City Characterisation Project

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 northwest 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.

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