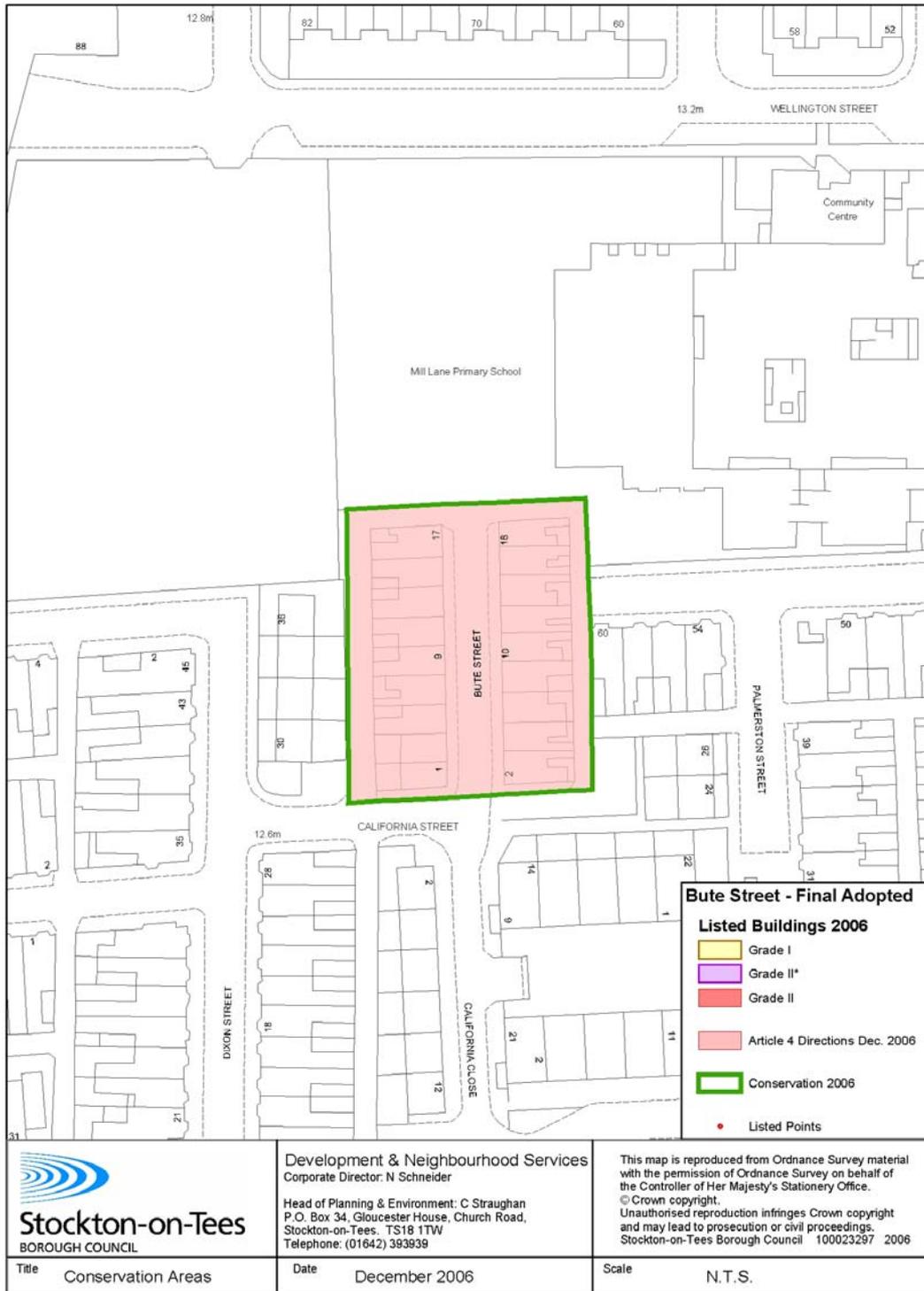


Chapter C02: Bute Street

Conservation Area Appraisal

Plan of Bute Street Conservation Area showing listed buildings and areas covered by Article 4 Directions

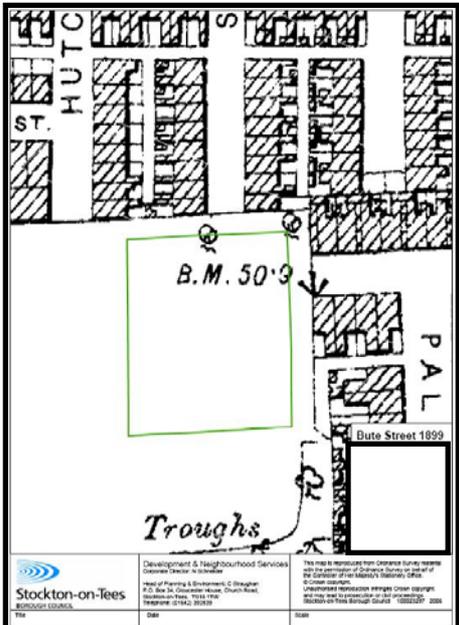


General Overview of Bute Street Conservation Area.

Bute Street Conservation Area is a short cul-de-sac of 18 terraced houses, each side having 9 houses facing each other to enclose the street. The houses date from the late 1800s, built as part of a larger development of similar dwellings on the West side of Stockton High Street. The houses were

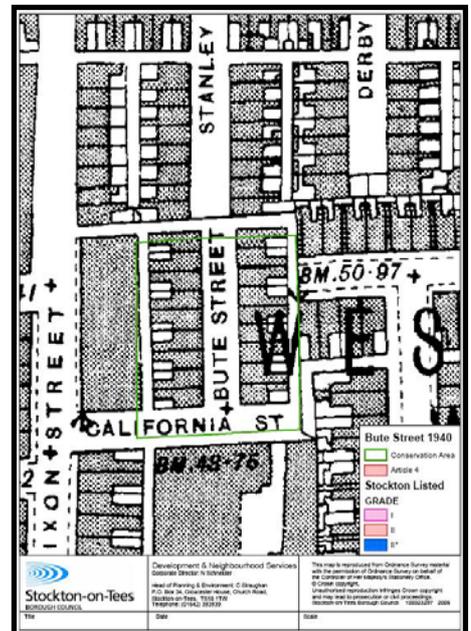
built to house the many families who were employed by the shipyards, steelworks and other industries along the Tees.

Bute Street was until recently in single private ownership, which in itself is not remarkable, but because of the private ownership, the terrace escaped 'modernisation' from tarmac and street lighting upgrades, resulting in a rare example of uniquely maintained and painted houses that maintain the traditional appearance and character of the street from when it was first built.

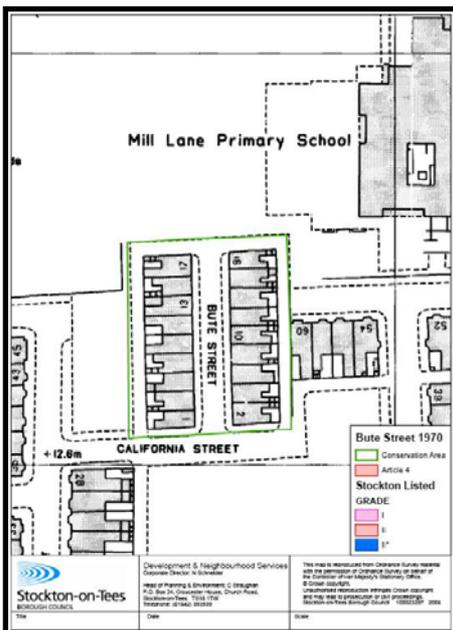


Bute Street 1899

Much of the surrounding terraced area remains and enjoys a rich variety of land uses on the edge of the Town Centre. Nevertheless, the area has waned in desirability over the years as newer houses have been constructed and the Town expanded. This has led to some decline in maintenance in surrounding streets, but on the whole Bute Street's character has remained largely intact.



Bute Street 1940



Bute Street 1970

Over the last ten years as the street has changed into multiple ownership, some of the street's original features have been lost to inappropriate modernisation, and the uniformity of colour has changed. There is a continuing threat from uPVC installation in windows and rain goods, although so far this has only occurred on one or two houses. It is considered that these may be rectified reasonably easily with the cooperation of residents.

The Conservation Area was designated in 1987 for its well-preserved character and interest arising from its uniformity and un-modernised appearance in contrast to the surrounding streets.



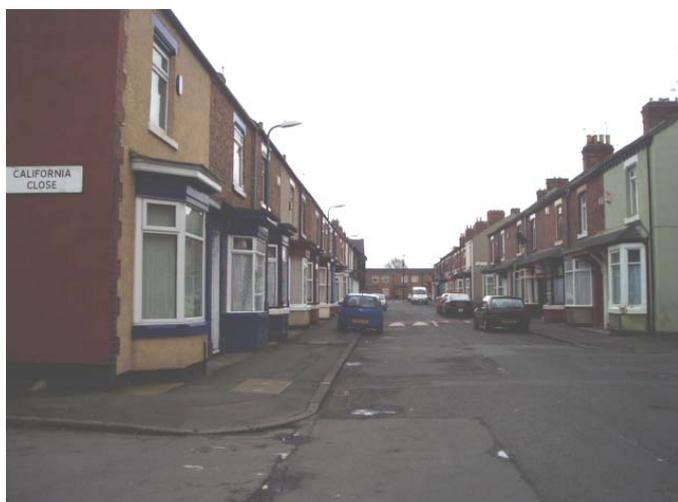
Bute Street : a modest terraced street, but retains much original character

Boundary Review and surrounding

Bute Street is a small cul-de-sac in an area of terraces in a gridiron layout. It is accessed from the South, but is closed off at the North by the Mill Lane Primary School and some 1960's housing, partially screened by a featureless brick wall and some small trees.

The other terraced streets around the Conservation Area are constructed in the same design, but crucially do not share the uniformity demonstrated in Bute Street as they have been in multiple ownership for much longer allowing far more changes over time. This is the subtle difference that makes Bute Street stand out from the rest.

Because of the gridiron layout, boundaries are easy to



Surrounding streets do not share the character of Bute Street

identify as the regularity and simplicity of streets gives clear lines to follow on the ground. Therefore, it is considered that the boundary is appropriate and easy to find.

Important views/townscapes

It is considered that Bute Street is best viewed from the south as one approaches from California Street. This gives the full view of Bute Street from end to end allowing the Conservation Area's best assets to be seen all at once.

Conservation Area Character Visual Study

Positive Aspects

The cobbles and the lamp posts are the two aspects that stand out as special for their rarity in Stockton Borough and beyond. It is essential that these elements remain, otherwise Bute Street will become just another terraced street.

Negative Aspects

Some uPVC windows and rainwater goods are starting to appear, together with satellite receiver dishes and other modern items. These items are conspicuous as they are not in keeping with the well preserved built fabric of the other houses.

The parking arrangements in Bute Street are like most other terraced streets in that the cars are an alien and unsightly feature. However, with no alternative parking available this cannot easily be rectified.

Neutral Aspects.

A handful of properties have been extended, and while the extensions themselves appear to be in keeping with the character of the terrace, the rear alleyways have lost their uniformity. This could be rectified in the future when all the dwellings are extended in identical developments, although it is unlikely to occur. It would be unreasonable to remove the existing extensions so it cannot be considered a negative aspect.

Conservation Area Character and Design Analysis

Overall Appearance

Bute Street is a small terrace of relatively modest houses, made even more obvious when viewed in the context of the surrounding streets which feature more elaborate bay windows and door cases. Nevertheless, Bute Street has an obvious charm arising from its cobbled roads and Victorian lamp posts, and these elevate it above the remaining 'standard' streets.



Some repair needed

Nevertheless, the street is in some places becoming tatty and in need of basic maintenance – especially painting of window frames and doors, and some attention to brick pointing and rising damp.

Urban Form and Land use



Varying rear extensions

Bute Street sits in a tight gridiron layout, typical of large 19th century terraced housing. The street runs North-South and is closed at the northern end to form a cul-de-sac. The houses open directly onto the footpath at the front, but have a modest linear yard to the rear. Some feature modest extensions of varying design quality.

Roofs

As a terraced street, the roofs are uniform in slate, and continuous, with individual houses marked only by broad brick chimneys with 8 pots. Each end of the terraces features a gable. On rear elevations some flat windows puncture the roofscape where attic conversions have been performed.



Ornate eaves detail and tall chimney

Walls

Constructed entirely in a dark reddish-brown local brick, in a simple stretcher bond, the walls are quite plain until the eaves, where an attractive alternating string course is present. This type of detail is not uncommon throughout Teesside, however it may be considered unusual on these otherwise quite unassuming houses.

Windows

The windows are twice as tall as they are wide, predominantly 2-pane sliding sash, made in narrow timber frames in shades of cream and brown. The windows all feature a stone header and sill, painted in a uniform cream colour. The presence of the stone header is unusual as there is already a curved brick arch above the window. It is assumed that a comprehensive

'modernisation' programme was undertaken by the single owner at some point in the past.

Doors

Constructed in timber and featuring either 5 or 6 panels the doors are set in elaborate surrounds with a large fanlight. Doors are



Original colour, but the door on the right is modern and of the wrong design for this period.



Typical 4-pane window with arch detail

mostly in pairs, sharing a small canopy built in to the shape of the surround. Colours currently vary, however a middle brown (matching other timberwork) is the most common colour, and should be restored.

Enclosure and Gardens

There is no front enclosure and houses open directly on to the footpath. The rear yards are hard landscaped, and all feature tall brick walls with timber gates in varying colour and states of repair. There is no significant vegetation in Bute Street – it is a hard landscape.

Roads and Footpaths

The road surface in Bute Street is one of its best features as it retains its original cobbles, untouched since they were laid in the 19th Century. The original kerbstones are evident together with the footpath flagstones. It is this surface treatment that sets Bute Street apart from the surrounding terraces.



Poor attempt to tarmac the setts

The rear alleyways are paved in the original blue-grey Scoria Blocks, however, like many original surfaces, these have suffered considerably from heavy vehicles and subsidence, but not to the extent that they are impassable.

An attempt to tarmac the setts has been made at some point, however the tarmac is chipping badly and

revealing the setts once more. This is in need of repair to improve the appearance, however it is considered that the complete removal of the tarmac would be more appropriate.

Street Furniture

The lamp standards in Bute Street are not original, but they are faithful to the Victorian design and add greatly to the character. These are essential to maintaining the Conservation Area, as more modern concrete or steel lamp posts would not fit with the historic character .

“Article 4 Directions”

In some of the most sensitive parts of the Conservation Area it is considered necessary to have tighter control over changes which may adversely affect the quality of the character and appearance. These restrictions are called “Article 4 Directions” and they are a legal tool that remove some of the normal rights a property owner would have. The following items would not normally need planning permission, but for the properties in Bute Street, they will require planning permission from the Council:

Part 1 Development within the curtilage of a dwelling house

- Class A: The enlargement, improvement or other alteration of a dwelling house.
- Class C: Any other alteration to the roof of a dwellinghouse
- Class D: The erection or construction of a porch outside any external door of a dwellinghouse
- Class E: The provision within the curtilage of a dwellinghouse of any building or enclosure, swimming pool or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such or maintenance, improvement or other alteration of such a building or enclosure
- Class F: The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such
- Class H: The installation, alteration or replacement of a satellite antenna on a dwellinghouse or within the curtilage of a dwellinghouse

Part 2 Minor operations

- Class A: The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure
- Class C: The painting of any exterior building or work

Part 31 Demolition of buildings

- Class B: Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure

Management Plan

As with all other Conservation Areas in the Borough, Bute Street Conservation Area could benefit from a programme of maintenance and repair work to ensure the aesthetic qualities of the area are maintained. There are also some more pressing issues that should be attended to, most notably the intensification of inappropriate uPVC windows, rainwater goods and doors.

Bute Street is considered to be in a fragile state, and could potentially be eroded into an average street quite easily without the cooperation of owners. However, it may also be restored to its former glory relatively easily as long as owners are willing to participate. There is no major work necessary, as most of it will be achieved through minor repair works that have arisen from slipped maintenance.

As these relatively small matters apply across the Borough, a detailed Management Plan is included at the end of the Conservation Area chapter of the Conservation Areas and Historic Environment Folder.

Nevertheless, Bute Street Conservation Area would also benefit from attention to some more localised issues, as set out below;

- **Short term**
 - Encourage owners to undertake damp proofing and repairs necessary where damp has caused damage. This will improve the long term existence of Bute Street.
 - Work within the Council to secure the maintenance of the cobbles.
 - Encourage the removal of satellite receiver dishes and a general tidy up of the wires, aerials and other items that currently adorn the fronts of the houses.

- **Medium term**
 - Work within the Council to secure the maintenance and repair of the lamp standards.
 - Assist owners in preparing any development proposals to ensure that any new extensions are appropriate and maintain the character of the street.

- **Long term**
 - Some larger works are necessary including the removal of tarmac laid over the setts in the rear alleys, and some relaying of the setts where they have failed.