

Built to provide access to Portugal Street and St John's Road, this street now has frontages of mostly C20 buildings.

New Park Street is a quiet, mainly residential street with a very varied character. It runs east to west and originally had few buildings facing it but was defined by the flank elevations of the various buildings on the cross streets. Recent infill developments, such as Bishop Bateman Court, have provided

frontages which face the street and contribute to the sense of enclosure.



New Park Street

SIGNIFICANCE - SIGNIFICANT

General Overview

Due to the variety of side elevations and main frontages, the scale and form of development is very mixed, varying from single storey buildings such as the primary school at the south end of the street, to the three storey apartments between Portugal Street and St John's Road.

The historic buildings are distinguished by the consistent use of Gault brick, the colour of which has been copied for the newer buildings. Glimpsed views into the gardens of the houses on Portugal Street provide views to small trees surrounded by the hard surfaces of brick buildings.



The primary school



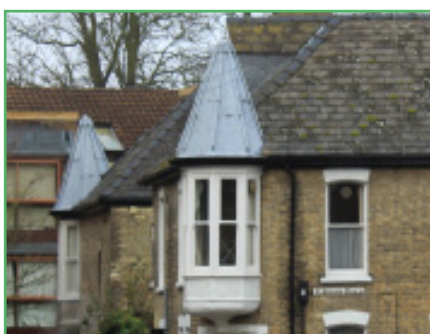
Consistent use of gault brick



Glimpsed views into gardens



Dove House



Corner turret

Dove House at the south end of the street stands out as a rare (in this area) detached double-fronted late C19 townhouse and has a strikingly-large oriel window that projects over the pavement. The turret of the corner house at St John's Road provides a focal feature in views north along the street.

New Park Street is a predominantly residential street with some low key commercial uses in a converted warehouse on the south east corner of the junction with Thompson's Lane, and in the ground floor of Bishop Bateman Court.



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Townscape Elements

- The buildings are set at the back of the footway except for the new housing (Nos 14-20), which has railings around 'areas', providing a distinction between the old and new developments.
- Views south east are channeled between the building frontages to the spire of All Saints' Church.
- Nos 14-20 maintain the character of traditional terraced housing, although the general form of the apartment blocks in Bishop Bateman Court contrasts sharply with this.
- The varied treatments of the flank walls to the corner buildings add to the character of the street.
- The older terraces have different gable-end treatments.



A gable end treatment

Streetscape Enhancement

There are good granite kerbstones on the northeast side. The footways and the carriageway are otherwise in mixed recent materials, much of which is in poor condition and needs replacing.

There are a number of redundant posts for signage, which should be removed. The modern street lighting with galvanised columns and modern

lanterns could be substituted with more appropriate replacements.



A redundant post

Building No./ Name	Status	Age	Height (Storeys)	Wall Materials	Roof Form / Materials	Architect	Notes
4 Dove House	Positive building	c. 1890	2 + basements and attics	Gault brick	Pitched slate		
10 Portugal Street	BLI	C19	2 + attic + basement	Gault brick	slate, mansard with flat roofed dormers		
11 Portugal Street	BLI	C19	2 + attic + basement	Gault brick	slate, mansard with flat roofed dormers		
5-9 Bishop Bateman Court	none	1980-82	3	brick & timber	tile	Cambridge Design	
1 & 22 St John's Road	BLI	c1890	2 + attics	Gault brick / red brick	Pitched with dormers / slate		BLI group with Nos. 1 - 22 (consec.)
14-20	none	1996	3 + basement	brick	barrel-vaulted / sheet metal	Barber Casanovas Ruffles	
19 Portugal Street	none	1996	3 + basement	brick	sheet metal / slate, with canopied dormer balconies	Barber Casanovas Ruffles	
12 Portugal Street	Positive building	late C19	2 + attic + basement	Gault brick	Slate, with flat roofed dormers		
Park Street C of E Primary School	Positive building	C19	1	Gault brick	slate / pitched		