New Park Street

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 contribute to the sense of enclosure.

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.

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 corner 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.
**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 Bishops 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.
**Archaeology / Historic Topography**

Anticipated deposit depth varies from 1.50m to 2.00m

Potential for prehistory is low

Potential for Roman is moderate

Potential for medieval is high

Most of New Park Street runs along the line of the King’s Ditch as it returns to the river. Occasional finds of medieval pottery have been made in the vicinity, but no detailed investigations made. It is likely that this area was wet and remained largely rural in nature into the C18. A map of 1688 shows fish ponds and a dove house to the south of the New Park Street line belonging to the Master of St. John’s College.

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**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.

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### Building No./ Name

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