

# Hartshill

## Conservation Area Appraisal

April 2011



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# 1. Appraisal Context

- 1.1 This Character Appraisal has been prepared for Hartshill Conservation Area, whose original boundaries were designated in September 1976.
- 1.2 Conservation Areas are designated by Local Authorities under fulfilment of duties imposed by section 69 of the Planning (Listed Buildings and Conservation Area) Act 1990. This defines Conservation Areas as:

*'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.*

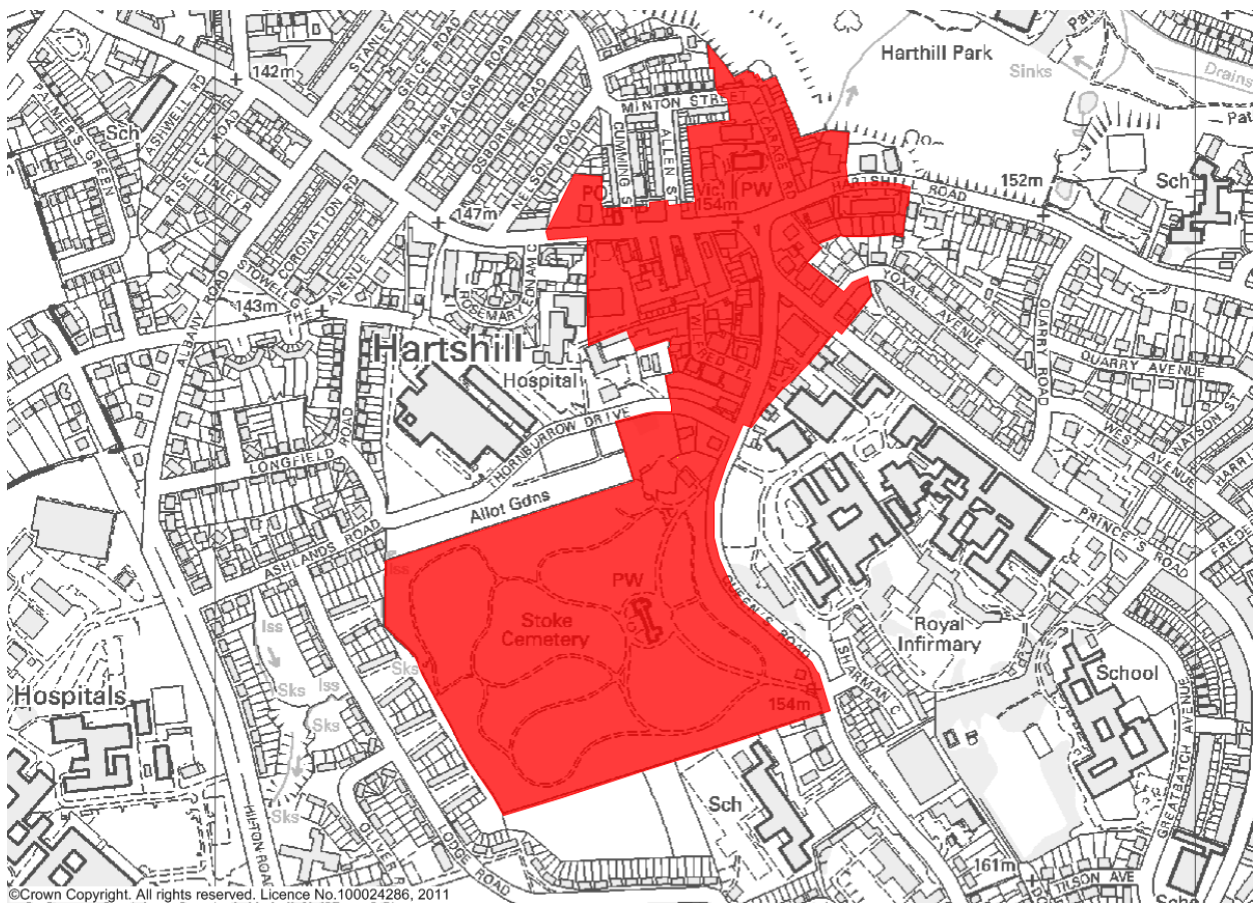
- 1.3 Special interest may originate from a variety of sources, while character is defined in a holistic sense rather than deriving from the merits of any single building.
- 1.4 Production of Character Appraisals was required under the former Office of the Deputy Prime Minister's Best Value Initiative (BVPI 219), though best practice has long required their preparation. The objective of an appraisal is to analyse and define in depth the special interest and traits which make up the character of a conservation area, to identify the pressures and challenges facing its survival and to recommend courses of action which will aid in achieving sensitive management, preservation and enhancement (the latter points fulfilling duties imposed by section 71 of the 1990 Act). This BVPI has now been replaced by a local indicator.
- 1.5 Conservation Area status is a material consideration in the evaluation of planning applications. Section 72 of the 1990 Act, requires local planning authorities to pay special attention to the desirability of achieving preservation or enhancement through their decision making. Appraisals represent an important resource in fulfilling such duties while Planning Policy Statement (PPS) 5, Planning for the Historic Environment, provides a principal point of guidance. Where new development is planned conservation area appraisals may provide a useful design resource to those proposing it.
- 1.6 Conservation Area status curtails certain 'permitted' householder development rights requiring planning permission to be sought in these areas (outlined in the General Permitted Development Order 1995). Local Authorities have further powers to restrict permitted developments to the elevations of dwellinghouses that front the highway through the introduction of Article 4 designations. An Article 4 designation restricting the rendering or cladding of buildings was introduced for Hartshill in 1977, an area now covered by general restrictions in Conservation Areas introduced by the GPDO 1995 and revised in 2010.
- 1.7 English Heritage recommends production of distinct Management Strategy documents for each conservation area. The basis of these documents is the analysis contained within and recommendations arising from each appraisal. These documents will assist the fulfilment of statutory duties. In the context of the Local Development Framework (LDF) these management strategy documents may eventually be adopted as Supplementary Planning Documents.

- 1.8 The Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006 – 2026 was adopted in October 2009. Policy CSP2: Historic Environment makes specific reference to the requirement to preserve and enhance the character and appearance of the historic heritage of the City, including buildings, monuments, sites and areas of special archaeological, architectural or historic significance. Through the adoption of this policy, the authority has committed to fulfilling statutory duties regarding conservation areas and listed buildings. This policy sets design and development standards, while introduces two non-statutory 'lists' of relevance to this Appraisal: a Local List (Buildings of Special Local Interest) and Areas of Archaeological Importance.
- 1.9 When reading or using an appraisal it is important to note that while every effort is made to provide detailed analysis the document can never be comprehensive. Failure to mention a particular element or detail must not be taken to imply that it is of no importance to an appreciation of character or appearance of the Conservation Area and thus of no relevance in considering planning applications.
- 1.10 This appraisal has been produced by the City Renewal Directorate (Urban Design & Conservation), Stoke-on-Trent City Council. Enquiries regarding this Appraisal should be addressed to:

**The Urban Design & Conservation Team:** (01782) 235023, 232154 *or* 236680

## 2. The Study Area

- 2.1 Hartshill is located on an elevated site above Cliff Vale, approximately halfway between the towns of Stoke-on-Trent and Newcastle-under-Lyme, and within the City Ward of Hartshill and Penkhull. Originally a distinct settlement in its own right, it originated during the later eighteenth century, it now merges with the late nineteenth-early twentieth century suburban sprawl of Stoke.
- 2.2 Hartshill is predominantly residential in character, consisting of mostly terraced houses with a small number of detached and semi-detached properties. This has never been a centre of significant industrial activity, while commerce has a minor presence along the Hartshill Road. The broader area is dominated by two major hospitals and their various satellites, though it is otherwise residential in character. Hartshill Park (steep open land to the north) and Stoke Cemetery (to the south) provide gaps in the continuity of settlement.
- 2.3 Historically the Area has a very mixed socio-economic profile and this is reflected in the range of housing present. The Area continues to be mixed though slum clearance, change of use and redevelopment has removed properties from both the upper and lower tiers.



**FIGURE 1:** The Conservation Area.

### 3. History and Archaeology

- 3.1 During the medieval period the area now known as Hartshill fell within the boundaries of Cliff or Clive Hay, a division of the vast Royal hunting reserve, *New Forest*. Records suggest the area was wooded while the name '*Hartshill*', identified from 1600 onwards, may have hunting origins. Cliff Hay remained a reserve until the early modern period, though disafforestation of the rest had occurred in 1205.
- 3.2 Construction of a new turnpike road between Stoke and Newcastle during the 1750s - today's *Hartshill Road* - commenced development in the Area. Around this time Hartshill Farm was a major established landowner and the end section of a driveway to it has been fossilised as *Vicarage Road*. On the opposite side of Hartshill Road an alley at the side of Campbell Cottages is a small fragment of a former footpath leading to/from Stoke, the age of which is indeterminate but is likely to have traced historic field boundaries. Around 1770-1780 an inn was built at a point midway between Stoke and Newcastle – the *Noah's Ark* – and a windmill on the current site of Holy Trinity Church.

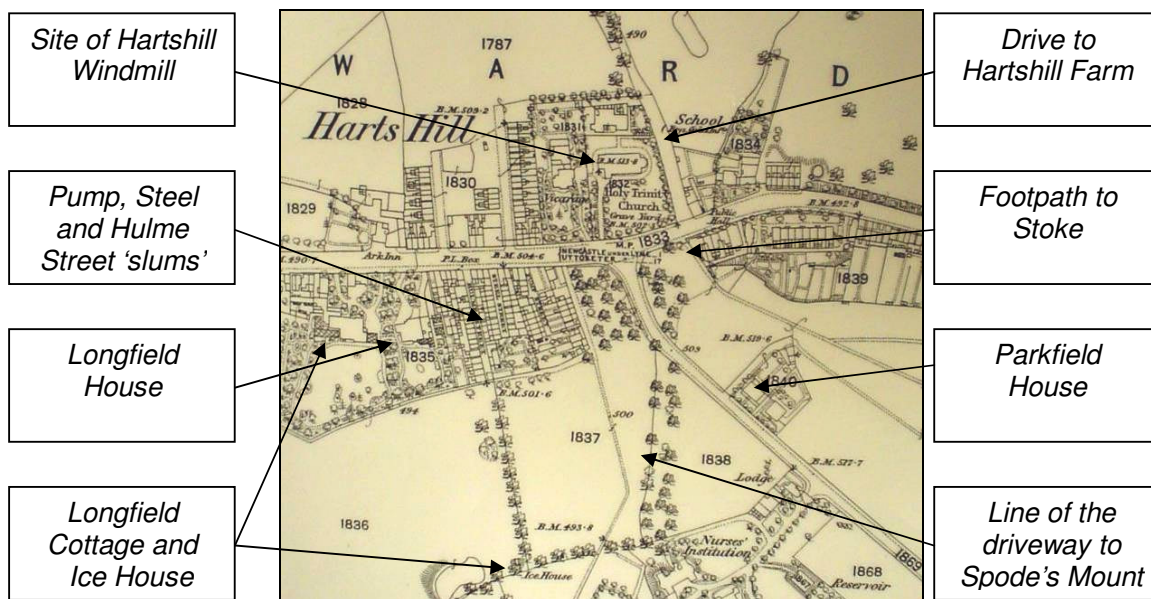
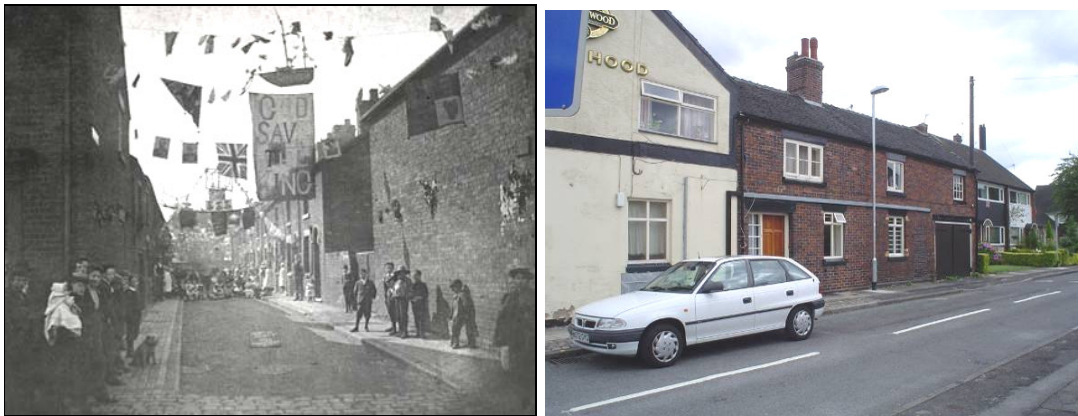


FIGURE 2: Hartshill in 1879.

- 3.3 During the first decade of the 1800s a series of large houses were built in the vicinity, the elevated location (above the smoke), open ground and proximity to Stoke making this an ideal location for high class residences. *Longfield Cottage* was built c.1800 and stood opposite the Noah's Ark until recent demolition. This became the residence of Minton and later the Orthopaedic Hospital. Only the ice house behind 50 Queen's Road remains, recorded as a heritage asset on the Historic Environment Record. *The Mount* was built for the potter Josiah Spode to the south in 1803, a driveway linking it with Hartshill Road at the current junction with Princes Road. The latter was built following purchase of the Mount Estate for development during the late 1850s, though the drive survived as a tree-lined avenue close to the current line of Queen's Road. It is just possible that turkey oaks (subject to Tree Preservation Orders) within the triangular plot between Princes and Queen's Roads represent vestiges of this avenue.

- 3.4 A number of smaller properties existed within the Area by 1832. These probably included 288 Hartshill Road and perhaps also the *Jolly Potters* and *Robin Hood* inns, all heavily altered. A large square plot, likely a former field whose boundaries can still be traced, was developed incrementally as Pump, Steel and Hulme Street with small and slightly irregular terraced houses from around this time. These houses provided a peculiar social and architectural juxtaposition with Longfield Cottage and fell victim to slum clearance during the 1950s. As a site of early workers' housing, this plot, and in particular the remains of Hulme Street (see FIG. 15) and the adjacent gap site, are of some archaeological interest.
- 3.5 During the 1840s-50s Herbert Minton and his nephew Colin Minton-Campbell attempted to impose some order, social and structural, upon the indistinct form of Hartshill. The means adopted were a clear display of status, with Gilbert-Scott employed as architect for the scheme. A church with spire and vicarage (1842) and school (1852) formed a village core, while almshouse-style cottages and a community hall (1857-9) were built to the east, and new villas developed in plots adjacent to Longfield Cottage to the west.



**FIGURE 2:** *Steel Street. (left) pictured 1902 showing terraces of very small houses; (right) surviving buildings behind the Robin Hood. Note historic street surface and compare with FIG.15.*

- 3.6 Subsequent development of the Area was slow through the 1860s - 1880s. A further plot north of Hartshill Road was gradually developed for lower class terraced housing during the 1870s, though the Mount Estate, specifically subdivided for villa development during the early 1860s, attracted little interest. While the General Infirmary was built upon part of the estate in the mid-1860s, and Stoke Cemetery during the 1880s, the spurt of building activity seen to the south during the late 1890s and early 1900s was more a product of the suburbanising growth of Stoke than being self-generating. A tram link down Hartshill Road quickly followed this growth which continued apace with large scale infill developments of semi-detached properties during the years either side of the Great War.
- 3.7 Recent development has invariably followed clearance. The zone east of Weller Street (historic *Pump Street*) has been almost entirely redeveloped since the War leading to removal of both the lowest and highest classes of housing within Hartshill. Building of the North Staffordshire Hospital led to construction of Thornburrow Drive as an access off Queen's Street dividing No 50 from its coach house. Modern structures are



principally commercial or medical premises, many of which adopt similar alignments or positions within their plots as the buildings they replaced (for example the Medical Institute which succeeded the large detached property *Longfield House*).

- 3.8 Sites recorded on the Historic Environment Record as of archaeological interest, and not otherwise designated, are the ice house at 50 Queens Road and the site of Hartshill windmill within the churchyard; both 19<sup>th</sup>-century structures.

## 4. Spatial Analysis and Appraisal of Views

### 4.1 Form

- 4.11 While dominated at its heart by the landmark structure of Holy Trinity Church, a focus is formed at the nodal point of the broad junction between Hartshill and Princes Road. Devoid of interest today, a decorative lampstand, and later a hexagonal tram shelter were positioned here in the past. Photographic records of these features are held within the Warrilow Collection at Keele University.



**FIGURE 3:** *Holy Trinity Church and the junction of Hartshill with Princes Road. Landmark, node and focal point.*

- 4.12 The Conservation Area is drawn together at this nodal point through the meeting of three distinct paths - the main traffic routes - here termed '*Approaches*'. Subsidiary routes, mostly residential cul-de-sacs off the main roads, are grouped within each Approach, while back alleys service the rear of properties in the south of the Area. The following definitions are used thus:

- **Approach 1:** Hartshill Road *from Stoke* (with Vicarage Road).
- **Approach 2:** Princes and Queen's Road (with Wilfred Place).
- **Approach 3:** Hartshill Road *from Newcastle* (with Steel Street and accesses)
- **Core:** Holy Trinity Church, School and Vicarage.

## 4.2 Views

4.21 A number of significant internal views, alignments and relationships can be identified:

- Entering the Area along Approach 1 a picturesque and unfolding view is provided of the church spire rising above the roof tops of the buildings beneath. The composition was photographed during the early 1900s and is reproduced below. While several of the buildings shown predated Scott's work, the majority of the remainder comprised it, indicating that the scenic quality achieved on this, the principle entry to Minton's Hartshill, was by no means accidental. It is unfortunate that new, insensitive developments, alterations and some demolition now spoil the scene.



**FIGURE 4:** A view into the Area along Approach 1: as it is today (top) and as viewed c.1905 (bottom). Some of the cottages pictured have been demolished.

- An axial relationship exists between the spire of Holy Trinity Church, focal point at the Princes-Hartshill Road junction, and tip of the triangle of land dividing Queen's Road from Princes Road. Clearly intended when Queen's Road was laid during the early 1880s, this alignment provides a balanced feel to the streetscape while setting a framed view of the church. The juxtaposition of Vernacular with Gothic Revival styles within this scene - a harmonious blending of fantasies - achieves an idyllic quality. This is accentuated by the gentle rise in ground level on entering Princes Road, bringing the observer a slight height advantage. With ground level falling again in Queen's Road, the junction with Princes Road enjoys a relative elevation which in addition to its alignment with other key points accords it landmark potential.
- The view into the Area along Princes Road is partially and attractively closed by the façade of No. 9-15.



**FIGURE 5:** Princes Road. Landmark site at the junction with Queen's Road (left) and one of the attractive views on entering the Area via Approach 2.

#### 4.22 Views of quality out of the Area are limited.

- Holy Trinity Church provides a vantage point from which some distant glimpses of the City are allowed though development and the growth of trees has closed most other vistas.
- Spreading across rising ground opposite Queen's Road the historic North Staffs Infirmary was a dramatic sight in the past and continues to exert a powerful presence today. Multiple additions of indifferent quality now clutter and obscure the scene.
- The view down Queen's Road along the cemetery wall is both attractive and interesting.

## 4.3 Open Spaces

- 4.31 The churchyard of the Holy Trinity Church forms a substantial open space in the Core of the area though lacks an immediate relationship with the adjacent pavement through high elevation above street level. Retaining walls here represent an unfriendly interface becoming bastion-like along Vicarage Road. The setting back of the church within its plot heightens the sense that it was built to be best viewed from a slight distance - namely the eminence opposite - while enforcing the status of the road junction as a more immediate focal point in the streetscape.
- 4.32 The large space in front of the North Staffs Institute is important to its setting while helps to recall the disposition of the large detached house which formerly stood in the plot. It would however benefit greatly from landscaping.
- 4.33 The triangle of land between Queen's and Princes Road was a fully open space until the 1960-70s and is otherwise enclosed by a park railing. As the building within is single-storied and largely masked by tree and shrub growth a sense of space persists. The relationship between this site and the houses facing it is important in terms of setting and maintaining the suburban feel. This site requires sensitive future management.
- 4.34 Stoke Cemetery on Queen's Road is a major contribution to the green space in the conservation area as well as housing several listed buildings designed by local architect Charles Lynam. The edge on the road creates a strong visual impact as the mature trees tower over the road, and allow glimpses of the cemetery beyond. It was originally proposed in 1881 that there be one chapel on the site but petitioning by the churchwarden of St Peters, meant that a Church of England chapel and a 'dissenters' (non-conformist) chapel were built in 1884. The layout of the graves shows Victorian values to the different classes as the area is divided up firstly into Church of England, Roman Catholic and Non-Conformists and then in each area into plots for first, second, third and fourth class. The area was laid out to a formal plan of paths and planting and was intended not only as a cemetery but a "bright attractive spot...a healthful and quiet resort of the townspeople" (Staffordshire Advertiser 8<sup>th</sup> November 1884).



**FIGURE 6:** *The cemetery creates a green space to the conservation area.*

## 5. Built Form

### 5.1 The Influence of Use Patterns and Patronage

- 5.12 The earliest development of the Area and oldest surviving buildings can be characterised as 'opportunistic'; built to exploit the new route from Stoke to Newcastle. Patterns of landholding divided along lines set by established field boundaries, many of which have become fossilised features of the built environment. The disposition of the area in the early nineteenth century - a collection of large houses with long driveways and small estates cut from the existing agricultural landscape - is the principle template upon which the current townscape has developed. Here both estates and smaller dispersed landholdings were subject to a typically incremental process of speculative development by individual landowners through the mid-nineteenth to early twentieth centuries. The class and form of such development appears to have reflected the class, wealth and aspirations of the individuals involved, having no overall unity. Thus Approach 2, land formerly held within the large estates of Minton and Spode, was filled by their successors with lower-middle/middle-middle class housing, whereas Approach 3, whose ownership was historically more fragmentary, developed a very mixed composition. Due to redevelopment the extent of this mixing is now virtually impossible to see but historically comprised a spectrum of large villas in deep garden plots, cramped and densely packed terraced cottages with tiny yards, and later workers' terraces of a larger size and standardised form.
- 5.13 Approach 1 and the Core were largely developed under the patronage of Minton and Campbell-Minton during the 1840s-50s. The building here of fifteen superior workers' cottages, a school, institute and church was in part a limited exercise in philanthropy but showed undoubted signs of social self service. Highly ornamented almshouse-style cottages within plots containing small gardens play to a medieval baronial ideal, while the landmark church building which occupied the site of the mill stamped a mark of ownership upon the hamlet.
- 5.14 Residential functions have remained largely stable, continuing to characterise Approach 2 and to some extent Approach 1. In the latter commercial activity has colonised the north side of Hartshill Road providing a more mixed feel. Approach 3 continues and develops this theme and is the commercial hub of Hartshill. Here a number of small purpose-built shop and office units have replaced earlier residential outlets. Although the shop units in general remain very small, their immediate interface with housing provides an 'urban village' feel. Opening of a Tesco convenience store on the edge of the Area is likely to have had a negative impact on the local economy while the local post office has also closed. Several shop units stand vacant while many of the businesses within Approaches 1 and 3 cater for a passing or specialist trade. It is clear that local identity has been eroded though this combination of factors though some continuity is maintained by the public houses.

## 5.2 Architectural Character, Materials, Colours and Textures

### 5.21 Style

The Area is stylistically mixed. Perhaps the best claimant for 'vernacular' is the rear range of the low set brick-built Robin Hood Inn, though others may include the Georgian Noah's Ark and what remains of 288 Hartshill Road - both much altered. Regency style *Longfield Cottage* has been lost. Neo-Gothic design is especially marked within Approach 1 and the Core while to the south and south-east of Approach 2 Stoke Cemetery and the North Staffs Infirmary are equally strong exemplars of the style. Approach 2 is dominated by houses with Vernacular Revival detailing applied in varying degrees depending upon the class of dwelling, though *Parkfield House* represents an earlier property isolated in its expression of Italianate influence. Blank-faced workers' houses in Approaches 1 and 3 carry minimal stylistic detailing. Buildings of the Modern Movement have a strong presence in Approach 3 which also contains some undistinguished domestic architecture of the 1960s-70s.



**FIGURE 7:** *Building Styles. (above) Gothic Revival at Minton Cottages; (above right) Italianate Parkfield House; (right) Vernacular Revival at 9-15 Princes Road.*

### 5.22 Plan, Form and Massing

The majority of properties are terraced and usually have two bays, while the few detached properties have three. With the exception of a terrace with dormers in Princes Road all buildings have two storeys. As is the norm the terraced properties are two-rooms deep and narrowly rectangular in plan. Detached and semi-detached properties achieve more square form. Most houses have linear rear extensions and outbuildings of various diminishing size. The majority of properties are aligned directly with the street

and adhere to a building line though some early houses in Approaches 1 and 3 adopt a slight angle.



**FIGURE 8:** *Various plan forms. Square shaped 50 Queen's Road (above) whose proportions are unbalanced following building of a garage; Vicarage Road (top right) a typical terraced street; profile of 52 Princes Road (right) reveals an extension and out-buildings of diminishing size to the rear. The profiles of other rear extensions contribute to this interesting roofscape.*



## 5.23 External Walls and Façade Finishes

### Brickwork

Smooth red facing brick laid in stretcher or Flemish bond is the common façade material across the Area and particularly so within Approach 2, where it is also used for boundary walls and gate posts. English garden bond finds an isolated use in the North Staffs Territorial Association building. Flemish bond is strikingly emphasised at 2-8 and 38-42 Queen's Road through use of purple-blue headers, while colour contrasts are further employed to dress edges - best seen in the chimneystack of an outbuilding at 10 Wilfred Place. Approach 2 also sees much use of moulded brick in the ornamentation of eaves, chimneystacks and the gable ends of terraces with gentle abstractions of classical detailing. Within Approach 1 diaper-work features in Minton and Campbell Cottages and was an original component of their boundary walls prior to rebuilding or replacement. A fragment showing a diamond pattern survives outside No. 285. Less elaborate decoration is seen in use of simple string courses of blue brick on lower class terraces and some dog-tooth work. A textured brown and pale-brown brick marks buildings or alterations of 1960s-70s date found in Approaches 2, 3 and the Core, this providing an unattractive contrast with the older reds and blues.





**FIGURE 9:** *Patterned brickwork. (Above) 10 Wilfred Place; (top right) Flemish bond 38-42 Queen's Road; diaperwork (left) at Minton Cottages.*

### Stonework

*Red hollington*, a soft-grained, pinkish-red sandstone laid in courses of squared blocks is the chief building material in the Core, though that of the vicarage has been encased in an inferior brick. The boundary wall in Vicarage Road has a rock-faced finish though elsewhere dressing is droved. Heavy erosion and moderate soiling has occurred in localised areas.



**FIGURE 10:** *Stonework. (left) gatepost; (right) School showing heavy erosion.*

### Façade treatments

Lined stucco is present on the earliest buildings in the Area though both brick and stonework was left unfinished through most phases of the Area's development. Where render, wet or dry dash has been employed on a few buildings altered or built during the late 1890s-1920s it covers portions of the façade, and is used in combination with brick detailing or timber cladding in a derived Vernacular Revival style. Hanging tiles are a sole feature of Minton Cottages.



**FIGURE 11:** Façade finishes. (left) Flemish bond brick with render and half-timber cladding 2-8 Queen's Road; (right) flat render at the Jolly Potters.

### Concrete

Nowhere used extensively, Approach 3 has two modern buildings which use small amounts of exposed concrete within their design. A large, low, utilitarian and entirely intrusive concrete structure stands within the triangle of land between Queen's and Princes Road.

## 5.24 Roofs

- Material

Virtually all roofs carry dark blue-purple tiles. Elaborate patterned tiling is a feature of Scott's buildings in Approach 1 and the Core, while that on 50 Princes Road appears fairly modern. Decorative ridge tiles, now fragmentary, are an important feature of Minton and Campbell Cottages, and a flamboyant set top the roof of Hartshill Institute. More constrained designs based upon curves and circles are employed on the ridges of many properties within Approach 2; a design feature attractively repeated in wood along the eaves of 8-18 Queen's Road.



**FIGURE 12:** Ridge tiles and bargeboards in Queen's Road. Tiles are the Area's typical roofing material.

- Pitch and Type

The Area contains a variety of roof types with simple, gently pitched roofs dominating through their use on terraced houses. Most variety and complexity is found amongst the larger houses of Approach 2, forms here including double pitched, hipped and half-hipped forms together with frequent ornamental gables. Roofs form a key component of overall style, the high, steep pitched roof and broad low gables of 9-15 Princes Road (see FIG. 7) a good example of Vernacular Revival, while acute angles, sharp edges and points characterise the Gothic Revival of Approach 1 and the Core. The roof of Parkfield House is now exceptional in its extreme shallowness, while flat roofs are a feature of modern buildings within Approach 3.

## 5.25 Windows

- Type and Fenestration

Across the Area sash windows remain the most common window type providing a vertical emphasis to facades. A few broader casements do however occur as either components of original designs or as later alterations on a number of properties. Windows are single or paired; composite or tripartite arrangements separated by ornamental mullions or balusters in stone or wood. Bay windows are a common feature on the ground floors of medium sized houses in Approach 2, these doubled up at first floor level on the largest. Arrangements vary, though repetition within terraces maintains a sense of regularity. It is common for windows to carry a heavy rectangular stone sill and lintel though within Approach 2 stone detailing is frequently reproduced in brick, and including frequent semi-circular arches repeated above entrances. Use of clear-stories or continuous sheets of glazing as 'structural' elements represent individualistic modern contributions within Approaches 1 and 3. These can be intrusive, long flat clear-storeys particularly awkward.



**FIGURE 13:** A surviving range of historic windows 30-34 Queen's Road. Note low garden wall, front gardens and use of moulded brick.

## 5.26 Porches

With the exception of Minton Cottages projecting porches are not typical of the Area given constraints upon space. Internal porches with mosaic tiled floor are common, especially in Approach 2, though a few terraces immediately fronting the street in Approaches 1 and 2 lack them. In most cases porches have been enclosed through addition of an outer door, although they remain open in Wilfred Place.

## 5.27 Doors

Few original or unaltered front doors survive though most terraces incorporating passages have retained the original plank doors which close them. Halls are normally lit by a transom light of which there are various surviving configurations. Plain fanlights are an evolved detail where internal porches with arched entrances have been enclosed. Some doors have acquired elaborate stained glass panels of interest in themselves including Nos. 6 and 10 Wilfred Place, while good examples of 1920s work occur as original elements in houses of contemporary date in the same street.

**FIGURE 14:** *Porches, doors and boot scrapers. Nos. 4 and 6 Wilfred Place preserve a range of original features. The stained glass insets of No.4 provide a point of interest.*



## 5.28 Enclosure

In all cases private space to the front or rear of properties was historically enclosed by brick walls, though in many cases these have been breached, replaced or swept away without provision of alternative following redevelopment. Railings were a historic feature of some properties though many houses of late nineteenth-earlier twentieth century date lacked them. Compensation was provided by the more elaborate and expensive walling designs visible outside a number of properties in Approach 2 where brick of a similar quality and bond to that used in the facades has been used (see FIG. 11). The cemetery has a long dwarf wall which would have originally had railings on it; some of the railings are intact near the gates and gateposts.

## 5.29 Shop Fronts

The shop front of 311-313 Hartshill Road has the best claim of being 'historic', and is a traditional plate glass design with fascia. Simple and economical house-shop units comprising plain rectangular windows with door and fascia are predominant, the domestic scale and utilitarian appearance providing a village-like feel.



**FIGURE 15:** Shop fronts in Approach 3. (left) The best 'traditional' examples, interestingly aligned as forward extensions of older properties; (right) small sized units. Unfortunately Hartshill has lost its local post office.

### 5.210 Details and Features

- Several constructional details are worthy of note including provision of boot scrapers in Wilfred Place, and of decorative date plaques on a number of the terraces. What appears an original thus rare conservatory occurs to the rear of 40 Queen's Road, while a garden balcony built to the rear of 50 Queen's Road has a cast iron railing. Of undoubted interest is the use of locally manufactured Minton tiles and plaques in the decoration of Minton and Campbell Cottages. Such tiles are a common component in the paving of porches and front paths of many later houses in Approach 2.
- There are a number of interesting monuments in the churchyard and cemetery though most show signs of neglect or damage. Others may have been cleared during the past – an unfortunate course of action advocated here during the 1970s.
- There are three historic coach house/stable blocks within the Area: the converted *Old Coach House* (formerly belonging to 50 Queen's Road), that behind the Vicarage and that to the rear of the former North Staffs Territorial Association drill hall. Both of the latter may be considered 'at risk'.

**FIGURE 16:** Features of Interest. (left) an elaborate but deteriorating graveyard monument; (right) the vicarage coach house/stables.



### 5.211 Groundscape and Public Realm

- Original street, pavement and kerbing materials have been almost entirely replaced with tarmac or concrete slabs and kerbstones across the Area, though in many places setts continue to line gutters. The remnants of Hulme Street represent what old photographs confirm is an unusual survival of a nineteenth century road scheme. This comprises a pavement lined with blue engineering bricks - the outer row of which is patterned - a sandstone kerbing and gravelly surface. Other fragments of original stone kerbing exist in Vicarage Road where there are also two sett-lined accesses. A further access survives in Wilfred Place. At the end of Vicarage Road the string of setts which originally linked the footpaths either side is partially revealed beneath eroding tarmac.
- With the exception of pillar boxes no original street furniture survives within the Area.
- The Area has a number of attractive street name signs spelled out using black and white tiles. One of these at 311 Hartshill Road spells the painted out-name *Bell Street*, recalling a former title of Weller Street (first named Pump Street).



**FIGURE 17:** Historic street surfaces. (left) Hulme Street; (right) an access on Vicarage Road with curved granite corner pieces to the kerbs.

## 5.3 Listed and Unlisted Buildings of Importance

### 5.41 Buildings on the Statutory List

- 263-285 Hartshill Road (Minton Cottages): Grade II
- 287-293 Hartshill Road (Campbell Cottages - excluding No.295 - and Hartshill Institute): Grade II
- Holy Trinity Church: Grade II\*
- Former Sunday School: Grade II
- Cemetery Chapel and lodges: Grade II

### 5.42 Buildings of Special Local Interest

- Parkfield House (54 Princes Road)
- The Jolly Potters Inn (286 Hartshill Road)
- The Noah's Ark Inn (see Fig. 18)
- 1-7 Wilfred Place
- 4-10 Wilfred Place



**FIGURE 18:** *The Noah's Ark Inn - oldest building in the Area.*

### 5.43 Unlisted Buildings of Note

Most buildings within the Area pre-dating 1960 make a positive contribution to the character of the Area, though alterations have reduced this in a number of cases. The following selection of notable unlisted buildings is by no means comprehensive:

- *30-34 Queen's Street:* (pictured FIG. 12) a highly ornamented and largely intact façade though with an unattractive extension to the rear of No.30.

- *38-40 Queen's Street:* (pictured FIG. 9) an unusual composition with attractive brickwork again largely intact and including a conservatory to the rear of No.40.
- *50 Queen's Street and Ice House:* (pictured FIGS. 7 and below) a plain but intact house with attractive garden elevation and converted coach house now separated by Thornburrow Drive. The igloo-shaped brick ice house originally belonged to Minton's Longfield Cottage (see FIG. 1).



**FIGURE 18:** *Igloo-shaped ice house. Formerly belonging to Longfield Cottage, now in the garden of 50 Queen's Road.*

- *286 Hartshill Road:* Easily dismissed due to heavy alterations to the ground floor this is one of the older buildings in Hartshill and an important component in views both into and out of the Area within Approach 1.
- *9-11 Wilfred Place:* two intact semi-detached houses of the 1920s.
- *The former North Staffs Territorial Association drill hall, stables and offices, Wilfred Place:* (pictured below) a vital and characteristic element of the Edwardian townscape under threat both here and nationally. The range of buildings is largely complete and provides a real point of social historical and architectural interest. Some of the smaller stable blocks are not in the Conservation Area and have been recently demolished.



**FIGURE 20:** *Buildings of the former North Staffs Territorial Association. (left) Office with painted sign – the drill hall is hidden by trees to its right. (right) Stable blocks behind drill hall.*



- *295 Hartshill Road*: the last of the Campbell Cottages, this was not listed because of alterations but is nonetheless an integral component of Gilbert Scott's design.
- *Robin Hood Inn, 324 Hartshill Road*: represents a remnant of the early nineteenth century buildings that once populated the Steel Street area.
- *The North Staffs Medical Institute*: (pictured below) an outstanding contribution of modernist design, recently extended.



**FIGURE 21:** The North Staffs Medical Institute. The building has a recent extension to the right (hidden) and would benefit from improved landscaping work to the car park. It occupies a similar position in its plot to its predecessor Longfield House.

## 5.4 Trees, Green Spaces, Edges and Ecology

- 5.41 A general lack of back gardens means that trees tend to be concentrated wherever open spaces occur within the Area. Several Tree Preservation Orders have been made. Trees play a role in landscaping the churchyard, though some unregulated growth of weed species has caused damage to the monuments. The neighbouring vicarage provides a further concentration, though here their density blocks inward views obscuring the relationship of this plot to the rest of the Area.
- 5.42 Notable green edges include the tidy row of lime trees planted in front of Minton Cottages - now greatly overwhelmed by shrub growth - and that surrounding the triangle of land between Queen's and Princes Road. The latter plays an important role in masking a large and very intrusive concrete structure.
- 5.43 Very few houses have back gardens, while some street-fronting properties lack gardens altogether. Front gardens, therefore, play a particularly important role in both greening the Area and providing wildlife habitats. Divided from the street by low boundary walls (now minus railings if ever present) these are important in maintaining both an attractive suburban character and immediate setting of many properties.
- 5.44 The major areas of greenspace within the area are the churchyard and cemetery. The mature trees which are found in these areas of greenspace particularly contribute to the character of the area.

## 5.5 Detractors, Neutral Areas and Gap Sites – Enhancement and Development Opportunities

- 5.51 Features which detract from the character and appearance of the Area include:
- Heavy traffic using Hartshill Road and feeding down Queen's and Princes Roads from hospital sites. This creates noise and pollution while disrupting connectivity.
  - Off-road parking where provision has involved removal of the front wall and garden, or garden alone (as in the case of Minton Cottages).
  - Replacement windows and doors, particularly those made of PVCu. These are often of varied design within terraces, spoiling their harmony, while plastic windows are intrinsically harmful to the appearance and fabric of historic buildings.
  - Loss of a regular building line and frontage along the south side of Hartshill Road within Approach 3.
  - A number of relatively modern buildings of inharmonious design and/or positioning in several parts of the Area. In each case these spoil the setting of adjacent historic properties.
  - The petrol station and Tesco store opposite Minton Cottages spoil the setting of the listed buildings, are harmful to important views into the Area along Approach 1 and

act as an economic drain on the village core. There has been a loss of enclosure, and with it visual order, along this whole stretch of the road.

- A large and crooked road sign stands outside Minton Cottages, further spoiling their setting. Several other road signs have also been positioned without care within the Area.
- The tall chimney of the North Staffs Infirmary towers over Approach 2 and spoils southern views out of the Core.



**FIGURE 22:** Harmful modifications where front walls and gardens have been removed on two properties. One has also had its chimney stack removed and had roof lights inserted, while two have lost their original windows.

**5.52** Neutral Areas – those neither contributing to nor detracting from the character or appearance of the Area – include:

- 1960s-70s housing in Steel Street. Typical, unremarkable, greatly altered examples of their period these houses bear relation to the surrounding townscape. As they are to some extent concealed from sight they do not cause significant harm.
- Significantly altered infill properties of 1920s date in Vicarage Road and Wilfred Place.
- 292 Hartshill Road – pulled back from the street front on a historic site the building and its glass façade do not have a strong impact but bear little relation to the historic context.

**5.53** Gap sites are currently limited. The clearance site currently used for car parking between 325 Hartshill Road and the Natwest Bank appears most obvious.

**5.54** The Vicarage and 295 Hartshill Road require special comment. Designed by Gilbert Scott and integral to his architectural scheme they have both been severely altered. While the former is now encased in brick, the latter has suffered various interventions which include painting. The current condition of these buildings is detrimental both to their own special interest and the group of which they form part.

**5.55** The Cemetery Chapels are currently in a bad state of repair and are at high risk of vandalism and losing an intrinsic part of their special interest.

## 6. Pressures and Threats

- 6.1 There is a significant risk that residents will modify their properties, removing unprotected original features including the windows, doors and boundary walls which play such an important part in providing the Area's special interest.
- 6.2 The Health Authority is a major property owner in Hartshill and within the Area itself. In recent years a number of sites have been redeveloped including that of Minton's house, Longfield Cottage (latterly the Orthopaedic Hospital). The former North Staffs Territorial Association buildings in Wilfred Place - currently used as a transport depot - may face redevelopment in the near future, while 9 ha of the North Staffs Infirmary site has itself been zoned in the Local Plan (RMU 4) for possible redevelopment. The latter includes the triangle of land between Princes and Queen's Road which is within the Conservation Area and the site is also a locally listed building and is also adjacent to the cemetery which is also within the Conservation Area.
- 6.3 There is pressure on street parking with controlled spaces operated within Wilfred Place. There is little or no room for new garaging in most circumstances. A number of property owners have responded by removing boundary walls to provide off-street parking in front gardens, and in one extreme case the front garden has been excavated to provide access to a basement-level garage. Further activity of this type will be severely damaging to the street scene.
- 6.4 The fragmentary historic remains of Hulme Street are suffering accelerated erosion due to use as a car park.
- 6.5 The broader area has suffered mining subsidence in the past, leading to the bracing of Holy Trinity Church during the 1960s. Some movement is visible in other buildings and could be a source of further difficulty in the future.
- 6.6 The stone employed in buildings within the Core has suffered heavy erosion, a problem exacerbated by incorrect maintenance and repair during the past. The condition of these buildings will continue to deteriorate with or without intervention though corrective works could slow the process.

## 7. Summary of Special Interest

### Architecture

Hartshill Conservation Area holds within it exemplars of architectural design from the eighteenth to twenty-first centuries. These span broad social and stylistic boundaries including the typical, the rare and the unique. Holding an outstanding assemblage of buildings designed by Gilbert-Scott - one of the country's most famous and infamous architects – there are also superb intact examples of later nineteenth century designs and an outstanding example of Modernist architecture. While most of the Scott's buildings are Listed, the quality of the Area has been more broadly acknowledged in several additions to the Local List.

### History

The Area has strong associations with the Mintons, its chief patrons and one of Stoke's celebrated dynasties, and also with Spode. It comprises a townscape within which a palimpsest of features can be easily traced bringing its history to life.

### Character and Appearance

The Area has a suburban urban-village feel. It is tied together at a convergence of paths which provide a range of attractive and important views at the heart of which stands Grade II\* Holy Trinity Church.

## 8. Recommendations and Proposals

- 8.1 The survival of many original features including windows and boundary walls (see Appendix) is a crucial aspect of the special interest of the Area and demands the introduction of Article 4 designations to prevent insensitive modifications. The existing Article 4 designation covering render will need obvious revision following extension of boundaries and in light of the 1995 GPDO which removed many forms of façade treatment from permitted development within Conservation Areas. Provision of generic guidance to householders on sensitive home improvement options should be considered whether or not a new Article 4 designation is approved.
- 8.2 Campbell Cottages and Hartshill Institute form a single, physically interconnected architectural composition. In spite of this while Nos. 287-293 are listed No. 295 is not. No. 295 is also left out of the Local List which appears to be an oversight. While this property has suffered changes including painting of the façade, reduction of the chimney stack and alteration of its windows, the logic of excluding this from the listing is unclear. Restoration of the property is possible and should be encouraged.
- 8.3 Some of the notable unlisted buildings included in section 5.43 might be considered for inclusion in the Local List at its next review. The ice house in the back garden of 50 Queen's Road may be recommended for listing by English Heritage.
- 8.4 A development brief will be necessary for any future work planned within the triangle of land between the junction of Princes and Queen's Road. A single-storied property or properties which maintained the heavy tree-shrub boundary would be preferred, though a maintained open space or recreation area would be most ideal. The hospital site is adjacent to the Conservation Area and an important part of its setting and any future development should be designed to fit in with the surrounding area and retain those buildings of particular historical interest which are locally listed on the site.
- 8.5 Development Briefs might also be prepared for the gap site at Hulme Road and for possible future replacements of buildings judged 'detrimental' in the townscape appraisal.
- 8.6 Consideration might be given to reintroducing a focal feature at the junction of Hartshill with Princes Road (see Fig. 4). This need not entail reinstatement of an historic scheme but could involve a restrained piece of public art. A representation of Minton would be particularly apt at this location
- 8.7 Provision of an information point giving detail about the area and its history might be considered. This could be incorporated into the design of a central feature were this course followed.
- 8.8 The cemetery chapels are in urgent need of repair and works to prevent further deterioration of these statutory protected buildings as there is a risk of these structures being lost.

# Sources

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Philips, A. 1993: The Growth of the Conurbation. In *The Potteries: Continuity and Change in a Staffordshire Conurbation* (ed.) Philips, D.

Victoria County History Vol. VIII.

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Hargreaves Map 1832.

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## Photographs

Original pictures (Hartshill Conservation Area Photographic Survey).

SP855-9 (Stoke City Archives): Postcard of Hartshill c.1905.

Staffordshire Past-track: Photo of Steel Street 1902.

## Policy documents to which reference made

Planning Policy Statement 5, Planning for the Historic Environment

*General Permitted Development Order 1995 (revised 2010)*.

*Planning (Listed Buildings and Conservation Areas) Act 1990*.

The Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006 – 2026 adopted October 2009.

Guidance on conservation area appraisals (2006), English Heritage/Planning Advisory Service

Guidance on the management of conservation areas (2006), English Heritage/Planning Advisory Service

## Statutory Listed buildings list descriptions

### COTTAGE

263 Hartshill Road,  
Hartshill.  
ST4 7NQ

**GRADE II**

SoTCC List No: 62  
GRID REF: 386703E  
345801N  
DATE LISTED: 25 November  
1987  
LAST  
AMENDED: N/A

HARTSHILL AND PENKHULL WARD

HARTSHILL CONSERVATION AREA

#### LIST DESCRIPTION

Cottage. Circa 1850. Red brick with blue brick dressings and plain tiled roof with scalloped bands and ridge cresting. Gothic style, asymmetrical planned on 2 storeys. Canted gable faces street with trefoiled lower windows with red and black tiles set below relieving arches. Upper windows are dormers in the hipped roof of the gable, with shouldered frames and tiled panels in the apex below scalloped bargeboards. To the right, a short projecting bay with gabled porch across the angle, and projecting casement window in the west wall, with decorative panelling below. Pronounced bargeboards are carried on corbels. Stack against rear wall.

NB. Garden walls and gateposts are protected by this listing.

### COTTAGES

267 Hartshill Road,  
269 Hartshill Road,  
271 Hartshill Road,  
273 Hartshill Road,  
275 Hartshill Road,  
277 Hartshill Road,  
279 Hartshill Road,  
281 Hartshill Road,  
Hartshill  
ST4 7NQ

**GRADE II**

SoTCC List No: 63 A to H  
386687E  
345792N  
386682E  
345792N  
386677E  
345791N  
386671E  
345791N  
386666E  
345791N  
386661E  
345790N  
386656E  
345788N  
386651E  
345788N  
DATE LISTED: 15 March 1993  
LAST  
AMENDED: N/A

HARTSHILL AND PENKHULL WARD

HARTSHILL CONSERVATION AREA

#### LIST DESCRIPTION

Row of 9 cottages. Circa 1840. Brick with plain tiled roofs with scalloped bands and ridge cresting. Gothic style, one-and-a-half-storeys, each cottage is a single unit plan. The terrace is symmetrical



with outer gables, then 6 dormers with the trefoiled windows corbelled-out. Projecting gabled porches to ground floor each with paired 2-centred arched doorway. Terracotta reliefs in the apex of the porch gables depict biblical scenes (Adam and Eve etc). Lower windows are 3-light casements. Outer gables have porches in the side elevations and square projecting bay windows to the ground floor. Pronounced bargeboards are carried on corbels. Diaper bands of blue brickwork. Fluted axial stacks. NB. Garden walls and gateposts are protected by this listing.

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## COTTAGE

285 Hartshill Road,  
Hartshill.  
ST4 7NQ

**GRADE II**

SoTCC List No: 64  
GRID REF: 386632E  
345788N  
DATE LISTED: 15 March 1993  
LAST  
AMENDED: N/A

HARTSHILL AND PENKHULL WARD

HARTSHILL CONSERVATION AREA

### LIST DESCRIPTION

Cottage. Circa 1840. Brick with plain tiled roof with scalloped bands and ridge cresting. Gothic style, the cottage is a mirror image of 263 Hartshill Road. One-and-a-half storeys, with canted bay facing the street with trefoiled windows with red and black tiled panels set beneath the relieving arches to the ground floor and gabled dormers within the hipped roof above. Porch in angle of this range and advanced gable set back to the east. This gable has casement window projecting on corbels to the ground floor and pronounced bargeboards carried on corbels. Stack against rear wall.

NB. Garden walls and gate posts are protected by this listing.

## COTTAGE

289 Hartshill Road,  
291 Hartshill Road,  
293 Hartshill Road  
Hartshill  
ST4 7NQ

**GRADE II**

SoTCC List No: List 65 A to C  
GRID REF: 386605E  
345782N  
DATE LISTED: 15 March 1993  
LAST  
AMENDED: N/A

HARTSHILL AND PENKHULL WARD

HARTSHILL CONSERVATION AREA

### LIST DESCRIPTION

Row of 3 cottages forming part of a longer terrace. Circa 1840. Brick with plain tiled roof with scalloped bands and ridge cresting. Asymmetrical, one-and-a-half storeyed with 2 gables to the left hand gable, with trefoiled window and shouldered arch to the doorway. Paired doors in centre of the right hand section, flanked by wood mullioned casement windows with herringbone tiles in the relieving arches over. Upper windows are dormers with steep pointed gables over trefoiled lights. Stone bands, and blue tumbled brickwork in the gables. Gable and axial stacks.

NB. Gateposts and garden walls are protected by this listing.

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## CHURCH OF THE HOLY TRINITY

Hartshill Road,  
Hartshill.  
ST4 7NJ

**GRADE II\***

SoTCC List No: 66  
GRID REF: 386546E  
345830N  
DATE LISTED: 19 April 1972  
LAST  
AMENDED: N/A

HARTSHILL AND PENKHULL WARD

HARTSHILL CONSERVATION AREA

### LIST DESCRIPTION

Parish church. 1842 by George Gilbert Scott and Moffatt. Stone with plain tiled roof with scalloped bands. Decorated style with west tower and spire, nave with 2 aisles and clerestory, chancel. 4-stage west tower with clasping buttresses terminating in pinnacles. West door with paired shafts to triple chamfered arch. 3-light window over then an oculus. Paired bell chamber lights. Trefoiled frieze below parapet. Spire with 2 tiers of lucarnes. South porch with shafts to moulded arch repeated on inner doorway. Nave of 4 bays divided by gabled buttresses, each with a 2-light traceried window. Corbels support projecting parapet. Low clerestory above, with quatrefoil windows. Ornate chancel: shafts with foliate capitals and hood moulds to windows. Inside, high arcade of 5 bays with clusters shafts carrying rib vaulted ceiling. Encaustic floor tiles throughout and tiled dado with high glazed frieze and quatrefoil memorial tiles inset. Original pews with poppy-head bench ends. Deep-moulded chancel arch. Wood reredos with interlace in panelling and riddle posts, installed as war memorial. Painted panelled ceiling to chancel, and vaulted roof over apse. Early-medieval-style stained glass to chancel, with small lozenges containing scenes, and Mannerist-style glass in south aisle of 1902-1904. The church was endowed by Herbert Minton. (The Victoria History of the Counties of England: R.B.Pugh: Staffordshire: Oxford: 1963-).

NB. Walls, gateposts, gates, vicarage and stables are curtilage structures protected by this listing.

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## NEWCASTLE PLAYERS WORKSHOP (formerly Hartshill Institute)

Hartshill Road,  
Hartshill.  
ST4 7NQ

**GRADE II**

SoTCC List No: 67  
GRID REF: 386622E  
345789N  
DATE LISTED: September 01,  
1967  
LAST  
AMENDED: March 15, 1993

HARTSHILL AND PENKHULL WARD

HARTSHILL CONSERVATION AREA

### LIST DESCRIPTION

Former Institute, now in use as a theatre workshop. Circa 1840. Brick with stone dressings and plain tiled roof with scalloped tiles and ridge cresting. Gable facing the street, with advanced gabled porch with paired shafts to the doorway flanked by casement windows beneath 2-centred relieving arches with embossed tiles in the apex of the arch. Small rose window truss are carried on corbels.

NB. Garden walls are protected by this listing.

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## STOKE CEMETERY CHAPELS

Queens Road,  
Hartshill.  
ST4 7LH

**GRADE II**

SoTCC List No: 69

GRID REF: 386439E  
345365N

HARTSHILL AND PENKHULL WARD

DATE LISTED: 15 March 1993

HARTSHILL CONSERVATION AREA

LAST  
AMENDED: N/A

### LIST DESCRIPTION

Cemetery chapels. Circa 1850 by Charles Lynam. Brick with plain tiled roofs. Romanesque style, symmetrically arranged with chapels linked by central arcade. Chapels each have central tower clasped by gabled ranges on 2 sides with blank arcading and corbel table. Eastern gabled range has projecting flat-roofed porch with round-arched entrance. Rose window over porch. Paired round arched windows in side elevation, and in return range linking with central arcade. Continuous stone and moulded brick sill bands, and brick corbel table. Central arcade of 4 bays, round arches carried on shafts, with flat roof over.

NB. Cemetery walls and gates are protected by this listing.  
Cemetery lodges may be considered to be curtilage structures.

## Appendix

# Appendix 2005 Survey of Surviving Original Fabric: Article 4 Preliminaries

This survey records surviving features on historic residential properties. For the purposes of this survey 'historic' is taken as meaning all those built pre-War.

## Windows on Street-fronting Façades of Historic Residential Properties

- *Approach 1:* **39%** of properties retain their original windows – specifically Minton and Campbell Cottages. No original windows survive in Vicarage Road.
- *Approach 2:* **53%** of properties retain a full set of original windows. A further **17%** retain some or most of their original windows. A particular concentration of surviving windows occurs between Nos. 20 and 50 Queen's Road and in Wilfred Place where **88%** of historic residential properties retain all or most of their original complement.
- *Approach 3:* **16.5%** of properties retain original windows.
- For the Area as a whole retention of original windows on street-fronting facades of historic residential properties runs at **36%**. A further **8.5%** of properties retain some or most of their original windows.

## Front Walls on Historic Residential Properties

Front gardens and garden walls are a particular feature of historic residential properties in Approach 2 and part of Approach 1; elsewhere most properties directly front the street. Partially demolished or rebuilt walls are counted separately from those surviving in close to their original condition.

- *Approach 1:* One property retains its original front wall, otherwise **84%** of properties have had their walls rebuilt or partially demolished.
- *Approach 2:* **76.5%** of properties retain original walls. A further **11.7%** have walls either partially demolished or rebuilt. An equal number of properties have had their walls completely removed to accommodate car parking.