INTRODUCTION

Warrior Square was designated a Conservation Area in 1990 because it has special architectural and historic interest and a character which needs to be preserved and enhanced.

This leaflet describes the main features that give Warrior Square its special interest. It is one of a series of leaflets forming the Council's Conservation Guide and should be read, in particular, with the Conservation Area Guidance leaflet. Together, these leaflets will help residents make informed decisions about development at their properties and, so, help to preserve and enhance the Conservation Area's special character.

WARRIOR SQUARE'S SPECIAL INTEREST

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

The Warrior Square estate was formed from a 13 acre field at the corner of the High Street and Southchurch Road. The field was subdivided into plots and auctioned in 1881 for the speculative development of shops and houses. A private garden in the centre of the estate had already been “tastefully laid out with tennis and croquet lawns and planted with beds of flowers and ornamental shrubs” and was to be reserved for the use of the Square's future residents, on payment of an annual fee of one guinea.

This garden was probably intended to encourage the estate's development in a location which, at that time, was seen as a little distant from the town's main attraction, the seafront, and from other developing areas. The garden did not achieve this purpose, and despite other incentives, development was slow. It took twenty years before the Square was substantially completed by which time Southend's late Victorian development boom was well under way.

Development around the garden was controlled by a stipulation that each completed house should be sold at or above a minimum price. Those on the south side were to have the highest sale price and were developed first with detached and semi-detached villas. More modest terraced houses were stipulated on the north side where the minimum price was to be £450. Development here took place in 1896 (nos. 13-43) and 1901 (nos. 1-11).

The south and west sides of the original Square have been largely redeveloped and the houses on the east side are of a later period. The Conservation Area, therefore, is confined to the surviving Victorian terrace on the north side and the central gardens which are now in public use.

Its special interest is summarised as:

**Example of a late Victorian Square**

Speculative housing around a central private garden was a common form of development in many urban areas in the 18th and 19th centuries, but not Southend. Warrior Square is a very late example and its failure may have discouraged any further attempt in Southend.

**Architectural Interest**

The north side of the Square has not been greatly altered and presents an attractive façade of typical late Victorian terraced housing with appropriate detailing and materials. The houses were built in pairs with mirrored designs - central entrance doors, recessed porches and balconies over, on either side of which are two-storey bays. Consequently, the terrace has a good degree of design unity. But note the subtle variations in design. Houses in the older part of the terrace are grouped in fours with square or canted bays, gables or hipped roofs to the bays and with different window designs typical of this period. Detailing such as panelled entrance doors with tiled and leaded lights surrounds, decorative ridge tiles, fish scale slates to some of the bay roofs and balcony ironwork, also provide attractive features.

**Setting and Townscape**

The central garden and the mature street trees provide an attractive setting for the terrace and help give the area a relatively peaceful character in the busy town centre.

Houses built in 1896 with good decorative detailing.
PLANNING CONSENTS

All development in the Conservation Area should follow the advice in the Conservation Area Guidance leaflet and, in particular, respect the features outlined above that contribute to its special character.

Planning permission is needed for development which materially affects the appearance or use of buildings or land. This can include, for example, re-roofing and altering windows, constructing extensions and new buildings.

ADVICE AND CONTACTS

Officers from the Technical Services Department are available to offer practical and technical advice on conservation and the need for consent. Contacts and sources of further information are given in a separate conservation leaflet.

Original detailing adds character to this 1896 house.