



Victoria Park Conservation Area Appraisal

February 2007



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1. Appraisal Context

- 1.1 This Character Appraisal has been prepared for Victoria Park Conservation Area, whose original boundaries were designated in February 2001.
- 1.2 Conservation Areas are designated by Local Authorities under 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 Production 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, open space or waterway through the introduction of Article 4(2) designations, while approval of the Secretary of State is required for more wide ranging 4(1) designations. An Article 4 designation restricting the alteration of windows and roof, installation of satellite dishes and painting of exteriors was introduced for Victoria Park in 2002.
- 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, while 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:

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2. The Study Area

- 2.1 Victoria Park is a suburb of Tunstall, which is the most Northerly 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 created and planned during the early nineteenth century; it now merges with the late nineteenth-early twentieth century suburban sprawl of Stoke which has grown up between Tunstall and Chell.
- 2.2 Victoria Park Conservation Area is centred around the Victorian park of the same name and includes semi-detached residential properties of a similar age to the park. Prior to the building of the park the land was partially used as a colliery and oil works. 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 surrounding area has been used for residential properties housing workers for the local industries of tile making, mining and potteries. But that is not the case with this Conservation Area as the standard of housing is more suited to shopkeepers and traders.
- 2.4 Tunstall developed dramatically in the 1900s as the local pottery and tile industry started booming. The development of the park considerably increased the popularity of the surrounding area and many new houses were built in the following years.
- 2.5 The area today houses mostly a mixture of residents who have lived in the area for many years and is resolutely middle class.
- 2.6 In recent years the park has as declined lack of funds and poor maintenance has caused the buildings to deteriorate. The Floral Hall which was a central park of the community has closed and the park is open 24 hours a day leading to problems with antisocial behaviour in the park.
- 2.7 There are proposals to improve the Floral Hall currently being considered by Development Control. A funding bid has also been prepared for the park.

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.
- 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.
- 3.4 The 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 in 1770 and the road to Newcastle & Burslem in 1763. The Trent and Mersey Canal which runs in the valley parallel to Tunstall was built 1766-1777. All these transport links served to increase the accessibility and popularity of the village of Tunstall.
- 3.5 The Loop railway line was built in 1870 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 came increased development 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 commissioned distinguished local architect Absalom Reade Wood in 1887 to design a public library and baths and later the Victoria Park.
- 3.7 In the 1890’s the land for the park was bought by Tunstall Urban District Council at a cost of £4,835 for 33 acres and the plans for the park were prepared. The land to the West was to be used for housing with a further £2,028 spent to create a road from the station to Pitts Hill (which was originally Victoria Road) known as Victoria Park Road. Scotia Brook used to naturally flow through the area which is now the park. The brook was gradually converted into a culvert between 1909 and 1999.
- 3.8 The majority of houses adjacent to the park were built between 1900 and 1924 with the rest following quickly after.

¹ Allbutts Directory of the Potteries - 1802

3.9 Due to financial problems the park was built over a period of 11 years, from 1897 to 1908. The park was originally planned to celebrate the diamond jubilee of Queen Victoria but by the time it was completed it was opened to commemorate the coronation of King Edward VII. Many of the features still in evidence today such as the gate, tower and bandstand were gifts from local dignitaries necessary as public funds for the completion of the park diminished.

3.10 The pavilion, later known as the Floral Hall, was completed in 1911 and the plant conservatory was added somewhere between 1924 and 1937. This building remained an important community building and many local wedding receptions and dances were held there. Today the building is boarded up and the conservatory was removed in 1997 for safety reasons.

3.11 Much of the original layout of the park is still in evidence and used, although some features such as the paddling pool have been filled in for safety reasons. There has been little development in the area in recent years.

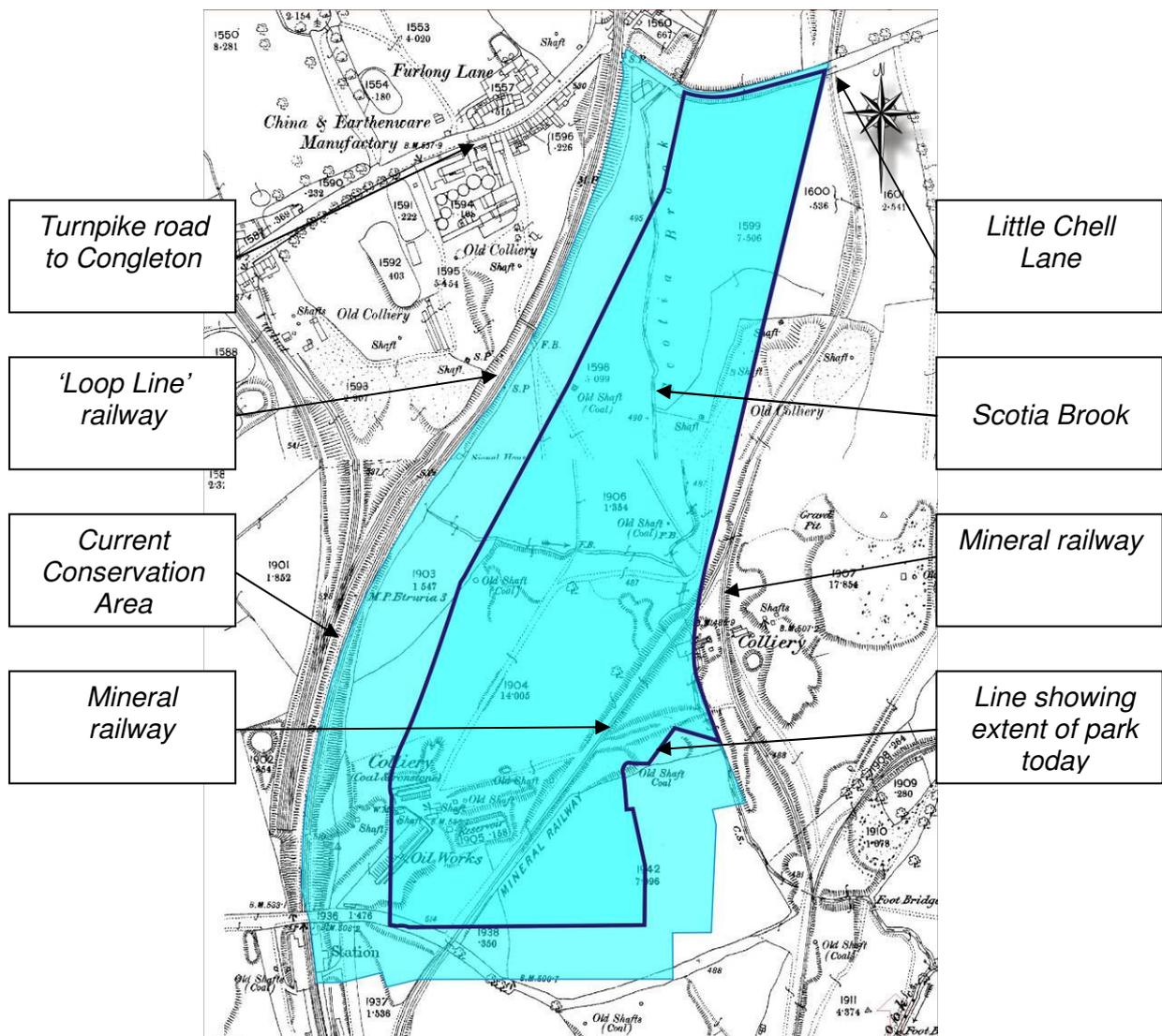


FIGURE 1: The site of Victoria Park in 1879.

3.12 Between 1950 and 1970 the A50 was built to bypass the centre of town and create a clear route through Tunstall. This had the effect of chopping Tunstall in two and today represents the line between the residential and commercial sections of Tunstall.

3.13 The whole of the park is designated an area of archaeological importance and the park is also on the historic parks register as a grade II park. There is a glacial boulder within the park which is designated a Natural Heritage Site. There are no specific entries on the Sites and Monuments Record for Victoria Park Conservation Area.

4. Spatial Analysis and Appraisal of Views

4.1 Form

- 4.11 The Conservation Area is defined by the park and its environs and the park was defined by those structures which predated it such as Queens Avenue to the South, Little Chell Lane to the North, the loop railway line to the West and one of the many mineral railways to the East.
- 4.12 The Conservation Area includes the park and those buildings and roads which can be dated to a similar period as the park. The Victoria Park is at the heart of the conservation area with the principal park gates and lodge forming a core area with The Church of the Sacred Heart.



FIGURE 2: *Approaching the Conservation area from Tunstall (Approach 1)*

- 4.13 The Conservation Area is drawn together at this core area through the meeting of three distinct paths (here termed 'Approaches'). The area consists currently of only those properties along the main routes and in The Boulevard and Queens Avenue back alleys service the rear of properties. The following definitions are used thus:

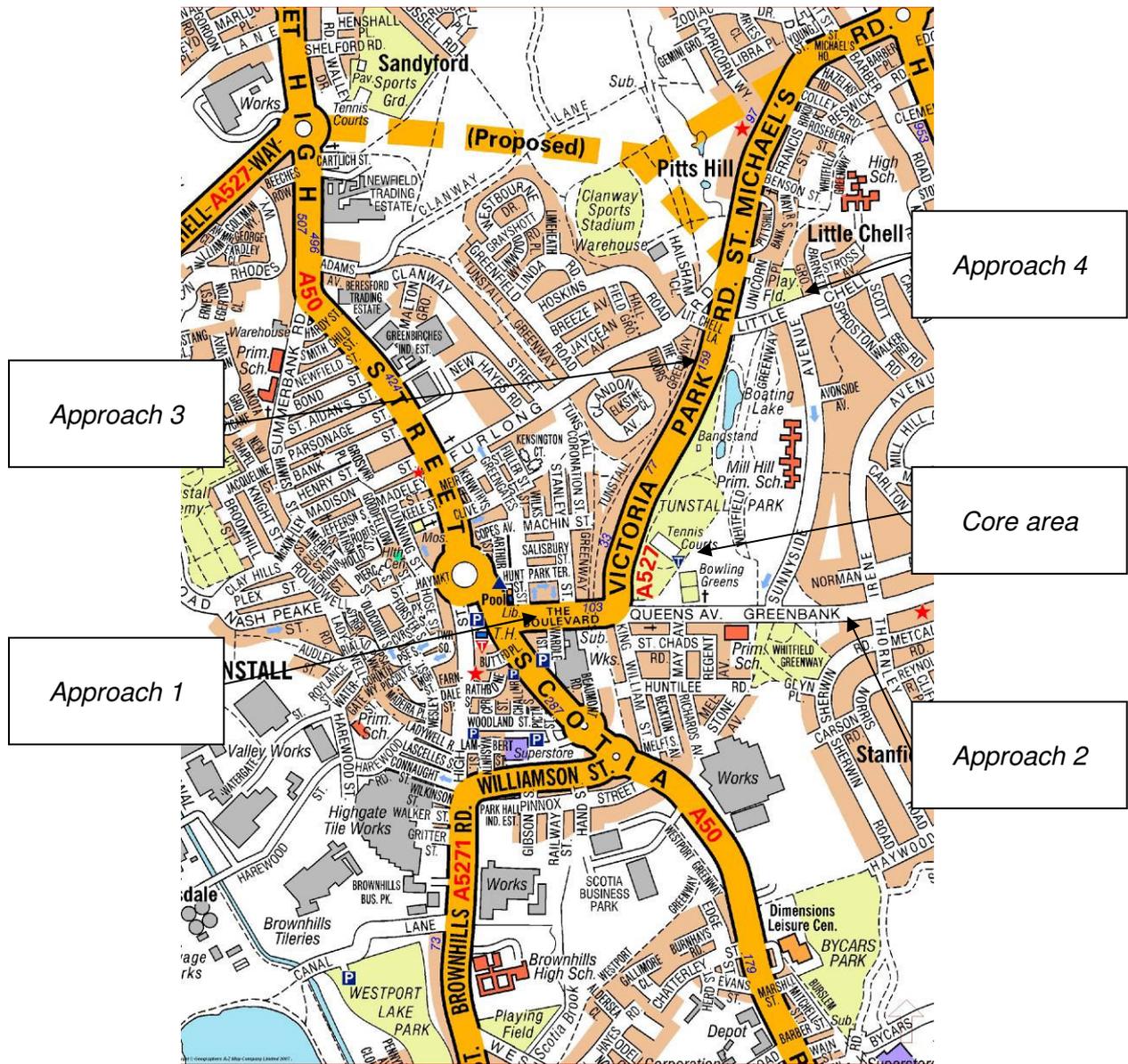


FIGURE 3: Modern road map

- **Approach 1:** The Boulevard from Tunstall (the A257)
- **Approach 2:** Queen's Avenue from Chell (changes to the Boulevard).
- **Approach 3:** Victoria Park Road (the A527)
- **Approach 4:** Little Chell Lane from Chell
- **Core:** the area around the Church of the Sacred Heart, park tower, principal park gates and the former park lodge.

4.2 Views

4.21 A number of significant internal views, alignments and relationships can be identified:

- As Approach 3 winds around from Tunstall the park views unfold of the houses up on the right dominating over the park and meandering railings on the overhung by large mature trees.



FIGURE 4: *Approach 3 showing the relationship between the dwellings and the park.*

- Views into the park from Approach 3 look down into the park giving glimpses through the trees of the bandstand, pond and boating lake.
- From inside the park through the lines of large trees, the houses of Approach 3 are partially visible.
- The Roman Catholic Church of the Scared Heart is an important and prominent building within the Conservation Area and dominates the skyline. It is visible from many parts of the Conservation Area with its distinctive tower and green copper domes.



FIGURE 5: *View from the park showing the best view of the church*

4.22 Views of quality out of the Conservation Area are limited.

- Entering the Conservation Area along Approach 1 tantalising glimpses are seen of treetops and the church tower and as you crest the brow of the bridge over the old railway line the view expands to show the tower of The Roman Catholic Church on the right and the park lodge and gates on the left.
- Down the residential roads off Approach 2 as the road slopes away from the park it shows views of Burslem with the towers of the Roman Catholic Church of St Joseph dominating the skyline.
- The Boulevard provides views to the adjacent Western Conservation Area; Park Terrace, towards historic Tunstall Town Centre with landmark buildings.
- The greenway running along the Western 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 The West boundary of the Conservation Area is bordered by the Tunstall Greenway which originally was the '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.
- 4.32 The park still retains the original formal style and form including the long paths created for promenading, the lake and many of the original arts and crafts style buildings and the Art Nouveau entrance gates.
- 4.33 The park is the central part of the Conservation Area and forms a formal open space with multiple leisure activities including:
- Three Bowling greens (managed by Tunstall Park bowling club)
 - Fishing Lake (controlled by a local angling club)
 - Children's play area
 - Full size football pitch
 - 5-a-side football pitch
 - Tennis Courts
 - Basketball Court
 - Skateboard Area
 - Toilets



FIGURE 6: *Gentlemen using one of the three bowling greens*



FIGURE 7: *Showing the formal landscape*

4.34 The park is on a slope with the boating lake and The Cascade at the bottom and the high 'ramparts' and clock tower standing on a small hillock at the higher end. This creates a feeling of space as the whole park is not visible from any one area. The border of mature trees also enhances this feeling that the park is much larger than it actually is by adding scale and partially enclosed vistas to the wider area.

5. Built Form

5.1 The Influence of Use Patterns and Patronage

- 5.12 The early use of the park area was for mining and as waste land; this was then completely cleared to make way for the park. It was planned by Tunstall Urban District Council and the land was bought in 1890's with Victoria Road (renamed Victoria Park Road in the 1950's) created out of that land. Development followed the inception of the park and therefore (with the exception of the Holdcroft Dwellings and the Methodist Church) buildings date from 1900 to 1937. Although many of these have been significantly altered over time their overall form, rhythm and orientation remain as originally intended giving the Conservation Area a consistency of architectural character.
- 5.13 The terraced housing to Approach 1 (100 to 106 The Boulevard) was built between 1880 and 1900, predates the park and is the oldest housing in the Conservation Area.
- 5.14 The line the railway took through Tunstall dictated the shape of Victoria Park Road and the park, creating the gentle curve in the Western boundary still visible today.
- 5.15 The houses in Approach 3, while unique, relate to each other by way of features and the simple repetition of gables and large double height bay windows.



FIGURE 8: *Similar façade treatments to dwellings in Victoria Park Road*

- 5.16 Houses are grouped in styles with each house being unique but all having details which relate to each other. This is a result of years of the different individual owner's personal tastes.
- 5.17 The Roman Catholic Church of the Sacred Heart is a landmark within the Conservation Area as it was built in 1925-30 by J S Brocklesby but was completed by the parish priest P. Ryan in an ornate Romanesque Basilica style. Its copper domed roof to the nave can be seen for miles around.

5.2 Architectural Character, Materials, Colours and Textures

5.21 Style

The Area is stylistically consistent but falls into three distinct areas. The first area is the park which was completed over 11 years in an Arts and Crafts style. The second is the mixed style of Approaches 1 and 2 developed over a number of years and the third is the distinctive style of the unique Edwardian houses in Approach 3 built around the same time as the park. Whilst all being based on a similar theme and style, they are each distinctive by their different detailing.

5.22 Plan, Form and Massing

The majority of the buildings in Victoria Park Road are semi-detached with two storey gabled bay windows parallel to the street and with the front entrance typically to the side of the building. They are set back from the road with small front gardens, generally with brick dwarf walls and back gardens onto the greenway. The houses on Approaches 1 and 2 are mixed. There are three rows of terraces which in general have bay windows, very small front gardens and small yards to the rear.



FIGURE 9: *Diaper brickwork and tile window heads.*

5.23 External Walls and Façade Finishes

Brickwork - Tiles

Smooth red facing brick laid in stretcher or Flemish bond is the common façade material across the Conservation Area and particularly so within Approach 3, where it is also used for boundary walls and gate posts. The brickwork is strikingly emphasised at 37 and 39 Victoria Park Road through use of purple-blue headers and edge detailing in Staffordshire blue brick diaperwork commonly found in the vernacular revival style of the 1880's. Many of the houses in Approach 3 have band of Staffordshire Blues to the base of the building. Herringbone infill is also visible in several houses within the Conservation Area such as on 165 and 167 Victoria Park

Road. Brick eaves details are plain throughout the Conservation Area and also plain brick arches above windows is evident. Both of these features are in contrast with the neighbouring Conservation Area of Park Terrace. The Holdcroft Dwellings use a yellow stock rather than the Accrington Red used predominantly throughout the Conservation Area. Tiles were also used decoratively in the arts and crafts style as lintels and cills to window openings and this is particularly in evidence in the Floral Hall.

Stonework

Stone structures within the Conservation Area are mostly restricted to the core area as the only two large stone structures are the park clock tower constructed in local pink and yellow sandstone and the Derbyshire Gritstone stone church. Stonework is also in evidence in walls and on the (often painted) sandstone caps of dwarf brick garden walls and piers throughout the Conservation Area.

Façade Treatments

A majority of the buildings in the area are brick but many have rendered gable ends with multi-strutted trusses. Dash and render is used within the area to accentuate the brick detailing of the buildings such as on the Floral Hall and on 7 to 9 Victoria Park Road. Tile hanging is also visible throughout the area on as part of bay details.



FIGURE 10: 13 Victoria Park Road – wet dash render above smooth red brickwork

Concrete

Nowhere used extensively.

5.24 Roofs

- Material

Virtually all roofs carry local dark blue-purple tiles. The exception to this is the stark orange of the concrete tiles on the Holdcroft Dwellings, the green copper domes of the Church and the flat roof of the Methodist Church. Numbers 37 and 39 Victoria Park Road are distinctive in the symmetrical use of a steep gambrel roof with gablet and half dormers. Roof details differ in Approaches 1 and 2 in that they are simpler, with fewer gables. The exception to this is the Presbytery which has a mansard roof with deep eaves. Eaves details throughout the Conservation Area are simple and without dentil courses.



FIGURE 11: *Façade finishes: (left) 7 to 9 Victoria Park Road and tile hanging (right) on 77 and 79 Victoria Park Road*

- Pitch and Type

Approach 1 and 2 are characterised by plain tiles clay roofs especially on the four terraces. Loft conversions are evident here by use of rooflights and mid-slope dormers. Approach 3 has mixed roof types the majority of the roofs are plain clay tiles on simple sloped roofs with decorative finials and ridge tiles and do not have evidence of conversion.

5.25 Windows

- Type and Fenestration

The area was developed during the time when sash windows gave way to metal and timber stained glass casements. There are some sash windows throughout the Conservation Area and the majority of properties have retained their timber or metal windows. The windows along Approach 3 are particularly important as they are large to allow views of the park and therefore are an important characteristic and element of the Conservation Area, also in evidence along Approach 3 are first floor balconies with French windows opening on to them.

5.26 Porches

Many of the houses on Approach 1 have the 'front' entrance to the side of the building and therefore porches are not a feature of the Conservation Area. Where there are porches they are recessed such as those at 59 Victoria Park Road.

5.27 Doors

Few original or unaltered front doors survive although some can be seen on Approach 2. Doors on Approach 3 are generally not an important feature of the Conservation Area as they are on the side elevation of the properties.

5.28 Enclosure

In all cases private space to the front or rear of properties was historically enclosed by brick walls and this remains the case. Walls are generally dwarf brick walls with brick piers capped with decorated stone caps. Railings are an important aspect of the park boundary with the stone piers at the main entrances.



FIGURE 12: Front wall details

5.210 Details and Features

- Several constructional details are worthy of note including the park gates, and of decorative named coping stokes to the gateposts.



FIGURE 13: *Historic postcard c 1913 Victoria Park Gates.*

- The buildings of the park deserve a special note as they are an Arts and Crafts architectural set piece with the Floral Hall which was once at the centre of 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 Area. the rear alleyway to King William Street is still partially laid out in sets but has been partially overlaid with tarmac.
- There is not an abundance of street furniture in the Conservation Area which enhances the open and uncluttered feel of the area. No original street furniture survives within the Area



FIGURE 14: *Historic street surfaces. Partially covered sets.*

5.3 Listed and Unlisted Buildings of Importance

5.41 Buildings on the Statutory List

- Roman Catholic Church of the Sacred Heart (Queens Avenue): Grade II

5.42 Buildings of Special Local Interest Listed in The Local Plan

- The Holdcroft Dwellings (Queens Avenue)



FIGURE 15: *The Holdcroft Dwellings – disfigured by a modern roof and windows*

5.43 Unlisted Structures of Note

Most buildings within the Area pre-dating 1960 make a positive contribution to the character of the Area, though alterations have reduced this in a number of cases. The following selection of notable unlisted buildings is by no means comprehensive:

- *Clock Tower:* built in 1907 by the firm of William Adams and Co in memory of William Adams Esq in sandstone with four small turrets to each corner and a small clay tiled roof. The clock faces were added later in 1908.
- *Queensland, Queens Avenue:* A large detached dwelling with street elevations on two sides, each with full height splayed bays on a projecting gable end.
- *The Floral Hall:* An Arts and Crafts Pavilion which opened in 1911 as a community centre and was eventually closed in 1991. Until 1997 a large 1930's conservatory for growing plants was attached to the building but this was removed due as it had become a dangerous structure. It has the appearance of being a two storey building but is in fact a one storey hall with a hipped gable clay tile roof and central domed cupola.
- *Boat House:* Again this building is in an Arts and Crafts style. It is a symmetrical brick and roughcast rendered building with a hipped gable roof and Diocletian windows on two elevations. It housed the boats for the boating lake until the mid-1980's.



FIGURE 16: 37-39 Victoria Park Road showing original windows

- *37-39 Victoria Park Road:* A symmetrical semi detached with two end gables with half dormers in a central gambrel roof and original stained glass metal windows and decorative diaperwork.
- *31 Victoria Park Road:* A large detached dwelling with symmetrical flat roofed ground floor splayed bays with sash windows and casement windows above. A large decorative foliated finial above the gable which has timber framed patterns over render and a dentil course at ground floor ceiling height. A timber projecting full height porch houses the front door on a side elevation.
- *113-119 Victoria Park Road:* Two pairs of semi-detached houses which both retain many original features such as the stained glass sash windows to the front elevation and decorative timberwork to the full height splayed bay windows.



FIGURE 17: *113-119 Victoria Park Road showing original windows*



FIGURE 18: *The Floral Hall in a poor state of repair*

5.4 Trees, Green Spaces, Edges and Ecology

- 5.41 As the park forms a central part of the Conservation Area it is also the green space.
- 5.42 Small front gardens are generally in evidence within the Conservation Area creating small patches of green to frame the front elevations of the properties, particularly on Victoria Park Road.
- 5.43 There are many mature trees throughout the Conservation Area, particularly within and on the edge of the park.

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 Victoria Park Road and the Boulevard, particularly at rush hour when queues can back up all the way along Victoria Park Road. This creates noise and pollution while disrupting connectivity.
 - Off-road parking where provision has involved removal of the front wall and garden, or garden alone. The road is wide enough to accommodate parking bays and two-way traffic.
 - Replacement windows and doors, particularly those made of PVCu. These are often of varied design within terraces or semi-detached properties, spoiling their harmony, while plastic windows are intrinsically harmful to the appearance and fabric of historic buildings.
 - Some of the buildings in the park have been poorly maintained and are in need of basic maintenance.
 - The greenway to the West of the Conservation Area is unrestricted and in need of maintenance.
 - The sweeping nature of Victoria Park Road means that any alterations to the roofs are highly visible and therefore any future roof alterations must be carefully and sensitively carried out.
 - Alterations to the Holdcroft Dwellings have not respected the original character of the buildings and should not be repeated.



FIGURE 19: *Harmful modifications. Removal of timber sash windows and replacement with inappropriate uPVC.*

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

- The Scandinavian style Methodist church on Queens Avenue is a neutral area as is the park workshop area to the South-East of the park

5.53 There are no gap sites within the Area.

6. Pressures and Threats

- 6.1 Replacement windows and doors, particularly those made of PVCu, can seriously harm the character of the Conservation Area. To protect this there is an Article 4(2) Direction in force in the Conservation Area.
- 6.2 The area is rapidly changing due to the recent plan for a retail centre to the South-West of the Conservation Area and unless carefully managed this could have a detrimental affect on the area.
- 6.3 The maintenance of the park is vital to the upkeep and character of the area.
- 6.4 The Floral Hall has remained vacant for some time. Maintenance on the building and a regeneration scheme is required to prevent further decay. This building is currently proposed to be the new community centre for the area.
- 6.5 Heavy traffic using The Boulevard and Victoria Park Road through the centre of the Conservation Area. Both these routes create noise and pollution while disrupting connectivity.

7. Summary of Special Interest

Architecture the whole Conservation Area was built in a similar period to the Victoria Park but in different styles.

History The Area has strong associations with A R Wood whose firm still exists in some form today. The development of the area was instigated by the town's worthies wish to keep up with the other towns and create a large park.

Character and Appearance The Conservation Area has a suburban urban-village feel with the park at its centre creating a elegant feel to the area. The park has made the area as houses within the Conservation Area are designed to take advantage of views to and through the park by means of large windows and small front gardens.

8. Recommendations and Proposals

- 8.1 Boundaries Boundaries in each case are suggested by natural breaks in townscape character or historical developmental patterns and relationships. Current boundaries are appropriate and therefore no boundary revisions are proposed.
- 8.2 The survival of many original features including windows and boundary walls is a crucial aspect of the special interest of the Area and demands the revision of Article 4(2) designations to prevent insensitive modifications. Provision of generic guidance to householders on sensitive home improvement options should be considered whether or not a new Article 4 designation is approved.
- 8.3 Some of the notable unlisted buildings included in section 5.43 might be considered for inclusion in the Local List at its next review.

Sources

Books/Pamphlets

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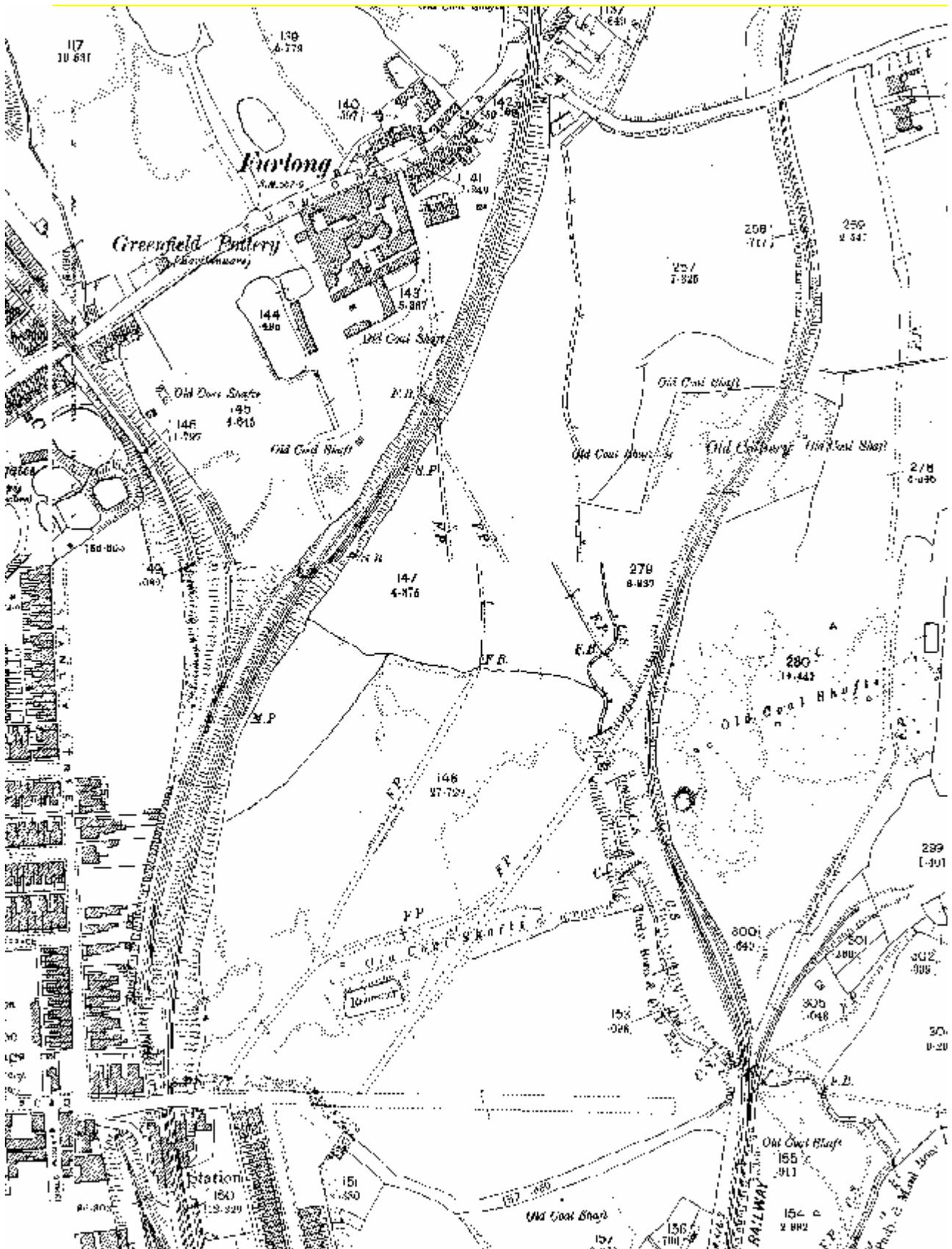
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Appendices



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