

A narrow service lane that developed as a residential back street with views over Parker's Piece from the mid C19.

The terrace is significant as the southern edge of Parker's Piece as well as a service lane to the ribbon development along Regent Street. During the C19 and early C20 it developed its own frontage of residential properties as well as a small factory reflecting the mixed character of activity on the edge of the city centre. It remains a back street

with some housing and guesthouses overlooking the Piece and allows servicing to commercial premises on Regent Street. It has now developed a secondary role as a focus of bars, restaurants and public houses.



Street view

SIGNIFICANCE - SIGNIFICANT

General Overview

Development of houses facing Parker's Piece, which created a frontage to the road, appears to have been piecemeal. It appears to have commenced with a group of small cottages at the rear of the Prince Regent Inn in the mid C19 (recorded as Alma Terrace on the 1888 Ordnance Survey map). House building later graduated to larger and more prestigious houses, such as the seven townhouses (Nos. 11-19 (consec.)), which had been built by 1888 (of which only two survive), as the park's role as municipal open space became more certain. Development over C20 and into the early C21 has continued to replace the gardens at the rear of properties on Regent Street with buildings that include houses and apartments facing the park. The small Avery weighing scales factory has now been converted for use as a public house. It has lost its name but retains some of its early C20 industrial character.



Nos. 11 - 13



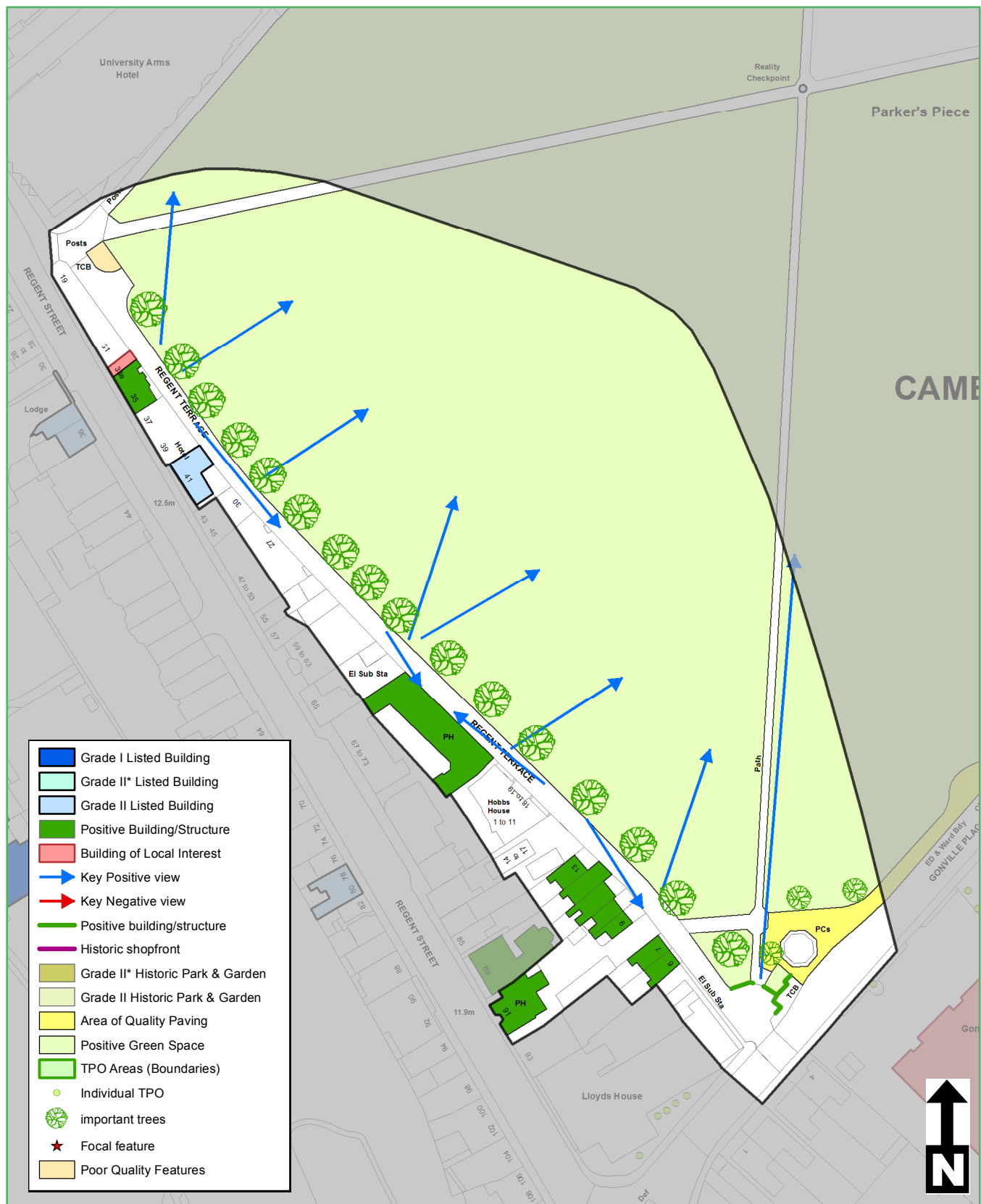
Building line and trees creating shading

The narrow width of the lane and absence of a separated footpath can make use by pedestrians, cyclists and motorists difficult, whilst the lane is heavily used for car parking. The clutter of refuse bins outside or at the rear of restaurants and other commercial premises also detracts from the character of the street as both a residential and a commercial area. The street is often in shade due to the building line on its south side, which rises from the edge of the carriageway, as well as the shading of the trees on the edge of the park.

Today, the lane is a pedestrian and cycle route into the city centre and a link between the bars on Regent Street and the open space, especially in summer avoiding the busy Regent Street. The role as a secondary frontage for bars, pubs and restaurants that front onto Regent Street is bringing greater activity to the street in the evenings, although this may require enhanced lighting and surveillance to ensure that it is a safe environment. At night the street is also used by residents and hotel guests for parking.



The Avery PH



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Townscape Elements

- The building line is varied with most buildings standing on the edge of the carriageway. Some of the older residential properties have small front gardens that provide some privacy, as well as containing foliage that spills into the streetscene adding a welcome break in the enclosure of the building line and a point where there is more natural light in the street.
- The houses developed to take advantage of views over Parker's Piece provide an active frontage, as well as overlooking, that adds to public safety.
- They retain many of the mid and late C19 architectural details contributing to understanding of the age of the area's development and to its attractiveness.
- The houses reflect the development of the Piece as a municipal space that contributed to the status of properties with views across it. Nevertheless, the north facing aspect and commercial development along the parallel route of Regent Street means that development of Regent Terrace did not take place as early as on other streets surrounding Parker's Piece.
- The panoramic vistas over the wide open space of Parker's Piece makes a strong contribution to the aesthetic value of the street which has an open feel despite the building line rising from the road's edge. The timber post and rail fence along the park's edge provides definition to the street with an informal feel.



Panoramic views over Parker's Piece

- The long tree line on the far side of Parker's Piece to the north east and the turreted structure of the University Arms Hotel to the north act as focal features in the views.

Streetscape Enhancements

The cycle parking enclosure at the north end of the street with its mixture of timber posts and galvanised metal hoops is not especially attractive and could be significantly improved.

Many streetlights and parking restriction signs are pole-mounted. Fixing these directly onto buildings or railings, respectively, would reduce street clutter.

The wooden fence, the trade waste bins left in highly prominent locations and the ground floors of the buildings all suffer from frequent vandalism and attract graffiti.

Rationalising the amount of traffic using the street, potentially through restricting parking could provide opportunities to enhance the roadway and create a more comfortable environment for pedestrians and cyclists.



Traffic usage

Redevelopment Opportunities

Infill development in the past ten years has reinforced the residential frontage to the street, as well as improving the frontage of restaurants breaking through from Regent Street. Nevertheless, the ground floors of many of the properties are rather featureless with unbroken areas of brickwork, particularly at the north west end of the street. The gaps between buildings allow squint views of cliff faces of the sides of properties. All these elements could be significantly improved in redevelopment or enhancement schemes.

Building No./ Name	Status	Age	Height (Storeys)	Wall Materials	Roof Form / Materials	Architect	Notes
flats	none	C20	3	brown brick	flat		
6 & 7	Positive buildings	mid C19	3 + attic + basement	Gault brick, stone detailing	slate		
9 & 10	Positive buildings	late C18 / early C19	2	painted brick	slate		
11	Positive buildings	C19	2 + attic + basement	rendered brick	slate		
12 & 13	Positive buildings	C19	2 + basement	Gault brick	slate		
14 to 17	none	C21	3	Gault & buff brick	slate & flat		
18 & 19	none	post war	2	pebble-dashed panels & red brick	flat		
The Grain Store Public House	Positive building	early C20	2	Gault brick	concrete tiles		
rear of 63 Regent Street	none	C20	2 + attic + basement	Gault brick	hipped mansard / slate		
rear of 59-61 Regent Street (Ravenscroft House)	none	C20	3	buff brick	metal sheeting		
rear of 55 Regent Street	none	C19 / C20	3	buff & Gault brick	slate		
rear of 49-53 Regent Street (Zizzi)	none	C20	3	buff brick	slate		
rear of 47 Regent Street (Zizzi)	none	C20	3	buff brick	flat		
rear of 43-45 Regent Street (Gourmet Burger Kitchen)	none	C20	3	Gault brick	slate		
27	none	C20					
30	none	C20	3 + attic	buff brick	slate		
rear of 41 Regent Street (The Regent Hotel)	Listed Grade II	c1830	3 + attics	brick	hipped / slate		
rear of 37/39 Regent Street	none	C20	3 + attic + basement	buff brick	slate		
rear of 33a-35 Regent Street	33a - BLI	C19	3	Gault brick	parapet		
	33 - 35 - Positive building	C19	3	Gault brick	slate		
rear of 30 Regent Street	none	C19	3	Gault brick	slate		
rear of 19-31 (Pizza Hut)	none	C19	1-3	painted brick	slate		