

WOODLANDS ROAD

Stratford-upon-Avon, Warwickshire

Nos. 26-40/50-52 (even) and 37/39 (odd)

Historic Building Photographic Record

Planning Ref. 12/02877/FUL (condition 13)



FINAL REPORT

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[Nos. 26-40/50-2 (even); 37-9 (odd)]

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**WOODLANDS ROAD, STRATFORD-UPON AVON
WARWICKSHIRE**

[Nos. 26-40/50-2 (even); 37-9 (odd)]

Historic Building Photographic Record (Basic Level)Planning Reference: 12/02877/FUL (Condition 13)**TABLE OF CONTENTS**

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WOODLANDS ROAD

[Nos. 26-40/50-2 (even); 37-9 (odd)]

STRATFORD-UPON AVON, WARWICKSHIRE

Historic Building Photographic Record (Basic Level)

Summary

An historic building record by way of basic level photographic survey was undertaken in January 2014 in respect of twelve pre-fabricated 'Unity' houses at Woodlands Road, Clopton Housing Estate, Stratford-upon-Avon, Warwickshire (centred on SP 19700 56425). The record was required by Warwickshire County Council as a condition of planning consent (ref. 12/02877/FUL; Condition 13) for the demolition of the buildings to allow for the erection of 15 new-build homes.

The Clopton estate was one of a number envisaged and developed by the Stratford Borough Council for social housing in the inter-war years and, especially, in the post-World War II period. Inaugurated in 1929, the estate was expanded significantly from 1946 on, the houses currently under consideration being erected in accordance with an undertaking dated 26th August 1947 and being completed in late 1950 and early 1951. The houses are unusual on the estate in being of 'non-traditional', pre-fabricated construction, to a standard design by the company of Unity Structures Ltd. of Rickmansworth, Hertfordshire.

The recorded buildings form six blocks of semi-detached houses of near identical build specification and form part of a single phase of development. Each block occupies a rectangular plan, aligned parallel to the street, of two full storeys beneath a pitched, cement-tile clad roof, fully hipped. The outer shells of the structures are of pre-cast reinforced concrete (PRC) construction, formed of columns set out on a regular 3ft grid, with infill panels of stack-bonded PC blocks. Internal walls are constructed of narrow, 2in. concrete blockwork, simply surface-skimmed and again laid out to respect the main structural grid. The system of construction is inherently adaptable, and the location of architectural elements such as walls, windows and doors could be varied to suit alternative internal plan layouts as evidenced here by the arrangements of the single block to the south side of Woodlands Road. Internally, the recorded houses comprise hallway, living/dining room and kitchen to ground floor with three bedrooms and a small bathroom to the upper floor. Survival of primary features is varied though examples of original doors, fireplaces, bedroom cupboards and kitchen storage units have been identified.

The 'Unity' houses of Woodlands Road represent standard examples of a type of post-war pre-fabricated domestic structure characteristic of a distinct, time-limited period in municipal design, emerging in response to a singular set of economic circumstances and social considerations. As such they are of some interest at a local level from a social historical point of view, though their value in architectural or aesthetic terms is limited.

*The project has allowed for a visual record of the Unity houses to be made in accordance with the project brief and fulfils condition 13 of the planning consent. **The resultant monochrome negative photographic archive will be deposited with the Warwickshire Record Office.***

WOODLANDS ROAD

[Nos. 26-40/50-2 (even); 37-9 (odd)]

STRATFORD-UPON AVON, WARWICKSHIRE

Historic Building Photographic Record (Basic Level)

1 INTRODUCTION

The current report outlines the results of an historic building photographic record undertaken in January 2014 in respect of a series of twelve post-war, pre-fabricated domestic structures at Woodlands Road, Stratford-upon-Avon, Warwickshire (centred on SP 19700 56425). It has been prepared in response to a condition of planning consent for demolition to allow for the erection of 15 new-build homes (Planning ref. 12/02877/FUL) and accompanies a physical photographic archive to be deposited with the Warwickshire Record Office.

1.1 Planning Background

1.1.1 A planning application (ref. 12/02877/FUL) was submitted to Stratford-upon-Avon District Council (SDC) by Calford Seaden LLP of Edgbaston, Birmingham acting on behalf of Orbit Homes of Coventry in respect of the demolition of twelve post-war, pre-fabricated, semi-detached residential units at Woodlands Road, Stratford-upon-Avon (nos. 26-40/50-2 (even); 37-9 (odd)) to allow for the erection of 15 new-build homes (a combination of three- and four-bedroom, two-storey houses and two-bed bungalows). The planning application was received by Stratford-upon-Avon District Council on 11th December 2012 and approved on 24th June 2013.¹

1.1.2 The houses are not statutorily or locally listed, nor do they fall within a designated Conservation Area, and they have been adjudged to be of insufficient merit to warrant preservation *in-situ*. However, they represent the last examples of their type within the historical borough,² and thus a conditional requirement for a photographic record of the buildings to be made in advance of their demolition was attached to the decision notice (condition 13); the full wording of the condition reads as follows:

'13. No development shall commence on site until a photographic record of the building has first been obtained in accordance with a brief to be first agreed in writing by the District Planning Authority in consultation with the Warwickshire Museum. The record so obtained shall be deposited with the museum prior to work commencing.'

1.2 Site Location

1.2.1 Woodlands Road is located c.1.6km to the north of Stratford-upon-Avon town centre within an area of inter-war and post-Second World War residential development to the northern side of the A4300 Birmingham Road (Figure 1). The twelve houses currently under consideration are grouped in six semi-detached blocks, five to the north-east and one to the south-west of Woodlands Road, around the junction with Elm Road and centred on NGR SP 19700 56425 (Figure 2).

¹ <http://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=MF646PPM03P00>.

² The former borough of Stratford-upon-Avon was merged on 1st April 1974 with Alcester Rural District, Shipston-on-Stour Rural District, Southam Rural District and a majority of Stratford-upon-Avon Rural District to form the local government district of Stratford-upon-Avon.

1.3 Requirement for Work

- 1.3.1 The photographic record has been required under the terms of **Policy EF.11** of the Stratford-upon-Avon Local Plan Review and paragraph 139 of the Local Development Framework.
- 1.3.2 Further, paragraph 141 of National Planning Policy Framework (NPPF; DCLG 2012),³ stipulates that, any permitted development affecting a heritage asset should include the provision to record that asset and that Local Planning Authorities should:

"...require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible."

1.4 Scope of Report

- 1.4.1 The project has been undertaken in accordance with a Written Scheme of Investigation (WSI; Tyler, 2014) prepared in response to a project brief issued by the Historic Environment Assistant of Warwickshire County Council (Robinson, 2013). Copies of the project brief and WSI are included below as **Appendices A** and **B** respectively.
- 1.4.2 The recording, research and report preparation have been undertaken in accordance with English Heritage guidelines as published in *Understanding Historic Buildings: A Guide to Good Recording Practice* (EH, 2006), the Institute for Archaeologists' *Standard and Guidance for the Archaeological Recording of Standing Buildings or Structures* (IfA, 2008), and the Association of Local Government Archaeological Officers' *Analysis and Recording for the Conservation of Works to Historic Buildings* (ALGAO, 1997).
- 1.4.3 Archival research was undertaken on Wednesday 15th January and site survey was on Tuesday 21st January 2014.

1.5 Statement of Limitations

- 1.5.1 Nos. 36 and Nos. 37/39 were still occupied at the time of the site visit and were thus not examined in any detail; the interiors of these properties were not accessed. However, it is apparent that No.38 is of identical build specification to the inspected properties. Nos. 37/39, by contrast, display alternative exterior arrangements (door/window location) and presumably have varying internal layouts reflecting the inherent adaptability of the construction system discussed below; documentary sources confirm that they form part of the same phase of development and it is not felt that a more detailed inspection and photographic survey of these properties would significantly enhance the record made.

2 AIMS AND OBJECTIVES

- 2.1 The aim of the photographic record was to provide a visual record of the buildings to be demolished and to generate a descriptive and illustrative account and rapid interpretation of the buildings, including a brief discussion of their history and development, character, date and techniques of construction. The record is commensurate with a 'Photographic Survey' as defined by English Heritage in *'Understanding Historic Buildings: A Guide to Good Recording Practice'* (EH, 2006; 14, §5.5) combined with a hybrid Level 1/2 written and interpretive account (*ibid.* §5.1-5.2).

³ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

3 METHODOLOGY

3.1 Documentary Research

- 3.1.1 No programme of archival research has been specifically required as part of the project brief. However, so as to enable the recorded structures to be placed within a general historical context, a rapid search was made of relevant and readily available published and unpublished documentary source material (historical maps, early photographs, drawings and Borough surveyor's records) related to the site held by the archives of the Shakespeare Birthplace Trust Record Office (SBTRO), Stratford-upon-Avon.

3.2 Photographic Recording

- 3.2.1 The buildings due for demolition are of a generic form, displaying near identical build specifications and forming part of a single phase of development dating to the late 1940s. For this reason, and in accordance with the project brief, only one pair of adjoining properties was recorded in detail.
- 3.2.2 The photographic record comprised black and white negative 35mm photography (using Nikon FM2 SLR camera with Ilford FP4 Plus, ISO 125/22 monochrome film). A high resolution digital photographic record was also maintained (10MP using a Nikon D3000 digital single lens reflex camera). The record comprised both general and detail shots, contextual streetscape views and all accessible exterior elevations, visible structural and decorative details (interior and exterior), general interior views of principal spaces and original details, fixtures and fittings. Where possible, photographs included graded photographic scales (2m and/or 1m). All photographs were recorded on *pro-forma* recording sheets detailing subject, orientation, photographer and date. A register of project photographs (B&W and digital) is included as **Appendix C** below together with photo location plans.

3.3 Drawn Recording

- 3.3.2 Overall plans (ground and first floor) of the selected pair of semi-detached units was prepared on site and annotated with relevant architectural and archaeological detail, this is reproduced at Figure 6 below and serves as a base plan for the location and orientation of archival photographic views listed at **Appendix C**.

3.4 Written Recording

- 3.4.1 A general written account of the representative building was made as free text to accompany the drawn and photographic records. Major variations (renewal of fenestration, survival of original features etc.) within other buildings were noted where evident.

4 HISTORICAL BACKGROUND

4.1 General Context: *Post-War Local Authority Housing and Pre-fabrication*

- 4.1.1 Following the Second World War, the United Kingdom was reaching a crisis with the provision of housing due both to destruction by enemy bombing raids and to the lower priority given to house building throughout the duration of the conflict (AMA 1983, 4).⁴ Further, thousands of men were soon to be 'demobbed' from the services and would be in need suitable accommodation. The White Paper on Housing (Cmnd 6609) of 1945 recommended the '*extensive use of new methods of construction which economise in labour*' and that '*prefabrication and other non-traditional forms of construction.... be used to the fullest practicable extent in the construction of permanent homes during the emergency period*' (quoted in AMA, 1983). Further, the Housing (Temporary Accommodation) Act of 1944 (known as the 'Temporary Housing Programme' or THP)

⁴ Over 200,000 houses were entirely destroyed and a further 250,000 made uninhabitable. Overall, about 3.5 million or one in three houses were damaged (AMA 1983, 4).

saw the allocation of £150 million for the provision of 'temporary' pre-fabricated housing, much in the form of bungalows but also as two-storeyed houses.

- 4.1.2 From the end of the war up to 1955, about 20% of houses built by local authorities in England and Wales were of 'non-traditional' construction (AMA 1983, 11), of varied design and produced by a number of different companies (*inter alia*; Airey, Wates, BSIF, Orlit, Cornish Unit, Tarran, Unity, Tarran, Wimpey, Woolaway), proprietary brands developed and marketed by different builders. Largely made from concrete panels reinforced with steel then bolted together, or constructed with a steel frame, the buildings were more substantial than contemporary 'temporary' housing types, with a predicted life-span of around 60 years.⁵

4.2 Unity Structures

- 4.2.1 Unity Structures Ltd. was a construction company based in Rickmansworth, Hertfordshire, producing various versions of bungalow and two-storey houses using common storey-level pre-cast reinforced concrete panels. The Unity Type 1 house, understood to have originally been designed by Frederick Gibberd,⁶ came in two-storey semi-detached or terraced form; they were factory produced and assembled on site with pre-cast reinforced concrete (PRC) columns, stack-bonded PRC panels forming the exterior skin and with distinctive hollowed angle blocks to the outer corners; the internal walls were generally built in 50mm lightweight blocks.⁷ A total of c.15,500 'Unity' houses were completed in England and Wales between 1st April 1945 and the end of December 1955 (AMA 1983, 12; table 6) out of a total of 305,000 'non-traditional' units.



A 'Unity' house under construction (variant fenestration etc.) illustrating system of PRC columns and block infill walls.

4.3 The Clopton Housing Estate⁸

- 4.3.1 The Clopton housing estate formed one of a number of areas of social housing established and developed by the Stratford Borough Council during the first half the 20th century and in particular after the Second World War, the other main sites being the Swincotes estate (either side of A422 Alcester Road to the west of the town centre) and the Knights Lane estate at Tiddington. The Clopton housing estate was envisaged from as

⁵ http://fet.uwe.ac.uk/conweb/house_ages/council_housing/section5.htm

⁶ <http://landmarkprc.co.uk/index.php/Unity-PRC-House.HTML>

⁷ <http://landmarkprc.co.uk/index.php/Unity-PRC-House.HTML>

⁸ The Clopton estate takes its name from the manor of Clopton on whose former land it is built. The former manor house, Clopton House, is a Grade II* listed, Restoration style country house (<http://list.english-heritage.org.uk/resultsingle.aspx?uid=1281110>), now converted to apartments and located c.0.5km NW of Woodlands Road.

early as January 1929 when a recommendation was made to the Borough Council by the Housing of the Working Classes Committee for the purchase of four fields between the Birmingham and Clopton Roads (Figure 3).⁹ The area extended to c.41 acres and was purchased for a sum of £5,500¹⁰ with the estate being inaugurated by the town mayor, Anne Justins, on 8th March 1929.¹¹ Messrs. Wheeler and Mansell were retained as contractors for the initial project with the aim of completing 60 homes before September 1929; progress was swift and the first houses erected were in Justins Avenue, with 32 complete and ready to be let by the end of August.¹²

- 4.3.2 Development of the estates accelerated after the Second World War, predominantly traditional build units,¹³ but including a number of 'non-traditional', pre-fabricated structures ('Orlit' and 'Unity' homes). The houses currently under consideration were erected under the terms of the 1946 Housing Act, under license M/1687/717/3 dated 26th August 1947 for 12 'Unity' houses at Clopton housing estate together with 38 similar structures at the Swincotes estate.¹⁴ The road framework at Clopton is first visible on an aerial photograph of 1945 (Figure 4) while the detailed arrangements of the proposed development are illustrated in a Borough Surveyor's plan of 1946 (Figure 5).¹⁵ The completion dates of the houses are recorded in the Register of New Dwellings completed under the 1946 Housing Act,¹⁶ as follows:

Address	Completion Date	Surveyors Certificate	Address	Completion Date	Surveyors Certificate
26 Woodlands Road	26.02.1951	281	38 Woodlands Road	28.07.1950	250
28 Woodlands Road	14.02.1951	280	40 Woodlands Road	14.07.1950	249
30 Woodlands Road	15.09.1950	257	50 Woodlands Road	1 st April 1950	
32 Woodlands Road	15.09.1950	258	52 Woodlands Road	29 th March 1950	233
34 Woodlands Road	12.08.1950	253	37 Woodlands Road	11 th March 1950	210
36 Woodlands Road	19.08.1950	252	39 Woodlands Road	18 th March 1950	218

Table 1:

Summary of Completion Dates (SBTRO: BRR33/24).

- 4.3.3 The naming of the new roads; viz. Woodlands Road, together with Maple Grove, Westfield Close and Eastfield Close, was approved at a meeting of the Housing Committee on 1st March 1949.¹⁷

5 SUMMARY DESCRIPTION

5.1 Overview

- 5.1.1 The houses scheduled for demolition comprise five semi-detached blocks to the north-east of Woodlands Road (nos. 26/28, 30/32, 34/36, 38/40 and 50/2; Plates 1/2) and a single pair to the south-west (nos. 37/39; Plate 3); other houses on Woodlands Road are of traditional construction though they are broadly contemporary (see fn.13). The even numbered houses are of identical build specification and thus only one unit (nos.30/32) was examined in detail. The odd numbered unit remained occupied at the time of survey and was thus not examined in detail; it is apparent that the house has variant details of door/fenestration

⁹ SBTRO: BRR2/18/2 Housing of Working Classes Committee, 1929-1950; entry dated 8th January 1929.

¹⁰ SBTRO: BRR2/18/2 Housing of Working Classes Committee, 1929-1950; entry dated 7th February 1929.

¹¹ SBTRO: BRR15/61 (photograph).

¹² SBTRO: BRR2/18/2 Housing of Working Classes Committee, 1929-1950; entry dated 30th August 1929.

¹³ See Borough Surveyors Drawings – SBTRO; BRR50/1099.

¹⁴ SBTRO: BRR33/24; 38 'Unity' pre-fabricated homes at Glebe Road and Mount Crescent have recently been demolished for redevelopment (Planning ref. 10/00262/FUL; see <http://democracy.stratford.gov.uk/mgConvert2PDF.aspx?ID=9502>) also by Orbit Heart of England. They remain visible on Google Earth 'Street View' imagery of 2009 and would appear to have been of similar build specification to the Woodlands Road houses.

¹⁵ SBTRO: BRR50/1099, drawing No.1099/7 of 16th March 1946. **NB:** the proposed Woodlands Road terminated in a circular turning space c.50m west of the junction with Elm Road at this date (labelled J on Figure 5 and still extant), the westwards continuation into Oakleigh Road being part of a separate phase of development.

¹⁶ SBTRO: BRR2/18/2 Housing of Working Classes Committee, 1929-1950.

¹⁷ *ibid.*

etc., and possibly internal room layout, though it is clear that it represents a 'Unity' structure and part of the same phase of development of the estate (see §.1.5.1). Each house is furnished with a front garden and substantial rear garden (36 x 25ft and 36 x 50ft respectively).¹⁸

5.2 Typical Arrangements

- 5.2.1 A typical block (Figure 6) occupies a rectangular plan, aligned approximately east-west¹⁹ with a footprint measuring 54ft x 18ft/16.4m x 5.5m, of two full storeys (standing 17ft/5.2m to eaves) beneath a pitched, cement-tile clad roof, fully hipped to east and west (23ft/7m to ridge); a single, two-flue stack breaks the rear (northern) roof slope. It forms two identical units of fully symmetrical layout. The outer shell of the structure is of pre-cast reinforced concrete (PRC) construction, formed of columns set out on a 3ft grid, with infill panels of 10in. deep, stack-bonded PC blocks forming the walls, the corners being enhanced with a distinctive 'cavetto' moulded block. The exposed outer wall surface displays a simple painted finish (Plates 4/6). All architectural elements of the façade (doorways, windows) fit within the framework thus established.²⁰ Front doors are located towards the 'outer' end of the block and are in each case paired with a full-height glazed panel (5 x 3 panes), variously obscured and nowhere surviving intact; all front doors are protected by a projecting canopy, some of which retain their brick-built flanking walls (Plate 5).²¹ Window openings range from single- to four-light casements arranged on the 3ft module (Plate 7), with PRC columns serving as jambs/mullions; no original fenestration survives, windows having been renewed throughout by UPVC double-glazed units. Internal walls are constructed of narrow (2in./50mm) concrete blockwork, simply skimmed and laid out to respect the main 3ft structural grid; primary interior doorways fit within this grid, with the head panels above the lintels being simply infilled in hardboard sheet.
- 5.2.2 The front door gives onto a small **hallway** (Plate 9), lit by a single-light window within the end wall, affording access to a living/dining room and kitchen and with a stair serving the first floor. The stair is a simple straight-flight (Plate 10), with moulded timber handrail and infilled balustrade of hardboard panels, rising against the front wall of the building to first floor level.²² The **living/dining room** (Plate 11) is located towards the centre of the block against the party wall, extending to the full depth of the range with a link through to the kitchen in the form of a mural hatch.²³ It is lit by a three-light window to the street frontage and a two-light window to the garden, the latter in combination with a rear door, and is heated by a fireplace set centrally to the party wall (**NB**: original fireplaces survive to Nos. 48/50/52, Plate 12, though they have been modified elsewhere). **Kitchens** are lit by a two-light window in the garden elevation; they have been largely modified and updated, though most retain a single, original storage cupboard (Plate 13) while No.36 retains a full-depth range of cupboards constructed around a primary service hatch opening onto the living room (Plate 14). Doors within the short end walls open onto a transverse passage with access to an external WC and store room.
- 5.2.3 The stair rises to a small **landing**, axially aligned and lit by a two-light window in the street elevation (Plate 15). Two large **bedrooms** (Bed 1 and 2; Figure 6b) are located to the rear of the property, each lit by a double-light window within the garden elevation (Plate 16) and with interlinked primary storage cupboards within their shared wall (Plate 17). An enclosed airing cupboard is located against the short end wall, opening into Bed 1 (Plate 18). The street side of the block is occupied by a smaller, third **bedroom** (Bed 3) and a small **bathroom** (Plate 19), both accessed directly from the landing.

¹⁸ Dimensions will be given in imperial units, the system in use at the time of their construction and to which their specifications conform (metric conversions given where relevant).

¹⁹ Woodlands Road is aligned approximately SE-NW with houses aligned parallel to the street; for reasons of simplicity, the alignment of the houses for the purposes of the following description has been simplified to east-west, such that the principal street elevation of the odd numbered houses faces to the south.

²⁰ The variant details of nos. 37/39 (and former units on the Swincotes estate) indicate that the basic framework of the house was inherently adaptable and that location of architectural elements could be varied to suit different interior layouts.

²¹ Those to Nos. 38/40 are modern replacements, supported by angled struts and thus with no flanking walls.

²² In some cases a small under-stair cupboard has been inserted.

²³ The wall panel being here boarded as opposed to PC blocks.

- 5.2.4 The **first floor** is of softwood boards over a 13in. void; where exposed, the underlying structure was noted to be of slight timber joists, 2½ x 1½ in. at 16in. centres, supported upon 9in. deep, steel [-section beams. The ground floor **ceiling** was similarly supported by the steel beams and by hangers from the first floor joists. The shallow pitched and fully hipped **roof** (Plate 20) is simply constructed of stout common rafter pairs, 3 x 5in. scantling @ 3ft centres, felted and clad in cement tiles.
- 5.2.5 Survival of primary features and finishes is variable (see table 2 below); all front doors and original windows have been replaced. Original internal doors, where extant, are of four horizontal panels (Plate 21) and original fireplaces survive to Nos. 48/50/52 only (Plate 12). Primary skirtings survive throughout, comprising a simple 1½ inch timber fillet, while a timber picture rail noted within the living rooms of Nos. 30 and 50 only may represent an original feature.

No	front door	canopy	windows	stair	kitchen c/boards	living room FP	bedroom c/boards	internal doors
26	New	Y	UPVC	Y	One	modified	modified	Y
28	New	Flanking walls lost	UPVC	New	One	modified	modified	removed/replaced
30	New	Flanking walls lost	UPVC	Y	One	modified	modified	Y
32	New	Y	UPVC	Y	One	modified	Y	Y (boarded)
34	New	Y	UPVC	Y	One	modified	new doors	replaced
36	New	Y	UPVC	Y	Full	modified	Y	Y
38	New	New	UPVC	Occupied: interior not inspected				
40	New	New	UPVC	Y	removed	Y	modified	1F only
50	New	Y	UPVC	Y	One	Y	Y	Y
52	New	Y	UPVC	Y	One	Y	Y	Y
37	New	Y	UPVC	Occupied: interior not inspected				
39	New	New	UPVC	Occupied: interior not inspected				

Table 2:

Survival of principal primary features

6 DISCUSSION AND CONCLUSION

- 6.1 The 'Unity' houses of Woodlands Road represent standard examples of a type of post-war pre-fabricated domestic structure, characteristic of a distinct, time-limited period in municipal design, emerging in response to a singular set of economic circumstances and social considerations. Although original features survive in part within each of the houses examined, nowhere does an example survive fully intact, the inevitable result of subsequent modernisation to reflect updated standards and requirements. In particular the replacement of external doors and fenestration throughout, while doubtless improving the efficiency and comfort of the buildings, has had a considerable impact upon the historical integrity of the houses. As such, while they are of some interest at a local level from a social historical point of view, their value in architectural or aesthetic terms and their 'illustrative historical' significance is limited.²⁴
- 6.2 The current project has allowed for a basic visual record of the houses to be made in accordance with the project brief and thus fulfils condition 13 of the planning consent. The physical black and white photographic archive resultant from the current survey will be deposited with the Warwickshire Record Office, accompanied by a copy of this report.²⁵

²⁴ Significance values as defined by English Heritage in 'Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment' (EH, 2008).

²⁵ A copy of the report will also be deposited with the Shakespeare Birthplace Trust Archives, The Shakespeare Centre, Henley Street, Stratford-upon-Avon, CV37 6QW.

7 ACKNOWLEDGEMENTS

- 7.1 The project was commissioned by Mr Alex Jones of AJ Archaeology working on behalf of Thomas Vale Construction, principal contractor for Orbit Homes Heart of England. Thanks to Tim Clayton of Thomas Vale for organising safe access to the properties for the purposes of recording and to staff at the Shakespeare Birthplace Trust Archives. The project was undertaken in accordance with a brief set by Mr John Robinson, Historic Environment Assistant at Warwickshire County Council.
- 7.2 Documentary research and site recording were undertaken by Mr Ric Tyler MIfA who also wrote, collated and illustrated the current report.

8 SOURCES

a) Cartographic Sources (in chronological order)

- 1889 Ordnance Survey, 6in. edition. Warks. Sheet XLIV.
- 1903 Ordnance Survey, 6in. edition. Warks. Sheet XLIV.
- 1922 Ordnance Survey, 6in. edition. Warks. Sheet XLIV.

Other Graphic Sources (in chronological order)

- 1946 Borough Engineers plans (SBTRO ref. BRR50/1099/7; see below).
- 1947 Aerial photograph (Google Earth historical imaging).

b) Primary Sources

Shakespeare Birthplace Trust Archives

- **BRR2/18/2** Minutes of the Housing of Working Classes Committee, 1929-50.
- **BRR50/1099** Clopton Housing estate 1946-49 Borough Surveyor and Engineers Office plans and drawings, specifically BRR50/1099/7.
- **BRR33/24** Housing Act 1946 – register of new dwellings.

c) Secondary Sources

ALGAO, 1997. *Analysis and Recording for the Conservation of Works to Historic Buildings*.

Association of Metropolitan Authorities (AMA), 1983. *Defects in Housing Part 1: Non-traditional dwellings of the 1940s and 1950s*. London.

English Heritage, 2006. *Understanding Historic Buildings: A Guide to Good Recording Practice*.

English Heritage, 2008. *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*.

IfA, 2008a. *Standard and Guidance for Archaeological Desk-Based Assessment*. University of Reading, IFA.

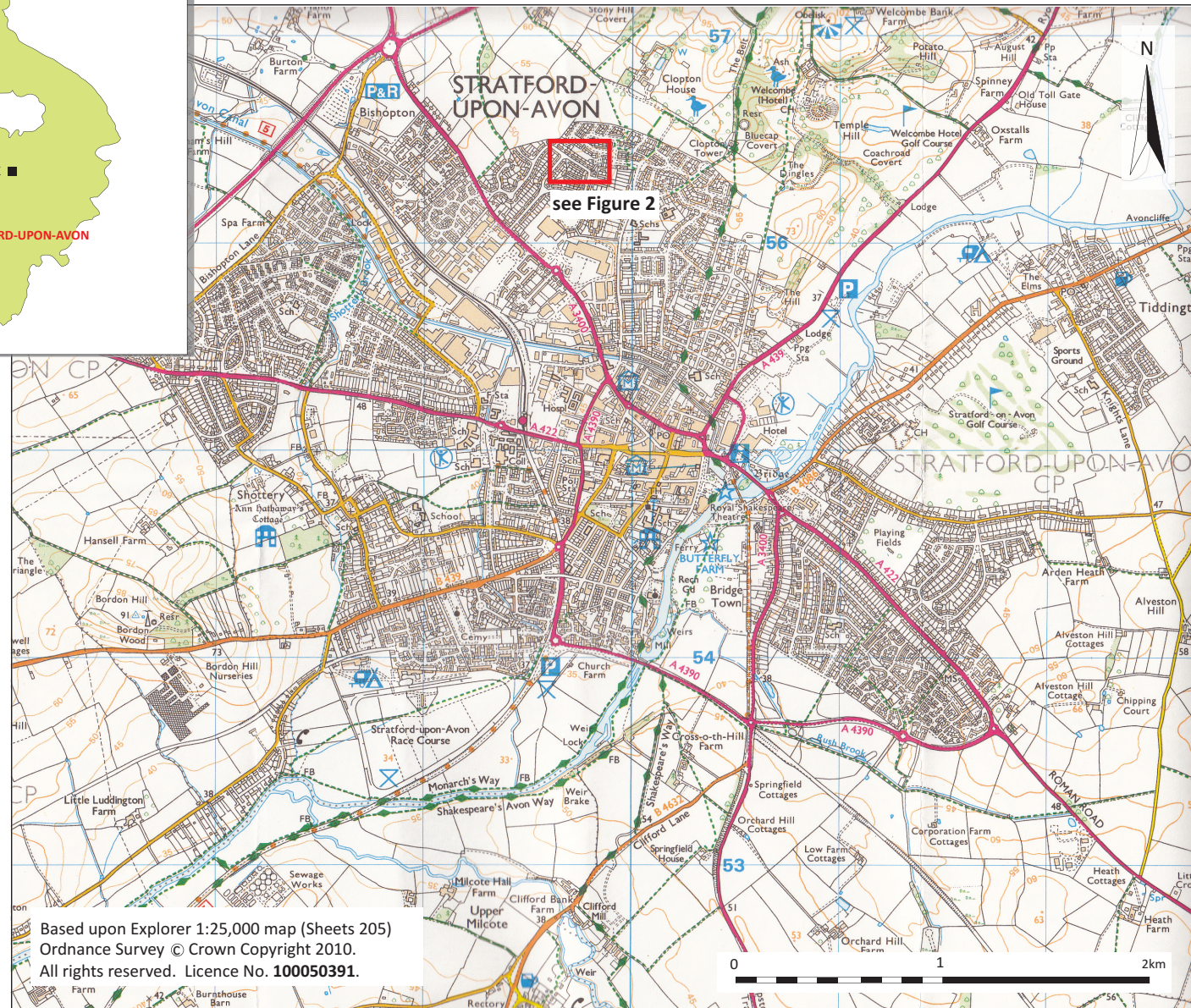
IfA, 2008b. *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*. University of Reading, IFA.

IfA 2010. *Code of Conduct*. University of Reading, IFA.

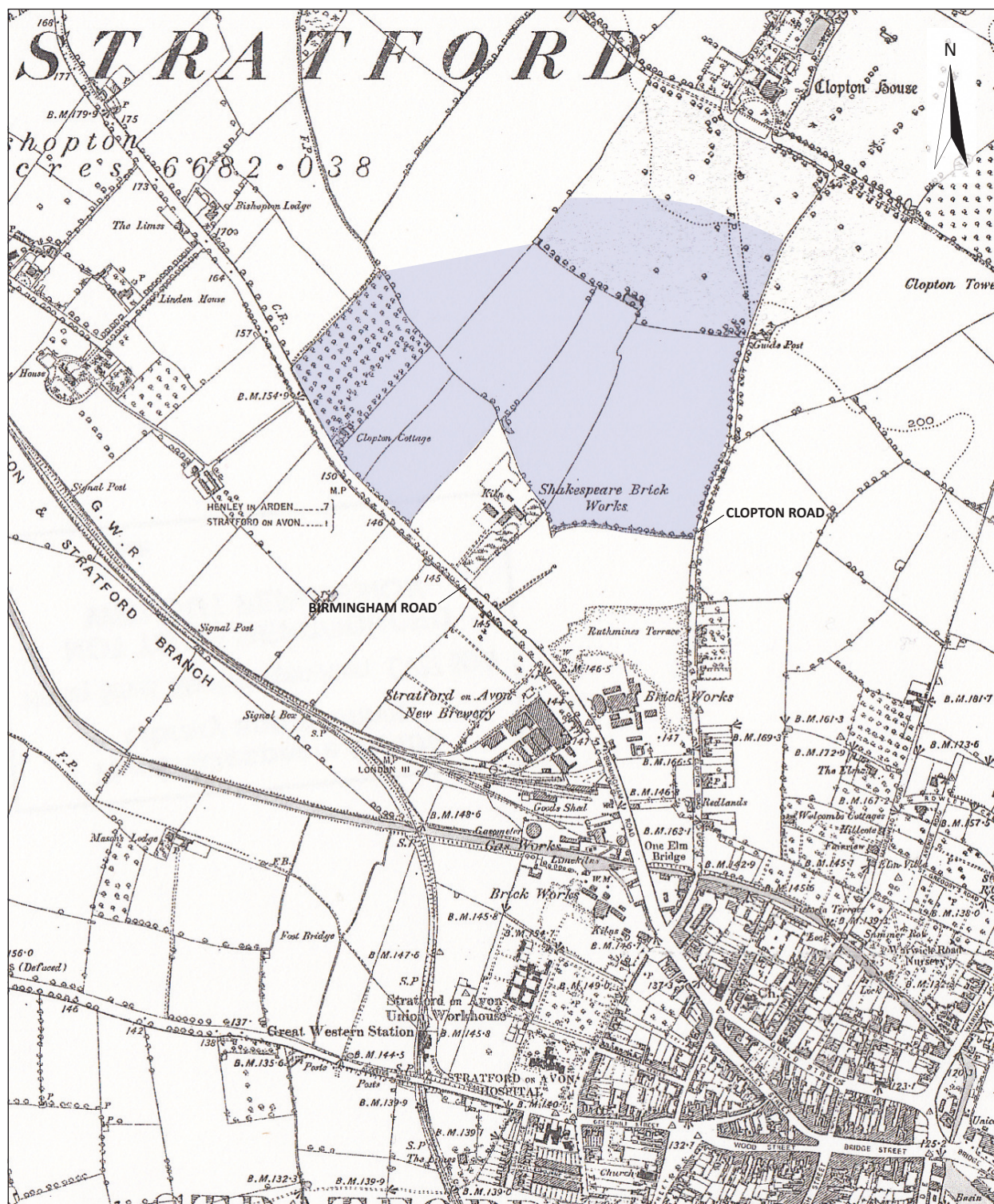
Robinson J, 2013. 'Brief for Photographic Recording of Standing Structures' dated 11.12.2013.

Tyler R, 2014. 'Written Scheme of Investigation for an Historic Building Photographic Record (Basic Level) at Woodlands Road, Stratford-upon-Avon, Warwickshire.' Dated 12.01.2014.

Vale B, 1995. *Prefabs: A History of the UK Temporary Housing Programme*. London, E and FN Spon.





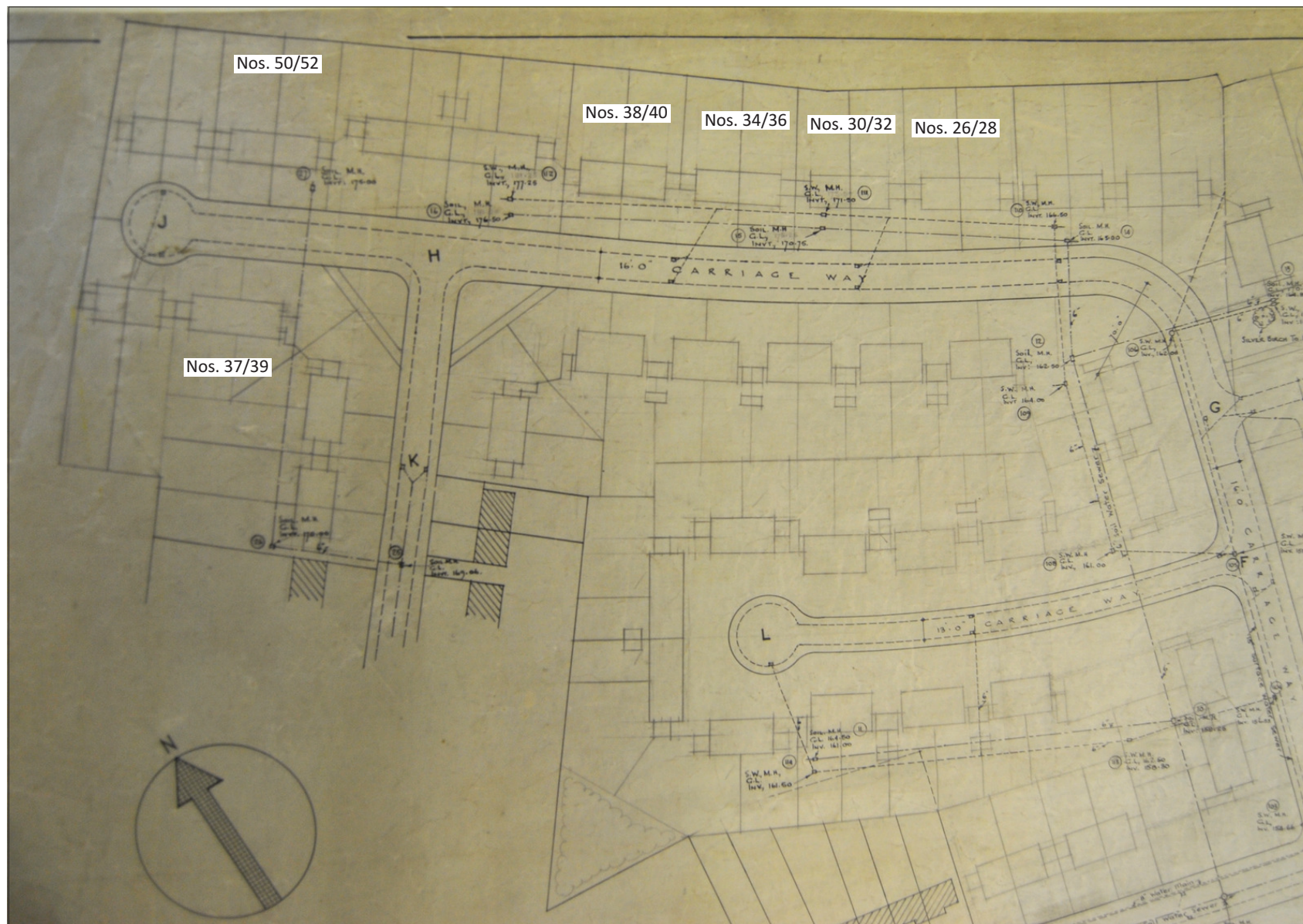


KEY



extent of future Clopton Estate

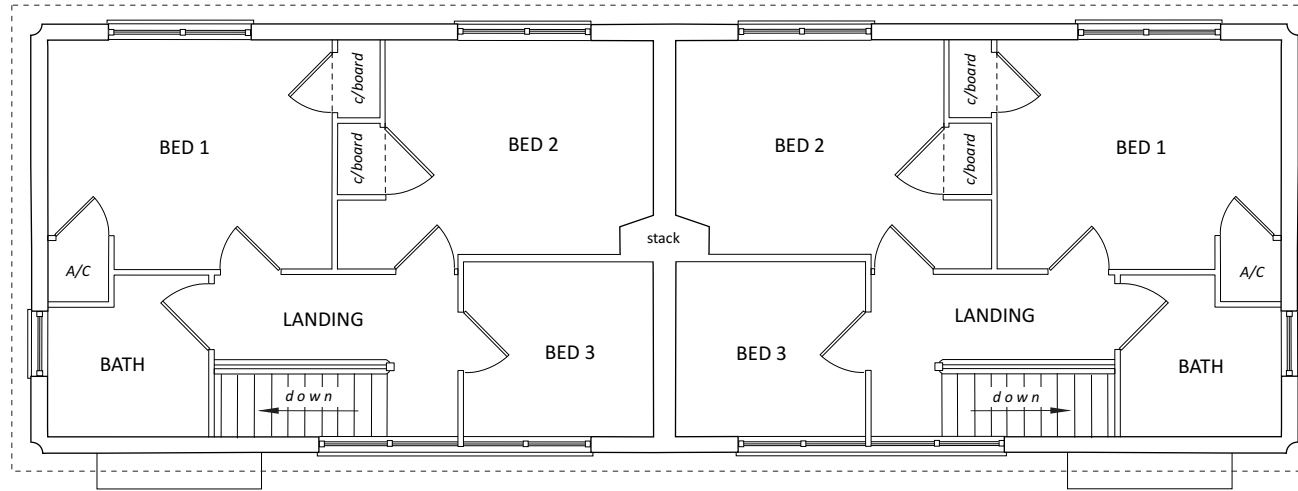




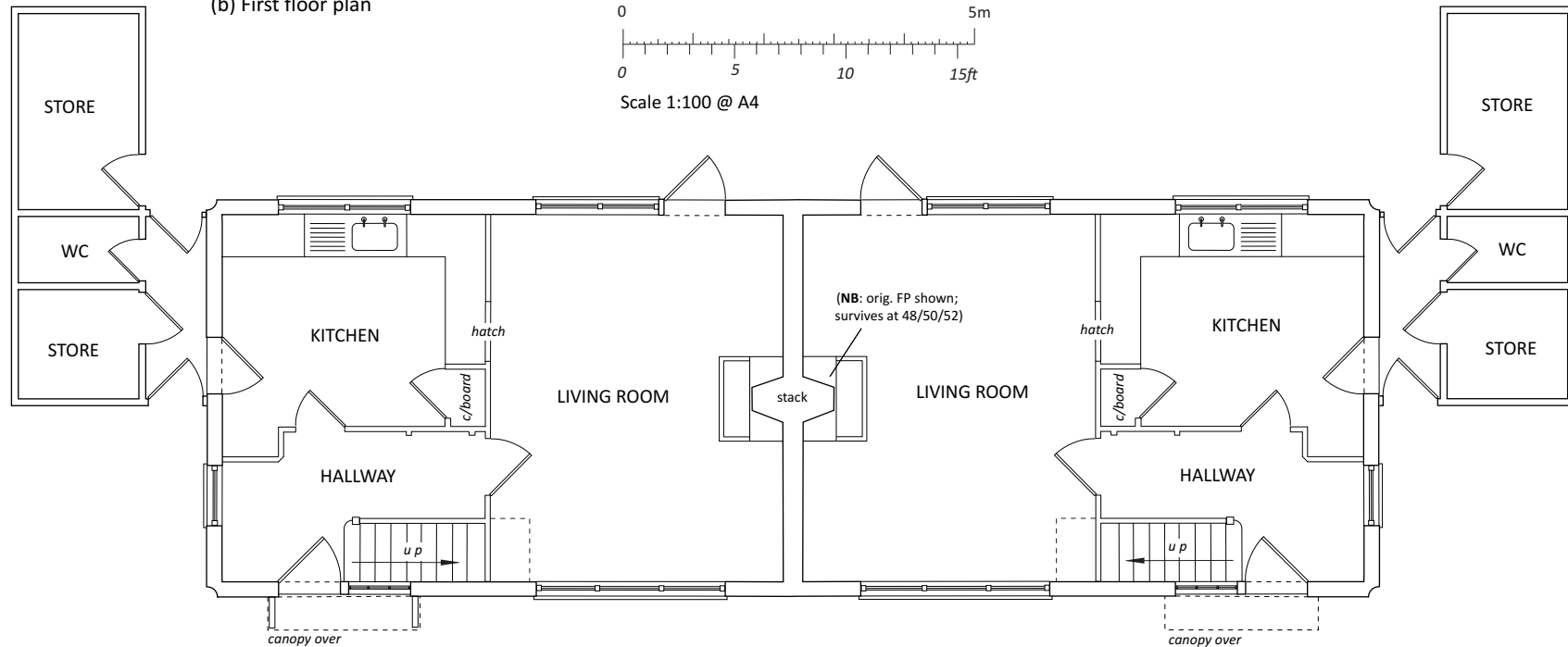
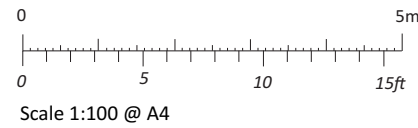
No. 32

No. 30

site N



(b) First floor plan



(a) Ground floor plan



Plate 1: General streetscape view looking north-west along Woodlands Road (Nos. 26/28 to foreground).



Plate 2: General view of Nos. 50/52 looking north-west with contemporary, 'traditional' build houses to either side.



Plate 3: Nos. 37/9 looking south-east; **NB:** variant fenestration pattern and door location.



Plate 4: Street elevation of Nos. 30 (right) and 32 (left).



Plate 5: Primary canopy with flanking brick walls (No.32).



Plate 6: End elevation (No.30)



Plate 7: Detail of window opening fitted within bay system of PRC frame (No.50).



Plate 8: Rear (garden) elevation of Nos. 30 (left) and 32 (right).

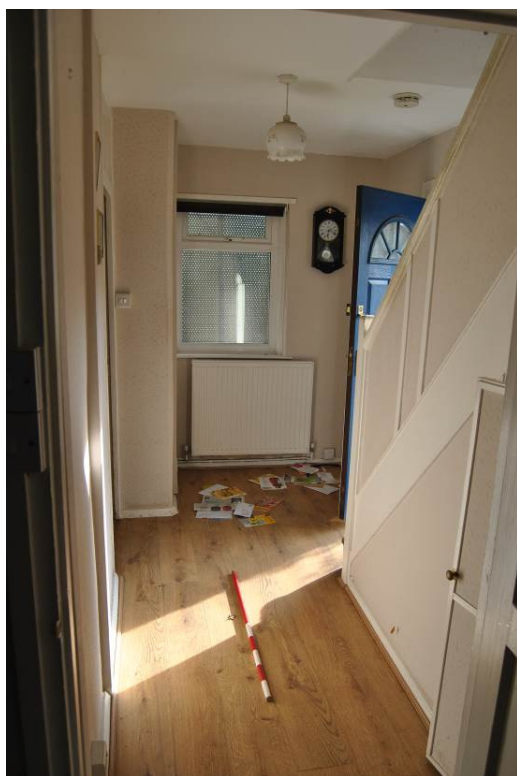


Plate 9: Hallway (No.30) looking east.



Plate 10: Stair (No.30).



Plate 11: Living Room (No.30) with modified FP.



Plate 12: Original FP, flue and hearth (No.52).



Plate 13: Kitchen (No.30) with original cupboard (left) and hatch to living/dining room.



Plate 14: Full-depth kitchen units (only surviving in No. 36).



Plate 15: Landing (No.30) looking east.



Plate 16: Bedroom 1 (No. 30).



Plate 17: Bedroom 2, modified cupboards (left door original, extended to right).



Plate 18: Airing cupboard, Bedroom 1 (No. 30).



Plate 19: Bathroom (No.30) looking east.



Plate 20: Roof structure over No.30 looking west, **NB:** concrete block stack angled to rear roof slope.



Plate 21: Detail of original four-panel door (kitchen, No.30).

APPENDIX A: Project Brief (Robinson 2013)

Proposal: Demolition of 12 post-war prefabricated semidetached unity houses (no's 26, 28, 30, 32,34, 36, 38, 40, 52, 54 [sic] Woodlands Road). Erection of 15 new build homes of 3 and 4 bed, 2 storey houses and 2 bed bungalows.

ARCHAEOLOGICAL COMMENT

Since the buildings to be demolished all appear to be of near identical build specifications and date a photo record of a representative sample would be considered adequate in order to fulfil condition 13 of the planning permission. Ideally the building chosen, i.e. both halves of the semidetached, to be recorded will have undergone the least change since its original construction (possibly nos. 26 and 28).

In addition please include some general street views that can place the buildings within their current context.

Brief for photographic records of standing structures (basic level)

This brief is intended for basic level photographic recording of standing structures and buildings. It is not intended for detailed photographic recording of complex structures, which may require a more detailed brief.

It should be borne in mind that the procedures in this brief are for recording of structures which are not considered to be of sufficient merit to justify preservation *in situ*; on the other hand the record which results may well be the only record which survives. The intention is to produce guidelines which do not necessarily require recourse to a professional photographer or specialist equipment, but which may be undertaken using "amateur" kit of a reasonable quality. The brief has been also been prepared with regard to the requirements for archiving the resulting record.

Equipment. The photography should be undertaken using **either 35mm or medium format (120)**. Most commercially available digital apparatus is not yet of sufficient quality to be a suitable medium for archive photography; this matter is under review.

Exposure and focus. It is essential that the subject of photographs is in focus and correctly exposed. Calculation of shutter speeds and aperture should pay due regard to depth of field. In some circumstances, eg poor light, it may be necessary to place the camera on a tripod.

Filmstock. Except where otherwise requested, **black and white photography** using orthodox monochrome chemical development should be used. Chromogenic black and white (eg XP2) film is archivally unstable and should not be used. Film should be no faster than ISO400; slower films should be used where possible as their smaller grain size yields higher definition images. Technical Pan (ISO 25), Pan-F (ISO50), FP4 (ISO125) and HP5 (ISO400) are recommended.

The black and white photography should be supplemented by colour where this would add detail not otherwise recoverable; this should be in transparency format.

Photographs should be taken of the following:

- all external elevations
 - all internal elevations
 - the roof structure
 - the building in the context of its immediate surroundings
 - details, eg windows, doors, decorative brickwork, carpentry joints, re-used timbers and other interesting features.
- Where particular features, eg windows of a single type, occur more than once within the structure, only representative photographs need be taken

Wherever possible photographs should be taken at right angles to the elevation or detail which is the subject. A metric scale of an appropriate length may be used. A standard (50mm) lens should be used where possible. Wide angle lenses tend to introduce distortion (diverging verticals); it is better to take a photograph from further away with a standard lens than from close-up with a wide-angle lens. In some circumstances, however, use of a wide-angle lens may be unavoidable.

Where a building was designed with the intention of being seen from a certain point of view, it is important to record this visual effect as far as circumstances allow; similarly where a building was sited with regard to a particular prospect visible from it, this vista should also be recorded as far as is practical.

APPENDIX B: Written Scheme of Investigation (WSI; Tyler 2104)

**WOODLANDS ROAD, STRATFORD-UPON AVON
WARWICKSHIRE**

[Nos. 26-40/52-4 (even); 37-9 (odd)]

Written Scheme of Investigation for an

Historic Building Photographic Record (Basic Level)Planning Reference: 12/02877/FUL (Condition 13)**1 PROJECT BACKGROUND****1.1 Introduction**

- 1.1.1 The following document represents a Written Scheme of Investigation (WSI) for an Historic Building Basic Level Photographic Record to be undertaken in respect of a series of twelve post-war, pre-fabricated Unity houses located at Nos. 26-40/52-4 (even) and 37-9 (odd) Woodlands Road, Stratford-upon-Avon, Warwickshire (centred on NGR SP 19700 56425). The WSI has been prepared in response to a Project Brief, dated 11th December 2013, set by Mr John Robinson, Historic Environment Assistant for Warwickshire County Council.

1.2 Planning Background

- 1.2.1 The Historic Building Record has been required by Warwickshire County Council (WCC) as a condition of planning consent (ref. **12/02877/FUL**; Condition 13) for the redevelopment of a number of properties at Woodlands Road, Stratford-upon-Avon. The planning application was received by Stratford-upon-Avon District Council on 11th December 2012 and approved on 24th June 2013.¹ The proposed scheme involves the demolition of twelve semi-detached residential units, believed to have been constructed in 1947, to allow for the erection of 15 new-build homes (a combination of three- and four-bedroom, two-storey houses and two-bed bungalows). The full wording of the condition reads as follows:

'13. No development shall commence on site until a photographic record of the building has first been obtained in accordance with a brief to be first agreed in writing by the District Planning Authority in consultation with the Warwickshire Museum. The record so obtained shall be deposited with the museum prior to work commencing.'

1.3 Requirement for Work

- 1.3.1 The photographic record has been required under the terms of **Policy EF.11** of the Stratford-upon-Avon Local Plan Review and paragraph 139 of the Local Development Framework.
- 1.3.2 Further, paragraph 141 of National Planning Policy Framework (NPPF; DCLG 2012),² stipulates that, any permitted development affecting a heritage asset should include the provision to record that asset and that Local Planning Authorities should:

¹ <http://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=MF646PPM03P00>

² https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

"...require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible."

2 AIMS AND OBJECTIVES

- 2.1 The aim of the photographic record is to provide a detailed visual record of the buildings to be demolished and to generate a descriptive and illustrative account and interpretation of the buildings, including a discussion of their history and development, character, date and techniques of construction. The record will be commensurate with a 'Photographic Survey' level as defined by English Heritage in '*Understanding Historic Buildings: A Guide to Good Recording Practice*' (EH, 2006; 14, §5.5) combined with a hybrid Level 1/2 written and interpretive account (*ibid.* §5.1-5.2).

3 METHODOLOGY

3.1 Documentary Research

- 3.1.1 No programme of archival research has been specifically required as part of the project brief. However, so as to enable the recorded structures to be placed within a general historical context, a rapid search will be made of all relevant and readily available published and unpublished documentary source material (historical maps, early photographs, drawings and written descriptions) and primary and secondary sources related to the site held by the Warwickshire County Record Office and/or the archives of the Shakespeare Birthplace Trust, Stratford-upon-Avon.³

3.2 Photographic Recording

- 3.2.1 It is understood that the buildings to be recorded are of near identical build specification and form part of a single phase of development dating to c.1947. For this reason, only one pair of adjoining properties will be recorded in detail.
- 3.2.2 In accordance with the project brief, the photographic record will comprise black and white negative 35mm photography, supplemented by colour transparency as and where necessary. A high resolution digital photographic record will also be maintained (10MP using a Nikon D3000 digital single lens reflex camera). The record will extend to include both general and detail shots, contextual views and all accessible exterior and interior elevations, visible structural and decorative details (interior and exterior), general interior views of principal spaces. Where possible, photographs will include graded photographic scales. All photographs will be recorded on *pro-forma* recording sheets detailing subject, orientation, scales included, photographer and date.

3.3 Drawn Recording

- 3.3.2 An overall plan of the chosen pair of semi-detached units will be prepared on site and annotated with relevant architectural and archaeological detail. It will serve as a base plan to illustrate the overall form and internal arrangements of the buildings, and as a base plan for the location and orientation of archival photographic views.

3.4 Written Recording

- 3.4.1 A general written account of the representative building will be generated as free text to accompany the drawn and photographic records. Major variations (renewal of fenestration etc.) within other buildings will be noted where evident.

³ eg. Stratford Borough Engineers plans and drawings (ref. BRR50).

5 DELIVERABLES

Upon completion of the documentary research and fieldwork, the results of the photographic record will be presented as a physical photographic archive, to be deposited with the Warwickshire Museum, and as a fully illustrated, interpretive report.

5.1 Photographic Archive

- 5.1.1 In accordance with the project brief, the photographic archive will be deposited as prints (minimum 6 x 4in.) and negatives (in strip wallets) and will be accompanied by a plan showing the position and orientation of each view. As per the project brief, the archival materials will be forwarded to the Warwickshire County Council Planning Archaeologist prior to commencement of work on site; the planning archaeologist will be responsible for forwarding the archive to the Warwickshire Record Office.

5.2 Report

- 5.2.1 A summary of the results of the study will be presented as a fully illustrated, interpretive report, a bound and digital copy of which will be included with the photographic archive. The contents of the report to be as follows:

Text

- Non-technical summary
- Introduction and site location
- Aims and objectives
- Methodology
- Historical background
- Description and analysis of the buildings and their features
- List of sources consulted

Figures

- Location plan and a selection of historic maps / images
- Plans, elevations and cross-sections as appropriate
- A selection of colour plates

Appendices

- Copies of project brief and WSI
- A register of project photographs with location plan (ie. contents of archive)

6 STAFFING

- 6.1 Documentary research, site assessment and recording, and archive/report preparation will be undertaken by Mr Ric Tyler MIfA, working on behalf of AJ Archaeology.

8 TIMETABLE

- 8.1 It is envisaged that documentary research will be undertaken in the week commencing 13.01.2013 with site recording to be completed the following week (commencing 20.01.13). A draft report will be submitted for approval normally within 3 weeks of completion of fieldwork with final report and archive deposition to follow soon thereafter, prior to commencement of works on site.

9 MONITORING

- 9.1 The Warwickshire County Archaeologist or Planning Archaeologist will be invited to monitor the project during the course of fieldwork (**NB:** fieldwork is expected to be completed within 1-2 days maximum in accordance with the timetable set out at §.8 above).

10 PROFESSIONAL STANDARDS

- 10.1 The project will follow the requirements set down in the *Standard and Guidance for Archaeological Desk-Based Assessment* (IfA, revised edition 2008a) and *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (IfA, revised edition 2008b). Recording work will conform to guidelines set down by English Heritage's *Understanding Historic Buildings: a guide to good recording practice* (EH 2006) and the Association of Local Government Archaeological Officers' *Analysis and Recording for the Conservation and Control of Works to Historic Buildings*, (ALGAO 1997).
- 10.2 The *Code of Conduct of the Institute for Archaeologists* (IfA, revised edition 2010) will be adhered to at all times.

11 HEALTH AND SAFETY

- 11.1 All current health and safety legislation, regulations and guidance will be complied with during the course of the project.

12 REFERENCES

Association of Local Government Archaeological Officers (ALGAO), 1997. *Analysis and Recording for the Conservation and Control of Works to Historic Buildings*.

Department for Communities and Local Government (DCLG), 2012. *National Planning Policy Framework*.

English Heritage, 2006. *Understanding Historic Buildings: A Guide to Good Recording Practice*.

IfA, 2008a. *Standard and Guidance for Archaeological Desk-Based Assessment*

IfA, 2008b. *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*

IfA 2010. *Code of Conduct*.

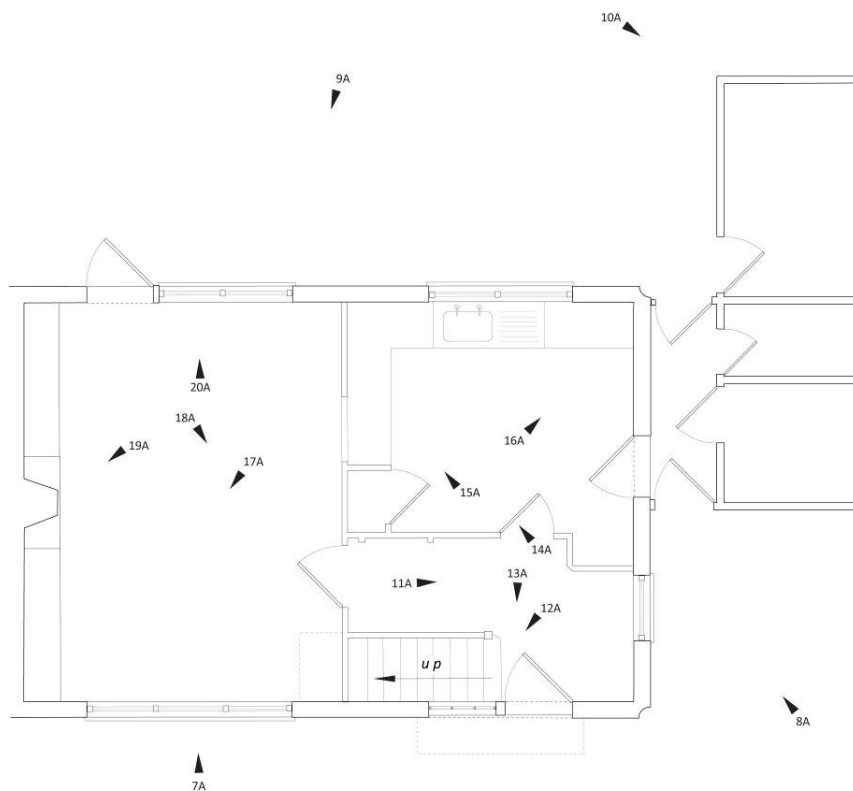
Ric Tyler MIfA
4 Friars Walk
Ludlow
Shropshire
SY8 1NT

12.01.2014

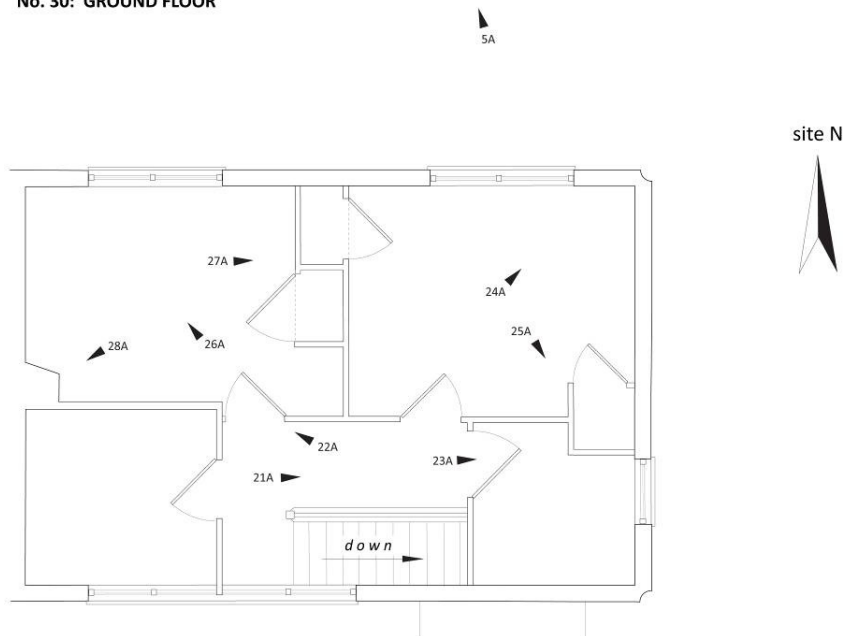
APPENDIX C: Register of Project Photographs**(a) Black and White Negative**

NB: All photographs taken with Nikon FM2 SLR camera fitted with standard 50mm lens using Ilford FP4 Plus ISO125/22 monochrome film. Photo locations are illustrated on the plans overleaf.

Film No: 1				
Film Type: Ilford FP4 Plus ISO125/22				
Neg. No.	Subject	Orientation	Date	Photographer
0A	General view looking north-west along Woodlands Road (Nos. 26/8 to foreground)	→ NW	21.01.14	R Tyler
1A	General view looking south-east along Woodlands Road (Nos. 38/40 to foreground)	→ SE	21.01.14	R Tyler
2A	General view of No. 50/52 with adjacent traditional build houses	→ NW	21.01.14	R Tyler
3A	Nos. 50/52, oblique view looking NE	→ NW	21.01.14	R Tyler
4A	Nos. 37/39, oblique view looking SE	→ SE	21.01.14	R Tyler
5A	Nos. 30/32; street elevation	→ N	21.01.14	R Tyler
6A	No. 32, detail of primary canopy with flanking brick walls	→ NE	21.01.14	R Tyler
7A	No. 30; GF 3-light window opening	→ N	21.01.14	R Tyler
8A	No. 30, east end elevation oblique view looking NW	→ NW	21.01.14	R Tyler
9A	Nos. 30/32; rear, garden elevation	→ S	21.01.14	R Tyler
10A	No. 30, outbuildings	→ SE	21.01.14	R Tyler
11A	No. 30; hallway looking east	→ E	21.01.14	R Tyler
12A	No. 30; stair	→ W	21.01.14	R Tyler
13A	No. 30; front door with adjacent glazed panel	→ S	21.01.14	R Tyler
14A	No. 30; detail of typical primary four-panel door	---	21.01.14	R Tyler
15A	No. 30, kitchen	→ NW	21.01.14	R Tyler
16A	No. 30, kitchen	→ NE	21.01.14	R Tyler
17A	No. 30, living/dining room	→ SW	21.01.14	R Tyler
18A	No. 30, living/dining room	→ SE	21.01.14	R Tyler
19A	No. 30, living/dining room; modified FP	→ W	21.01.14	R Tyler
20A	No. 30, living/dining room	→ N	21.01.14	R Tyler
21A	No. 30, landing looking east	→ E	21.01.14	R Tyler
22A	No. 30, landing looking west (doors to Bed 2/3)	→ W	21.01.14	R Tyler
23A	No. 30, bathroom	→ E	21.01.14	R Tyler
24A	No. 30, Bed 1 looking NE	→ NE	21.01.14	R Tyler
25A	No. 30, Bed 1 – airing cupboard	→ SE	21.01.14	R Tyler
26A	No. 30, Bed 2 looking NW	→ NW	21.01.14	R Tyler
27A	No. 30, Bed 2 looking E; cupboards	→ E	21.01.14	R Tyler
28A	No. 30, Bed 2; stack rising at SW corner	→ SW	21.01.14	R Tyler
29A	No. 30, roofspace looking west	→ W	21.01.14	R Tyler
30A	No. 52, living/dining room; original fireplace/flue/hearth	→ E	21.01.14	R Tyler
31A	No. 52, living/dining room; original fireplace/hearth	→ E	21.01.14	R Tyler
32A	No. 50, GF 3-light window	→ N	21.01.14	R Tyler
33A	No. 50, GF 3-light window (detail)	→ N	21.01.14	R Tyler
34A	No. 50, canopy with flanking walls	→ NE	21.01.14	R Tyler
35A	No. 50, street elevation	→ N	21.01.14	R Tyler
36A	No. 50, SE angle	→ NW	21.01.14	R Tyler



No. 30: GROUND FLOOR



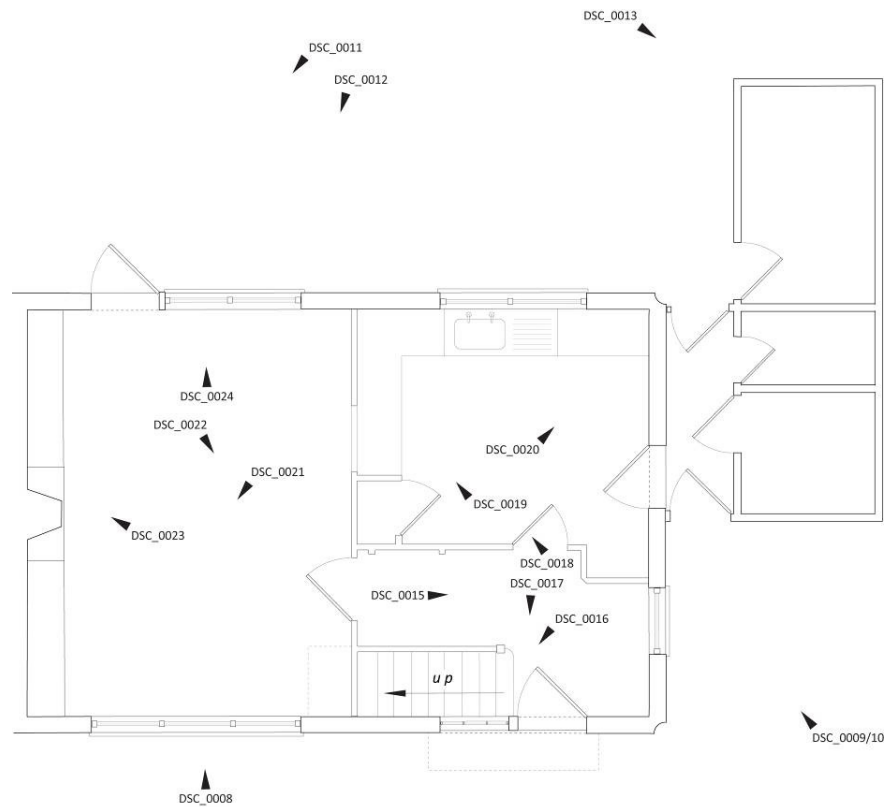
No. 30: FIRST FLOOR

Black and white photo location plan (No. 30 Woodlands Road)

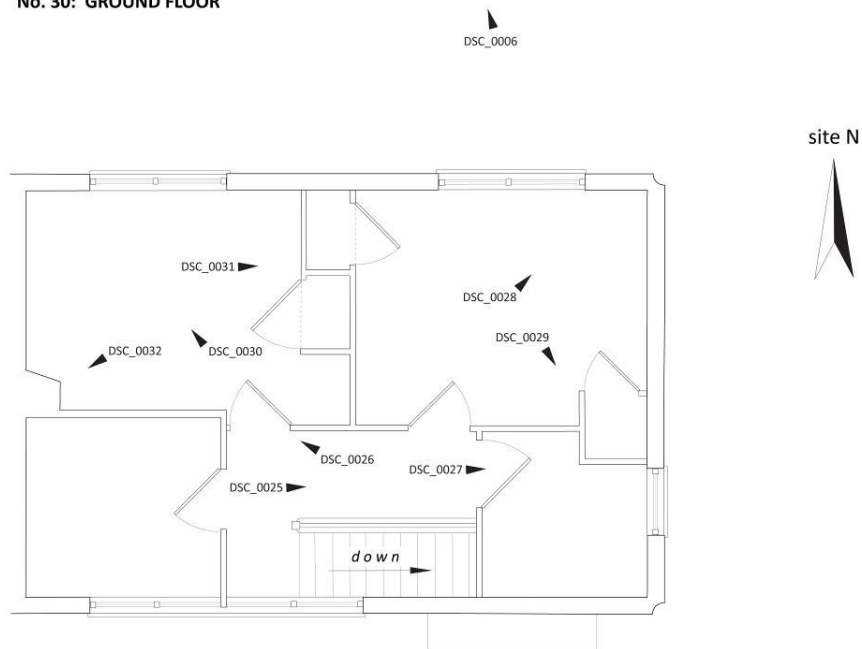
(b) Colour Digital

NB: All photographs taken with Nikon D3000 digital SLR camera, 10 mega-pixels. Photo locations are illustrated on the plans overleaf while files are included in .jpg format on the CD appended at the back of this report. Photos marked with an asterisk (*) are reproduced as plates within the current document.

Photo No.	Plate No.	Subject	Orientation	Date	Photographer
DSC_0001*	1	General view looking north-west along Woodlands Road (Nos. 26/8 to foreground)	→ NW	21.01.14	R Tyler
DSC_0002		General view looking south-east along Woodlands Road (Nos. 38/40 to foreground)	→ SE	21.01.14	R Tyler
DSC_0003*	2	General view of No. 50/52 with adjacent traditional build houses	→ NW	21.01.14	R Tyler
DSC_0004		Nos. 50/52, oblique view looking NE	→ NW	21.01.14	R Tyler
DSC_0005*	3	Nos. 37/39, oblique view looking SE	→ SE	21.01.14	R Tyler
DSC_0006*	4	Nos. 30/32; street elevation	→ N	21.01.14	R Tyler
DSC_0007*	5	No. 32, detail of primary canopy with flanking brick walls	→ NE	21.01.14	R Tyler
DSC_0008		No. 30; GF 3-light window opening	→ N	21.01.14	R Tyler
DSC_0009*	6	No. 30, east end elevation oblique view looking NW	→ NW	21.01.14	R Tyler
DSC_0010		No. 30, east end elevation oblique view looking NW	→ NW	21.01.14	R Tyler
DSC_0011*	8	Nos. 30/32; rear, garden elevation	→ S	21.01.14	R Tyler
DSC_0012		No. 30, rear garden elevation	→ S	21.01.14	R Tyler
DSC_0013		No. 30, outbuildings	→ SE	21.01.14	R Tyler
DSC_0015*	9	No. 30; hallway looking east	→ E	21.01.14	R Tyler
DSC_0016*	10	No. 30; stair	→ W	21.01.14	R Tyler
DSC_0017		No. 30; front door with adjacent glazed panel	→ S	21.01.14	R Tyler
DSC_0018*	21	No. 30; detail of typical primary four-panel door	---	21.01.14	R Tyler
DSC_0019*	13	No. 30, kitchen	→ NW	21.01.14	R Tyler
DSC_0020		No. 30, kitchen	→ NE	21.01.14	R Tyler
DSC_0021		No. 30, living/dining room	→ SW	21.01.14	R Tyler
DSC_0022		No. 30, living/dining room	→ SE	21.01.14	R Tyler
DSC_0023*	11	No. 30, living/dining room; detail of modified FP	→ W	21.01.14	R Tyler
DSC_0024		No. 30, living/dining room	→ N	21.01.14	R Tyler
DSC_0025*	15	No. 30, landing looking east	→ E	21.01.14	R Tyler
DSC_0026		No. 30, landing looking west (doors to Bed 2/3)	→ W	21.01.14	R Tyler
DSC_0027*	19	No. 30, bathroom	→ E	21.01.14	R Tyler
DSC_0028*	16	No. 30, Bed 1 looking NE	→ NE	21.01.14	R Tyler
DSC_0029*	18	No. 30, Bed 1 – airing cupboard	→ SE	21.01.14	R Tyler
DSC_0030		No. 30, Bed 2 looking NW	→ NW	21.01.14	R Tyler
DSC_0031*	17	No. 30, Bed 2 looking E; cupboards	→ E	21.01.14	R Tyler
DSC_0032		No. 30, Bed 2; stack rising at SW corner	→ SW	21.01.14	R Tyler
DSC_0033*	20	No. 30, roofspace looking west	→ W	21.01.14	R Tyler
DSC_0034		No. 52, living/dining room; original fireplace/flue/hearth	→ E	21.01.14	R Tyler
DSC_0035		No. 52, living/dining room; original fireplace/hearth	→ E	21.01.14	R Tyler
DSC_0036*	12	No. 52, living/dining room; original fireplace/flue/hearth	→ NE	21.01.14	R Tyler
DSC_0037		No. 52, living/dining room; original fireplace/hearth	→ E	21.01.14	R Tyler
DSC_0038*	7	No. 50, GF 3-light window	→ N	21.01.14	R Tyler
DSC_0039		No. 50, GF 3-light window (detail)	→ N	21.01.14	R Tyler
DSC_0040		No. 50, canopy with flanking walls	→ NE	21.01.14	R Tyler
DSC_0041		No. 50, street elevation	→ N	21.01.14	R Tyler
DSC_0042		No. 50, SE angle	→ NW	21.01.14	R Tyler
DSC_0043		No. 36, kitchen; full depth storage units and serving hatch	→ E	21.01.14	R Tyler
DSC_0044		No. 36, kitchen; full depth storage units and serving hatch	→ SE	21.01.14	R Tyler
DSC_0045*	14	No. 36, kitchen; full depth storage units and serving hatch	→ NE	21.01.14	R Tyler
DSC_0046		No. 36, kitchen; full depth storage units and serving hatch	→ NE	21.01.14	R Tyler
DSC_0047		No. 36, kitchen; full depth storage units and serving hatch	→ SE	21.01.14	R Tyler
DSC_0048		No. 36, kitchen; full depth storage units and serving hatch	→ SE	21.01.14	R Tyler
DSC_0050		No. 36, kitchen; original door to exterior passage	→ W	21.01.14	R Tyler



No. 30: GROUND FLOOR



No. 30: FIRST FLOOR

Digital photo location plan (No. 30 Woodlands Road)