

PA04 Polygon**Context**

- A large character area on slowly rising land to the north of the study area.
- The area is bounded to the south by CA2: Station Heights, CA7: Central Parks (in part), CA3: Bedford Place, CA41: Grosvenor, and PA5: University Campus to the east.

Grain

- Fine grain.
- Consistent building lines – buildings set back from the road with small front gardens.
- Ridge usually parallel to the street.

Scale

- Two storey traditional domestic almost throughout.

Uses

- Residential.
- A number of churches.
- Guest house and bed and breakfast accommodation along The Polygon.

Public Realm

- Some historic kerbing and gutter detailing.
- Some good roadside trees (in private gardens).

Connectivity

- This peripheral character area is well connected throughout.
- The main thrust of vehicular and pedestrian traffic is north-south.

Views

- Developing views along Carlton Road of the campanile to Civic Centre.
- The spire of the Central Baptist Church on Devonshire Road successfully terminates the view along Henstead Road from Bedford Place (CA3).

Building types

- Detached, semi-detached and terraced Victorian, interwar and post-war houses.
- Some modern purpose built flat blocks.
- Churches.



Harborough Road looking east

Architectural qualities

- Some of the Victorian housing is of a high quality and material finish (particularly that to Carlton Road).

Heritage Assets

- The Central Baptist Church is a grade II listed building.
- The Carlton Crescent Conservation Area includes sections of roads in the peripheral area to the west of Bedford Place.

Materials

- Brick, mostly red, some buff and some grey brick, Painted decorative plaster, predominantly clay tile with some natural slate roofs.

Condition

- Good condition throughout.

Ownership

- Private ownership.

Intervention

- Continue to encourage walking and cycling along the Carlton Road – a key route for large numbers of resident city workers.

Key design principles

- Seek to oppose the loss of local distinctiveness in the loss of plots to large scale flatted development, such as that to the corner of Carlton Road and Wilton Avenue, and Carlton Road and Archers Road.