



Penkhull Garden Village Conservation Area Appraisal

March 2009



Contents

LIST OF FIGURES	3
1. APPRAISAL CONTEXT.....	4
2. THE STUDY AREA.....	6
3. HISTORY AND ARCHAEOLOGY	7
4. SPATIAL ANALYSIS AND APPRAISAL OF VIEWS.....	11
4.1 FORM	11
4.2 VIEWS.....	13
4.4 OPEN SPACES	18
5. BUILT FORM	19
5.1 THE INFLUENCE OF USE PATTERNS AND PATRONAGE.....	19
5.2 ARCHITECTURAL CHARACTER, MATERIALS, COLOURS AND TEXTURES	20
5.21 Style.....	20
5.22 Plan, Form and Massing	20
5.23 External Walls and Façade Finishes	22
5.24 Roofs	23
5.25 Windows	24
5.26 Porches	25
5.27 Doors.....	25
5.28 Enclosure.....	25
5.210 Details and Features.....	26
5.211 Groundscape and Public Realm	26
5.3 LISTED AND UNLISTED BUILDINGS OF IMPORTANCE.....	27
5.4 TREES, GREEN SPACES, EDGES AND ECOLOGY.....	29
5.5 DETRACTORS, NEUTRAL AREAS AND GAP SITES – ENHANCEMENT AND DEVELOPMENT OPPORTUNITIES.....	31
6. PRESSURES AND THREATS.....	32
7. SUMMARY OF SPECIAL INTEREST	33
8. RECOMMENDATIONS AND PROPOSALS.....	34
SOURCES	35
POLICY DOCUMENTS TO WHICH REFERENCE MADE	35

List of Figures

FIGURE 1: <i>Current map of the Conservation Area</i>	6
FIGURE 2: <i>Sir Ebenezer Howard</i>	7
FIGURE 3: <i>Photograph (c1914) of the area showing how little the houses along Trent Valley Road have changed (The Local Historian)</i>	8
FIGURE 4: <i>The original proposal showing a much larger scheme than was built. (The Local Historian)</i>	9
FIGURE 5: <i>Promotional postcard of the Garden Village (The Local Historian)</i>	10
FIGURE 6: <i>Map showing the three different building periods of the garden village</i>	11
FIGURE 7: <i>Houses in Thistley Hough showing one design in a group of four terraced houses</i>	12
FIGURE 8: <i>Key views within the Conservation Area</i>	13
FIGURE 9: <i>Showing the views across the greenspace to the Croft</i>	14
FIGURE 10: <i>Showing the green aspect of the Conservation Area</i>	14
FIGURE 11: <i>The view towards the East with Fenton Church in the centre</i>	15
FIGURE 12: <i>Key views out of the Conservation Area</i>	16
FIGURE 13: <i>Showing the key gateway in the Conservation Area</i>	17
FIGURE 14: <i>The key gateway from Trent Valley Road looking up Thistley Hough</i>	17
FIGURE 15: <i>Central greenspace creating a village feel in the Conservation Area</i>	18
FIGURE 16: <i>Promotional drawing for the garden cities (The Local Historian)</i>	19
FIGURE 17: <i>Letchworth Garden City showing the similar design of the houses</i>	20
FIGURE 18: <i>Showing the massing of the second phase of development</i>	21
FIGURE 19: <i>The Conservation Area is characterised by plain buildings with simple brick details</i>	22
FIGURE 20: <i>The red clay tile hanging on numbers 84 and 86 Trent Valley Road</i>	23
FIGURE 21: <i>The simple tile detailing on the houses on Trent Valley Road</i>	23
FIGURE 22: <i>Showing the half dormer windows and complex roofs.</i>	24
FIGURE 23: <i>Examples of some of the surviving traditional windows</i>	24
FIGURE 24: <i>An example of window alterations in a similar style to the original</i>	25
FIGURE 25: <i>Enclosure in Barnfield</i>	25
FIGURE 26: <i>The bright red post box at the entrance to Thistley Hough</i>	26
FIGURE 27: <i>24/26 Barnfield showing the green setting and the simple symmetrical details</i>	27
FIGURE 28: <i>194 Trent Valley Road which retains the traditional windows</i>	28
FIGURE 29: <i>Showing the trees lining Thistley Hough</i>	29
FIGURE 30: <i>The hedging along Barnfield</i>	30
FIGURE 31: <i>Parked cars lining Barnfield</i>	31

1. Appraisal Context

- 1.1 This Character Appraisal has been prepared for Penkhull Garden Village Conservation Area, whose boundaries were designated in March 2009.
- 1.2 Conservation Areas are designated by Local Authorities under fulfilment of duties imposed by Section 69 of the Planning (Listed Buildings and Conservation Areas) 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”

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.

- 1.3 Production of Character Appraisals was required under the 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.
- 1.4 Conservation Area status is a material consideration in the evaluation of planning applications. Here 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 Guidance 15, *Planning and the Historic Environment*, provides a principal point of guidance. Where new development is planned Appraisals may provide a useful design resource to those proposing it.
- 1.5 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 properties that front the highway through the introduction of Article 4(2) designations, while approval of the Secretary of State is required for more wide ranging 4(1) designations.
- 1.6 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 provide a boost in efficiency while helping ensure fulfilment of statutory duties. In the context of the new Local Development Framework (LDF) these Management Strategy documents may eventually be adopted as Supplementary Planning Documents.
- 1.7 Work on the new LDF is currently proceeding. In the interim, certain policies included within the City Plan 2001 continue in force unless superseded by those arising from the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011 or Regional Planning Guidance. The City Plan reiterates the Authority’s commitment to fulfilling statutory

duties regarding Conservation Areas and listed buildings, 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*.

- 1.8 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 the character or appearance of the Conservation Area and thus of no relevance in consideration of planning applications.
- 1.9 This Appraisal has been produced by the Directorate of Regeneration (Urban Design and Conservation), Stoke-on-Trent City Council. Enquiries regarding this Appraisal should be addressed to:

The Urban Design Team on

01782 23 5023

or

01782 23 2154

Tree Officer

01782 23 2556

2. The Study Area

- 2.1 Penkhull is a suburb of Stoke-upon-Trent, sitting high up on a ridge above the town. Originally a small settlement within the Manor of Newcastle, the village of Penkhull grew from an early settlement to a village in the 16th century; it now merges with the late nineteenth-early twentieth century suburban sprawl of Stoke-upon-Trent which has grown up between Stoke and the suburbs of Newcastle-under-Lyme.
- 2.2 The area has a village and rural feel and whilst having wide tree lined roads in some places also has narrow curved roads over which hedges and trees hang creating a feeling of seclusion, peacefulness and tranquillity. The curved roads create surprises as you round the corner as does the crescent in Barnfield which is reminiscent of a village green. All the houses have good sized gardens, especially front gardens and none of the houses front directly onto the street giving a feeling of space. The strong symmetry and repetition of details on the buildings creates a sense of inclusion and community and enhances the village feel. The wide open spaces to the West of the area reinforce the village feel.
- 2.3 Penkhull was primarily an agricultural community, and remained this way until after the Second World War. However the garden village was built as a distinctive estate rather than the vernacular and accumulation approach of the surrounding area.
- 2.4 The area currently has a very strong population and is a popular place to live in Stoke-on-Trent.

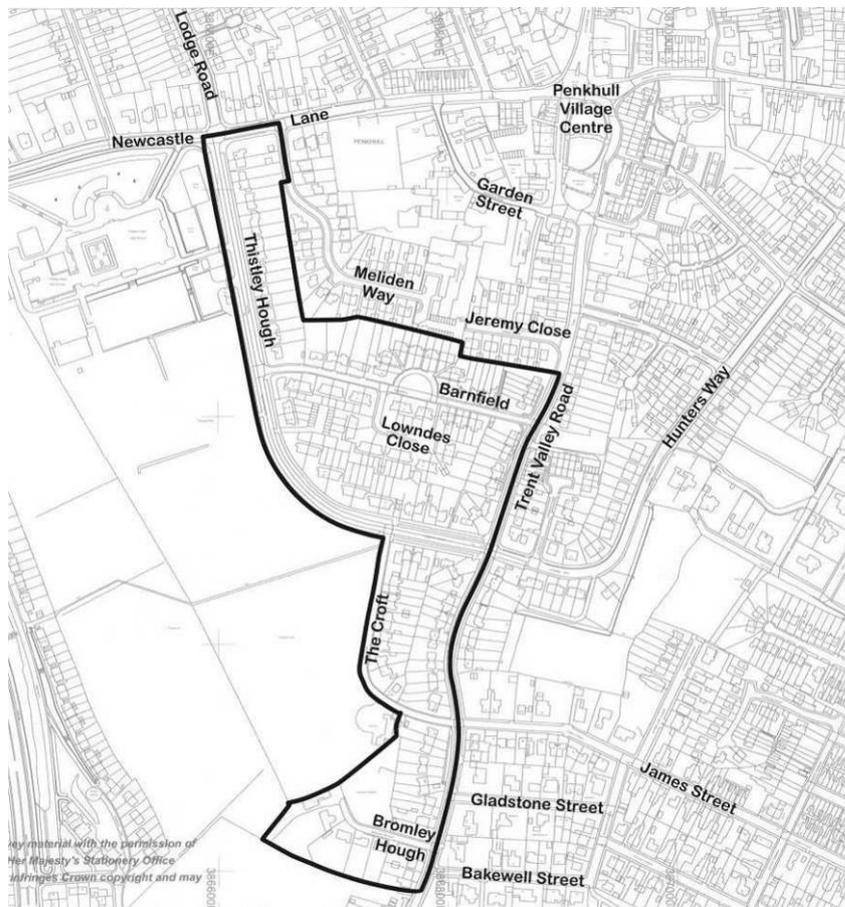


FIGURE 1: Current map of the Conservation Area

3. History and Archaeology

- 3.1 Domesday Book (1086) records the manor of Penkhull (then spelt Pinchetel) in the hands of the King, and held before the Conquest by the Earls of Mercia.
*“2 hides, with its dependencies. Land for 11 ploughs. In demesne 2;
17 villeins and 6 bordars with 8 ploughs.
Meadow 2 acres; woodland 1 league long and 2 furlongs wide.
Value £6.”*
- 3.2 This indicates a large and prosperous, but scattered settlement. A prehistoric pottery vessel, a flint arrowhead, and a polished stone axe, vaguely identified as Neolithic/Bronze Age, have been found in Penkhull. It is not possible to draw any conclusions about prehistoric settlement from these finds. Medieval settlement seems to have been mainly around Honeywall and St Thomas Square, and was associated with the parish church of St Peter’s in Stoke. Prior to the construction of the garden village, the site consisted of agricultural land.
- 3.3 The garden village may have developed as vernacular suburb of the city had not Sir Ebenezer Howard (1850–1928) conceived the idea of Garden Villages.
- 3.4 Appalled at the unpleasant living and working conditions in the late 19th Century towns and cities Sir Ebenezer Howard wrote a book in 1898 outlining his ideas for a completely new way of living. He believed that the very best of both town and country life should be married together in small Garden Cities. Letchworth and Welwyn Garden Cities were designed to this standard, as was Hampstead Garden suburb. At Penkhull only 117 houses were built although 300 dwellings with communal facilities which were originally proposed



FIGURE 2: *Sir Ebenezer Howard*

- 3.5 In 1903 the search was on for an area of land of about 5,000 acres in North Staffordshire to start a large garden city, such as Letchworth and Welwyn later were. After several years searching it was decided that a satellite town near London and Letchworth should be created instead. But interest locally continued and in about 1908

a proposal was put forward to create a garden village at Penkhull. On the 7th April 1910 the site was bought and 'Stoke-on-Trent Tennants Ltd' (the society) created.

- 3.6 "The object of the society is to afford working people and others an opportunity of renting a cottage with a garden within easy reach of their work and at a moderate rate."
(The society's promotional material)
- 3.7 The Countess of Harrowby, Lady Mabel Ryder opened the first house as a showhome in 1910 and in 1913 King George V and Queen Mary visited the village.
- 3.8 One of the architects of Letchworth Garden City oversaw the beginning of the project at Penkhull, but the houses were designed by local architects W Campbell & Sons of Hanley.



FIGURE 3: *Photograph (c1914) of the area showing how little the houses along Trent Valley Road have changed (The Local Historian)*

- 3.9 The houses were designed in clusters and pairs, each cluster differing slightly in architectural style from its neighbour. They were all built of plain or whitewashed brick with steep gables and pitched roofs. All the houses were positioned to be as south facing as possible to get as much sunlight as they could. Outbuildings were kept to a minimum and each house was given a garden of an eighth of an acre. Existing trees were retained, residents encouraged to have window boxes and hedges rather than fences and walls were planted around boundaries.
- 3.10 By March 1911 some 50 houses had been built and in June of that year the Earl of Harrowby, Lord John Ryder, opened the bowling green and tennis courts. By December 1912 a further 30 houses had been built and the final 15 houses in this first phase were under construction. More houses were planned along Newcastle Lane but the First World War put paid to these plans and the land was instead turned into allotments for tenants of the Garden Village. The war also meant that the proposed Institute and community centre were also not built but instead a small pavilion was built by the bowling green. This small village of 95 houses was a far cry from the original proposal of 250 to 300 houses.

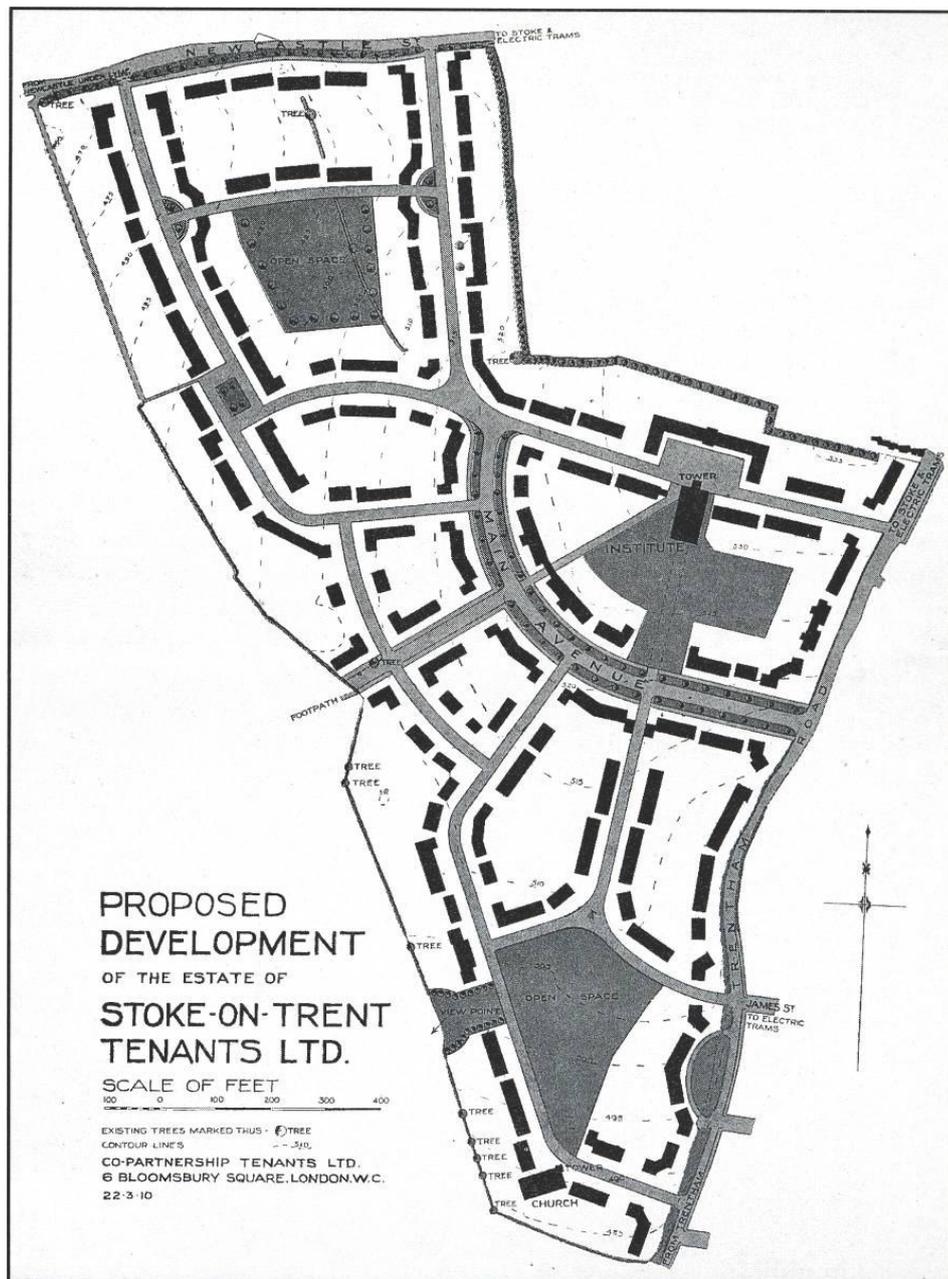


FIGURE 4: *The original proposal showing a much larger scheme than was built. (The Local Historian)*

- 3.11 Building and enthusiasm for the scheme slowed in 1910 when the government brought in a large scale programme to build state sponsored council houses. This meant that tenant associations, private investors and developers were no longer needed to create affordable housing schemes.
- 3.12 The scheme lost its way somewhat in the later period as the emphasis on the kind of tenant shifted from the early ideals of providing good homes for the city's manual workers. Instead the tenants became "nice people of all classes" (Sentinel 26th September 1910)
- 3.13 After the First World War there were more attempts to restart the building of the village with a further 320 houses but the prohibitive cost of building at the time meant the society felt it was impossible.

- 3.14 As a result of selling the houses to its tenants the money became available to build additional houses and an extra 22 houses were built in 1938-9 on the North side of Thistley Hough. After the Second World War in the 1950's the society built flats on top of the Bowling Green and tennis courts in what is now Lowndes Close.
- 3.15 The society wound down but continued to own property in the village until after the 1980's.



FIGURE 5: *Promotional postcard of the Garden Village (The Local Historian)*

4. Spatial Analysis and Appraisal of Views

4.1 Form

- 4.11 The Conservation Area encloses those houses and flats built as part of the Garden Village scheme between 1910 and 1940 and some associated allotments.
- 4.12 The conservation area does not include the adjacent land which was part of the original scheme as it was never built on as part of the scheme.
- 4.13 The houses were designed in distinct groups with three different periods of development.

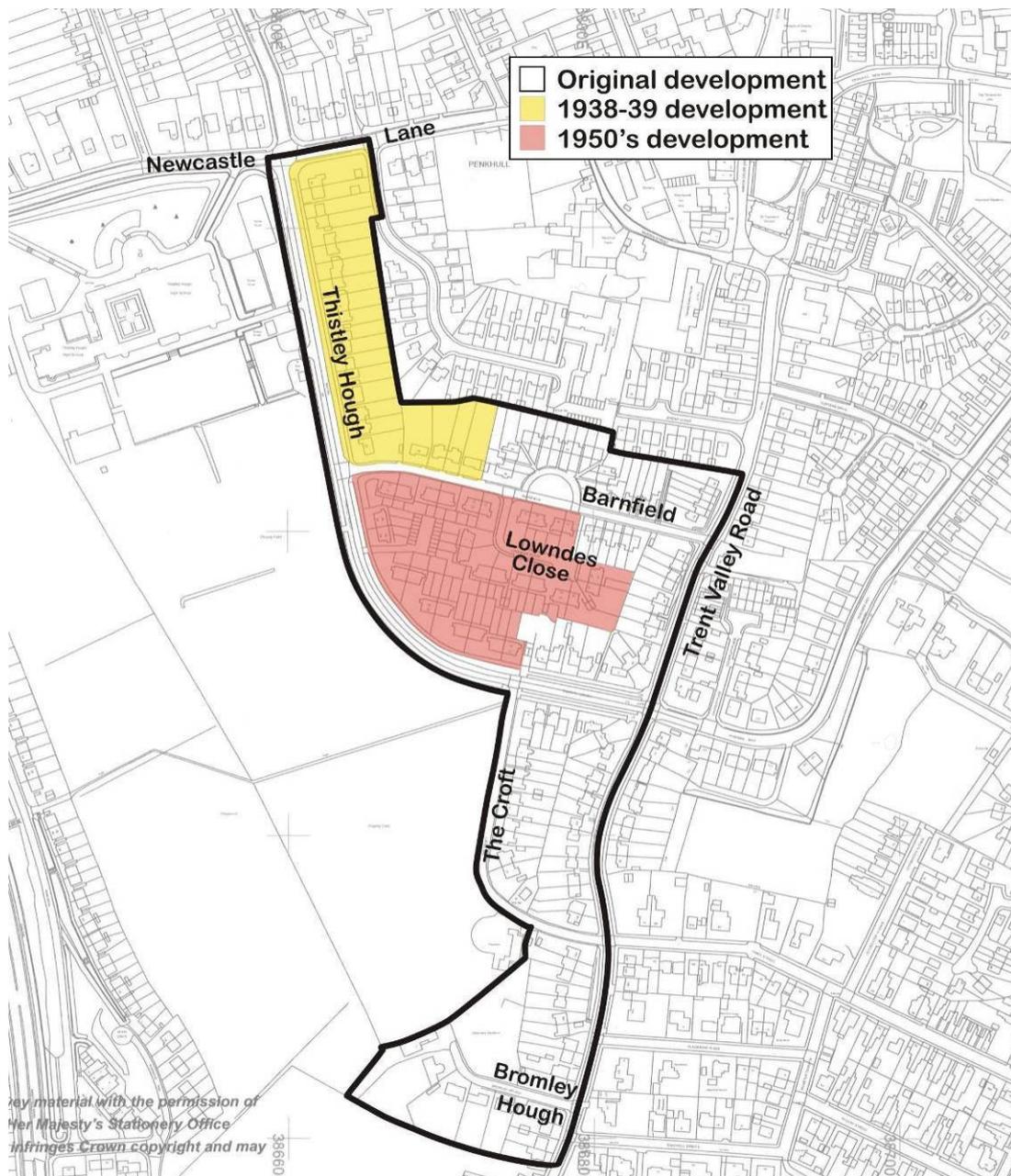


FIGURE 6: Map showing the three different building periods of the garden village

-
- 4.14 The first 95 houses were all designed to be of a similar style but with slightly different details such as render, bay windows, design of windows and roof types. They are grouped in clusters of at least two but more usually four. They are, for the most part, symmetrical in design. There are various different sizes of these houses from the large detached group of five houses in Bromley Hough to the smaller eight terraced houses in Barnfield. They are set back from the road and some, such as numbers 166 to 154 (even) Trent Valley Road, are set slightly on a curve and offset from the road.
- 4.15 The second phase in 1938-39 saw an extra 22 detached and semi detached houses built along the North end of Thistley Hough and the West end of Barnfield. These were of a similar style to the first 95 houses but with less variation in design. They are set back from the road.
- 4.16 In the 1950's the third and final phase was developed. This was of 54 flats built in 15 units. The flats are again of a similar style but the brick used is slightly more modern than the older village and the design is very plain with little or no detailing.



FIGURE 7: *Houses in Thistley Hough showing one design in a group of four terraced houses*

4.2 Views

A number of significant internal views, external views and alignments can be identified within the boundary of the conservation area, as illustrated in plan at figure 8.

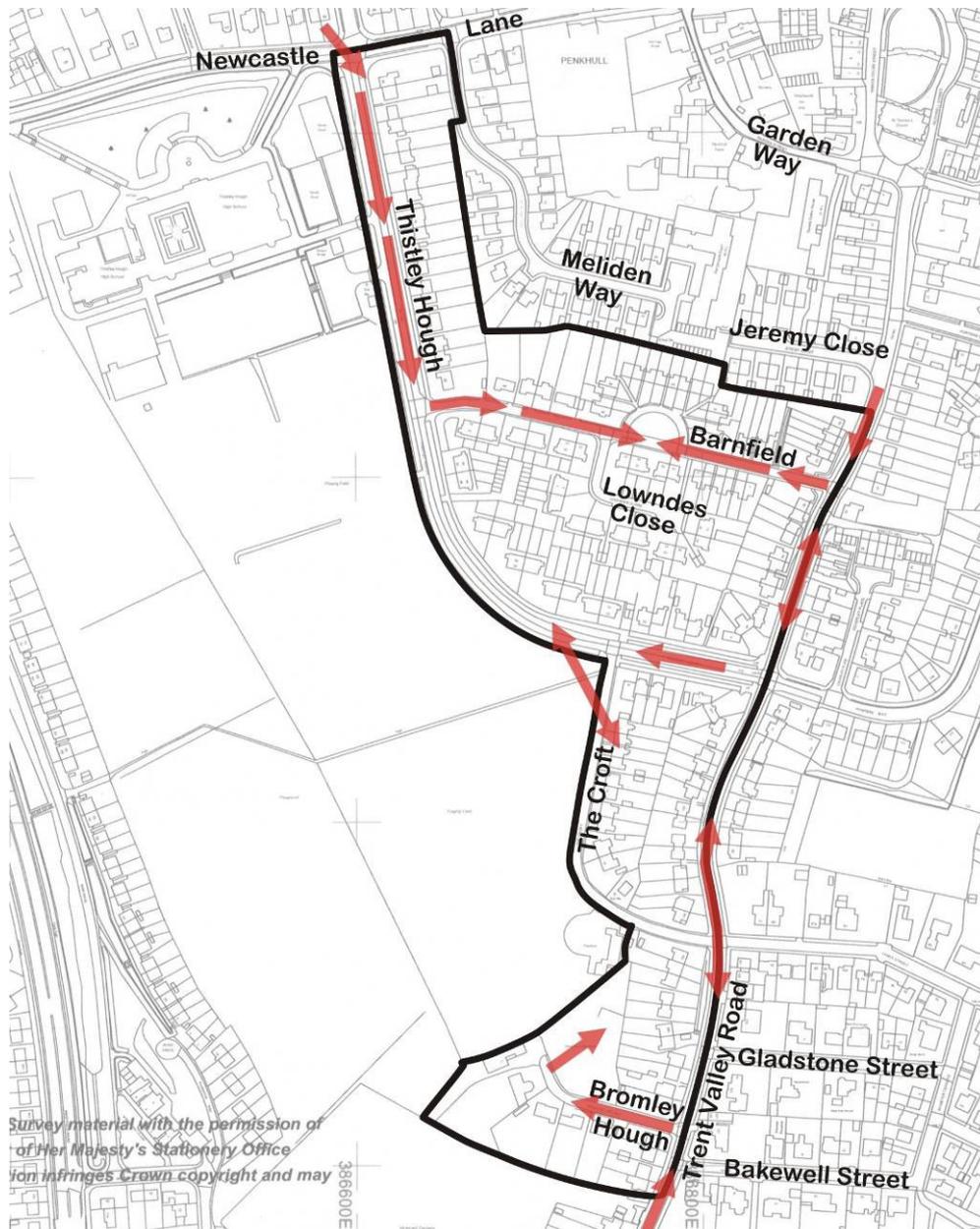


FIGURE 8: Key views within the Conservation Area

The approach from Newcastle Lane and Lodge Road is marked by the avenue alignment of trees and the consistent architectural style and arrangement of buildings. Importantly, there has been no modern infill of these areas. The architectural style remains intact. Good views of the conservation area continue along the length of Thistley Hough and The Croft, where consistent groupings of architectural facades occur, reflecting the different eras in which the properties were built. In addition to enjoying views across the school playing fields, properties on The Croft and the adjoining Thistley Hough enjoy views towards each other.

The curved nature of the Trent Valley Road results in consistent architectural facades coming into and out of view at specific points along this route. This effect is accentuated by the elevated nature of properties in relation to this road that prevent views into the front gardens at close quarters, whilst allowing views towards the buildings from a distance. Views along Trent Valley Road are enhanced at the junction of Thistley Hough, Hunter's Way and Trent Valley Road, due to the attractive corner buildings situated at the entrance to Thistley Hough.



FIGURE 9: *Showing the views across the greenspace to the Croft*

The end house set on an angle at the end of Bromley Hough enhances the view on this stretch of road, from Trent Valley Road. However, a lot of hedging has been replaced with close board timber fencing, which serves to detract from the views on this road.

Again, views along Barnfield are enhanced by the consistent groupings of architectural facades, reflecting the different eras in which the properties were built. A key grouping within this stretch of road is the green, where the buildings have been set back from the established building line to form a feature space within this area, whilst providing a small green.



FIGURE 10: *Showing the green aspect of the Conservation Area*

Views within Lowndes Close are marred by on street car parking and bland architecture.

Glimpsed view of properties to the rear of Thistley Hough and Barnfield are available from Meliden Way. Rear views of properties on the southern approach to Trent Valley Road are available from the entrance to the allotments on Bromley Hough.



FIGURE 11: *The view towards the East with Fenton Church in the centre*

Key views are provided to the surrounding townscape from the conservation area, as illustrated in figure 12.

Due to the elevated nature of the site, clear views of Stoke are available from Thistley Hough towards Hunters Way, and likewise from The Croft towards James Street.

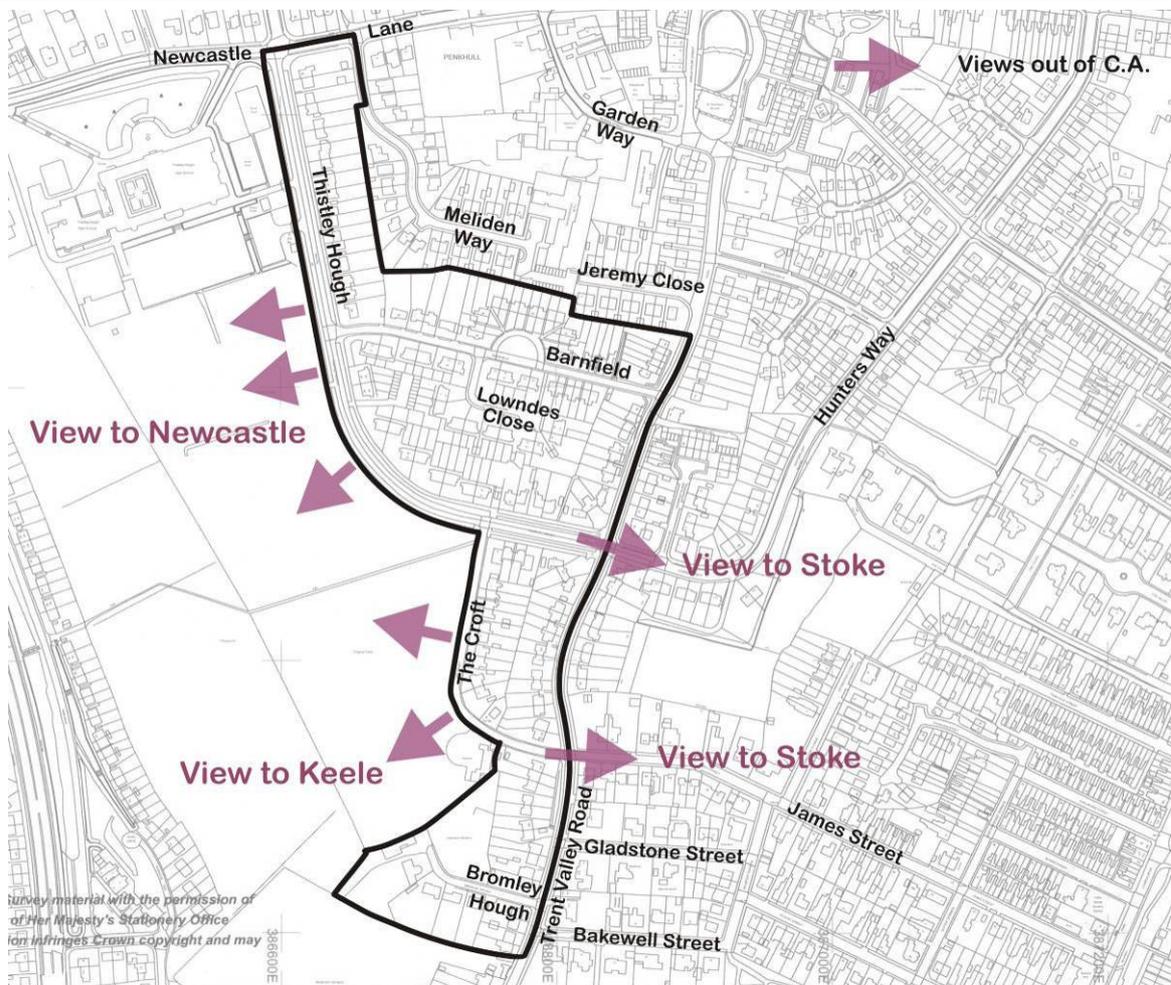


FIGURE 12: Key views out of the Conservation Area

Likewise, the elevated nature of the site affords excellent panoramic views from The Croft and Thistley Hough towards Keele and Newcastle-under-Lyme. These views are extensive and contrast strongly with the characteristic built form within the city. The location of the school buildings towards the northern most end of Thistley Hough disrupt these views.

4.3 Gateways

A key gateway within the conservation area occurs at the entrance to Thistley Hough, opposite Hunter's Way, as illustrated in figure 13. The symmetrical layout of curved building frontages set back from expansive front lawns and tree avenues creates a grand architectural emphasis that invites the visitor into Thistley Hough.

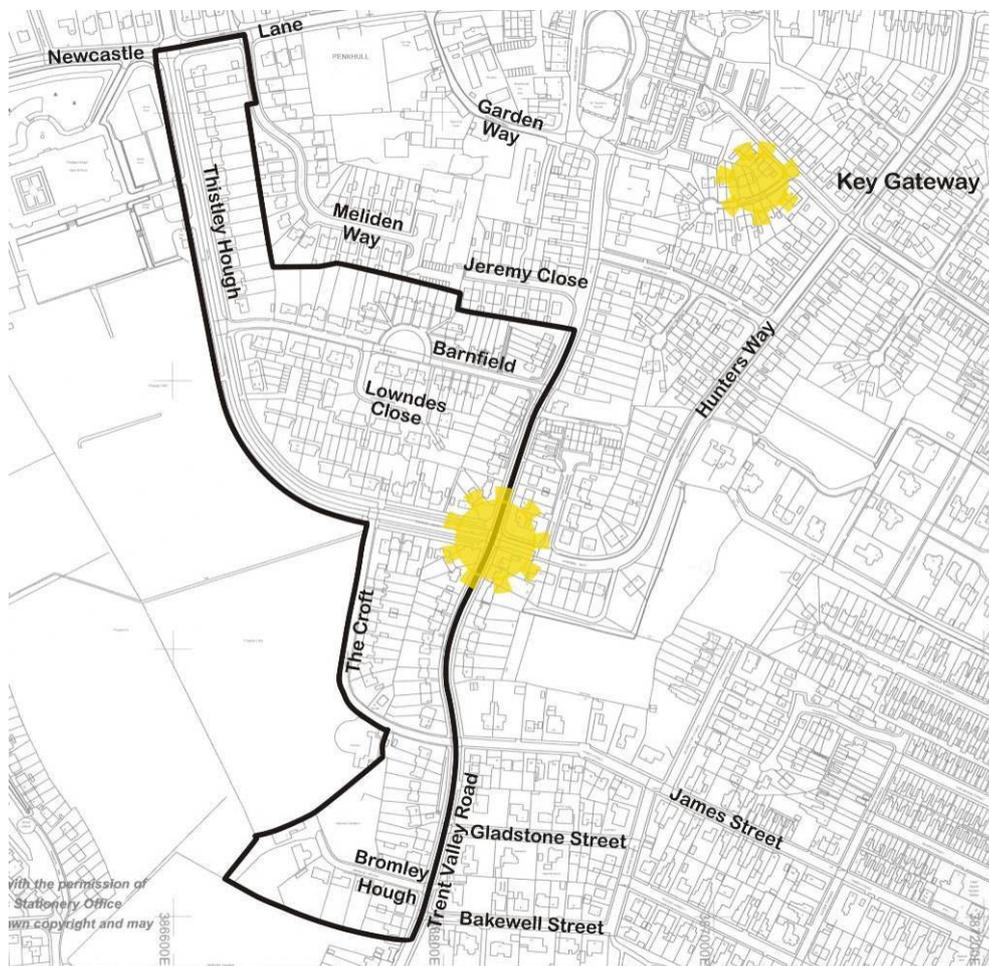


FIGURE 13: Showing the key gateway in the Conservation Area



FIGURE 14: The key gateway from Trent Valley Road looking up Thistley Hough

4.4 Open Spaces

The Conservation Area has few green spaces. Open spaces within the conservation area consist of the school playing fields, an allotment and the Barnfield green space .

The school playing fields are situated outside of the boundary of the conservation area. They constitute a strong, unified open space element that is important to the setting of this garden village, and complement the panoramic views towards Keele and Newcastle-under-Lyme. Properties on Thistley Hough and The Croft provide natural surveillance to this green space, although it is privately owned.

The allotment is accessed from Bromley Hough, and appears to be well maintained and cared for. The horticultural use complements the character of the garden village well and accords with the vision that led to the development of the garden village. The hedge boundary treatment is similar to boundary treatments within the conservation area. Properties facing Trent Valley Road overlook the allotment to their rear and provide natural surveillance.



FIGURE 15: *Central greenspace creating a village feel in the Conservation Area*

The green space within Barnfields is located at the mid point of the street. It creates the potential for a safe, naturally surveilled amenity space within the street that can be used by the occupiers of the Barnfield properties, whilst providing a strong focal point within the street itself. Tree planting within the green space enhances privacy between facing properties. It serves as an intentional break in the building line of the street, which is then resumed again. The lack of car parking facilities within Barnfields and Lowndes Close results in on street parking. Much of this car parking occurs adjacent to this green space, and tyre tracks evident within the turf suggest vehicle over-run.

5. Built Form

5.1 The Influence of Use Patterns and Patronage

The influence of patronage was explained in Part 3 under History and Archaeology and is also considered in section 5.22.



FIGURE 16: Promotional drawing for the garden cities (*The Local Historian*)

5.2 Architectural Character, Materials, Colours and Textures

5.21 Style

The Conservation Area has one distinguishing defined style which has variations of a theme. This style is one which is repeated in garden villages and cities throughout the county. Due to the three different building dates there have emerged three types of houses within this overall character. The influence of the Arts and Crafts movement is also visible in the architecture.



FIGURE 17: *Letchworth Garden City showing the similar design of the houses*

5.22 Plan, Form and Massing

The plan, form and massing of the houses was carefully designed to suit a variety of requirements from smaller housing to larger family housing but to allow every resident access to a garden and good daylight.

Houses were designed to make the most of the existing views and green space and to allow children to play safely near their houses.

The houses are not set right against the road and are also not in straight lines but are positioned at angles and on light curves from the road. This breaks up the form and gives a gentle character to the area. All of the houses (with the exception of numbers 40 and 10 Barnfield) have both front and back gardens, the latter being large enough to cultivate and the society hoped that this would allow resident to add to their income by selling home-grown produce. Residents were also encouraged to have window flower boxes.

Houses were built so that, wherever possible, they would be southward facing. Outbuildings, walls and fences were frowned upon by the society as the created a sense of enclosure and urbanised the area and it was hoped to create a rustic feel to the area. However some houses had small attached outbuildings to hold fuel and bicycles.

As mentioned in section 4.1 the houses were built in three different periods and the house type and massing reflect this.



FIGURE 18: Showing the massing of the second phase of development

5.23 External Walls and Façade Finishes

Brickwork

Red facing brick laid in Stretcher or Flemish bond is the common façade material across the Conservation Area. The first stage of development was carried out in Flemish bond with both the later stages in Stretcher bond. The bricks of the last stage of development are a slightly different colour red than those of the earlier development.



FIGURE 19: *The Conservation Area is characterised by plain buildings with simple brick details*

4.21 Stonework

Stone is restricted to boundary walls, especially along Trent Valley Road.

4.21 Façade Treatments

Generally the buildings in the Conservation Area are split between brick facades and rendered facades. Tile hanging is also visible in some locations such as on Trent Valley Road. This is also in evidence in early photographs of the area showing that it was part of the original design.



FIGURE 20: *The red clay tile hanging on numbers 84 and 86 Trent Valley Road*

4.22 Concrete

Nowhere used extensively.

5.24 Roofs

Material

Virtually all of the properties carry local dark blue-purple roof tiles. Roofs in the area carry simple roof and ridge tiles with no decoration or detailing. Plain designed deep eaves are a feature of the Conservation Area and most chimneys have been retained. Chimney design varies, and is a good indication of age and style. Some examples are strongly “designed” and add variety and interest to the area. Chimneys are generally tall in plain brick with plain brick band capping and clay pots.



FIGURE 21: *The simple tile detailing on the houses on Trent Valley Road*

4.23 Pitch and Type

The Conservation Area is split between plain pitched gables roof and hipped roofs. The flats all carry hipped roofs. Catslide roofs are also visible on some of the property types such as along Trent Valley Road, Thistley Hough and The Croft. With the exception of

the flats most roofs are complex combinations of pitched roofs. Eaves details vary between different property types. All eaves are deep but some are curved and are carried on visible rafters whilst other sit on horizontal tile kneelers. Roofs are a prominent feature of the Conservation Area as they are highly visible and contribute to the character of the area.



FIGURE 22: *Showing the half dormer windows and complex roofs.*

5.25 Windows

- *Type and Fenestration*

Most of the original windows have been retained in the Conservation Area. Some have been replaced with PVC windows in a similar style to the original small paned timber casement windows. Bay windows are a common feature across the Conservation Area as are full and half dormers.



FIGURE 23: *Examples of some of the surviving traditional windows:*



FIGURE 24: *An example of window alterations in a similar style to the original*

5.26 Porches

Porches are a prominent feature of the Conservation Area. Traditional enclosed porches with clay tiled roofs or cantilevered timber porches were part of the original scheme. Some of the porches along Trent Valley Road incorporate the timber bay window into the open porch which is supported on timber posts.

5.27 Doors

Several different types of original or traditional front doors survive throughout the area. These are mostly timber panelled and sometimes have small glass windows.

5.28 Enclosure

There is a strong sense of green enclosure in the area with high hedges a feature of the area. Trees also help to close in the area creating a secluded and gentle feel to the area. Along the edge of the Conservation Area on Thistley Hough the open railings provide a sense of enclosure whilst still maintaining views out over Newcastle-under-Lyme. Stone retaining walls are a feature along Trent Valley Road.



FIGURE 25: *Enclosure in Barnfield*

5.210 Details and Features

- Unusually for the city stone is not in evidence in windows detailing. The Conservation Area instead had plain or arched brick lintels.

5.211 Groundscape and Public Realm

A defining feature of the public realm within the conservation area is the use of avenue trees and hedged boundaries that soften the urban building lines. Paving is predominantly black top tarmacadam, concrete and flag paviments, although smaller unit paviments are used for private parking spaces on occasion.

Street furniture is minimal, with some seating provided to take advantage of the panoramic views looking towards Keele and Newcastle-under-Lyme. Railings mark the boundaries to the school playing fields, which allow views towards Keele and Newcastle-under-Lyme, although they are in a poor state of repair. Lighting is predominantly provided through the use of column lighting. There is no public art within the boundary of the conservation area.



FIGURE 26: *The bright red post box at the entrance to Thistley Hough*

5.3 Listed and Unlisted Buildings of Importance

5.41 Buildings on the Statutory List

There are no buildings within the Conservation Area on the statutory list.

5.42 Buildings of Special Local Interest Listed in The Local Plan

Those houses in the first stage of the development are all locally listed buildings and some of the second stage of development are also included.

- 1-11 Barnfield
- 2-48 Barnfield
- Bromley Hough
- Bromley Hough
- Bromley Hough
- 9 Bromley Hough



FIGURE 27: 24/26 Barnfield showing the green setting and the simple symmetrical details

- 1-19 The Croft
- 1-9 Thistley Hough
- 2-10 Thistley Hough
- 76-94 Trent Valley Road
- 60-70 Trent Valley Road
- 58-62 Thistley Hough
- 110-196 Trent Valley Road



FIGURE 28: *194 Trent Valley Road which retains the traditional windows*

5.43 Unlisted Structures of Note

Those dwellings which are within the Conservation Area and are not locally listed buildings are also buildings of interest.

5.4 Trees, Green Spaces, Edges and Ecology

5.41 Trees

The avenue planting along Thistley Hough generally constitutes a significant stretch of wildlife corridor within the urban conurbation of Stoke that will support birds, bats and invertebrate species.



FIGURE 29: *Showing the trees lining Thistley Hough*

A strong avenue of mature Ash trees flanking the boundary to the school playing fields contribute to the ecology within the area due to their native status. The Ash trees also contribute significantly to the quality of the area.

The use of native Birch, mixed with flowering cherries and blossoms as avenue planting along Thistley Hough promote further the high quality of this residential area, whilst supporting and enhancing the ecological benefit provided by the native Ash trees.

5.42 Green Spaces

The school playing fields provide a large expanse of green space situated along the boundary of the conservation area. The ecological benefit afforded by this area of amenity grass will be reduced due to the limited structure. It will support small invertebrates and insects. However, it does contribute significantly to the setting of the conservation area, and facilitates high quality views out of the conservation area towards Keele and Newcastle-under-Lyme.

5.43 Edges and Ecology

The avenue tree planting on Thistley Hough provides a strong identity to the western edge of the conservation area.

Individual property boundaries within the conservation area are strongly characterised by native hedging, in particular, privet and beech hedging. This characteristic boundary treatment using native species will provides for a tight network of wildlife corridors that will support bats, birds, small mammals and invertebrates and contribute significantly to the ecological value of the area.

The use of exotic and native garden species within private gardens will enhance the ecological benefit of the boundary hedges by providing sheltered habitats for wildlife, although the ecological benefits provided by exotic species will be limited in comparison to native species.



FIGURE 30: *The hedging along Barnfield*

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

5.51 Features which detract from the character and appearance of the Conservation Area include:

- There are a small number of detractors identified within the conservation area. The first detractor is the replacement of hedging with close board fencing to the boundary treatments on Bromley Hough. The second detractor is the presence of on-street car parking on Lowndes Close and Barnfield, which significantly detracts from this area. In other areas, hedges have been removed to make way for car parking areas. The railings that mark the boundary of the school are in a poor state of repair and detract from the surrounding area also.



FIGURE 31: *parked cars lining Barnfield*

- There are no neutral areas or gaps within the conservation area.
- Development opportunities are limited, in that the area has already been developed in full. However, the area as a whole would benefit aesthetically from the replacement of existing railings bordering the school grounds. Also, house occupiers should be encouraged to maintain border hedging, and where fencing has been installed, owner/occupiers should be encouraged to replace the fencing with privet hedging over time. It would be useful to explore options to resolve the on street car parking in a manner that respects the characteristic use of gardens and green spaces associated with the individual properties.
- Currently there are proposals being put forward relating to the adjacent school Thistley Hough High School. This is a development opportunity to improve the quality of the adjacent architecture.

6. Pressures and Threats

- 6.1 The main threat to the Conservation Area is the gradual erosion of the character through small changes to the buildings.
- 6.2 As mentioned previously there is a high proportion of car parking along the streets within the Conservation Area. The most important characteristic of this conservation area and what sets it apart from other housing is the planning of the gardens. Gardens are not subject to planning regulations but the retention of them may be controlled by controlling enclosure by walls and fences. There is increasing pressure to provide additional parking spaces in the City. Ensuring that parking spaces can be provided whilst retaining front gardens will safeguard the value of the area.
- 6.3 Paint is comparatively cheap and easy to apply but it can transform the appearance of a building dramatically. A vivid colour can pick out an individual building which was not meant to be viewed as separate or distinctive. This is especially true of terrace or semi-detached properties.
- 6.4 Where houses are in groups or pairs, shared or repeated details are especially important. In Penkhull Garden Village there are three phases of development which are clearly marked by the design. The most important characteristic is the belonging, the shared family appearance and creation of the “village”.
- 6.5 Of all the changes which happen over time, change to windows and doors are the most sensitive. The style and shape of a window can tell you the date and type of house. If the size and shape of the window opening is changed, it may affect the value as well as the appearance of a house. Research by English Heritage has shown that restoration of appropriate window openings in period property enhances the value of it.

7. Summary of Special Interest

Architecture

The architecture, like most garden villages, is heavily influenced by the Arts and Crafts style and makes use of roof, window and door detailing to good effect. The houses were designed in clusters and pairs, each cluster differing slightly in architectural style from its neighbour. They were all built of plain or whitewashed brick with steep gables and pitched roofs. All the houses were positioned to be as south facing as possible to get as much sunlight as they could. The housing are all similar in design with subtle differences such as differing window or roof designs. This repetition of details is an important part of the architectural character of the buildings.

History

The area was developed as part of the national Garden City and Village schemes. Appalled at the unpleasant living and working conditions in the late 19th Century towns and cities Ebenezer Howard wrote a book in 1898 outlining his ideas for a completely new way of living. He believed that the very best of both town and country life should be married together in small Garden Cities. At Penkhull only 117 houses were built although 300 dwellings were originally proposed.

Character and Appearance

The Conservation Area has a strong symmetry to it and the continuity of the design of the buildings in conjunction with their different detailing creates a village feel to the area. The streets are enclosed by trees and hedges and curved around the area also adding to the village and rural feel. The different sizes houses and large gardens combined with the wide road and tree lined streets create a feeling of space.

8. Recommendations and Proposals

- 8.1 Boundaries in each case are suggested by natural breaks in townscape character or historical developmental patterns and relationships. Current boundaries are appropriate and therefore no boundary revisions are proposed.
- 8.2 The current Article 4 designation covers the whole of the original Conservation Area and relates to all elevations facing the highway.
- 8.3 To support the Article 4 Direction a guide should be written to help residents design alterations to their dwellings which respect and retain the character of the area.

Sources

Books/Pamphlets/web pages

Victoria County History Vol. VIII.

<http://www.thepotteries.org/walks/penkhull/index.htm>

<http://www.stokecoll.ac.uk/penkhull/index.asp>

<http://www.british-history.ac.uk/>

Penkhull Remembered Again. R. Talbot. Cartwright Bros. (Printers) Ltd. 1980.

Social History Walks 2001; Penkhull Garden Village, Stoke-on-Trent. A. Dobraszczyk.

The Local Historian, The journal of the British Association of Local History, February 1997, Volume 27 number 1: The Garden Cities Movement in local context: the development of Penkhull Garden Village Estate, Antony Taylor

Maps

OS various scales

Photographs

Original pictures.

Staffordshire Past-track.

The Local Historian, The journal of the British Association of Local History, February 1997, Volume 27 number 1: The Garden Cities Movement in local context: the development of Penkhull Garden Village Estate, Antony Taylor

Policy documents to which reference made

DoE, 1995: *PPG15: Planning and the Historic Environment*.

General Permitted Development Order 1995.

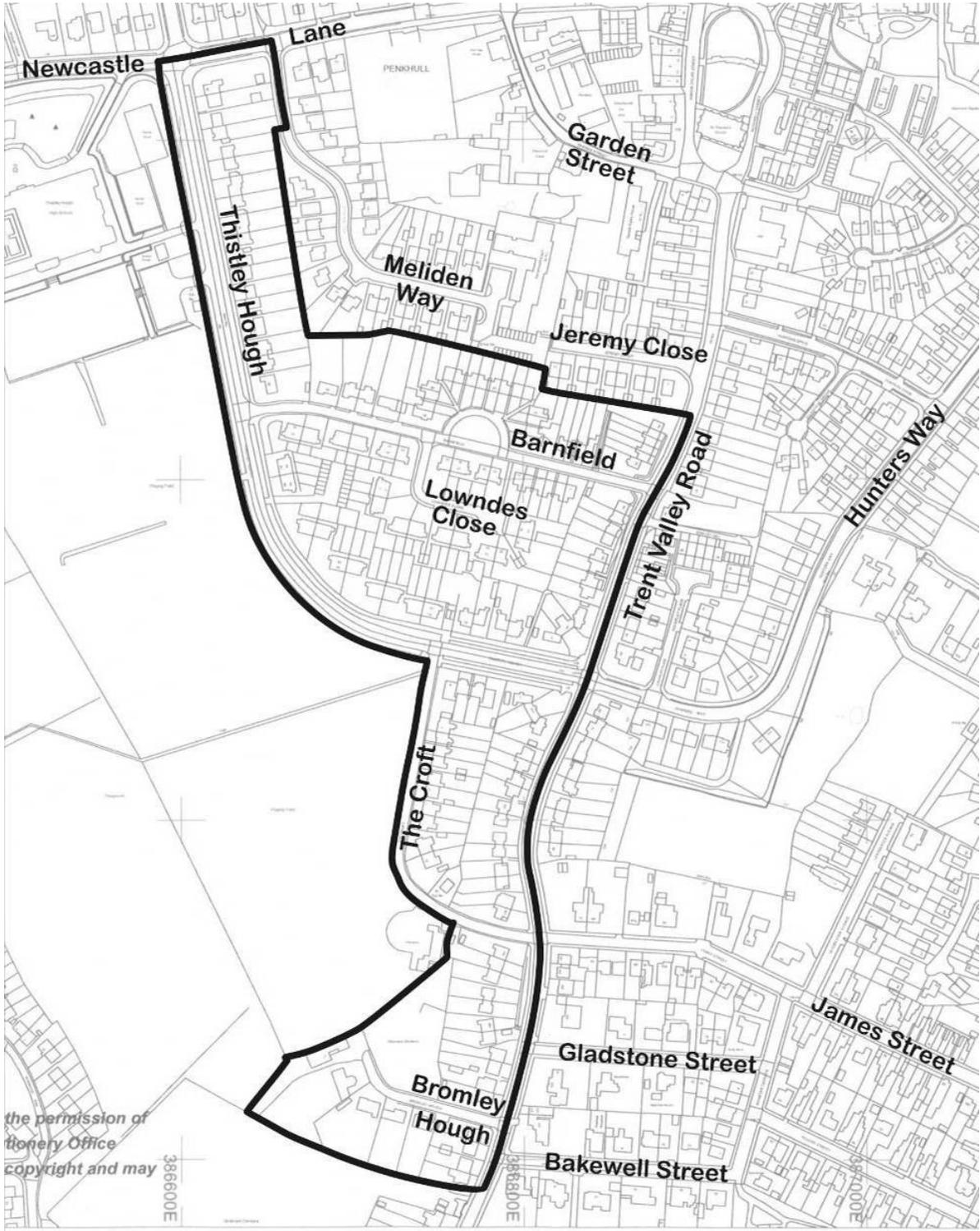
Government Office for the West Midlands: *RPG 11 Regional Planning Guidance for the West Midlands*.

Planning (Listed Buildings and Conservation Areas) Act 1990.

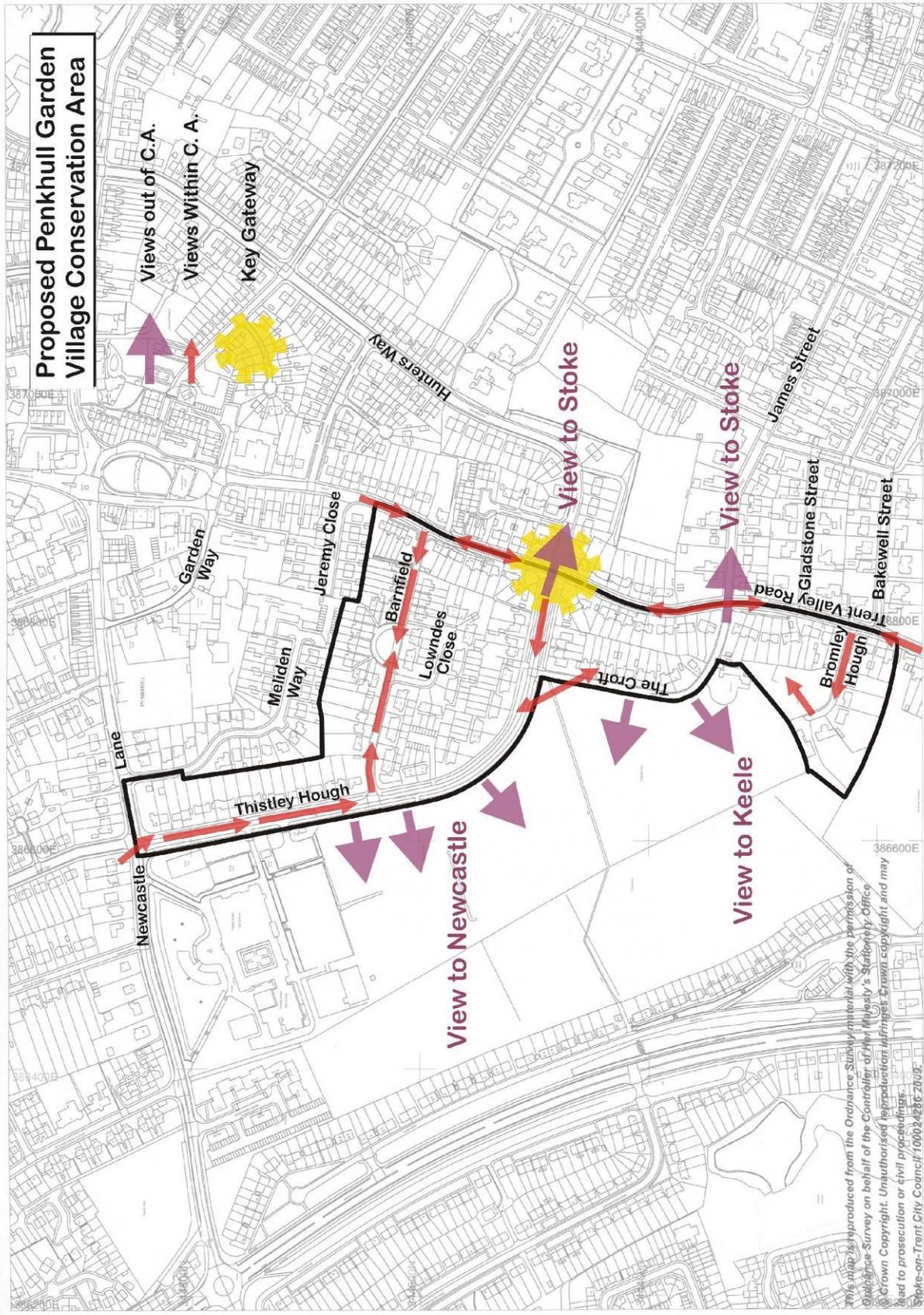
Staffordshire and Stoke-on-Trent Structure Plan 1996-2011.

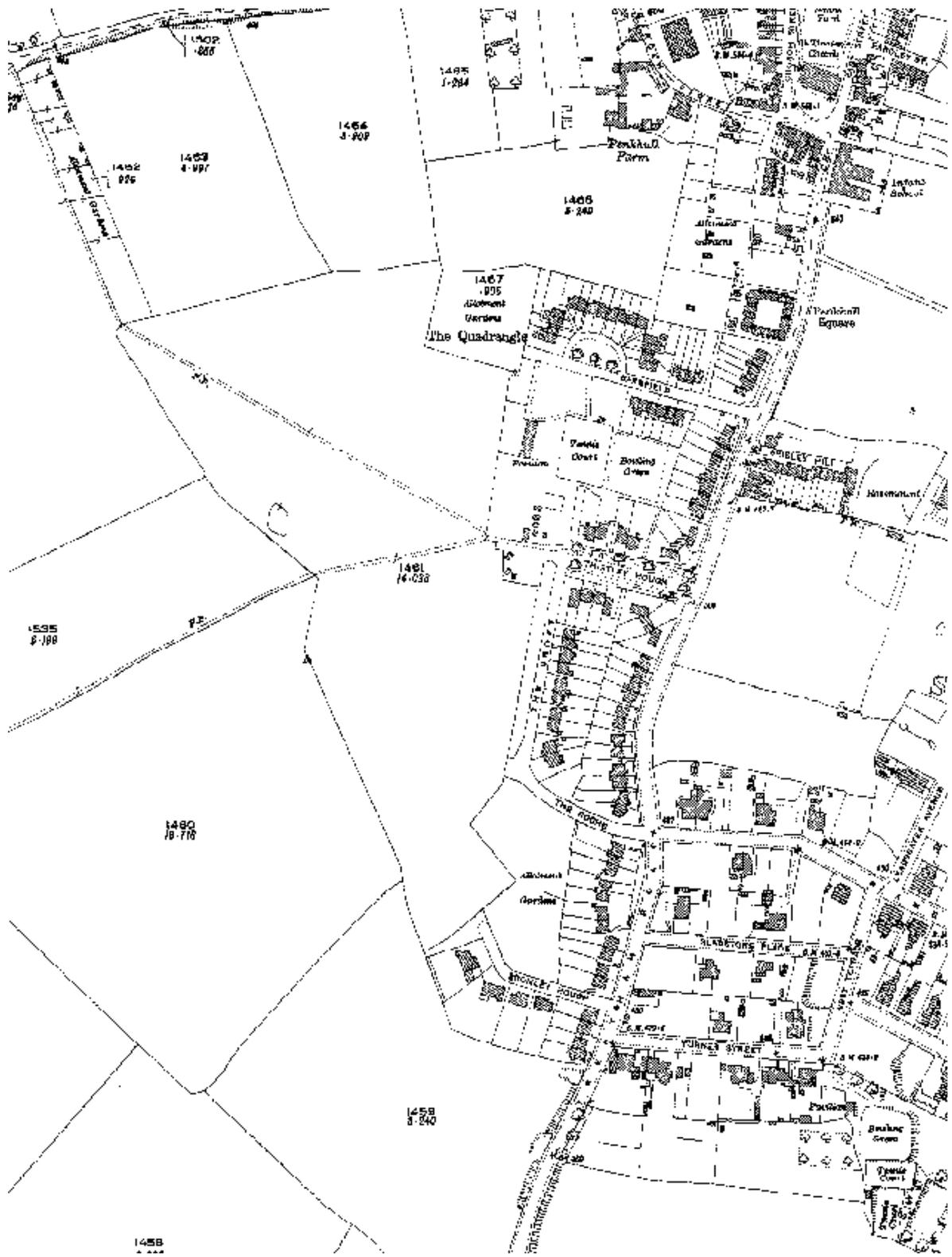
Stoke-on-Trent City Council: *Local Plan 2001*.

Appendices

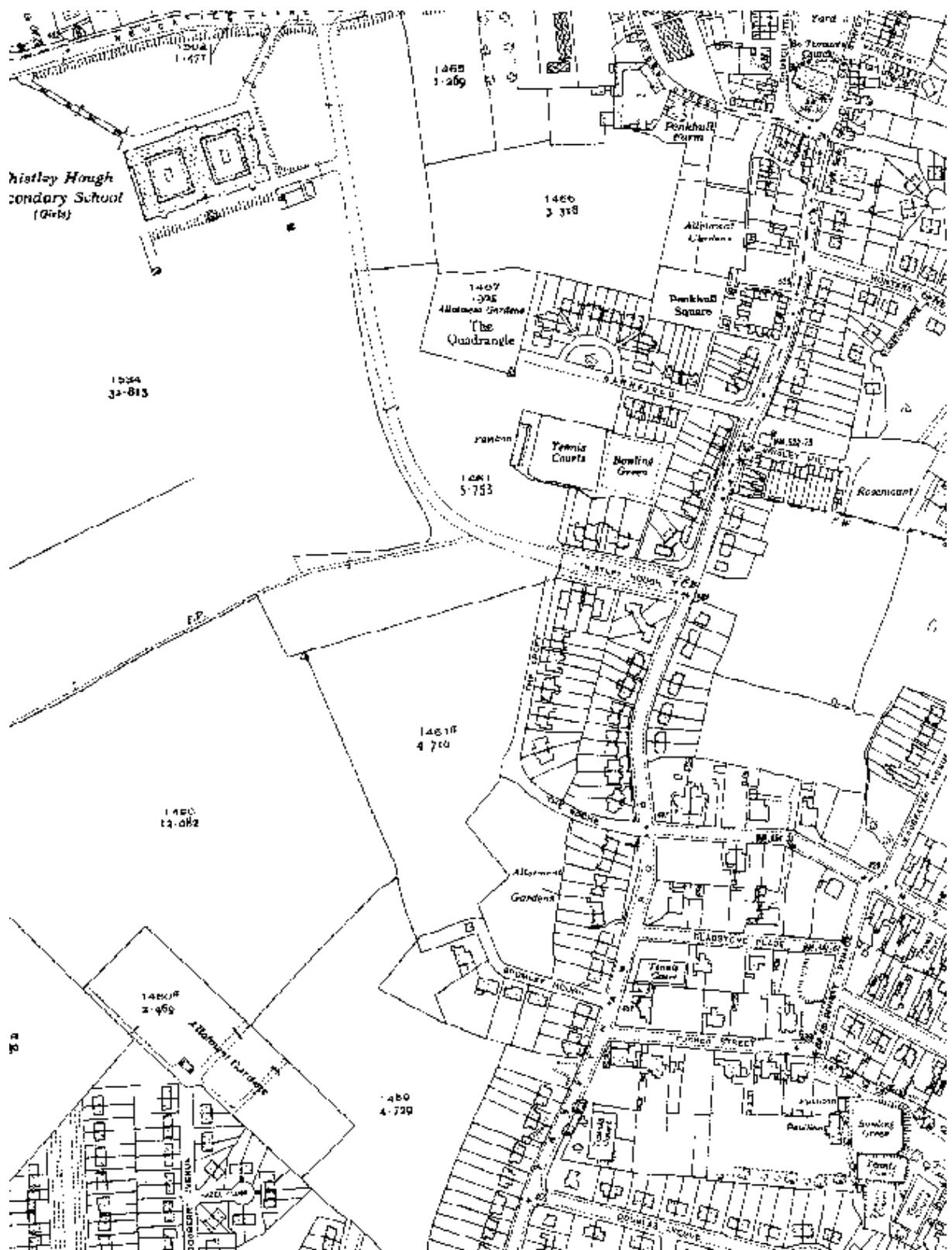


Current map





1924



1937



1950