



Park Terrace Conservation Area Appraisal

February 2007



Contents

LIST OF FIGURES	3
1. APPRAISAL CONTEXT	4
2. THE STUDY AREA	6
3. HISTORY AND ARCHAEOLOGY	7
4. SPATIAL ANALYSIS AND APPRAISAL OF VIEWS.....	10
4.1 FORM.....	10
4.2 VIEWS.....	12
4.3 OPEN SPACES	13
5. BUILT FORM	14
5.1 THE INFLUENCE OF USE PATTERNS AND PATRONAGE.....	14
5.2 ARCHITECTURAL CHARACTER, MATERIALS, COLOURS AND TEXTURES.....	15
5.21 <i>Style</i>	15
5.22 <i>Plan, Form and Massing</i>	15
5.23 <i>External Walls and Façade Finishes</i>	15
5.24 <i>Roofs</i>	17
5.25 <i>Windows</i>	18
5.26 <i>Porches</i>	19
5.27 <i>Doors</i>	20
5.28 <i>Enclosure</i>	20
5.29 <i>Shop Fronts</i>	21
5.210 <i>Details and Features</i>	21
5.211 <i>Groundscape and Public Realm</i>	21
5.3 LISTED AND UNLISTED BUILDINGS OF IMPORTANCE	22
5.4 TREES, GREEN SPACES, EDGES AND ECOLOGY.....	25
5.5 DETRACTORS, NEUTRAL AREAS AND GAP SITES – ENHANCEMENT AND DEVELOPMENT OPPORTUNITIES	25
6. PRESSURES AND THREATS	27
7. SUMMARY OF SPECIAL INTEREST	28
8. RECOMMENDATIONS AND PROPOSALS.....	29
SOURCES.....	30
APPENDICES.....	31

List of Figures

FIG. 1:	<i>Park Terrace in 1900</i>	8
FIG. 2:	<i>The Western edge of the square showing the baths and library with the foliage from the park overhanging the pavement</i>	
FIG. 3:	<i>The Boulevard facing towards the intersection with Scotia Road</i>	11
FIG. 4:	<i>Modern road map showing the approaches</i>	11
FIG. 5:	<i>View through the park towards the Park Terrace</i>	12
FIG. 6:	<i>View over the Greenway towards Burslem</i>	13
FIG. 7:	<i>Façade finishes: Flemish bond brickwork with moulded brickwork frieze panels</i>	15
FIG. 8:	<i>Façade Treatments: Half-rendered house in Stanley Street</i>	16
FIG. 9:	<i>Jubilee Institute and house in Stanley Street built a few years later</i>	17
FIG. 10:	<i>Decorative tiles at No 24 Stanley Street</i>	18
FIG. 11:	<i>Front door of No 13 Park Terrace</i>	19
FIG. 12:	<i>Edwardian shop front in Approach 1</i>	20
FIG. 13:	<i>The Public Library (Victoria Institute)</i>	21
FIG. 14:	<i>Station Chambers on Approach 1</i>	22
FIG. 15:	<i>No 24 Stanley Street in the foreground with Nos. 22 and 20 behind</i>	23
FIG. 16:	<i>Streetscape photograph from Tunstall High Street with Jubilee Buildings c1950</i>	24
FIG. 17:	<i>Streetscape showing planters and high demand of car parking in Park Terrace</i>	25

1. Appraisal Context

- 1.1 This Character Appraisal has been prepared for Park Terrace Conservation Area, whose original boundaries were designated in February 1988.
- 1.2 Conservation Areas are designated by Local Authorities as fulfilment of duties imposed by Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This defines Conservation Areas as:

“areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”

Special interest may originate from a variety of sources, while character is defined in a holistic sense rather than deriving from the merits of any single building.

- 1.3 Publishing of Character Appraisals is required under the Office of the Deputy Prime Minister’s *Best Value* initiative (BVPI 219b), though best practice has long required their preparation. The objective of an Appraisal is to analyse and define in depth the special interest and traits which make up the *character* of a Conservation Area, to identify the pressures and challenges facing its survival and to recommend courses of action which will aid in achieving sensitive management, preservation and enhancement (the latter points fulfilling duties imposed by Section 71 of the 1990 Act).
- 1.4 Conservation Area status is a material consideration in the evaluation of planning applications. Here Section 72 of the 1990 Act requires Local Planning Authorities to pay special attention to the desirability of achieving preservation or enhancement through their decision making. Appraisals represent an important resource in fulfilling such duties while Planning Policy Guidance 15, *Planning and the Historic Environment*, provides a principal point of guidance. Where new development is planned Appraisals may provide a useful design resource to those proposing it.
- 1.5 Conservation Area status curtails certain ‘permitted’ householder development rights requiring planning permission to be sought in these areas (outlined in the General Permitted Development Order 1995). Local Authorities have further powers to restrict permitted developments to the elevations of properties that front the highway through the introduction of Article 4(2) designations, while approval of the Secretary of State is required for more wide ranging 4(1) designations. As part of this appraisal an Article 4(2) Direction was introduced in December 2006.
- 1.6 BVPI 219c requires production of distinct Management Strategy documents for each Conservation Area. The basis of these documents is the analysis contained within and recommendations arising from each Appraisal. These documents will provide a boost in efficiency while helping ensure fulfilment of statutory duties. In the context of the new Local Development Framework (LDF) these Management Strategy documents may eventually be adopted as Supplementary Planning Documents.
- 1.7 Work on the new LDF is currently proceeding. In the interim, policies included within the City Plan 2001 continue in force unless superseded by those arising from the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011 or Regional Planning Guidance. The City Plan reiterates the Authority’s commitment to fulfilling statutory

duties regarding Conservation Areas and listed buildings, sets design and development standards, and introduces two non-statutory 'lists' of relevance to this Appraisal: a *Local List* (Buildings of Special Local Interest) and *Areas of Archaeological Importance*.

- 1.8 When reading or using an Appraisal it is important to note that while every effort is made to provide detailed analysis the document can never be comprehensive. Failure to mention a particular element or detail *must not* be taken to imply that it is of no importance to an appreciation of the character or appearance of the Area and thus of no relevance in consideration of planning applications.
- 1.9 This Appraisal has been produced by the Directorate of Regeneration and Heritage (Urban Design and Conservation), Stoke-on-Trent City Council. Enquiries regarding this Appraisal should be addressed to:

The Urban Design Team:

Principal Design and Conservation Officer
01782 23 2477

Senior Design and Conservation Officer
01782 23 2154

Design and Conservation Officer
01782 23 5023

2. The Study Area

- 2.1 Park Terrace is a suburb of Tunstall, which is the most Northern of the six towns of Stoke-on-Trent. The town sits on a ridge between two Stoke-on-Trent valleys approximately halfway between the towns of Kidsgrove and Burslem, and within the City Ward of Tunstall. Originally a small settlement within the Manor of Tunstall, Tunstall town centre was planned and created during the early nineteenth century, it now merges with the late nineteenth-early twentieth century suburban sprawl which has grown between Tunstall and Burslem.
- 2.2 Park Terrace Conservation Area is predominantly residential in character, consisting of mostly terraced houses with a small number of detached properties. It has never been a centre of significant industrial activity, while commerce has a minor presence along the Boulevard and Park Terrace. The broader area is dominated by Tunstall Town Centre, with a residential mix to the North and East and a commercial mix to the West and South. Tunstall, being on the edge of the city of Stoke-on-Trent, is not as densely populated as other parts of the city.
- 2.3 Historically the Conservation Area has had a majority of residential properties housing workers for the local industries of tile making, mining and potteries. The area benefited from local politics and competition between the six towns to create workers who were healthy in mind and body.
- 2.4 The area is part commercial, part recreation and part residential with a number of large families living in the area and maintaining their houses in a similar style.

3. History and Archaeology

- 3.1 The prehistory of Tunstall is currently vague but in the 16th century Tunstall Manor or Court was a large estate which included parts of Cheshire and extended as far as Sneyd and Wolstanton. This estate can be traced back as far as 1212 under the overlordship of the Earl of Chester.
- 3.2 Tunstall is one of the youngest towns in the city and became part of the city in 1910. Tunstall village was described in 1802 as the “pleasantest village in the pottery”¹ and it developed from a village to a town between 1816 and 1840. In 1821 there were 520 inhabitants of Tunstall but by 1871 there were 2,375.
- 3.3 Tunstall has a long history of earthenware manufacture with pottery, tiles, bricks, and collieries common and successful in the area. Pottery has been made in Tunstall since the 14th century and Enoch Booth, who created ‘creamware’, worked in Tunstall in the 1750’s. Tunstall also had the largest pottery in the area, Greengates Pottery, which was built by celebrated Staffordshire potter William Adams in the 1750’s. From the early eighteenth century onwards there is evidence of tile manufacturing in Tunstall. In 1817 the town was particularly noted for its tile manufacture, by the nineteenth century Nash Peak Works was one of the largest tile manufacturers in the country and in the twentieth century Pinnox Works in Woodland Street, owned by Richard Tiles Ltd, was one of the largest tile manufacturers in the region.
- 3.4 The Conservation Area has various transport links with Little Chell Lane being one of the oldest roads near the Victoria Park and evident on Yates map of 1775 (see appendix). The road to Congleton was turnpiked to 1770 and the road to Newcastle & Burslem in 1763. The Trent and Mersey Canal which runs in the valley parallel to Tunstall was built between 1766 and 1777. All these transport links served to increase the accessibility and popularity of the village of Tunstall and turn it into a town.
- 3.5 The Loop railway line was built in 1870 firstly to service the collieries in the area and then in 1875 a passenger service was introduced. The Loop line included stations at Kidsgrove, Newchapel, Burslem and Hanley. It served as an important connection between the towns and with the passenger service, development increased in the area.
- 3.6 With the growth of the town came an increased population and with that an increase in unlawfulness and bawdy behaviour. At the same time considerable competition was growing within the city to be the first town to have various public amenities such as parks, baths and libraries. In an effort to improve the health and behaviour of the workers the town worthies in 1887 commissioned distinguished local architect Absalom Reade Wood to design a public library and baths and later The Victoria Park.
- 3.7 The land where the current Conservation Area now stands was in 1880 an area of rough land with earthworks and The Boulevard existed in form of a small lane called Mill Street.
- 3.8 In 1889 – 1890 the Victoria Institute and the Jubilee Buildings were built to commemorate the golden jubilee of Queen Victoria and the library was moved there in

¹ Allbutts Directory of the Potteries - 1802

1891. It also housed a School of Art and Science and a City Museum as well as a fire station.

3.9 The construction of the public buildings caused the area to become a popular place to live and the area around the park quickly developed with the terraces in the Boulevard being built around 1891 and Park Terrace being built around 1893.

3.10 It is believed that the row of terraces in Stanley Street that face away from the park do so because the park was originally a recreation ground for the baths and not a public park.

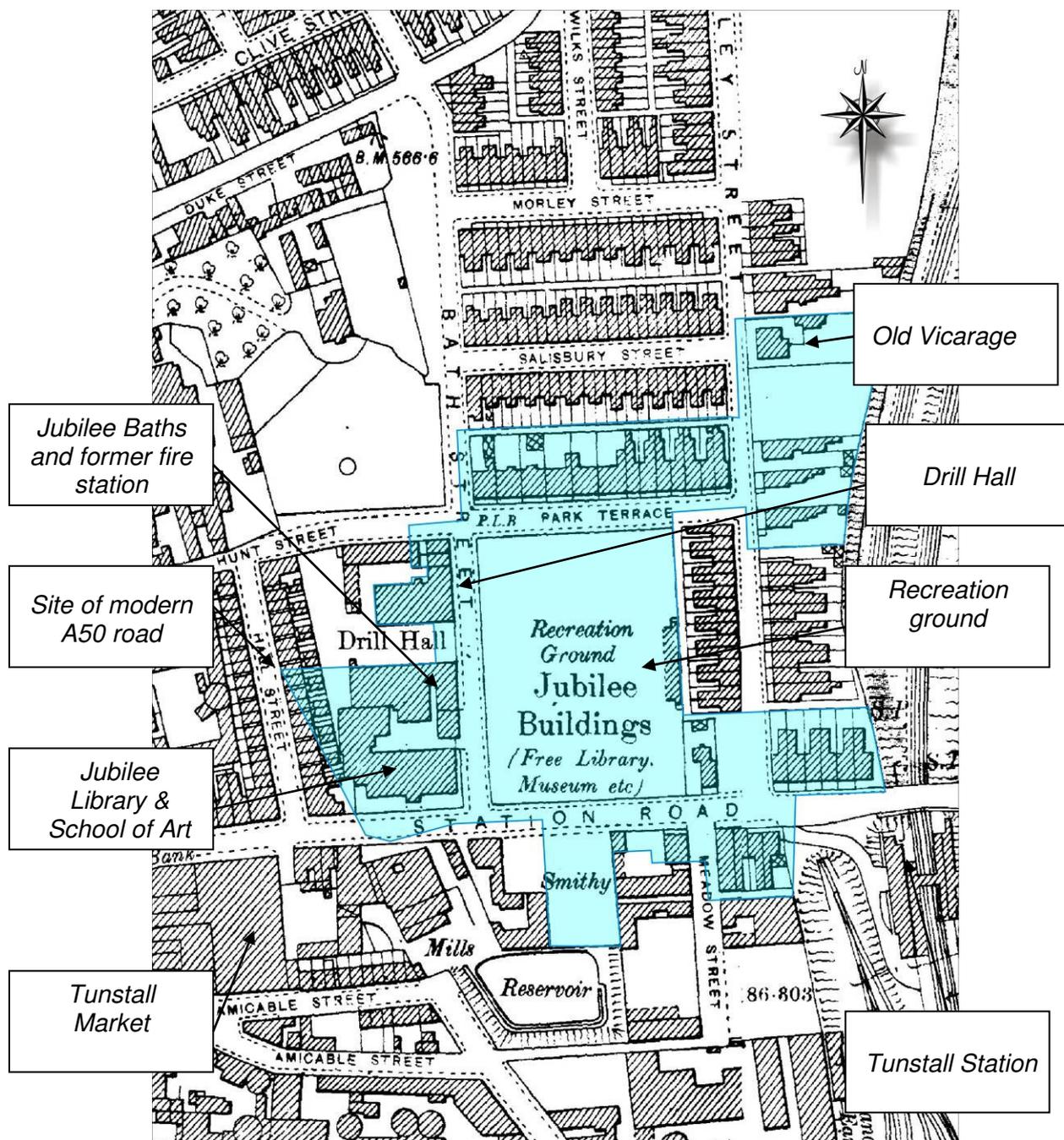


FIGURE 1: Park Terrace in 1900.

3.11 With the exception of the clearance of the site to the South of The Boulevard (previously called Station Road), which included a large Art Deco cinema that closed in 1989, there has been little modern change to the Conservation Area.

3.12 Although there is a cleared site in the Boulevard opposite the park, there has been little new development within the Conservation Area. There is evidence of normal domestic alterations such as extensions and window replacements.



FIGURE 2: *The Western edge of the square showing the baths and library with the foliage from the park overhanging the pavement.*

3.13 There are no specific entries on the Sites and Monuments Record for Park Terrace Conservation Area.

4. Spatial Analysis and Appraisal of Views

4.1 Form

- 4.11 At the centre of the Conservation Area and the community is the Memorial Garden, formally a recreation ground for the Victoria Institute. The area is dominated by two roads; The Boulevard (A527) and Scotia Road (A50), both these roads pre-date the Park Terrace development in some form.



FIGURE 3: *The Boulevard facing towards the intersection with Scotia Road with the Memorial Garden on the right.*

- 4.12 The Conservation Area is interconnected by three distinct paths - the main traffic routes - here termed '*Approaches*'. Subsidiary routes take the form of straight residential roads (either one-way or dead ends) at ninety degrees to the approaches. The following definitions are used thus:

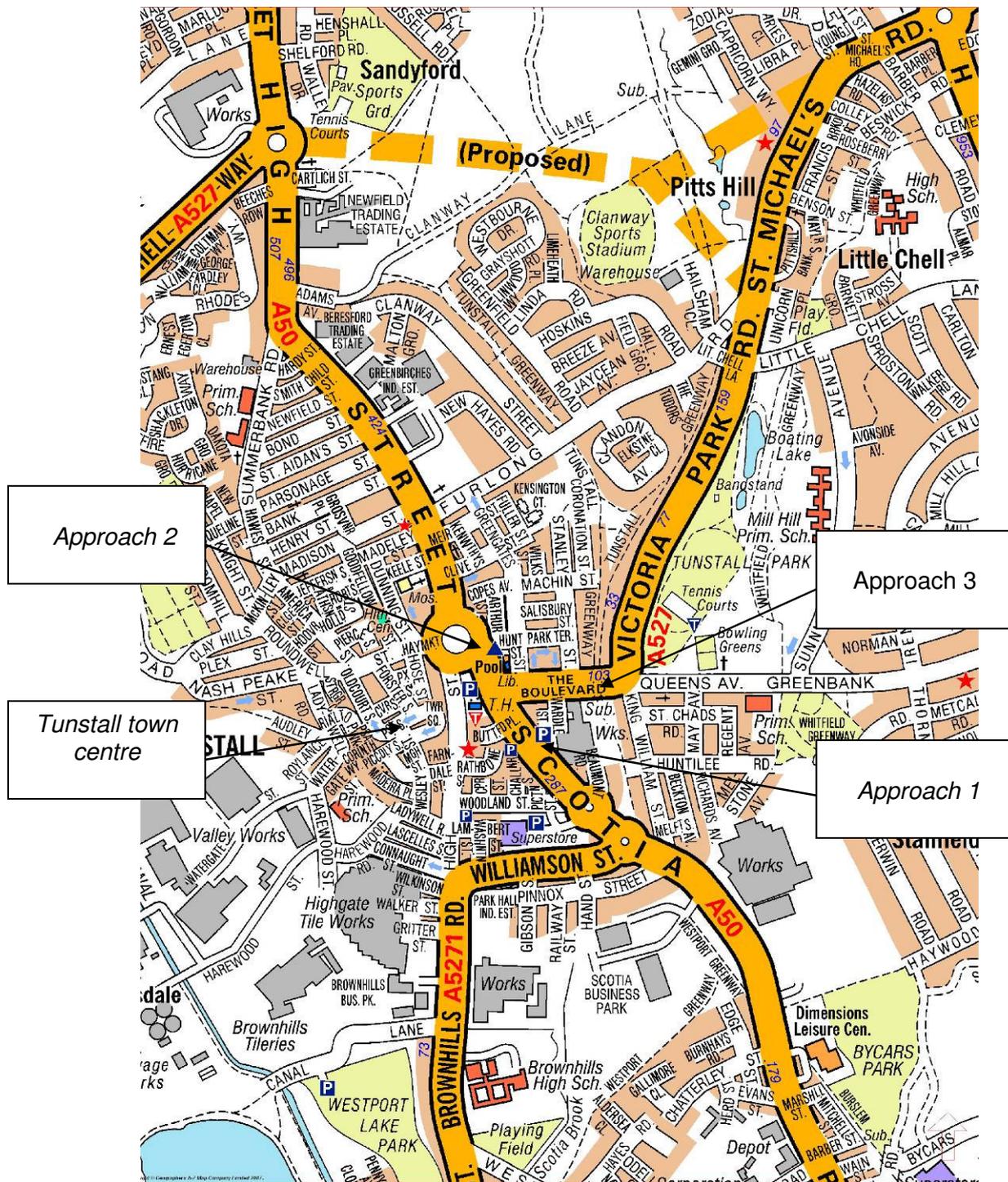


FIGURE 4: Modern road map showing the approaches

- **Approach 1:** Scotia Road from Burslem (A50).
- **Approach 2:** Scotia Road from Goldenhill (A50).
- **Approach 3:** The Avenue (the Boulevard) from Chell.
- **Core:** The Memorial Gardens (also know as the Recreation Ground or Little Park)

4.2 Views

- 4.21 A number of significant internal views, alignments and relationships can be identified:
- Those views surrounding the core of the Conservation Area (The Park) are the most important to the character of the area. This includes the views through the park to the Victoria Institute and to the large terrace houses in the centre of Park Terrace.
 - The Victoria Institute is a prominent building within the Conservation Area due to the massing and scale of the building. There are no other buildings of that height or scale in or immediately adjacent to the Conservation Area. The building dominates the surrounding streets and glimpses of the building through the tree foliage can be seen from the park and Park Terrace. It is almost impossible to view any one elevation in its entirety the building is glimpsed through or round other structures.



FIGURE 5: *View through the park towards the Park Terrace.*

- 4.22 Views of quality out of the Conservation Area are limited.
- The Boulevard provides views to both adjacent Conservation Areas; to the West towards historic Tunstall Town Centre and Market (dominated by the Jubilee Buildings) and to the East towards Victoria Park which is dominated by the tower of the Roman Catholic Church of the Sacred Heart.
 - The greenway running along the Eastern edge of the Conservation Area along the former railway line provides an attractive green view across the city towards Burslem with sloping green grass and walkways past an old railway signal post.

4.3 Open Spaces

- 4.31 Whilst the central area of the Memorial Park is open around the war memorial (to both the World Wars) the edges of the park are heavily planted with trees and shrubs. These enclose the surrounding roads and create a sense of intimacy whilst allowing glimpses of the focus point (the memorial) through the greenery. The Park was originally a recreation ground for the library and baths and this is in evidence on the 1900 map (see appendix) and in that surrounding houses have not all been built facing the park.
- 4.32 There is at present a large open space of undeveloped land South of the park across the road. This area was given permission in 2005 for a 35 apartment development and as this document is being written work is starting at the site.
- 4.33 Adjoining the Conservation Area to the East is the Tunstall section of 'The Greenway', a foot and cycle path and green area created along the cutting of the old 'Loop' railway line and is now a foot and cycle path criss-crossing the city of Stoke-on-Trent. Most of the greenway at this point is set in a cutting but to the South of the Conservation Area the greenway expands at the point where the station would originally have been.



FIGURE 6: *View over the Greenway towards Burslem.*

5. Built Form

5.1 The Influence of Use Patterns and Patronage

- 5.12 Until the 1880's the area was an undeveloped region to the East of the village of Tunstall.
- 5.13 Under the patronage of the local dignitaries including Sir Smith Child the village grew into a town. The Victoria Institute was built largely as a result of his efforts and support and the building accommodated, at various times, a museum, an art school, a technical school, a high school for girls, a fire station, a swimming pool, a library and a reading room. Sir Smith Child contributed much to Tunstall and the clock tower in Tower Square was erected in his honour by public subscription.
- 5.14 Tunstall station was built in the Boulevard (Then Mill Street) in 1873 and the street renamed Station Road soon after. This important development created development opportunities to the East side of the town and the town rapidly expanded.
- 5.15 The park square is unusual in that only two sides of the park are faced by buildings, the third being outward facing and the fourth side being the main road. It is clear to see that the large more expensive houses face the park whilst the smaller houses on the West side of park terrace face the side of the terrace in Stanley Street. This is due to the fact that the road pre-dates the park and the park was originally a recreation ground.
- 5.16 As one of the youngest towns of the potteries Tunstall benefited from the relatively new idea of worker's moral and physical health and therefore none of the underprivileged housing which was in evidence throughout the Potteries was built in this area of Tunstall.
- 5.17 The area is a mix of residential and commercial properties with the Jubilee Buildings dominating the West end of the Conservation Area, the memorial park in the centre and the greenway, Ryan Hall and Station Chambers at the East end of the Conservation Area.

5.2 Architectural Character, Materials, Colours and Textures

5.21 Style

The Conservation Area has a consistent architectural style of Edwardian brick suburban architecture but breaks down into four distinct building groups. Residential terraced houses on Park Terrace which are slightly larger and better quality than the other terraced housing in the area, the terraces in the Boulevard, the detached houses on Stanley Street and the commercial/community buildings such as the Victoria Institute and Ryan Hall. The Former Drill Hall, currently called Mr B's, is a fine example of the Arts and Crafts style and is currently vacant. The houses in this Conservation Area are of a more universal, typical throughout the country type than others in the surrounding area.

5.22 Plan, Form and Massing

The majority of houses in the Conservation Area are terraced with small front gardens with dwarf walls parallel to the street. The houses on Park Terrace facing the park differ from others in the area by virtue of their larger size, two bayed frontage (with most being full height and some being half height) and three storey central sections. With the exception of the central houses on Park Terrace a majority of houses within the area are two storeys and have a single half or full height splayed bay. The terraced houses generally include a small high-walled back yard backing onto alleyways and are aligned with the street. The eaves details, gable details and windows details such as lintels are similar in style throughout the Conservation Area creating a unity and continuity to the area. The area is not overshadowed by any tall buildings so horizons show chimney pots, the decorative ridge tiles and trees. The buildings within the Conservation Area are within blocks of property with only the larger houses in Stanley Street standing detached on their own.

5.23 External Walls and Façade Finishes

- Brickwork

Smooth red facing brick laid in Flemish bond is the common façade material across the Conservation Area and it is also used for boundary walls and gate posts. English bond finds an isolated use in the Jubilee buildings (The baths and library) and stretcher bond is in evidence in the brickwork panels of Station Chambers on approach 3. Flemish bond is used strikingly with moulded brickwork frieze panels throughout the area. Ornamental dentil and eaves detailing in brick is also much in evidence within the Conservation Area. The bricks most commonly used in the Conservation Area are an unusual deep red brick which gives a softer impact than the usual nineteenth century harsh red and purple local clay bricks and sharpens the decorative detail on the buildings.



FIGURE 7: *Façade finishes: Flemish bond brickwork with moulded brickwork frieze panels.*

- *Stonework*
Very little stonework is in evidence in Park Terrace Conservation Area. Both Ryan Hall and Station Chambers on approach 3 have elements of stonework within their detailing. Stone (often painted) is also in evidence in the decorative cills and lintels throughout the area.
- *Façade Treatments*
Some of the terraced houses have been rendered, a particular examples of which is Park House on Stanley. Although Station Chambers has been painted the majority of the buildings have retained their unpainted decorative brick façades.



FIGURE 8: *Façade Treatments: Vernacular Revival house in Stanley Street with wet dash render and timber cladding to gables*

5.24 Roofs

- Material

Virtually all roofs carry dark blue-purple clay tiles. Decorative roof detailing is in evidence in ridge details and finials to bay roofs. In particular Park Terrace, Stanley Street and Greengates Street have designed ridge tiles of varying curves and circle patterns. These roof details were designed to compliment and connect with the roof to the Jubilee Institute.



FIGURE 9: *On the left is the Jubilee Institute and on the right a house in Stanley Street built a few years later*

- *Pitch and Type*

The Conservation Area contains similar roof types with simple, gently pitched roofs dominating through their use on terraced houses with frequent ornamental bay gables especially prominent on Park Terrace and Stanley Street. Roofs form a key component of overall style, especially through their decorative detailing.

5.25 Windows

- *Type and Fenestration*

About 50 % of the windows are timber across the Conservation Area and of those, ten still retain their sash windows. Providing a strong vertical emphasis with their rectangular shape, windows on the first floor where there are not two storey bays take the form of single or paired windows. The bays consist of 3 large rectangular windows. Many of the windows have large decorative lintels and cills which counterbalance the vertical emphasis of the windows. There is almost no alteration of the window sizes across the Conservation Area. Ryan Hall and Station Chambers on Approach 3 both have unique window styles within the Conservation Area. Ryan Hall having a large fixed lower paned main window with two upper margin lights separated by a decorative cast iron spandrel and Station Chambers next door has a large single paned central opening timber framed window behind a colonnade which is below an entablature. The Jubilee Buildings have large sash windows and also two large central stone stained glass small paned windows with stone mullions and transoms above the entrance to the library. Large stone arched timber windows are a feature of the third (top) storey of the Jubilee Buildings and are also repeated on the second floor of the former Drill Hall in Greengates Street. No 71 the Boulevard has timber sash windows with tripartite sash windows to the side elevation and also one stained glass timber sash window on the same elevation.

5.26 Porches

With the exception of the residential properties on Greengates Street all the houses have recessed porches. There are no modern porches although some houses in Park Terrace have fitted a new front door to enclose the recessed porch. No 17 Park Terrace and No 24 Stanley Street still retain the original Victorian decorative porch tiles. There are two sizes of porches within the Conservation Area, wide porches allowing for thin rectangular windows either side of the front door and narrow porches fitting to the front door.



FIGURE 10: *Decorative tiles at No 24 Stanley Street*

5.27 Doors

Few original or traditional front doors survive and the majority of front doors have been replaced with uPVC. The larger and more decorative houses in Park Terrace and Stanley Street have wider porches allowing for thin rectangular windows either side of the front door to let light into the hallway some houses such as No 13 Park Terrace still retain this feature.



FIGURE 11: *Front door of No 13 Park Terrace*

5.28 Enclosure

In all cases private space to the front or rear of properties was historically enclosed by brick walls. Rear gardens have high brick walls and front gardens dwarf brick walls with stone caps. Very small front gardens of a depth of one metre are common throughout the Conservation Area.

5.29 Shop Fronts

The Conservation Area is mainly residential (the converted commercial properties retain the original residential facades) there is one shopfront in Approach 1 which is a fine example of an Edwardian shop front with a corner entrance door. It still retains original glazing bars and decorative opaque glass transom panels.



FIGURE 12: *Edwardian shop front in Approach 1.*

5.210 Details and Features

- The memorial to the war dead of both world wars in the centre of the former recreation ground (now called Tunstall Memorial Gardens) is an important reminder of the local community. Work has been carried out recently to protect and maintain the memorial.
- The park has grand entrance gates along The Boulevard and is surrounded by a simple traditional metal fence with three entrances into the park.

5.211 Groundscape and Public Realm

- Original street, pavement and kerbing materials have been almost entirely replaced with tarmac or concrete slabs across the Conservation Area, though in some places setts continue to line gutters. The streetscape has been recently redesigned to allow areas for parking using planters and raised herringbone patterned red bricks.
- With the exception of pillar boxes no original street furniture survives within the Conservation Area.

5.3 Listed and Unlisted Buildings of Importance

5.41 Buildings on the Statutory List

- Tunstall Public Library and Public Baths

5.42 Buildings of Special Local Interest Listed in The Local Plan

- Mr B's, 17 Greengates Street (Former Drill Hall)



FIGURE 13: *The Public Library (Victoria Institute).*

5.43 Unlisted Buildings of Note

The Conservation Area has had no modern buildings due to the condensed nature and small size of the area. New apartments are currently being built on Approach 3. The following selection of notable unlisted buildings is by no means comprehensive:

- *Station Chambers (Tunstall Assurances)*: a large building that dominates the East side of Approach 3 with stone pilasters and brick panels and a stone parapet.
- *Ryan Hall (The Boulevard)*: has a large single paned central opening timber framed window behind a colonnade below an entablature on the first floor with stucco throughout and a similar, if not plainer theme to the ground floor façade.



FIGURE 14: *Station Chambers on Approach 1*

- *No 22 Stanley Street (Glenville) and No 20 Stanley Street (Highfield):* a pair of detached dwellings with ornamental porch and bay roof with metal detailing. Eaves detail has a large flower motif repeated along the front elevation.



FIGURE 15: *No 24 Stanley Street in the foreground with Nos. 22 and 20 behind.*

-
- *No 24 Stanley Street (Glenroyd)*: a detached house with terracotta decorated tiles on the gable end and three panelled frieze on the bay showing the completion date of 1892.
 - *Parkfield House (No 26 Stanley Street and Christchurch Vicarage)*: a detached house with two gables with mock timber framing and sash windows with ornamental terracotta lintels.
 - *No 19 Park Terrace*: which retains its sash windows, front door and ornamental terracotta frieze.

5.4 Trees, Green Spaces, Edges and Ecology

- 5.41 The back yards are small and contained by high walls so not much foliage is visible. There are no tree preservation orders in place in the Conservation Area.
- 5.42 The most important green space is the Memorial Park with its semi formal layout and large expanses of lawn. The park is bordered by mature trees and foliage which creates a sense of mystery and protection when in the park.
- 5.43 Front gardens are very small and are mostly kept as hard landscaped areas reducing the greenery within the Conservation Area.
- 5.44 Planting has been used to create the parking bays (off the main roads) and landscape the road and this softens the impact of the tarmac roads on the Conservation Area.

5.5 Detractors, Neutral Areas and Gap Sites – Enhancement and Development Opportunities

- 5.51 Features which detract from the character and appearance of the Conservation Area include:
- Heavy traffic using The Boulevard and along the A50 Scotia Road to the West of the Conservation Area. Both these routes create noise and pollution while disrupting connectivity.



FIGURE 16: *Streetscape photograph from Tunstall High Street with the Jubilee Buildings in the distance c1950*

- Parking is at a premium within the Conservation Area with double yellow lines and parking bays. Few houses have rear drives and therefore residents park on the road. The close proximity of the town centre and retail parks where parking is charged increases this demand.
- Replacement windows and doors, particularly those made of PVCu. These are often of varied design within the square and surrounding environs, spoiling their harmony, while plastic windows are intrinsically harmful to the appearance and fabric of historic buildings.



FIGURE 17: Streetscape showing planters and high demand of car parking in Park Terrace

5.52 Neutral Aspects – those neither contributing to nor detracting from the character or appearance of the Conservation Area – include:

- Some front boundary walls have been modified with inappropriate materials.

5.53 There are no gap sites within the Conservation Area.

6. Pressures and Threats

- 6.1 Replacement windows and doors, particularly those made of PVCu spoil the harmony of the Conservation Area. These are often of varied design within the square and surrounding environs. Plastic windows are intrinsically harmful to the appearance and fabric of historic buildings.
- 6.2 The Conservation Area is rapidly changing due to the recent plan for a retail centre to the South-East of the town centre. Unless carefully managed this could have a detrimental affect on the Conservation Area.
- 6.3 Parking is at a premium within the Conservation Area. Currently double yellow lines and parking bays are in force in the area.
- 6.4 Tunstall Library remains within the Jubilee Buildings but only uses the ground floor. There are proposals to relocate the facility which will require the reuse of this important and prominent listed building.
- 6.5 The former Drill Hall has remained vacant for some time and maintenance is required on the building to prevent further decay.
- 6.6 Heavy traffic using The Boulevard and along the A50 Scotia Road to the West of the Conservation Area create noise and pollution and disrupt connectivity.

7. Summary of Special Interest

Architecture

Park Terrace Conservation Area is in some senses an architectural set piece. The local influences on the domestic architecture can be clearly seen.

History

The Conservation Area is relatively new in terms of Tunstall's development but the history and development of the area can be clearly seen in the dates and styles of the buildings. As little has changed in the Conservation Area since the buildings' conceptions it is easy to visualise the area as it was built.

Character and Appearance

The Conservation Area has an urban feel. It is tied together by the Jubilee Buildings and the park which together give an open and strong character to the area, creating a little oasis of green within the urban sprawl.

8. Recommendations and Proposals

8.1 Boundaries

Minor revisions have been carried out to two terraces and complete the scene of the Conservation Area and include within the area a Edwardian shopfront.

- The Boulevard The road is an historic feature which predates most buildings in Tunstall, while the houses here have a direct dialogue with Holy Trinity Church. These properties are attractive, typical terraced houses which residents and other authorities felt should be included when originally consulted in 1976.

8.2 Boundaries in each case are suggested by natural breaks in townscape character or historical developmental patterns and relationships. These appear clearer cut within Approaches 1 and 2 than Approach 3, where development was more erratic and much redevelopment has taken place.

8.3 The survival of many original features including windows and boundary walls is a crucial aspect of the special interest of the Conservation Area and demands the introduction of Article 4(2) designations to prevent insensitive modifications. The existing Article 4 designation covering render will need obvious revision following extension of boundaries and in light of the 1995 GPDO which removed many forms of façade treatment from permitted development within Conservation Areas. Provision of generic guidance to householders on sensitive home improvement options should be considered whether or not a new Article 4 designation is approved.

8.4 Some of the notable unlisted buildings included in section 5.43 might be considered for inclusion in the Local List at its next review.

8.5 A development brief may be necessary for any future work planned for the Jubilee Buildings for their retention and sensitive conversion should the current uses be moved out.

Sources

Books/Pamphlets

Baker, D, 1991: *Potworks*. RCHME.

Dobraszczyk, A. *Social History Walks: Tunstall*. Keele University.

James, D. *Staffordshire's Lost Railways*. Stenlake Publishing Ltd

Stoke-on-Trent City Museum & Art Gallery, *Staffordshire Archaeological Studies – Museum Archaeological Society Report, New Series No.4 1987*

Victoria County History Vol. VIII.

Maps

Hargreaves Map 1832.

OS various scales: 1877, 1900, 1926, 1937.

Part of a 16th Century Staffordshire Map, by Christopher Saxton dated 1577 From <http://www.thepotteries.org/maps/1577.htm>. 2nd March 2007

Photographs

Original pictures (Park Terrace Conservation Area Photographic Survey).

Policy documents to which reference made

DoE, 1995: *PPG15: Planning and the Historic Environment*.

General Permitted Development Order 1995.

Government Office for the West Midlands: *RPG 11 Regional Planning Guidance for the West Midlands*.

Planning (Listed Buildings and Conservation Areas) Act 1990.

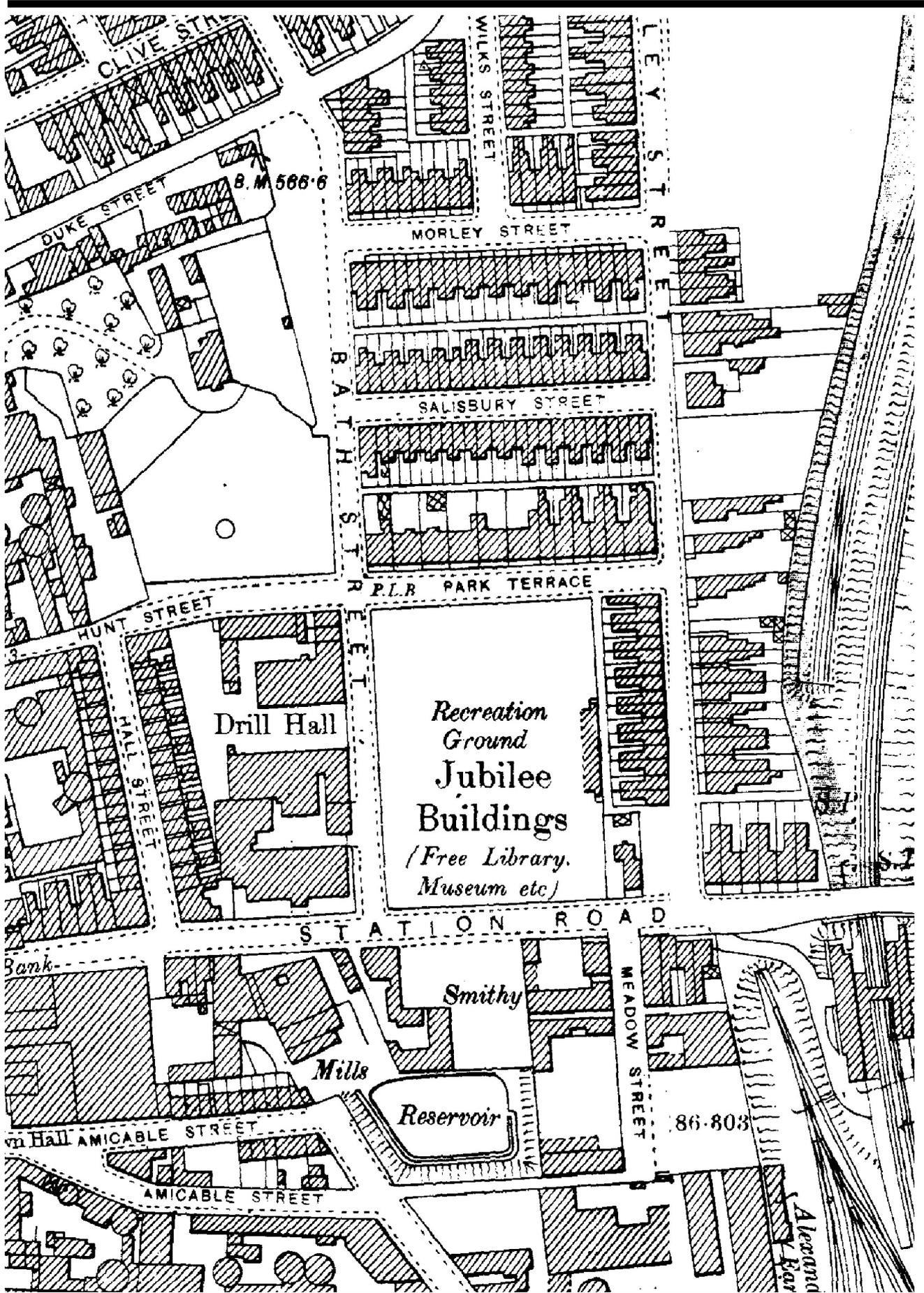
Staffordshire and Stoke-on-Trent Structure Plan 1996-2011.

Stoke-on-Trent City Council: *Local Plan 2001*.

Appendices



Yates map of 1775 from *Staffordshire Archaeological Studies – Museum Archaeological Society Report, New Series No.4 1987*



Ordnance Survey Map of Park Terrace from 1900