

A street of prestigious houses laid out in the C19 overlooking Parker's Piece.

Parkside, together with Parker Street marks the boundary between the city's Historic Core and the 'Kite' area developed for housing in the early C19. The street was a residential street built for the middle-classes, probably begun in the 1830s as Charles Humphrey's estate was broken up and Peterhouse sought to exploit the value of land they received through the inclosure of open fields. The broad, straight road retains many of the prestigious and attractive houses built along it during the early C19 with expansive

views across Parker's Piece to the south filtered by the Lime trees that line the road's south side. Unfortunately redevelopment during the 1960s has diminished the uniformity of the street with the loss of several of the houses and their replacement by the police and fire stations. The street is heavily used by traffic, particularly buses approaching the bus station at Drummer Street and includes numerous bus stops along its south side, which make it an arrival point for many at the edge of the city.



Street view

SIGNIFICANCE - SIGNIFICANT

General Overview

Parkside has large and outstanding C19 houses lining its northern side, built to a mixed two and three storey scale often as symmetrical semi-detached villas but including some terraced and some (originally) large detached houses. These illustrate the area's development as an area of housing for the wealthy as the city expanded into its countryside setting in the early C19. Infill development has joined up blocks of buildings, creating informal terraces that enclose the north side of the street with a variety of building forms and details. Nevertheless there are regular glimpsed views through gaps between buildings to the spaces and greenery behind.



Large C19 houses



Buildings set back from the road

The houses are generally set back slightly from the road with front garden spaces or basement areas defined by iron railings rising from low brick plinths, which contribute to their late Georgian and early Victorian character. A small number of properties have porches breaking forward to the edge of pavement. The porch at No. 35 stands out for its surprising length and would have helped to protect those alighting from carriages at the roadside from the elements before entering the house. The buildings generally share the use of Gault brick and simple Neo-Classical detailing providing some unity of character and many retain their original timber framed sash windows and doors or sympathetic replacements.

The south side of the road is open to Parker's Piece with views incorporating the green space as fore and middle ground and the silhouette of buildings beyond providing a horizon. The turreted corners of the University Arms Hotel and the spire of the Church of Our Lady and the English Martyrs provide focal features on the skyline.

Parkside has a pleasant green character that reflects its position at the edge of the city centre. The lime trees lining the edge of Parker's Piece provide vertical interest and cast dappled shade over the road,

as well as defining its southern side and channelling views along it in either direction. The front gardens occasionally provide additional greenery to the streetscene including a notable Robinia to the front of No.



Robinia outside No. 35 Parkside



Police Station and Recency villas



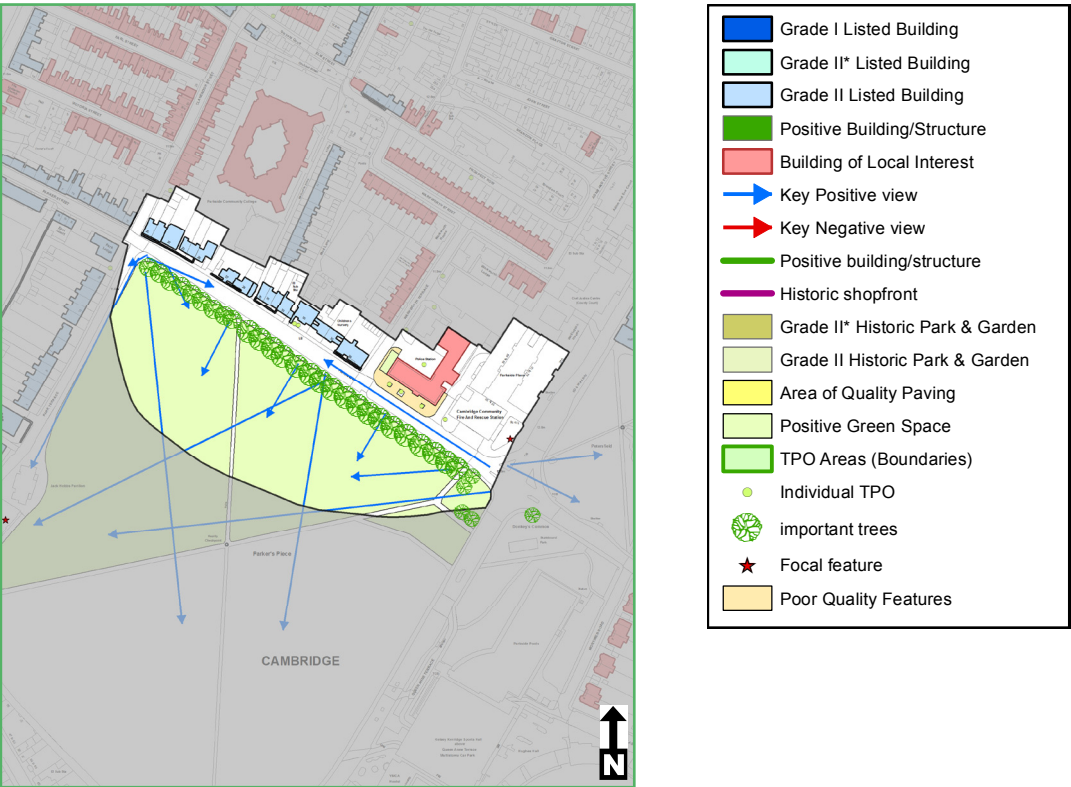
Poplars in front of the Police Station

35 Parkside. Poplars in front of the Police Station break up the mass of the building and soften its hard outline.

Whilst its architecture is relatively stark and use of dark grey concrete provides a poor contrast with the Gault brick of surrounding buildings, the Police Station was designed to be in sympathy with the scale and rhythm of the Regency Villas beside it. Today, however, its horizontal emphasis appears incongruous with its neighbours to the west. The Fire Station was wholly rebuilt between 2010 and 2013, creating a block of residential apartments as well as fire station facilities. The building has a strongly modern character whilst the

tall corner tower provides a landmark at the entrance to the street. The large openings of the Fire Station doors and views to the appliances beyond provide a sense of drama at the street corner.

The street is a major traffic route and although traffic numbers have been reduced since the closure of Emmanuel Road, it remains busy with the parking bays often used by waiting buses, as well as the



numerous bus stops that makes this an extension to the city bus station. The large houses and edge of town centre location have made this an attractive area for businesses providing legal services, which express their status and respectability from the character of the sober Georgian architecture of the buildings.



Panoramic views of Parker's Piece

Townscape Elements

- The panoramic vistas across Parker's Piece are part of the attractive nature of the street and were an important historical influence on its development. They are enhanced by the use of the Piece for traditional ball games (football and cricket) providing activity and a link with the history of these sports.
- The lack of formal boundaries to Parker's Piece, in addition to the broad pavements and road provide a strong feeling of openness.
- The building line is set just back from the road with the garden or basement area spaces at the front providing some privacy for occupants and separation from the road. The use of railings to define these spaces is part of the historic character of the street and allows visibility of the buildings. The greenery of gardens adds to the general green character of the street and softens the outline of the buildings.
- The scale of development varies from two to three storeys with basements representing large houses built for well-to-do tradesmen and the city's professional classes in the early C19.
- The architecture of the buildings (excepting the police and fire stations) is generally consistently Neo-classical, using local Gault brick, with some heavier early Victorian details such as doorcases and the loggia to the front of Nos. 38 and 40 Parkside.
- Parker's Piece provides views to landmark historic buildings including the University Arms Hotel and Our Lady and the English Martyrs Roman Catholic Church.

- Side streets provide attractive views to the historic Kite area of housing to the north.

Streetscape Enhancement

A regrettable feature of the street is the loss of boundary walls and railings from some Parkside buildings. The removal of such features, and hard surfacing of front gardens, damages the character and appearance of the area.

Rationalising and improving the amount of traffic signage and improvements to the footpaths would enhance the attractive backdrop of Parker's Piece.

The use of the southern side of Parker's Piece as a bus station has led to the incremental installation of clutter including signs, bus shelters and a ticket office. This gradual change has reoded the open character of the street.



The Fire Station

Redevelopment Opportunities

The relocation of the Police Station would provide an opportunity to develop the area for housing and possibly hotel use, in a style that better reflects the character of the surrounding buildings. Guidelines would need to be drawn up to ensure that the scale, massing, details and materials of such a development reflects or provides a sympathetic modern response to that of the surrounding area.

Landscaping

Redevelopment of the Police Station should also provide opportunities to improve the landscaping of this site. The bland area beside the current building is unattractive, the green large cycle park at the corner of Warkworth Terrace fails to provide definition to the street corner whilst the adjacent green space fails to provide a clear use. As a small garden with seating it could provide a more attractive feature at the street corner and serve a better function as subsidiary space to the Police Station.

Building No./ Name	Status	Age	Height (Storeys)	Wall Materials	Roof Form / Materials	Architect	Notes
20 & 21	Listed Grade II	C19	2 + basement	Gault brick	hipped / slate		Rendered porches
22 Inverglas House	Listed Grade II	mid C19	2 + basement	grey Gault brick	hipped / slate		
23-25	Listed Grade II	early / mid C19	3	grey Gault brick	hipped / slate		+ modern two-storey wing
Gates & driveway to school	none						
27	Listed Grade II	mid C19	2 + basement + attic	grey Gault brick	mansard / slate		
28	Listed Grade II	early / mid C19	3	grey Gault brick	slate		In flats
29	Listed Grade II	early C19	2	grey Gault brick	slate		
Entry to Melbourne Place	none						Cast iron 'hot-cross-bun' bollards
30-32 York House	Listed Grade II	early C19	3	grey Gault brick	slate		No. 30 entered from side. Stained glass fanlights
33	Listed Grade II	early C19	3	grey Gault brick	slate		Archway to Mud Lane
35	Listed Grade II	mid C19	2 + basement	grey Gault brick	hipped / slate		+ modern extensions
36 & 37	Listed Grade II	early C19	3	grey Gault brick	hipped / slate		
38-40	Listed Grade II	c1835	3 + attics + basement	grey Gault brick	mansard		+ side entrance to Warkworth Terrace
Police Station	BLI	1969-70	3 + roof storey	concrete	flat	P.R. Arthur & M.R. Francis	
Fire Station	none	2010-13	3, 4 and 8	artificial stone & metal panels	flat	Glenn Howells Architects	+ flats to upper floors & tower