

Summary Statements

BASFORD

Basford Conservation Area was designated in February 2006 with an Appraisal document and reviewed in 2007. The following brief statement identifies the environmental qualities which merit designation and which the Borough Council consider should be preserved or enhanced.

Basford is an area north of Newcastle-under-Lyme town centre. The Conservation Area was extended a year after it was designated to include both sides of Sydney Street. An Article 4 Direction was also made for the whole of the Conservation Area in 2007 and removed the permitted development rights for boundaries, windows and doors and other minor developments.

The village of Basford evolved between the 18th and late 19th and early 20th Century. The majority of the houses were built in groups of terraces, in a grid iron pattern. It specifically includes the upper part of Curzon Street, Sydney Street and part of Lower Oxford Road. Characterised by terraces and semi-detached houses designed by local architects AR Wood and Longton with wide streets and pavements. Allotments to the north of the area, whilst not within the Conservation Area boundary, create a sense of space and openness around the adjacent streets. Features of interest aside from the distinctive architecture of the houses, are noted as being, setts on the roads and alleyways, the alleyways themselves, street signs on the buildings and brick boundary walls with copings. The Appraisal document describes the front elevations of the houses in detail which is largely unchanged and this summary does not intend to repeat this information.

Main changes since the original Appraisal are the new pair of semi-detached houses on the corner of Curzon Street and Lower Oxford Road which whilst this was granted permission in November 2005, prior to the Conservation Area designation, they were built in 2006. For the most part the stone boundary wall was retained and the houses reflected the design features of the area including window proportions. Other changes within the area are the loss of a few sash windows, some in the attics, some by replacing original bay windows with upvc sash windows. These have generally been dealt with via a planning application and deemed an acceptable change. Boundary walls and piers have been retained. The Article 4 Direction protecting historic features should remain in place to continue to help protect the area and there is still a strong argument for retaining the historic windows and boundary features which form a key element of the character of this Conservation Area. The Council introduced its Register on Locally Important Buildings and Structures in 2010 and the Conservation Area Review process is a strategic way to identify potential additions to that list. The Conservation Area status and the Article 4 Direction however give considerable protection to the houses within this area and the nature of the area. Often many houses have lost historic features within the terrace making it difficult to add buildings to the list due to their lack of authenticity. It would however be worthwhile to recognise the contribution local architects have made to this area and perhaps a plaque may be a better way of recognising this.