

# Church Row

This is street which existed as a lane even before St John's Church was built and its name was changed to reflect its changed proximity. It still runs the same course as it did historically before the building of Orchard Street in the middle of the 19<sup>th</sup> C.

The street is in two parts: to the south between Orchard Street and St John Street, and to the north between Orchard Street and Cannon (formerly Pease Porridge) Place. On the corner of Orchard Street and at the south end the church of St John dominates, not just the church building with its remarkable brick spire, but the associated church hall building and indeed the grounds too behind the cast iron railings and dwarf brick walls. To the south of this the street is extremely narrow and really just a pedestrian passage as it meets St John Street and has, to the west, a tall purpose built block of apartment with commercial ground floor properties with a tall walled yard.

The street to the north of Orchard Street is still quite narrow with a continuous terrace of cottages to the east in two storeys which date to the mid/late 19<sup>th</sup> C and built subsequent to the construction of the church. Behind the church on the west side of the street is a church related building (the former Lathbury Institute) which has in recent years been converted to residential use with a substantial extension of some quality. To the north of this are mainly modern houses of limited ambition and a curiously designed care home at Mudd's Yard.

Asphalt road and footpath finishes with folksy telephone posts and overhead cables. Modern street light standards.

This is an interesting historic street which has few buildings of great quality excepting the ecclesiastical related ones, but there is character and interest although the more modern buildings are of limited value.

## 24-33 Church Row

These are pairs of small mid/late 19<sup>th</sup> C cottages which step up the incline towards Orchard Street. They are in two storeys of white brickwork with slated roofs and brick stacks. They are as simple as can be in their design with a single window at each floor and entrance doors at ground level. Most of the cottages have their original window joinery. However Nos 24, 30, 32 and 33 have plastic replacements. No 33 has unfortunately been painted which disrupts the homogeneity of the terrace. Entrance doors all appear to be modern joinery. Openings have stone lintols, and the rainwater goods are plastic.

The houses are all set back with a front garden area and they generally have dwarf brick boundary walls which are somewhat varied in their detail.

This is a handsome terrace which makes a positive contribution to the conservation area although the plastic windows and painted brickwork detract.

## 34 and 35 Church Row

These appear to be mid/late 19<sup>th</sup> C and larger versions of their neighbours to the north and match them in detail mainly but have another small window at first floor level, with a semi circular arched lintol, and they have basements. No 34 also has its original door joinery and has recently cleaned brickwork. Both houses have small basement areas which are covered with glazed panels.

This is again a handsome terrace which makes a positive contribution to the conservation area.

## 36 to 38 Church Row 'Church Terrace'

This short terrace of mid/late 19<sup>th</sup> C cottages is similar in detail to those further north at Nos 24 to 33 Church Row but with basements and a south flank wall in red brick. Original fenestration at Nos 36 and 38, modern plastic at No 37, and door joinery at Nos 36 and 37. The basement areas have glazed panels over. The boundary has no treatment at No 38, a very dwarf wall at No 36 and a modern dwarf wall and steel railing at No 37.

Stone plaque with legend 'Church Terrace'.

This is a handsome terrace which makes a positive contribution to the conservation area although the plastic windows detract.



### 39 to 42 Church Row

This appears to be a slightly later terrace than those to the south and presumably built after the construction of Orchard Street and later 19<sup>th</sup> C. The terrace is in two storeys of predominantly red brick but with decorative affectations in the way of polychromatic brickwork pilasters and spat bands. The roof is finished in pantiles with red brick stacks. The south facing flank elevation is stucco rendered. Each house has a pair of sash windows at first floor level and a hexagonal bay and entrance door at ground floor level. The window joinery is all original but only the door to No 41 is original and intact. No 42 seems to have an altered door with later glass panels with original leaded fanlight. The openings all have stone lintols. Plastic rainwater goods.



In common with the earlier terraces to the immediate north, these houses are set back behind small front gardens / areas. They also have basements and their areas are generally open with grilles but No 41 has a modern glazed panel over it. The boundaries have what appear to be in part at least original walls at Nos 40 and 41, but No 42 has a small hedge and No 39 a very dwarf wall. No 40 also has its original polychromatic tiled pavement.

These is a smart terrace which helps tell the history of the street and which makes a positive contribution to the conservation area.

### 43 Church Row

This is a characterful late 19<sup>th</sup> C house of two storeys with an attic and a basement and presumably built at the time that Orchard Street was created. The elevations are in red brickwork with (painted) contrasting brick decoration with heavily modelled quoins and projecting plat bands. Faux quoins to the window and door openings. Stone lintols articulated with projecting key stones. The roof has a slated finish with a polychromatic stack. The elevation to Church Row is symmetrical with paired windows at first and ground floors with a central entrance door. The elevation to Orchard Street has three storeys into the gable, again being symmetrically disposed. Sash window and door joinery seems all original.



To the north is a small garden which is now used as a parking place but there is a basement area which is covered by a plastic enclosure.

This is a characterful and interesting building which fits its site well and helps tell the story of development of this area. It makes a positive contribution to the conservation area.

### 44 Church Row

This is similar to the cottages at 36-38 Church Row with no front garden. It has a small basement area which is guarded by an iron grill. All original mid/late 19<sup>th</sup> C fabric with a modern panelled door.

As with the terrace to the north, this is a handsome house which makes a positive contribution to the conservation area.



### 45 Church Row

This is a two storey brick building with a hipped slated roof and brick stacks which seems to have been built in the mid/late 19<sup>th</sup> C as a house with some retail accommodation at ground floor level. It was extended to the south (presumably in the interwar years) with a single storey brick faced shop unit which is properly in St John Street and part of a terrace of similar elements there. This group (Nos 57, 58 and 59 St John Street) is not included in the list of heritage assets as they have very limited architectural or historic value, but No 57 is also part of No 45 Church Row and has, along with it, painted brickwork.

The original parts of the building have three sash windows at first floor level symmetrically arranged while at ground floor is a single sash window to the north. There is a large shop window to the south and two doors, the northern presumably originally to the domestic accommodation while the other would have served the commercial premises before the later extension was added. All openings have shallow brick arches except the shop window, which has a large fascia board. All door and window joinery is original except the larger door to the original shop - this now also has security grilles.

While the painted brickwork is regrettable the building is of interest and is positive in its contribution to the conservation area.

