

PA08 Newtown**Context**

- A large character area with CA32, CA27, CA30 and PA9 to its southern boundary. To the west is PA07, the small commercial core for the area and to the north-west is The Avenue.

Grain

- Fine grain.
- Houses set back from the street with small gardens (now mostly used for parking).
- Consistent building line throughout.
- Roof pitched to the road and ridges parallel.

Scale

- Two storey traditional.

Uses

- Residential.

Public Realm

- Poor, very few street trees or soft landscaping.
- Standard paving materials.
- On-street parking.

Connectivity

- Well connected to the west and north.
- Poorly connected to the study area with St Andrew's Road and Six Dials proving a major barrier to connectivity (though there is a well-used subway link).

Views

- Good views towards the football stadium and the gas holders.
- Glimpses of St Mary's spire.

Building types

- Terraced Victorian houses.

Architectural qualities

- Some of the terraces are well detailed and retain some of their former quality.
- The projecting two storey bay is an attractive feature found in some small groups.



View looking north along Brinton's Road to Charlotte Place

Heritage assets

- Cranbury Place Conservation Area.
- Some good small groups of terraced housing.

Materials

- Red brick, clay tile (though much replaced with concrete interlocking tiles).

Condition

- Fair to poor in places.

Ownership

- Private, some housing association and and houses in multiple occupation.

Intervention

- Schemes for road narrowing and formalising street parking.
- Potential for home zones.
- Street trees.
- Improved pedestrian crossing points to Six Dials.

Key design principles

- The domestic scale of this area should be retained.