of the area – streetlights are all modern and are largely of an unfortunately – proportioned squat design, and traffic signage, usually mounted on unattractive grey plastic-coated poles, is a problem throughout the Conservation Area. Other problems include telecommunications cabinets, telegraph poles and wirescapes (including externally-run wiring across the faces of buildings) and a tall mast for a CCTV camera at the lower end of Union Street. Maintenance standards of some of these features also result in a loss of character, e.g. poles or lamp standards out of vertical or in need of repainting.

There is one item of sculpture within the Conservation Area which adds interest to the street scene – this is the small recumbent lion perched on top of a screen wall to Lion House at 21 Church Street which acts as a “gatekeeper” at the entrance to Marsham Street. It is important to preserve small features such as this.

There is no surviving historic paving within the Conservation Area, and pavements are surfaced variously in black or red tarmac or inappropriate red concrete pavers.

Side and rear boundaries within the Conservation Area were traditionally demarcated by walls either of brick or ragstone, and a large number of these survive. Some of these are original boundary features from the time of the area’s development. Front boundaries appear to have originally been formed by cast-iron railings on dwarf walls, but nearly all the railings disappeared, probably during the Second World War. Front boundaries now suffer from an uncoordinated hotchpotch of treatments, although often the dwarf walls with evidence for railings survive. The loss of railings has had a major detrimental effect on the character of the Conservation Area, particularly in Marsham Street where historic photographs show that the railings were substantial features often reaching a total height of about 2 metres.

Townscape Analysis/ Approaches and Views

The Conservation Area, in general, is highly urban in character, with streets for the most part having strongly-defined edges resulting in a strong feeling of enclosure which is only weakened by the occasional vacant site and, in the case of Church Street, the existence of the car park and the rear yards to the Week Street stores; Brewer Street is also weakened at one point by a car park. Many buildings are set behind a shallow front garden or forecourt (as became fashionable in the early 19th century) but in Union Street in particular some terraces are built right up to the back of the pavement thus emphasising the urban nature of the area. Buildings are in general the dominant feature of the townscape, with trees only locally important within the churchyards and burial grounds or where they have grown up along rear boundaries. These churchyards and burial grounds form the only open space within the Conservation Area other than private back gardens, which tend to be narrow but

quite long. These small open areas with their dense canopy of trees form small “islands” of contrast within the dominant bricks and mortar.

Although the streets, with the exception of the older routes of Union Street and Wheeler Street, bear the hallmarks of a regular planned layout, none of them are entirely straight except for Brewer Street. The subtle curves of the streets adds to the sense of enclosure within the Conservation Area and views out of the Conservation Area are generally closed by buildings close to the boundaries. Even Brewer Street is contained at its eastern end by the slight offset of the old British School building of 1823 in Wheeler Street; to the west the views are not closed by buildings but by trees in Brenchley Gardens on the far side of West Street. The only street which offers relatively long distance views is Union Street; although closed at its western end by buildings in Week Street the rise of the street towards the east means that from the junction with Wheeler Street trees on Rocky Hill on the far side of the Medway Valley can be seen over the tops of the intervening buildings.

Within the Conservation Area, Holy Trinity Church, and in particular its tower and spire, acts as a major landmark and focal point. The main west front is of course a major set-piece focal point viewed from the junction of Church Street and Wyke Manor Road and is a fine example of formal town planning; however, the tower and spire are also visible from the far end of Marsham Street and from the southern end of Wheeler Street. The flank wall of the church blocks the view up Church Street from King Street. The church tower and spire are also important landmarks from outside the Conservation Area, particularly from the High Street where it forms a focal point when looking up the street from the west – unfortunately this has been compromised since the mid 1960s by the multi-storey development of Colman House which now dominates the church tower.

Other views within and out of the Conservation Area have suffered because of inappropriate late 20th century development. For example, the curve of Union Street should result in a partially-closed “deflected” view when looking eastwards; unfortunately at the critical spot at which the hinge-point occurs the original 2-storey terraced houses were demolished in the late 1960s and replaced by an 8-storey tower block in yellow brick which is both of inappropriate scale and poor design. The 7-storey Shipley House and 3-storeyed modern development opposite in Wyatt Street have a similarly disruptive affect on the townscape. The bottom end of Union Street is disfigured by the large and featureless brick monolith of the rear extensions to the Primark store in Week Street which is massively out of scale with the adjacent historic development. Church Street is marred by views of Colman House and its separate car park building and by the 1970s multi-storey car park in King Street, the access to which involved the demolition of the end house of the early 19th century terrace on the east side of Church Street.

Within the Conservation Area itself, negative features which detract from character or visual quality can be identified in a number of places. The most unfortunate of these are:

- i) the open car parks in Church Street and Brewer Street (plus the one in Wheeler Street just outside the Conservation Area).

- ii) the vacant site between 88 and 94 Union Street with its long range of lock-up garages.
- iii) the car parking area to the west of the Rising Sun pub in Marsham Street
- iv) the more modern extensions at the rear of the Ophthalmic Hospital.
- v) The gap site to the east of the Howard de Walden Institute Building in Marsham Street.

Land uses within the Conservation Area can have a bearing on its character. In general the area is a typical mixed use area on the fringe of the town centre, but it is possible to distinguish different ambiances in different streets. Union Street, for example, almost acts as a local centre and with its numerous shops, pubs and restaurants has a busier character than other streets. Brewer Street has a mixed residential/commercial character and is quieter than Union Street. Church Street varies in character throughout its length – the southern section is mainly residential but the proximity of the town centre in King Street is evident; the central section is dominated by the two major buildings of the Conservation Area, the church and the Ophthalmic Hospital, and the northern section carries traffic to the car park and to the servicing areas of the Week Street stores. Marsham Street and Wyatt Street are almost exclusively residential in character and have the feel of quiet backwaters.

Detailed Analysis and Description

A detailed description of all buildings and sites within the Conservation Area follows. These descriptions are based on examination from the street and historic map analysis. Buildings have not been examined internally or from non-public viewpoints.

Buildings and structures have been assessed according to their value to the character of the Conservation Area. They have been graded as follows: -

- Essential - buildings which because of their high historic architectural interest or townscape function must be retained.
- Positive - buildings which make a positive contribution to the character and interest of the Conservation Area and whose retention should be encouraged wherever possible. Some buildings in this grade may have suffered from unsympathetic alteration but could be restored to their original appearance relatively easily.
- Neutral - buildings which do not harm the character of the area but whose retention is not necessary.
- Negative - buildings/sites which harm the area's character and where redevelopment would be advantageous.

Brewer Street

General Character

Brewer Street was laid out after the closure of the Upper Brewery in 1821. It does not appear on Brown's Map of Maidstone published in 1823 but is likely to have been constructed soon after. It developed sporadically between 1830 and the 1890s and the character of development is quite mixed, including both terraced and semi-detached middle class dwellings and smaller scale terraced

artisans' housing. However, despite this variety of form, a high degree of unity is provided by the consistency of building materials, with yellow stock bricks and slate roofs being almost exclusively used in the original buildings. This unity has been somewhat disrupted by subsequent changes, with some brickwork being painted or rendered and re-roofing carried out in synthetic materials.

Brewer Street runs in an entirely straight line from its junction with Week Street to that with Wheeler Street, rising steadily all the way. Views along the street towards the east are closed and deflected by the old British School building of 1823 on the opposite side of Wheeler Street; as the junction with Week Street is a crossroads views in this direction are closed by the mature trees in Brenchley Gardens. The southern side of the street suffers from a lack of enclosure in its mid section caused by the demolition of four cottages and the creation of a car park (with an ugly height-barrier at its entrance) and by the set back of the modern community hall attached to the rear of the Methodist Church in Union Street. Mature trees in the old burial ground running between Brewer Street and Union Street are prominent in views along Brewer Street where they help to define the line of the street and are features of major townscape importance.



Only the mid-section of Brewer Street is currently within the Conservation Area. A case might be made for the Conservation Area to be extended to include the eastern end of the street right up to its junction with Wheeler Street, which includes characterful small terraced houses all built prior to 1848; a smaller extension might be justified in the other direction to include some fine later 19th Century buildings. However, the case for such extensions would need to be examined in more detail by further survey work.

Buildings/Sites

Address	Listed/Unlisted	Description/Comments	Value to Character
17	Unlisted	<p>A 3-storeyed building, painted brick to the ground floor with render above. Moulded eaves cornice and projecting string courses linking sills of windows to 1st and 2nd floors (these string courses continue across nos 19/21 although those houses are of different detail and have lower-pitched roofs). Concrete tile roof. Chimney missing. Two windows, to each of 1st and 2nd floors are timber sliding sashes with single vertical glazing bar only to each; 1st floor windows have scalloped valences. Ground floor window is set in moulded architrave but original sash window replaced by a fixed timber window with fanlight to upper third. Door in recessed porch which is framed by moulded round-headed arch with projecting keystone feature. Flight of steps to street with two rendered piers with ball finials at foot. Building in use as a club and has been since at least 1892 when a skittle alley was built to the rear. Open shallow forecourt to street.</p> <p>Building dates from circa 1830 but with later Victorian and 20th Century alterations.</p>	Positive
19	Locally Listed	<p>Designed as a pair with No. 21 but also abuts No. 17 and shares same string-course detail with both adjoining buildings. Circa 1830. 3 storeys, yellow stock brick, with projecting rendered string courses linking 1st and 2nd floor window sills. Deeply projecting boxed eaves, roof of shallow pitch not readily visible Brick ridge stack</p>	Essential

Address	Listed/Unlisted	Description/Comments	Value to Character
		<p>shared with No. 21. Two windows to each of 1st and 2nd floors are timber sliding sashes with glazing bars intact. Ground floor window replaced by timber fixed light with shallow opening top fanlight. All windows set beneath fine gauged brick flat arches. Fine doorcase with square Doric pilasters, triglyph frieze, projecting cornice and panelled reveals. Part-glazed door with fine rectangular fanlight above. Door to through-passage to left-hand side under round-headed arch with semi-circular fanlight. Open shallow forecourt to street.</p>	
21	Locally listed	<p>Designed as a pair with No. 19 but has been greatly altered. Circa 1830. 3 storeys, originally yellow brick but ground floor now rendered and painted, upper floors pebbledashed. Projecting boxed eaves, roof of shallow pitch not readily visible. Brick ridge stack shared with No. 19. Two windows to each of 1st and 2nd floors are timber sliding sashes with single vertical glazing bar only to each. Ground floor window is a canted bay with pitched metal roof probably added in 1890s and contains timber sliding sashes with no glazing bars. Fine doorcase with square Doric pilasters, triglyph frieze, projecting cornice and panelled reveals. Six-panelled door with top four panels glazed with fine rectangular fanlight above. Door to through-passage to right-hand side under round-headed arch with semi-circular fanlight above. Front garden bordered by low modern rendered wall with metal railings of inappropriate design.</p>	Essential

Address	Listed/Unlisted	Description/Comments	Value to Character
23/25	Locally Listed	<p>Designed as a pair but no. 25 has been altered. Circa 1830. 3 storeys yellow stock brick with projecting rendered string course at 1st floor sill level. Shallow moulded eaves cornice beneath boxed eaves, roof of shallow pitch not readily visible. Brick central ridge stack. One window to each floor of each house. No. 23 retaining timber sliding sashes to all floors but only top floor retains original glazing bar pattern – other floors have single vertical glazing bar only. 2nd floor windows for no. 25 is timber sliding sash with glazing bars but appears to have been shortened at the top. Ground and first floor windows replaced by canted bays with metal sloping roof, probably added in 1890s, containing timber sliding sashes with only a single vertical glazing bar to the central light and no glazing bars to side lights. Fine doorcases with square Doric pilasters, frieze, projecting cornice and panelled reveals. No. 23 has 6 panelled door under rectangular fanlight with radiating glazing bars. Modern panelled door of inappropriate design under plain rectangular fanlight to no. 25 Front garden bounded by low yellow brick wall.</p>	Essential
27	Unlisted	<p>Circa 1830, designed as a semi-detached pair with No. 29. 2 storeys yellow stock brick. Shallow moulded eaves cornice beneath boxed eaves. Half-hipped roof, now covered in red/brown concrete tiles. Yellow brick stack in front roof slope shared with No. 29. One window to each floor which are timber sliding-sashes with glazing bars intact. Ground floor window set beneath fine gauged-brick flat arch. Door-</p>	Essential

Address	Listed/Unlisted	Description/Comments	Value to Character
		case with square Doric pilasters, plain frieze and shallow cornice and panelled reveals. Panelled door with rectangular fanlight above. Front garden bounded by low modern red brick wall.	
29	Unlisted	Circa 1830, designed as a semi-detached pair with No. 27 but has been altered. 2 storeys yellow stock brick. Shallow moulded eaves cornice beneath boxed eaves. Half-hipped roof, now covered in red/brown concrete tiles. Yellow brick stack in front roof slope shared with No. 27. All windows replaced by two storey square bay probably circa 1890 which has small tiled roof. Bay is double original window width and contains paired timber sliding sashes with single vertical glazing bar only to front and narrow timber sashes with no glazing bars to sides. Doorcase with square Doric pilasters, plain frieze and shallow cornice and panelled reveals. Modern door with rectangular fanlight above. Front garden bounded by low modern red brick wall.	Essential
31-33	31 Locally listed 33 Unlisted	A double-fronted semi-detached pair. Circa 1830. 2 storeys yellow stock brick with shallow moulded eaves cornice, no.33 now painted. Roof now covered with red/brown concrete tiles and with modern rooflight. Yellow brick stack in front roof slope; yellow brick gable end stack (truncated). Central entrances with one window either side to each floor. Windows are timber sashes with single vertical glazing bar only to no. 31; no. 33 has late C19 canted 2-storey bay windows. Fine gauged-brick flat arches over windows of no. 31. Doorcases with	Essential

Address	Listed/Unlisted	Description/Comments	Value to Character
		square Doric pilasters, friezes (probably both originally with triglyphs as survive at No. 33) and projecting cornice. Half glazed door with plain rectangular fanlight above to no. 31; no 33 has modern door with integral fanlight. Open shallow forecourt to street. Steps to front door behind modern red brick retaining wall with modern metal railings to no. 31; open stepped forecourt to no. 33.	
35-41	Unlisted	Probably circa 1835-40. Terrace of 4 cottages fronting directly on to pavement. 2 storeys yellow stock brick, but No. 41 now painted. Cogged brick eaves cornice. Roofed in slate except for No. 41 which is now of concrete tiles. Shared yellow brick ridge stacks between each pair of cottages. Each cottage has a single window to each floor, originally vertically-sliding timber sashes; all have been replaced. Original window heads rebuilt as soldier-arches in late 20 th Century. Doors under simple round-headed arches carried on small unmoulded rendered imposts. Modern doors. No. 41 was formerly a shop and has wider ground floor window relating to former shopfront.	Positive
10-16	Unlisted	Probably circa 1860-70. An imposing building of 2 storeys and attic. Red brick façade with yellow stone rusticated quoins, pilasters, stringcourse, eaves cornice and architraves to windows and door. Half-hipped slate roof with four tall round-headed dormers which are clad in lead. Prominent gable- end stacks of red and yellow brick with projecting bands and oversailing tops.	Essential

Address	Listed/Unlisted	Description/Comments	Value to Character
		Tall cream chimney pots. Windows are timber sliding sashes with single central vertical glazing bar. Panelled door to left-hand end. Basement storey rendered, area enclosed by modern red brick wall. Unfortunate modern external lift enclosure within area.	
18	Locally Listed.	Circa 1825-1830, formerly the minister's house attached to the Union Street Methodist Church. 2 storeys, yellow stock brick. Roof originally slate, now concrete tiles. Stacks removed. Originally detached, now abuts nos 10-16. Double-fronted composition. 2 windows to 1 st floor are timber sliding sashes with glazing bars intact. Rendered projecting string course linking their sills. Ground floor has a canted bay either side of central entrance which are probably late 19 th Century alterations. Bays have timber sliding sashes with a single vertical glazing bar only to central light. Fine central doorcase with half-round fluted Doric pilasters carrying a flat doorhood. Open forecourt of tarmac.	Essential
Methodist Church Community Hall	Grade II Listed by virtue of attachment to Methodist Church in Union Street	Built circa 1960-70. A red brick building of large scale with a shallow-pitched felted roof. Set back a long way from the street, but with a low Ragstone wall defining the back edge of the pavement.	Negative
Site of Nos 20-26	N/A	A terrace of 4 cottages dating from pre 1848, demolished 1965 and replaced by a car park.	Negative
Burial Ground	N/A	A burial ground since at least 1848. Forms a pleasant small area of open space with a number of mature trees of	Essential

Address	Listed/Unlisted	Description/Comments	Value to Character
		great townscape importance which are protected by a Tree Preservation Order. Forms an important pedestrian link between Brewer Street and Union Street.	

Church Street

General Character

Church Street was built to serve the new Holy Trinity Church, erected in 1826-1828. It is possible that the stretch from Union Street to the church was built first, with the southern arm linking to King Street being added in 1829. Because of its indirect course, Church Street falls naturally into three parts.

The northern section, from Union Street to the junction with Wyke Manor Road, is the least satisfactory section in townscape terms. In part this is due to modern changes, but the road could never have been entirely visually satisfying. This is because it was built close up to the rear boundaries of the burgage plots of properties in Week Street, and thus could never be properly developed on its western side. The 1848 Ordnance Survey plan shows this side of the street to be in the form of open yards and outbuildings, and this character remains to this day. The east side of the street developed soon after its construction with closely-spaced semi-detached houses at the north end and terraced houses to the south.



With the loss of some of these houses circa 1970 the character of this part of the street was further weakened and matters are not helped by the views of the tall block of Colman House and its unsightly car park building which dominate views to the south and by the views opened up of the uncoordinated extensions at the rear of the Ophthalmic Hospital. Views to the north are more satisfactorily terminated by the pleasant early 19th Century building of the Duke of Marlborough public house in Union Street.

The relative poverty of the townscape in this part of Church Street makes the abrupt change on turning the corner into the central section of the street all the more effective. For on turning the corner the view of the west front of Holy Trinity is suddenly revealed, its imposing architectural composition dominating the space and forming an excellent example of a planned townscape. The widening of the road to form a forecourt to the church emphasises the formality of the space and results in a more static than kinetic character – a place to pause and admire the architecture. The space is flanked to the north by the fine buildings of the Ophthalmic Hospital, arranged so as to emphasise the triangular forecourt to the church. The south side, however, remained undeveloped as it fell within the rear gardens of properties in King Street and is therefore less satisfactory, although a ragstone wall on the back edge of the pavement is important in providing some degree of enclosure in an attractive form. Ragstone is the dominant building material in this section of the street in contrast to brick in other sections. The mature trees fronting Holy Trinity Church are also major positive elements in the townscape here and are protected by a Tree Preservation Order as are other trees in the churchyard. The fine qualities of this space have been compromised in recent years by the encroachment onto it of forecourt car parking associated with the ophthalmic hospital and the reclamation of this space when the hospital is brought back into use will be important.



The street then squeezes past the south-western corner of the church continuing the side of the triangle before turning sharply to the right to run down to King Street. Lion House, on the corner of Church Street and Marsham Street, partially closes the view before this turn, preventing views along the length of Marsham Street. The southern limb of Church Street developed on this eastern side immediately after construction, but the western side was not built upon until the 1860s. The view down the hill to King Street is closed by the half-timbered façade of the listed building at 50 King Street, although this itself is overshadowed to the sides and rear by modern shopping developments. The bulk of the multi-storey car park at the junction of Church Street and King Street is also detrimental to the character of the Conservation Area. Looking up Church Street from King Street the flank wall of Holy Trinity Church closes the view.

Buildings/ Sites

Address	Listed/Unlisted	Description/Comments	Value to Character
1A	Unlisted	2 storeys yellow stock brick with slate monopitch roof. Probably of mid 19 th Century date (pre 1876), a former outbuilding. Now a shop.	Neutral
Site of Nos 1-8 (consec)	N/A	Houses of circa 1830 demolished circa 1970. Site now a car park and would benefit from redevelopment.	Negative

Address	Listed/Unlisted	Description/Comments	Value to Character
9-12 (consec)	Locally Listed	<p>Locally Listed. A terrace of 4 houses, circa 1830. 2 storeys yellow stock brick (nos 9 and 10 whitewashed). Common eaves line but No. 9 has roof of shallower pitch and lower ridge line. Roofed in slate with one surviving ridge stack shared between nos 10 and 11. Each cottage has a single window to each floor except for No. 10 which has two windows to 1st floor. Windows originally sliding sashes but all replaced in a variety of styles. Window lintels are reconstituted stone with inscribed keystones. Each adjacent cottage has paired door surrounds comprising 3 square Doric pilasters carrying a moulded frieze and slightly projecting cornice. All doors are modern timber ones of inappropriate style with simple rectangular fanlights over. Open forecourts to street. These buildings have been occupied by the Ophthalmic Hospital and are in need of maintenance. Vacant at the time of writing (2007).</p>	Essential
13-14	Locally Listed	<p>Circa 1830. Part of the terrace but designed as a pair and with an extra storey. 3 storeys yellow stock brick with slate roof. Prominent stacks to each end. Each house has a single window to each floor, all now modern sliding sashes with no glazing bars. Window lintels in reconstructed stone with inscribed keystones. Paired door surround in centre consisting of 3 square Doric pilasters carrying a moulded frieze and slightly projecting cornice. Modern flush doors with simple rectangular fanlights over. Open forecourts to street. These buildings have been occupied by the Ophthalmic Hospital and are in need of</p>	Essential

Address	Listed/Unlisted	Description/Comments	Value to Character
		maintenance. Vacant at time of writing (2007).	
Ophthalmic Hospital	Listed Grade II	Original section 1852 designed by John Whichcord Junior and Arthur Ashpitel, to a symmetrical E-plan in neo-Elizabethan style. Latter additions in matching style by architect E.W. Stephens of Maidstone in 1860s and 1880s. Further extensions towards the west in the 1930s are less well-matched in style. Buildings to frontage are all in ragstone with slate roofs and mullioned and transomed windows and feature shaped gables with finials. Original central block and bold door-case with a round-headed arch with voussoirs and pilasters surmounted by ball finials. Central window above has stone strapwork enrichments above. Vacant at time of writing (2007).	Essential (older frontage buildings/ Neutral (later additions)
Trinity Hall	Curtilage Listed	This building now within the curtilage of the Ophthalmic Hospital, was originally a substantial detached house. It may be the house referred to in a contract of 1833 between John Cutbush (builder) and the Earl of Romney, in which case it was designed by John Whichcord the Elder. 3 storeys yellow stock brick with giant un-moulded pilasters to corners. Hipped slate roof. Projecting rendered string course at 1 st floor sill level. Ground and 1 st floor have 3 windows each under flat gauged brick arches. Windows are timber sliding sashes with glazing bars intact to most. Top floor appears to have been rebuilt and fenestration modified to include four narrower sash windows, probably early 20th century. Entrance is in flank elevation. Large early 20 th century extension to rear	Essential/ Positive

Address	Listed/Unlisted	Description/Comments	Value to Character
		derelict at time of writing in 2007 following a fire.	
Holy Trinity Church (Trinity Foyer)	Listed Grade II	1826-1828, Architect John Whichcord the Elder. West front with 6 Tuscan pilasters, 4 centre ones projecting with cornice, parapet and pediment over. Square tower above flanked by pilasters with round headed opening between and stone spire above. Nave with round headed windows at 1 st floor serving former gallery and cambered windows to ground floor. Built of ragstone ashlar.	Essential
21/22	Locally Listed	<p>Circa 1830s. Designed as a pair, stepping forward at the end of a terrace to form terminal feature. 3 storeys yellow stock brick now painted. Brick dentil eaves cornice with low-pitched roof, originally slate, now concrete tile. Each house has one window per floor – no 21 retains timber sliding sashes, with glazing bars intact to upper floors; no 22 has inappropriate replacement windows within original openings. Italianate cornices carried on console brackets over 1st floor windows are probably a later 19th century alteration. Paired doors under a tented canopy now supported by slender poles.</p> <p>Curved screen wall attached to no 21 at corner of Marsham Street supports small statue of recumbent lion. There is also an old enamelled street nameplate attached to the building.</p>	Essential
23-26 (consec)	Locally Listed	Circa 1830s. 3 storeys. Yellow stock brick but no 25 now painted. Brick dentil eaves cornice with low-pitched roof, originally slate, now concrete tile. Each	Essential

Address	Listed/Unlisted	Description/Comments	Value to Character
		<p>house has one window per floor, but ground floor is brought forward as a curved bay with French windows (of which only no 26 appears to retain the original design). These bays are covered with simple lean-to roofs, probably not original, with concrete tiles. Only no 26 retains the original timber sliding-sash windows with glazing bars – all others have been inappropriately replaced within the original openings. First floor windows have Italianate cornices carried on console brackets which are probably later 19th century alterations (the brackets are missing from no 25). Top floor windows have splayed reconstituted stone lintels. Paired doors now in plain surrounds – evidence suggests that original door-cases have been removed, and panelled reveals remain to nos 25 and 26. Doors mainly modern and inappropriate except for no 26 which has raised and fielded panels. Rectangular fanlights over doors. Low ragstone walls, probably original, enclose front gardens, but original railings which topped them are missing.</p>	
27/28	27 Unlisted 27 Locally Listed	<p>Circa 1830. A pair stepped forward like nos 21/22. 3 storeys painted brick with brick dentil eaves cornice. Slate roof. Each house has one window to each floor – all those to no 27 have been replaced in aluminium, but no 28 retains all its original timber sliding sashes with glazing bars. First floor window to no 27 has Italianate cornice supported on console brackets (one is missing), probably a later 19th century alteration. Paired doors under a crude</p>	Essential

Address	Listed/Unlisted	Description/Comments	Value to Character
		<p>tilled canopy which is a modern addition – original door-cases probably removed. Modern doors of inappropriate design. Front boundary wall to no 27 is ragstone and probably original; that to no 28 has been rebuilt in brick and is partially rendered.</p>	
34-40	Unlisted	<p>The Cutbush Almshouses, built 1865. 2 storeys, red brick with clay tiled roof. Each house has a half-hipped gable facing the street with deep moulded brick detail around the eaves. Massive moulded brick chimney stacks. Moulded brick string course between ground and first floors, moulding interrupted by and carried around an inscribed tablet with triangular head. Windows have segmental heads with hoodmoulds. All original windows remain – paired timber sliding sashes to first floor, tripartite sashes with narrow margin lights to ground floor, all with glazing bars intact. Doors in heavy brick porches with flat hoods. Original railings separate front gardens from street. Old street sign attached to 1st floor of no 40.</p>	Essential
51	Unlisted	<p>A 2 storeyed building, probably originally an outbuilding, Circa 1880-90. Rendered with clay tiled roof. Modern windows and shopfronts.</p>	Neutral

Marsham Street



General Character

Marsham Street was laid out in the early 1830s and development appears to have been fairly rapid. The 1848 Ordnance Survey Plan shows it to be fully developed with the exception of the large plot later occupied by the Howard de Walden Institute.

Although completely straight for nearly the whole of its length, Marsham Street bends slightly just before its junction with Church Street. This means that Holy Trinity Church is brought forward into the view and thus achieves a greater prominence in the street scene than would otherwise be the case. The tower and spire of the church form a focal point in views along the street from the east. In the other direction houses in Queen Anne Road act as a visual stop.

Development in Marsham Street exhibits a clear graduation in housing status from west to east, with the largest and grandest houses being built adjacent to Holy Trinity Church at the west end and development gradually declining in scale and status as you move eastwards. This pattern is only interrupted by the large mass of the later Howard de Walden Institute which forms an effective punctuation mark in the street at roughly its mid point and would originally have formed a focal point at the end of Astley Street.

The street retains its late Georgian character largely intact, although the loss of the West Kent General Hospital in the 1980s was very unfortunate, particularly given the poor quality of the replacement development. The loss of nos 20 and 21 has also resulted in an unfortunate gap in the street facade which also opens up views of the parking court accessed by the remaining stub of Astley Street; similarly the loss of nos 39-41 opens up unattractive views of the flank of the Howard de Walden Institute. A major characteristic of the street is the consistent building line on both sides. The street is thus very linear in character, and this was even more pronounced before the loss of the tall railings which formerly marked the boundary between front gardens and the pavement.

Marsham Street is urban in character, the buildings being very much the dominant element with little softening by vegetation. The only exception to this are the mature trees in Holy Trinity churchyard which are major townscape features. There is a strong uniformity of building material with nearly all buildings being constructed of yellow stock bricks, although some have now been painted. The later developments at the Howard de Walden Institute stand out by their use of red brick, and there are isolated instances of the use of render.

Buildings/Sites

Address	Listed/Unlisted	Description/Comments	Value to Character
1-4 (consec)	Listed Grade II	Circa 1830. 3 storeys and basement. Yellow stock brick with projecting rendered stringcourses linking sills of 1 st and 2 nd floor windows. Moulded brick eaves cornice and projecting moulded eaves. Slate roofs. Each	Essential

Address	Listed/Unlisted	Description/Comments	Value to Character
		house has one window per floor, all are timber sliding sashes with glazing bars intact, set under flat gauged brick arches. Fine door-cases with square Doric pilasters, triglyph friezes, projecting cornices, panelled reveals, rectangular fanlights and 6 panelled doors (No 3 and 4 have paired door-case; no 1 has entrance to side in single storey extension). Yellow brick ridge stacks with projecting brick bands. Low walls to street with sockets for railings.	
5-9 (consec)	Listed Grade II	Listed Grade II. Circa 1830. Adjoin nos 1-4. 3 storeys and basement, but lower than 1-4. Yellow stock brick but no string courses. Moulded brick eaves cornice carried around end flank elevation to Wyatt Street as base of pedimented gable. Slate roofs but some replaced in concrete tile. Each house has one window per floor, generally timber sliding sashes with glazing bars intact, but nos 5 and 8 have inappropriate replacements. All windows are set under flat gauged brick arches. Door-cases to nos 5-8 have square composite pilasters, a frieze containing two wreaths, cornice, rectangular fanlights and 6 panelled doors (nos 6 and 7 have paired door-case). No 9 has 6 panelled door on flank elevation to Wyatt Street with rectangular fanlight over and a cornice supported on console brackets; this flank elevation has one sash window per floor towards the rear of the building and is surmounted by a brick pedimented gable with brick dentil course to verge and a single small sash window within the pediment. Yellow brick ridge stacks with projecting brick bands. Low	Essential

Address	Listed/Unlisted	Description/Comments	Value to Character
		walls to street with sockets for railings except no 9 which has open concreted forecourt.	
10-19 (consec)	Unlisted	<p>Circa 1830-1835. A 3 storey terrace running the whole block between Wyatt Street and Astley Street. Yellow stock brick. Slate roofs, many replaced by concrete tiles. Cogged brick eaves cornice under deeply projecting eaves. One window per floor to each house, originally timber sliding sashes, but most now replaced in a variety of styles largely within original openings – exceptions are no 10 which has a poor modern shopfront (property has been in retail use since at least 1882 when Stevens Directory of Maidstone lists it is a general shop) and a widened 2nd floor window; and no 19 which has a wider modern bow window to the ground floor. Timber sliding sashes remain for the most part at nos 16-19 but with glazing bars intact only to 2nd floor. Windows set under painted splayed lintels. Most original 6 panelled doors remain with rectangular fanlights over but are now set beneath plain flat painted lintels – scars in brickwork suggest that original door-cases have been removed and there is some evidence that they may have had tented canopies. Nos 10-14 have large slab-like yellow brick ridge stacks, nos 15-19 have more compact yellow brick ridge stacks. No 10 has open concreted forecourt and no 19 has low picket fence to front garden; other houses have low brick walls, some original with stone coping and sockets for railings.</p>	Essential
Site of Nos 20/21	N/A	Now a car-park for the adjacent pub with modern low brick walls and railings of	Negative

Address	Listed/Unlisted	Description/Comments	Value to Character
		inappropriate character. Gap site destroys enclosure of street at this point and opens up views of unattractive parking area and modern development on site of Astley Street. Would benefit from redevelopment.	
No 22 (The Rising Sun PH)	Unlisted	Circa 1830-1835. A pub since at least 1882. 3 storeys painted brick with slate roof. Ground floor flat roofed extension of 1899. Upper storeys have two windows to each floor which are timber sliding sashes with glazing bars intact set under splayed painted lintels.	Essential
Hengist/Friars Court	Unlisted	Modern development of sheltered housing in large blocks of flats. Predominantly red brick with cream brick quins and window surrounds. UPVC windows of poor design. Replaces the West Kent General Hospital.	Negative
27-29 (consec)	Unlisted	Circa 1835. A 2 storey terrace in yellow stock brick (no 28 now painted). Steeply pitched roof now covered in concrete tiles – small flat-roofed dormer (non-original) to no 28. One window per floor to each house, originally timber sliding sashes but all now replaced except for ground floor to no 29. Window openings altered to no 28. Original splayed painted lintels with incised keystones remain at no 29 and on 1 st floor of no 27; ground floor window to no 27 has later cornice supported on console brackets (property was in use for beer sales in 1882) Door-cases with square Doric pilasters, plain friezes and slightly projecting cornices. Doors have rectangular fanlights. Paired door-case to nos 28/29. Yellow brick ridge stack	Positive

Address	Listed/Unlisted	Description/Comments	Value to Character
		between nos 27/28 and gable end stack to no 29. Open forecourts to nos 27/28; no 29 has low brick wall to front garden, probably original.	
30-32 (consec)	Unlisted	<p>Circa 1835. 2 storey terrace; joined to development at either side but of different design and proportions. Eaves higher than nos 27-29 but lower pitch roof and lower ridge height. Originally yellow stock brick but no 31 now rendered and no 32 now painted. Original slate roof replaced by concrete tiles. No 30 has replacement windows in original openings under splayed painted lintels with inscribed keystones, a door-case with square Doric pilasters, a plain frieze and slightly projecting cornice and a modern door with rectangular fanlight above. Front garden retains original low brick wall with stone coping and spear-headed railings. Nos 31 and 32 now form one unit. No 31 has a later C19 2 storey front extension built up to the back edge of the pavement with modern shop-front to ground floor beneath a Victorian shop-front fascia (property was a grocer's shop in 1882). First floor has tripartite timber sliding sash window. No 32 has modern shop-front within Victorian corniced architrave with modern door in similar architrave to the side (property was a baker's shop in 1882). First floor timber sliding sash window with single vertical glazing bar only. Stepped rendered wall to forecourt.</p>	Positive
33/34	Unlisted	Circa 1835. 2 storeys painted brick (no 33) and rendered (no 34). Slate roof of slightly greater pitch than nos 30-32 which abut, but no 34 replaced with concrete	Positive

Address	Listed/Unlisted	Description/Comments	Value to Character
		tiles. One window to each floor of each house – no 33 has timber sliding sashes with no glazing bars, no 34 replacement windows of modern design. Central paired door-case with square Georgian pilasters, plain frieze and projecting cornice with mutules. 6 panelled door to no 33, modern door with integral fanlight to no 34. Rectangular fanlights. Low brick walls to front gardens.	
35/37 (consec)	Unlisted	Circa 1830-35. A 2 storey terrace of greater height than nos 33/34 which it adjoins. Yellow stock brick with deep brick eaves cornice. Low pitched slate roof with 2 yellow brick ridge stacks. Ragstone plinth. Each house has one window per floor, which are timber sliding sashes, some with glazing bars intact. Flat gauged brick arches over windows. Doors set in recesses beneath round-headed brick arches with plain semi-circular fanlights. Original 6 panelled doors. No 35 has hedged boundary to street, no 36 an open paved forecourt and no 37 spear-headed railings on a low plinth.	Essential
38	Unlisted	A single remnant of a terrace. Circa 1830-35. 2 storeys painted brick with moulded brick eaves cornice and slate roof. One window per floor which are timber sliding sashes without glazing bars. Painted splayed lintels with inscribed keystones to windows. Door-case with square Doric pilasters, plain frieze and slightly projecting cornice. Door with rectangular (blocked) fanlight. Low modern brick wall to front garden.	Positive

Address	Listed/Unlisted	Description/Comments	Value to Character
Site of nos. 39-41	N/A	Terraced houses demolished in late 20 th century, now car parking for Maidstone Community Support Centre. An unfortunate gap in the otherwise continuous street frontage which opens up unattractive views of the flank wall of the Community Support Centre with its external metal fire escape. Would benefit from redevelopment.	Negative
Howard de Walden Institute (Maidstone Community Support Centre)	Unlisted	Original block 1890 with extension of taller elevation to east probably dating to late 1920s when building was converted to nurses' home. Original block 3 storeys with centre 3 bays breaking forward under a triangular pediment and with a neo-Elizabethan porch with half-round Corinthian pilasters and an arched doorway with voussoirs. Red brick with yellow stone details and slate roof. Timber sliding sash windows without glazing bars under segmental gauged brick arches with raised stone keystones. Extension is 4 storeys with timber sliding sash windows with glazing bars under segmental brick arches and with rusticated brick vehicle entrance.	Essential
48	Unlisted	Circa 1890. Probably built with the Howard de Walden Institute to which it is attached by a glazed link. 2 storeys red brick. Plain clay tile roof at right angles to road with gablet containing triangular-headed window. Terracotta ridge tiles with curved terminal finials. Flat roofed canted bay window with parapet to ground floor, 3 closely-spaced windows to 1 st floor. Windows are all timber sliding sashes without glazing bars and are set beneath flat gauged brick arches with projecting yellow	Positive

Address	Listed/Unlisted	Description/Comments	Value to Character
		stone keystones and straight drip-moulds above. Low red brick wall with stone coping to front garden.	
49/50	Unlisted	Part of the terrace which extends to no 55, but designed as a pair and of slightly higher elevation. Circa 1830-35. 3 storeys, yellow stock brick with moulded brick eaves cornice. Shallow pitched slate roof with slab-like ridge stack in yellow brick remaining to no 50. Each house has one window per floor, which are timber sliding sashes, mostly with glazing bars intact, set beneath splayed painted lintels. Doors set in round-headed arches which are rendered and painted and have projecting impostes and keystones. Plain semi-circular fanlights above doors. Modern flush door to no 49, unusual C19 6 panelled door to no 50. Front gardens are paved behind very low walls.	Essential
51	Unlisted	Part of the terrace which extends to no 55, but of same design as nos. 49/50 but with lower eaves height. Timber sliding sash windows without glazing bars; ground floor has canted bay window with sloping roof added in late C19. Door has semi-circular fanlight with radiating glazing bars. Low yellow brick wall to front garden.	Essential
52-55	Unlisted	Circa 1830-35. 3 storeys yellow stock brick with moulded brick eaves cornice. Deeply projecting eaves. Low pitched slate roofs, some replaced by concrete tiles. Yellow brick ridge stacks. Each house has one window per floor, originally timber sliding sashes but most now replaced. Windows have splayed painted lintels. Doors now under simple	Essential

Address	Listed/Unlisted	Description/Comments	Value to Character
		<p> painted flat lintels but original door-cases appear to have been removed. Nos. 52/53 probably had pilasters with frieze and cornice above; nos. 52, 54 and 55 have panelled doors, probably original, no 53 has modern stained timber door with integral fanlight. Rectangular fanlight above doors. Front gardens retain original low brick walls to street but original railings missing. </p>	
56-59	Locally Listed	<p> Circa 1830. A 3 storey terrace in yellow stock brick with moulded brick eaves cornice. Slate roofs but nos. 58 and 59 replaced in concrete tiles. Yellow brick ridge stacks. Projecting rendered string course joining sills of first floor windows. Windows mainly timber sliding sashes with glazing bars, but a number of windows at nos. 58 and 59 have been inappropriately replaced. Top floor window to no 58 has been heightened and now breaks through eaves cornice. All other windows are set beneath flat gauged brick arches. Ground floor windows sit within recesses with depressed Soanian arches. Front gardens have low brick walls to street except for no 59 which has spear-headed railings. </p>	Essential
60	Listed Grade II	<p> Circa 1840. A detached house of 2 storeys and attics, painted brick. Two projecting gables facing street. Slate roof. Mullioned and transomed timber windows with gothic glazing and hood-moulds. Door-case in centre with a tent-shaped canopy. The open forecourt with car parking detracts from the setting of the building. </p>	Essential



Queen Anne Road

General Character

Queen Anne Road originated as a lane, probably in the medieval period, and formed the main route out of Maidstone towards Sittingbourne. It is shown on Brown's map of Maidstone (published 1823 but surveyed 1821) with virtually nothing in the way of development except for the Queen Anne public House on the corner of Union Street. In 1822 Albion Place was cut as a new route towards Sittingbourne, and subsequently developed quite rapidly with houses on its western side whose plots backed on to the old road. Queen Anne Road was therefore largely relegated to a rear access to these houses, servicing outbuildings such as stables and coach houses; it still largely fulfils this role today, giving access to the car parks which have developed in the back gardens of former residential properties now converted to offices. It could never have formed a particularly attractive townscape, but one small section between Marsham Street and Brooks Place, did develop with houses facing onto the street on its eastern side. A total of nine terraced houses were built, probably circa 1840, but four of these closest to the Brooks Place junction were demolished in the late 20th century to make way for a small car park. The remaining five houses were included within the Holy Trinity Conservation Area, as they close the view along Marsham Street.

Buildings/Sites

Address	Listed/Unlisted	Description/Comments	Value to Character
5-9 (consec)	Locally Listed.	Probably circa 1840. Terrace of five cottages in yellow stock brick, although nos. 5 and 7 now rendered. 2 storeys plus attics. Slate roof. Nos. 6, 8 and 9 are two windows wide, nos. 5 and 7 one window wide. All have timber sliding sash windows with glazing bars intact except for no 7 which has modern aluminium replacements with leaded lights. No 7 is further altered by a later C19 gable housing a semi-dormer window – gable has moulded barge boards and bracketed eaves. All except no 7 have ground floor windows in Italianate architraves with cornices carried by console brackets. 1 st floor windows under flat gauged brick arches except for no 7. Flat bracketed door hoods to all except no 7. Timber panelled doors to all except no 7 which has inappropriate aluminium door. Various gabled or flat roofed dormers.	Essential

Union Street



General Character

Union Street originated as a lane, probably in medieval times, but was not developed before 1800. It was, however, the earliest street within the Conservation Area to be developed, and is of more mixed character than most other streets. It rises gently from its junction with Week Street and at its mid point, just before its junction with Wyatt Street and the Conservation Area boundary, bends gently to the south. The result of this is that the hinge-point on the outer side of this bend becomes a focal point in views in either direction; it is therefore unfortunate that this site is occupied by an 8 storey block of flats erected circa 1970 set back from the street line. However, in mitigation, trees planted on its grassy forecourt are now assuming some importance in the townscape.

Union Street has a dynamic rather than a passive character, created by the largely continuous developments on either side which are either set very close to the road or immediately abut the pavement; within the Conservation Area the only building which does not conform to this pattern is the Methodist Church which is set back a long way behind its grassy churchyard and forms an attractive counterpoint to the prevailing character.

The dynamism of the street is emphasised by its activity; the large number of shops and the street's use as an access to public car parks means that

pedestrian flows are high in comparison with the other streets in the Conservation Area.

The two sides of Union Street are different in character, with the south side being predominantly in red brick with most buildings set back behind small front gardens or forecourts whilst the north side is mainly constructed in yellow stock bricks with taller buildings erected hard up to the pavement. This is an interesting reflection on the differing land ownerships which existed either side of the road in the early 19th Century.

Union Street is marred at its western end by the massive and featureless bulk of the rear extensions to Primark.

Buildings/Sites

Address	Listed/Unlisted	Description/Comments	Value to Character
12	Unlisted	Circa 1880-1890. Red brick and stucco with low pitched slate roof above bracketed eaves cornice. Left side projects forward to back edge of pavement, right side set back behind railed forecourt. Central carriage arch. Right side has 2 storey canted bay window with debased Corinthian engaged columns supporting depressed arches over timber sliding sash windows. Left side has original integral shopfront.	Positive
14-20	Unlisted	Circa 1880. A terrace of 4 shops which turn the corner into Church Street with a section of slightly higher ridge-height. Originally red brick, all now rendered except for no 14. Concrete tile roof. First floor has paired timber casements with curved heads. Ground floor maintains all original matching shopfronts. Terrace fronts pavement directly.	Positive
22-30	Locally Listed	Circa 1830. A 3 storey terrace in yellow stock brick, now with concrete tile roof in lieu of original slate. Probably originally houses, now converted to shops with various modern shopfronts, although no 22 retains a canted bay window of 1894 to the ground floor. Only no 22	Essential

Address	Listed/Unlisted	Description/Comments	Value to Character
		retains original door in simple Doric door-case. Each property has one window per floor – all are timber sliding sashes with glazing bars intact set under splayed painted lintels with incised keystones. Chimney stacks removed. Open forecourts raised above pavement level.	
former Salvation Army Hall	Listed Grade II	Built 1834 as Bethel Chapel, taken over by the Salvation Army in 1907 and vacated by them in the late 1990s. 2 tall storeys with pediment-shaped gable facing street. Stuccoed with quoins and stringcourse. First floor has 3 timber sliding sash windows with central vertical glazing bars only set in round-headed arcading with panels below. Ground floor has central door-case with cornice carried on console brackets and modern door, flanked by timber sliding-sash windows set in moulded architraves. Paved forecourt originally fronted by cast-iron railings now missing.	Essential
32/34	Unlisted	Circa 1835-1840. 2 storeys yellow stock brick with slate roof. 2 yellow brick ridge stacks. First floor has two timber sliding-sash windows with single vertical glazing bar only. Fine ¾ glazed doors of circa 1900 to shopfront. Open forecourt.	Positive
36	Unlisted	Circa 1805. Forms part of terrace running from 38-70. 2 storeys, red brick with clay tile roof with single hipped roof dormer to front slope. First floor has single flush-framed timber sliding sash window with single vertical glazing bar only set in moulded timber architrave. Ground floor window removed and replaced by carriage entrance. Door (blocked)	Essential

Address	Listed/Unlisted	Description/Comments	Value to Character
		under double-brick segmental arch.	
38-70	Listed Grade II	<p>Circa 1805. A long terrace of originally identical houses which steps gradually up the hill. Originally red brick, some now painted or rendered. Clay tiled roofs with prominent paired red brick stacks to front roof slope. Single hipped dormer to each property. Single sash windows to each floor of each property except for those which have been converted to shops.</p> <p>Within the above general description, individual properties may be distinguished as follows: -</p> <p>38 - Converted to shop use with modern projecting flat-roofed shopfront to ground floor. 1st floor timber sliding-sash has single vertical glazing bar only.</p> <p>40 - Converted to shop with very poor modern plate-glass shop window with tiled surround. Upper floor rendered. 1st floor timber sliding-sash has glazing bars intact. Open forecourt.</p> <p>42 - Timber sliding-sash windows to both floors with glazing bars intact. Door-case with flat hood and brackets contains modern timber door of inappropriate design. Front painted brick. Modern brick wall to front garden.</p> <p>44 - Rendered. Timber sliding-sash windows to both floors with glazing bars intact. Door-case with flat hood and brackets. Low plinth wall with coping to front gardens formerly surmounted by railings.</p>	Essential

Address	Listed/Unlisted	Description/Comments	Value to Character
		<p>46 - Rendered. Timber sliding-sash windows to both floors – 1st floor has single vertical glazing bar only; ground floor has glazing bars intact. Door-case with flat hood and brackets. Low modern brick wall to front garden.</p> <p>48 - Painted brick. Timber sliding-sash windows to both floors with 3 over 3 glazing pattern. Door-case with flat hood and brackets contains original 6 panelled door (top two panels now glazed). Low plinth wall to garden with coping, formerly surmounted by railings, now by picket fence.</p> <p>50 - Front wall carried up to form parapet. Original sash windows replaced inappropriately. Door-case with flat hood and brackets. Modern brick wall to front garden.</p> <p>52 - Painted brick. Brick dentil eaves cornice. Original flush-panelled door surmounted by flat hood on console brackets. Timber sliding-sash windows with glazing bars intact. Inappropriate modern window to dormer. Modern brick wall to front garden.</p> <p>54 - Brick dentil eaves cornice. Timber sliding-sash windows with glazing bars intact. Door-case with flat hood and brackets with modern panelled door. Modern brick wall to front garden.</p> <p>56 - Converted to shop with slightly-projecting flat-roofed shopfront of poor design. In shop use since at least 1908. Painted brick upper floor has timber sliding-sash window with glazing bars intact.</p>	

Address	Listed/Unlisted	Description/Comments	Value to Character
		<p>Brick dentil eaves cornice. Open forecourt.</p> <p>58 - Converted to shop with modern projecting flat-roofed shopfront of crude design. Upper floor has timber sliding-sash window with glazing bars intact. Brick dentil eaves cornice. Open forecourt.</p> <p>60 - Converted to shop with modern flush shopfront to ground floor. 1st floor rendered and brick dentils removed. 1st floor has recessed timber sliding-sash window with glazing bars intact under segmented head. Open forecourt.</p> <p>62 - Painted brick. Brick dentil eaves cornice. 1st floor window is timber sliding-sash with single vertical glazing bar only. Ground floor window is inappropriately detailed. Door-case with flat hood and brackets contains original flush-panelled door. Modern brick wall to front garden.</p> <p>64 - Painted brick. Concrete tile roof. Modern replacement window of inappropriate design to dormer. Other windows are timber sliding-sashes with glazing bars intact. Door-case with flat hood and brackets contains modern timber door of inappropriate design.</p> <p>66 - Converted to shop with flush shopfront to ground floor. Painted brick upper floor with timber sliding-sash window with glazing bars intact. Open forecourt.</p>	

Address	Listed/Unlisted	Description/Comments	Value to Character
		<p>68 - Converted to shop with projecting flat-roofed shopfront to ground floor. 1st floor painted brick with timber sliding-sash window with glazing bars intact. In shop use since at least 1909. Open forecourt.</p> <p>70 - Converted to shop but no shopfront. Ground floor window however increased in size (but still a timber sliding-sash with glazing bars intact) and with cornice supported on console brackets above. Similar cornice above door. 1st floor sash window has glazing bars intact. Painted brick. Open forecourt.</p>	
The Style and Winch PH (formerly the Union Flag)	Unlisted	Rebuilt by the Isherwood, Foster and Stacey Brewery, 1904. 2 storeys red brick but with higher eaves than no 38-70. Clay tile roof with semi-dormers breaking through eaves which have deeply-projecting gables with elaborate bargeboards and contain timber sash windows with glazing bars to upper lights. 1 st floor has two sets of paired timber sash windows under moulded brick hood moulds. Tripartite casement windows to ground floor and two original doors. Open forecourt.	Positive
Salvation Army Church	Unlisted	A new building erected in the 1990s. Red/blue brick and glazed façade.	Neutral
82-88	Unlisted	Circa 1805. Originally similar to nos. 38-70, but much more altered. Nos. 82/84 converted to shop, and fascia is probably that installed in 1903, but shopfront is generally poor. Nos. 82/84 are also pebble-dashed and have altered and inappropriate windows to 1 st floor. No. 86 remains in residential use and is red brick with a timber sliding	Positive

Address	Listed/Unlisted	Description/Comments	Value to Character
		<p>sash window to the 1st floor (with single vertical glazing bar only) and a late Victorian canted bay window to ground floor, and has an original 6 panelled door set under a flat gauged brick arch. No. 88 remains in residential use and also retains timber sliding-sash windows with glazing bars intact, simple door-case with plain frieze and projecting cornice and original 6 panelled door. The whole terrace has been re-roofed in concrete tiles. Open forecourt to nos. 82/84 cluttered with second hand goods for sale, no. 86 has modern brick wall to front garden, no. 88 has inappropriate modern railings.</p>	
Site of 90/92	N/A	Original buildings demolished and replaced by court of lock-up garages.	Negative
94-98	Listed Grade II	<p>Circa 1805. 2 storeys, stuccoed with parapet. Clay tiled mansard roof with 3 flat-roofed dormers. 3 windows to 1st floor – left hand one is timber sliding-sash with single vertical glazing bar only, right hand one formerly similar now converted to side-hung casement, central window is a narrow sliding-sash. 19th century shopfront to no. 98 surmounted by cornice on console brackets. Central carriage entrance.</p>	Essential
100-100A		<p>Listed Grade II. Circa 1805. Joined to no. 98. 3 storeys stuccoed, lined-out to imitate stone. Hipped slate roof. One timber sash window per floor facing Union Street, all with glazing bars intact. Side elevation to Terry's Yard has one timber sash per floor and a door-case with cornice and console brackets.</p>	Essential

Address	Listed/Unlisted	Description/Comments	Value to Character
102	Listed Grade II	Circa 1805. 2 storeys and attic, stuccoed. Half hipped clay-tiled roof, set gable end to street. 1 st and 2 nd floors have single timber sliding-sash windows with single vertical glazing bars only. 19 th century corner shopfront with cornice and brackets. 4 dormers to side elevation to Terry's Yard. Red brick ridge stack. No forecourt.	Essential
104	Unlisted	Circa 1805. A small two storied building, now pebble-dashed with clay tiled roof. Replacement windows of inappropriate design.	Positive
106/108 Rifle Volunteers PH	Listed Grade II	Circa 1835-40. 2 storeys and basement in Kentish ragstone ashlar with slate roof. One window per floor to each property (upper window to Rifle Volunteers is a blank), timber sliding-sashes with glazing bars intact. Door-cases with scrolled console brackets, cornices and rectangular fanlights contain original doors. Nos. 106/108 have original cast-iron railings to street.	Essential
15	Unlisted	Circa 1830. 2 storeys and attic. Painted brick to front elevation, stuccoed to west flank elevation. Half-hipped semi-mansarded gable facing street, clay-tiled roof. Ground floor has late Victorian/Edwardian shopfront. 1 st and 2 nd floors have one window each, that to 1 st floor is a flush-framed sliding sash with glazing bars set under a splayed lintel with inscribed keystone, that to 2 nd floor is sliding sash with a single vertical glazing bar only set tightly under the eaves.	Essential

Address	Listed/Unlisted	Description/Comments	Value to Character
17/19	Unlisted	Designed as a pair, circa 1830, but altered. 3 storeys. Yellow stock brick. Original slate roof replaced by concrete tiles. Ground floor has matching late Victorian/Edwardian shopfronts. Each property has one window per upper floor, those to no. 17 altered. 1 st floor window to no. 17 has been widened under an exposed concrete lintel and is now a 3-light casement, no. 19 retains sliding sash with glazing bars but lintel above has been replaced by an exposed concrete one. Top floor windows are under painted splayed lintels with incised keystones, no. 17 has modern 2-light casement, no. 19 retains sliding sash with glazing bars. Brick gable end stacks to no. 19.	Positive
21	Unlisted	Probably circa 1830, but much altered/rebuilt. 2 storeys, painted brick. Ground floor has single early c20 shopfront. Upper floor has 3 windows, now blocked, probably originally sliding sashes. Flat gauged brick arches over windows. Now flat roofed but presumably originally had pitched slate roof.	Positive
23	Unlisted	Probably circa 1880. Previously a club building, now offices. 3 storeys with gable facing street. Red brick with slate roof. Ground floor has paired sliding-sash windows with no glazing bars set under segmental brick arches with raised brick keystones. First floor has paired French windows set under round-headed brick arches with raised brick keystones. Projecting moulded brick stringcourse continues imposts of arches. French windows open into balcony supported on 3	Essential

Address	Listed/Unlisted	Description/Comments	Value to Character
		console brackets – balcony retains original fine cast-iron railings. Top floor has Venetian window containing sliding sashes with no glazing bars – window sill retains original cast-iron flower guard. Central light of Venetian window rises into gable end which is treated as a broken pediment. Deeply projecting eaves carried on paired brackets which sit on projecting moulded brick string course. Red brick moulded stack towards rear of building. Original spear-headed railings to street.	
25	Unlisted	Circa 1880, apparently part of the same development as no. 23 with which it shares some details, but a smaller and less elaborate building. 2 storeys. Red and cream brickwork to give a polychrome effect. Ground floor projects to form flat-roofed shopfront formed by pilasters of alternating red brick and rendered bands with stone cornice above – shopfront itself is modern. 1 st floor has two windows of unequal sizes under flat gauged brick arches which use both red and cream bricks. Slate hipped roof has deep eaves supported on paired brackets.	Essential
27 (Duke of Marlborough PH)	Unlisted	Possibly circa 1800/1810, but remodelled probably circa 1840. 2 storeys, red brick but with rendered and painted quoins to corners, windows and door surround. Ground floor has central door with flat hood supported on console brackets and tripartite sliding-sash windows without glazing bars to either side. 1 st floor has two sliding sash windows with glazing bars. Recessed panel above door contains pub name. Slate roof hipped to west end, gabled to east with	Essential

Address	Listed/Unlisted	Description/Comments	Value to Character
		tall, plain red brick stack.	
Priory Court	Unlisted	A modern office development. Circa 1990. 3 storeys with artificial slate roof. Ground floor is in render with banded rustication, 1 st floor yellow stock brick with red brick details, 2 nd floor almost fully glazed and recessed with roof being carried on stocky round columns.	Positive
Methodist Church	Listed Grade II	<p>Built 1823. A basically classical design but with gothic detailing. Stuccoed front towards street, side elevations in brown brick. Main front elevation is of 2 storeys, 5 windows wide (outer ones are blanks). Centre 3 windows have a pediment – shaped gable over “supported” by shallow pilasters – entablature continues over outer bays to terminate at similar pilasters on corners which are capped by pointed finials. Centre 3 windows to 1st floor are pointed lancets with glazing bars and hood-moulds. Ground floor has central door set under pediment supported by paired composite pilasters, bottom edge of pediment is carried out to corners as moulded stringcourse supported by two further composite pilasters. Very shallow pointed fanlight above door with gothic glazing bars.</p> <p>The Methodist Church is unusual within Union Street in being substantially set back from the road behind a grassed churchyard with pollarded lines of trees. It thus forms an effective pause in the rhythm of the street together with the introduction of some welcome green space. The street frontage is marked by a wall and railings, which are separately listed</p>	<p>Essential</p> <p>Essential</p>

Address	Listed/Unlisted	Description/Comments	Value to Character
		<p>Grade II in their own right. The wall is stuccoed, about a metre high with coping stones between 6 tall panelled piers with projecting caps. The piers are linked by simple wrought iron railings. The two central piers are set back by a curve in the wall and from the entrance. These two piers are linked by a wrought iron overthrow which incorporates the letters WMC (Wesleyan Methodist Church); wrought iron gates beneath.</p>	
33-39	Unlisted	<p>Circa 1805. A terrace of four properties. 3 storeys to front elevation, two to rear with long cat slide roof. Painted brick. Nos. 33/35 retain clay tile roof, nos 37/39 have been re-roofed in slate. Shopfronts to ground floor. One window per property to each of upper floors, originally sliding sashes – all now replaced except for no. 35 which retains sliding sashes with glazing bars.</p>	Positive
41	Unlisted	<p>Circa 1805. 3 storeys but with higher eaves than no. 39 which it abuts. Stuccoed with clay tile roof. Good late Victorian/Edwardian shopfront to ground floor with delicate turned mullions and green glazed-tile stall riser. Upper floor windows originally sliding sashes, 1st floor one now adapted to be top-hung casement. Single vertical glazing bar only to windows. 1st floor window has later cornice over-supported on console brackets.</p>	Positive
43/43A	Unlisted	<p>Extensions and outbuildings to rear of no. 41. Building on street frontage apparently demolished in early c20.</p>	Neutral

Address	Listed/Unlisted	Description/Comments	Value to Character
45-59	Locally Listed	Circa 1805. A 3 storey terrace in yellow stock brick with a tiled roof behind parapet. Rendered projecting string course to base of parapet. Probably originally a terrace of houses, all now converted to shops on ground floor but nos. 45 and 47 retain their original simple round-arched doorways with moulded imposts. Variety of shopfronts of differing ages and qualities. One window to each property per upper floor, originally sliding sashes with glazing bars under flat gauged brick arches, but many now inappropriately replaced. No. 51 has been rendered and window openings have been altered, as has no. 59.	Essential
61/63	Locally Listed	Circa 1805. Similar to nos. 45-49 but stepping up the hill so of higher elevation. Painted brick. Shopfronts to ground floor retain late Victorian/Edwardian surrounds. Upper floor windows to no. 61 are timber sliding sashes with single vertical glazing bar only; no. 63 has modern windows, that to top floor increased in height upwards.	Essential
65/73	Locally Listed	Circa 1805. A 3 storey terrace in yellow stock brick (no. 65 now painted). Original clay tiled roofs survive to nos. 67 and 73, otherwise replaced by concrete tiles. Ground floors all converted to shops with shopfronts of varying age and quality. Oversized fascias to nos. 65 and 71. The upper floors have one window each per property – all are timber sashes with single vertical glazing bars only except for no. 73 which has original 6 over 6 glazing pattern. All windows topped by replacement concrete lintels.	Essential

Address	Listed/Unlisted	Description/Comments	Value to Character
77/79	Locally Listed	Circa 1805. Designed as a pair and of greater scale than the adjacent terrace to mark the junction with Wheeler Street. 3 storeys yellow stock brick, but no. 79 now rendered. Brick dentil eaves cornice, broken by upper floor windows. Clay tile roof. Ground floor has poor quality shopfronts. Upper floors originally had sliding sashes with contrasting red brick flat gauged arches to 1 st floor – only that to no. 77 remains, all windows on no. 79 having been widened and shortened to contain modern 3 light metal casements.	Essential

Wheeler Street

General Character

Wheeler Street is another route pre-dating development of the area. Possibly medieval in origin and leading towards the shire meeting place at Penenden Heath, it was certainly in existence by the mid 18th Century. However, development does not appear to have started until the first decade of the 19th Century, when the Friends Meeting House was built (1810).

Only a very small section is included in the Conservation Area on the western side of the road, and its former character has been severely compromised by the development of flats circa 1970 on its eastern side between Jeffery Street and Union Street which are both out of scale and also set back from the road.

Views into the Conservation Area are effectively closed by the new Salvation Army church building but the tower of Holy Trinity Church is also prominent. Views out are contained by the curve of Wheeler Street beyond its junction with Brewer Street with the Ancient Druids pub of 1885 at 73 Brewer Street forming an effective focal point.

Development of Wheeler Street was more or less complete by 1848 and a large amount of the original buildings remain outside the present Conservation Area.

Buildings/Sites

Address	Listed/Unlisted	Description/Comments	Value to Character
1	Unlisted	A modern garage building.	Negative
5	Unlisted	The original building on the site lies to the rear of modern additions in a much altered state. It is the Friends Meeting House of 1810, a simple Georgian building in red brick with a slate roof. The 2 metre high red brick wall fronting the street is an important townscape feature, as are the trees in the forecourt.	Positive

Wyatt Street



General Character

The development of Wyatt Street appears to have taken place slightly later than that of Marsham Street but to have been completed or well under way by 1839. The original tightly-enclosed character of the street generated by the terraced houses on the street edge or only slightly set back from it and emphasised by the slight curve at its mid point has been severely compromised by the demolition of a number of original houses to the south of the Tufton Street junction and their replacement by unsympathetic flats and houses circa 1970 which respect neither the scale nor the grain of the original townscape.

The remaining original houses at the north end of the street are, however, a fine group and all are statutorily listed.

Building/Sites

Address	Listed/Unlisted	Description/Comments	Value to Character
29-33 (consec)	Listed Grade II	Circa 1835-1840. A 3 storey terrace in ragstone with stock brick window dressings. Hipped slate roof. Timber sliding sash windows with glazing bars intact. Original doors beneath stone cornices supported on scrolled console brackets. Original railings to street.	Essential
34-36 (consec)	Listed Grade II	Circa 1840. A 2 storied stuccoed terrace with hipped slate roof. 4 double sashes, those to ground floor round-headed. 6 pilasters rising full height of walls. Round headed central door-case with semi-circular fanlight to no. 35. Nos. 34 and 36 have doors to the side with cornices and scrolled console brackets. A fine Italianate building given extra presence by designing it to appear as a single house.	Essential

IV Conclusions

The Conservation Area is a fine example of the late Georgian expansion of Maidstone, a period when the town first started to outgrow the confines of the medieval settlement. It exhibits a very consistent character in the terms of building materials, scale, architectural style and layout, and development of the area was more or less completed within the 50 years between 1800 and 1850. Within the Conservation Area itself a very high proportion of the original buildings remain and there are few intrusions to weaken the character. It is unfortunate that redevelopment schemes of the late 1960s/ early 1970s resulted in the loss of some of the contemporary back streets of smaller houses,

particularly since the replacement development is so inappropriate in scale and form. These developments, although excluded from the Conservation Area, have a seriously detrimental impact on its setting.

With the exception of these schemes the Conservation Area has been fortunate in not being subjected to great development pressure, which given its immediate proximity to the main town centre shopping streets is particularly surprising. These pressures have so far been absorbed within the areas to the south and west of the Holy Trinity Conservation Area. The Conservation Area provides a valuable stock of good quality town centre housing of varying sizes in attractive buildings and settings, and it is important to protect this resource. Similarly the numerous shop units in Union Street in particular provide for a variety of specialist shops which would find rental levels in the main town shopping centre streets too high but here can enjoy a location immediately adjacent to the major shopping street of the town. These shops, restaurants, etc, provide a vitality which is important to the character of the Conservation Area.

In the past the major agent of loss of character within the Conservation Area as designated has not been redevelopment. It has been the cumulative impact of individually relatively minor alterations (e.g. replacement windows, loss of porches/door-cases, changes of roofing materials, inappropriate shopfronts, loss of garden railings) which has resulted in the loss of original character. These processes were slowed by Conservation Area designation, and the making of the Article 4(2) Direction in 1996 has given the Council greater powers to prevent such alterations.

Other significant damage has been caused by the demolition of properties to form car parks which are particularly detrimental to character in Brewer Street and Church Street, although these changes pre-date the designation of the Conservation Area.

The detailed street and building analysis carried out in Section III of this Conservation Area Appraisal provides a basis for considering future proposals for redevelopment or alterations. Those buildings or sites which are assessed as "essential" or "positive" will not be considered appropriate for redevelopment, proposals for redevelopment of "neutral" sites will need to provide an enhancement over the existing situation, and the redevelopment of sites/buildings rated as "negative" will be positively encouraged wherever possible. The encouragement of such development could usefully be extended to include those areas currently outside the Conservation Area but which formerly contained streets and buildings of similar age and type – for example, the late 20th Century housing developments in Wyatt Street/Tufton Street and Wheeler Street/Jeffrey Street and car parks in Wheeler Street and Brewer Street.

It will be important to ensure that where redevelopment is appropriate in principle that it is of suitable form, scale and quality. Buildings should be of two or three storeys, they should adhere to established building lines and not be set back from the street by any great distance, they should utilise good quality materials which reflect those currently predominant (red or yellow stock bricks; clay tile or slate roofs), they should respect the current rhythm of streets largely determined by the terraced house form; and they should be of a high architectural standard. In order to achieve an appropriate form of development

it may prove necessary to consider the relaxation of normal planning standards in some instances.

Where significant trees exist within the Conservation Area it will be important to seek their retention – this is particularly the case with those groups of trees in churchyards and burial grounds which have an especially important role in the townscape character. At present there is only one Tree Preservation Order in the Conservation Area – this covers 14 individual trees and 8 groups of trees within the Holy Trinity Churchyard (TPO No.32 of 1973).

Within the Conservation Area it is necessary for 6 weeks notice in writing to be given of any proposed works to trees with a trunk diameter greater than 75mm. measured at a height of 1.5 metres above ground level. In the case of any sites coming forward for redevelopment the Council will require tree surveys, assessments and protection measures to be submitted with any planning application where trees are present. Where expedient it will seek to protect suitable trees by the making of Tree Preservation Orders.

It will be important to preserve minor features which contribute to the character of the Conservation Area and give local distinctiveness. For example, a number of old enamelled street nameplates survive, usually mounted on buildings. Features such as the lion sculpture at the entrance to Marsham Street should be kept.

The production of this Appraisal has suggested a number of areas for investigation regarding the enhancement of the Conservation Area. These include: -

- i) Improvement to paving surfaces.
- ii) A programme of re-instatement of original features/details, especially windows, railings and door-cases.
- iii) The replacement of inappropriate shopfronts and the removal of inappropriate signs.
- iv) Improvements/rationalisation of road traffic signage and street lighting.

Studies carried out in connection with the historical development of the area and with the townscape appraisal have also suggested that there may be justification to extend the Holy Trinity Conservation Area. Streets which may be appropriate for inclusion, subject to further study and survey, are: -

- i) Those parts of Brewer Street not currently within the Conservation Area.
- ii) Wheeler Street.
- iii) Tufton Street (the remaining original development on the north side).
- iv) Lucerne Street.
- v) Woollett Street and Camden Street.
- vi) Union Street (south side east of Wyatt Street junction).

All of these streets were in existence by 1839 and retain most of their original buildings.

It is the Council's intention to follow up this Conservation Area Appraisal with a Conservation Area Management Plan which will address these recommendations in greater detail.

Map Appendix

Map 1 - Historic Development, 1823

Map 2 - Historic Development, 1848

Map 3 - Historic Development, 1876/95

Map 4 - Historic Development, 1896/98

Map 5 - Historic Development, 1908

Map 6 - Historic Development, 1936/46

Map 7 - Age of Buildings

Map 8 - Listed / Locally Listed Buildings

Map 9 - Quality of Buildings / Spaces

Map 10 - Tree Preservation Orders