



**North Tyneside Council**

Development Directorate

# **The Green, Wallsend**

## **Conservation Area**



## ***Character Appraisal***

**October 2006**

[www.northtyneside.gov.uk](http://www.northtyneside.gov.uk)

**Map 1. The Green Conservation Area Boundary**



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. North Tyneside Council Licence No 100047061, 2005.

The Green Conservation Area, Wallsend



NB. Does not show The Grange, Park Road, completed 2005

# Contents

1	Introduction.....	5
1.1	Conservation Areas.....	5
1.2	Town Planning Context.....	6
1.3	This Character Appraisal.....	6
1.4	Further Information.....	7
2	Location and Context.....	8
2.1	Location.....	8
2.2	Boundary.....	8
2.3	Context.....	9
2.3.1	Geology.....	9
2.3.2	Topography and Aspect.....	9
2.3.3	Setting and External Relationships.....	10
2.3.4	Views out of the Area.....	11
3	Historical Development.....	13
3.1	Development History.....	13
3.1.1	Introduction.....	13
3.1.2	Pre-Map History.....	13
3.1.3	John Bell's Map of 1800.....	14
3.1.4	'Plan of Wallsend Village in 1840' in Richardson's Parish History.....	17
3.1.5	First Edition OS Map c.1858.....	17
3.1.6	Second Edition OS Map c.1897.....	18
3.1.7	Third and Fourth Edition OS Maps c.1916 and c.1937.....	19
3.1.8	Modern Map c.2000.....	21
3.1.9	Conclusions.....	22
3.2	Archaeology.....	22
4	Spatial Analysis.....	23
4.1	Development Pattern.....	23
4.1.1	The Green.....	23
4.1.2	Road Layout.....	24
4.2	Layout, Grain and Density.....	26

4.3	Views within the Area.....	29
5	Character Analysis .....	32
5.1	Character Sub-Areas .....	32
5.2	Land Use .....	32
5.3	Hierarchy of Buildings.....	33
5.4	Architectural Qualities.....	34
5.4.1	Form, Height and Scale.....	34
5.4.2	Periods and Styles.....	37
5.4.3	Features, Detailing and Materials.....	38
5.4.4	Masonry.....	39
5.4.5	Doorways .....	41
5.4.6	Windows.....	45
5.4.7	Roofs, Dormers and Rooflights .....	49
5.4.8	Chimneys .....	53
5.4.9	Rainwater Goods.....	54
5.4.10	Harmony.....	54
5.5	Contribution of Spaces.....	55
5.5.1	The Green .....	55
5.5.2	The Foreground to Hawthorn & Park Villas .....	58
5.5.3	The Foregrounds to the Hall.....	60
5.5.4	The Hall Grounds .....	62
5.5.5	Domestic Gardens.....	67
5.5.6	Roads and Pavements .....	71
5.6	Atmosphere .....	74
5.7	Loss, Intrusion and Damage .....	75
5.7.1	Neutral Parts .....	75
5.7.2	Negative Parts.....	75
5.7.3	Spatial Change.....	76
5.7.4	Incremental Change .....	76
5.7.5	Loss and Replacement of Original Architectural Details.....	77
5.7.6	Inappropriate Designs, Methods and Materials .....	78
5.7.7	Condition and Vacancy.....	79
6	Management .....	81
6.1	Boundary Review.....	82
6.2	Article 4(2) Directions.....	82
6.3	Site Specific Guidance.....	83
6.4	Thematic Policy Guidance .....	83
6.5	Trees, Green Spaces and Public Realm.....	83
7	Other Information and Guidance .....	84

# 1 *Introduction*

## 1.1 *Conservation Areas*

Conservation areas are “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”<sup>1</sup>. They are designated by the local planning authority using local criteria.

Conservation areas are about character and appearance, which can derive from many factors including individual buildings, building groups and their relationship with open spaces, architectural detailing, materials, views, colours, landscaping, street furniture and so on. Character can also draw on more abstract notions such as sounds, local environmental conditions and historical changes. These things combine to create a locally distinctive sense of place worthy of protection.

Conservation areas do not prevent development from taking place. Rather, they are designed to manage change, controlling the way new development and other investment reflects the character of its surroundings. Being in a conservation area does tend to increase the standards required for aspects such as repairs, alterations or new building, but this is often outweighed by the ‘cachet’ of living or running a business in a conservation area, and the tendency of a well-maintained neighbourhood character to sustain, or even enhance, property values.

The first conservation areas were created in 1967 and now over 9,100 have been designated, varying greatly in character and size. There are currently 14 in North Tyneside, as set out below, with two further conservation areas at Cullercoats and Benton planned for designation in the coming years:

- Backworth
- Camp Terrace
- Earsdon
- Fish Quay
- Killingworth Village
- Longbenton

---

<sup>1</sup> Planning (Listed Buildings & Conservation Areas) Act 1990, s69.

- Monkseaton
- New Quay
- Northumberland Square
- Preston Park
- St Mary's Island
- St Peter's
- Tynemouth
- The Green, Wallsend

## 1.2 ***Town Planning Context***

Designation remains the principal means by which local authorities can apply conservation policies to a particular area. The Council has a duty, in exercising its planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. It also has a duty, from time to time, to draw up and publish proposals for preservation and enhancement, and to consult local people on them<sup>2</sup>. The local planning authority also has extra powers in conservation areas over demolition, minor developments, and tree protection (see page 88). Government policy in PPG15<sup>3</sup> stresses the need for local planning authorities to define and record the special interest, character and appearance of all conservation areas in their districts.

The current development plan for North Tyneside is the Unitary Development Plan (UDP), adopted March 2002. Under the government's new planning system, the Council is working to update this as a Local Development Framework (LDF), a portfolio of planning documents used to plan and control development across the borough. One of these documents, the Local Development Scheme (LDS) sets out how the LDF will be prepared. It explains that the Council attaches a high priority to the protection and enhancement of the built environment but is not intending at this stage to include this or other Conservation Area Character Appraisals as a formal part of the LDF<sup>4</sup>. Instead, this appraisal will be adopted initially as an informal statement of Council planning policy. However, in view of its potential value in supporting the LDF, a review of the LDF may propose the appraisals become formal Supplementary Planning Documents in the future. For more information on this, contact the Council (see below).

## 1.3 ***This Character Appraisal***

The Green Conservation Area was designated on 1 November 1974. This character appraisal was prepared during Spring 2006 by North of England Civic Trust for North Tyneside Council. A draft version was put out for 6 weeks' public consultation from 14 August 2006, and this final version was adopted as Council

<sup>2</sup> Planning (Listed Buildings & Conservation Areas) Act 1990, s72 and s71

<sup>3</sup> Planning Policy Guidance Note 15: Planning & The Historic Environment

<sup>4</sup> North Tyneside Council LDS, March 2005, para 3.8

planning policy in October 2006. It can be downloaded from [www.northtyneside.gov.uk](http://www.northtyneside.gov.uk).

By its very nature, this document cannot be exhaustive. Omissions should not necessarily be regarded as having no special interest or making no positive contribution to the character and appearance of the area. The appraisal should be updated every five years or so, taking account of changes in the area and further understanding of the place.

In accordance with new English Heritage guidance, the Council intends to start a programme of producing corresponding Conservation Area Management Strategies for many of its conservation areas in the next few years (see page 62).

#### 1.4 ***Further Information***

For further information on the conservation area, this character appraisal or the forthcoming management strategy, please contact:

- Ian McCaffrey  
Planning Officer (Conservation)  
North Tyneside Council  
PO Box 113  
Station Road  
Killingworth  
Newcastle upon Tyne  
NE12 6WJ  
Tel: (0191) 219 2164  
E-mail: [ian.mccaffrey@northtyneside.gov.uk](mailto:ian.mccaffrey@northtyneside.gov.uk)

**Information can also be provided in other languages and alternative formats eg. Braille, audiotape and large print. For further information please telephone 0191 219 2195 or fax 0191 219 2185.**

## **2 Location and Context**

### **2.1 Location**

The conservation area is in Wallsend, one of the principal towns of North Tyneside which is part of the Tyne & Wear conurbation in the north-east of England (*Map 2*). It is in the south-west of the borough, just north of the modern town centre of Wallsend, and about half a mile north of the River Tyne.

The Green Conservation Area is part of a wider suburban area north of the town centre, with varied housing and large green open spaces. There are around 160 dwellings in the conservation area with a resident population of about 320 (extrapolated from the 2001 Census), plus a number of local services and one or two businesses. The area is in Wallsend ward.

The conservation area covers about 14.5 hectares and its centre is at national grid reference NZ 300 669.

### **2.2 Boundary**

The Green Conservation Area was designated in 1974 and the boundary has not changed since designation. The boundary is based on a medieval village green and the development pattern around it (*Map 1*). It currently excludes other public open spaces to the west, much of which is worthy of conservation area status.

Starting in the south-east at the junction of Boyd Road and North View, the boundary runs west along the centre line of North View to Park Road where it turns north following the centre line to the junction with North Road and The Green. Continuing north along the centre line of Kings Road South, it turns east to follow the back line of plots at No.1 Kings Road South (but not No.3) and Queen's Terrace, here ensuring the immediate setting of the Hall Grounds is protected. At the east end of Queen's Terrace, the boundary turns briefly south and then continues east following a line tight against the back wall of the large derelict vinery in the Hall Grounds but, as a result, excludes a narrow strip of the Grounds to the north, between the vinery and the field beyond. It continues east through the Grounds and then turns south-east to follow the line of a remnant stretch of Crow Bank heading down from the north. At the culvert at the foot of Crow Bank, the boundary dog-legs twice and crosses Wallsend Burn to include land on the east



side of Crow Bank, and then turns to meet the back of No.30 Boyd Crescent. The boundary then follows the rear line of plots on Boyd Crescent (which are excluded), back to Boyd Road and its junction with North View.

## 2.3 **Context**

### 2.3.1 **Geology**

Wallsend is in the Tyne & Wear Lowlands countryside character area (no.14)<sup>5</sup> which is characterised by gently undulating and rolling land incised by river valleys and tributaries. Carboniferous coal measure rocks create this land form, stretching from south east Northumberland through to Co Durham, which comprise shales and soft sandstones with numerous coal seams. Permian rocks overlaying those outcrop as cliffs at the coast. There are also glacial lake deposits of fine silts and clays.



*Rebuilt local sandstone boundary wall, The Villa*

This geology has somewhat influenced the character of the conservation area. Local sandstones were used in some of the older buildings and early boundary walls, and brick in some of the area's earlier brick buildings may also have been made locally from the glacial clay deposits. The impact of coal-related industries and transport routes in wider North Tyneside is important to understanding Wallsend's significant expansion in the nineteenth century.

### 2.3.2 **Topography and Aspect**

The lie of the land is definitive of the northern half of the conservation area where a deeply incised dene runs west-east, containing Wallsend Burn flowing towards the Tyne at Willington Gut. On the east and west edges of the conservation area, land slopes markedly down the banks of the dene – down Lily Bank and Kings Road South in the west, and down Crow Bank and (less so) Boyd Road in the east. In the middle of the conservation area, the slope is even steeper with land dropping away dramatically behind the Hall to the Hall Grounds below, and rising up almost as steeply on the other side, where orchards and glasshouses once took advantage of the southerly aspect.



*Land drops away steeply behind the Hall*

The rest of the conservation area is generally flat with the Green and the housing facing it sat on a level plateau which slopes almost imperceptibly southwards, through Wallsend town

<sup>5</sup> Countryside character areas, devised by the Countryside Agency, provide a context to local planning and development. There are 159 areas in England, unique in terms of land form, historical and cultural attributes.

centre towards the banks of the Tyne beyond. Virtually all the buildings around the Green address it, but the earliest development did take advantage of the aspect with long south-facing gardens, many now built over.

2.3.3 **Setting and External Relationships**

The conservation area is an enclave largely distinct from development around it, mainly because, with the historic development pattern facing inwards, only rears face out – the development pattern is introspective. In places, however, there are strong relationships with development beyond the boundary.



*Richardson Dees Pk from Kings Rd*

Large, attractive, well-used Richardson Dees Park to the north-west of the area is part of the same dene from which the Hall Grounds are created. The two flow together and share their urban park status (as well as the need for investment) despite separation by Kings Road South. Similarly, to the north and north-east of the area are large fields and tracts of public open space which can be readily associated with the public green nature of the Hall Grounds, despite differences in detailed character and the clear boundary between them. (Here a section of the Killingworth waggonway is



*Wallsend Dene, east from the area*

being reconstructed to help interpret the borough’s coal industry heritage.) Although only marginally linked visually with the Hall Grounds, these fields were once part of Hall Farm and therefore part of the estate of the Hall itself. Today they are an important setting to the conservation area, providing a clean undeveloped backdrop to the Grounds, characteristic of the very early relationship the settlement once had with rural land around it. This relationship has been lost in several other similar settlements in the county, now conservation areas, where traditional green villages have been encased in suburban housing, their original rural setting eradicated (eg. Monkseaton, or Westoe in South Tyneside).



*North open fields are part of the Hall’s history and setting*

Another sizeable green space beyond the area can also be linked to it – the allotments off North View (perhaps as large in area as the Green itself), which are a welcome green wedge amongst the terraced housing around. Housing further north on Kings Road South is similar in character to that on Queen’s Terrace (indeed, the boundary here cuts a pair of semis in half) and to that at Hawthorn and Park Villas.

Beyond the south and east boundaries of the conservation area there is a more obvious distinction between the conservation area and what is beyond it, with street upon street of dense nineteenth century Tyneside flats and mid-twentieth century semis contrasting with the conservation area's low-density development pattern and rich, green nature. Here, the thick green boundary of trees and fences to Orchard House and East and West Villas defines the division between the conservation area and the housing beyond it. This is repeated (with far fewer trees) behind Hawthorn Villas and Park Villas, where plots back onto Lily Bank and Kings Road South respectively.

However, in the south west corner, the traditional 'blank' relationship between the conservation area and land around it was reversed during the late twentieth century, discussed in more detail below. Here, there is now a formal relationship between development inside the area (Hunters Court, Stadium Villas and Morgan Villas), and that outside it across the street on North View and Park Road. Unlike the boundary at the other end of North View, the definite edge between the conservation area and its setting has been eradicated.

Boyd Road, the Green and North Road create a secondary route used to avoid Wallsend High Street, the through nature of much of its traffic emphasised by the traffic-calming chicanes in the middle of the Green. Kings Road South is also much used by local through traffic to and from the Coast Road. Pedestrian flow through the area is high, both east-west through the Hall Grounds and the Green, and also from the south, particularly towards the Surgery and its pharmacy.

#### 2.3.4 **Views out of the Area**

Due to the introspective nature of the development pattern, views out of the area



*Higher density terraced and semi-detached housing to the east*



*Housing opposite the thick green CA boundary onto North View, plus a similar back boundary of plot onto Kings Road Sth*



*Trees fill the view down Kings Road South*

are generally short and not definitive of the area (apart from one, along Park Road). However, they do help indicate the difference in character of what is beyond the boundary. The main views out the area are east and west from the ends of the Green, plus views south from North View, and north from Kings Road South.

At the junction of Park Road, Kings Road South and North Road, the view west along North Road is defined by the thick green boundary of Richardson Dees Park,



*View east into continuation of Wallsend Dene at foot of Crow Bank*



*Open fields climbing northwards from the Hall Grounds' boundary*

and the interesting shapes of its red brick lodge and the sandstone Buddle Arts Centre and Wallsend Sure Start Centre beyond (a converted Victorian school). (The standard traffic island, however, intrudes visually.) The attractive view along Kings Road South is enhanced by the number, variety and height of trees on both sides, and also the dip and bend in the road which make the trees fill the field of vision to great effect. The view further north along Kings Road South is enhanced by smart, good quality housing. At the other end of the conservation area, the view out along Boyd Road is also enhanced by a dip in the road and trees on the south side, but the dense, staggered terraces visible beyond are clearly different from that within the conservation area.

At the foot of Crow Bank, the tempting view east opens out from the Hall Grounds' heavy tree cover into a wider, shallower stretch of the dene beyond. Other views out of the Hall Grounds are limited by tree cover, but informal breaks in the north boundary provide long

tantalising glimpses of grassy fields climbing northwards, open and rural in nature compared to the Grounds' tight woodland slopes.

Views out from North View are characterised by typical terraced housing (Ferndale Avenue stands apart with additional architectural interest to neighbouring streets) and the allotments. The view east along North View is significantly enhanced by the heavy tree cover at the east end. Tall shipyard cranes at the Tyne provide a particularly important focus to long views south along Park Road, helping to understand the history of the conservation area and the shift in the heart of Wallsend over time from the Green back to the river.

See page 29 for a discussion of views within the area.



*Shipyard cranes in views south along Park Rd*

## 3 ***Historical Development***

### 3.1 ***Development History***

#### 3.1.1 ***Introduction***

For most, Wallsend is a densely built, nineteenth and twentieth century riverside town centred on the Forum Shopping Centre at the junction of High Street and Station Road. But embedded in this sea of Victorian and later development are two distinct, and now visible, elements of Wallsend's long history.

The oldest is Segedunum, a fort of about 125AD (half a mile or so to the south of the conservation area) marking the east end of Hadrian's Wall which defined the northern extent in these isles of the Roman Empire. The full extent of the fort and some of its associated town have only recently been exposed and interpreted after being abandoned, neglected and damaged for 1,500 years, the last 150 of which being completely covered by terraced housing.

The other historical element is the Green, believed to be both the first civilian settlement following the abandonment of Segedunum, and also the late medieval village that dramatically expanded into the modern town we know today. Unlike Segedunum, the Green was not built over in the nineteenth and twentieth centuries, and has survived as an identifiable village core, albeit almost entirely lined by later buildings. Although the Green itself has not escaped modern development, sufficient survives of its original plan and early development for its historic importance to be recognised and protected with conservation area status.

Only two greens in the whole of Tyne & Wear are deemed worthy of mention in *The English Village Green* (Brian Bailey, 1985, Hale) – those at Whitburn and Wallsend. The book compares the two and concludes, "*much more surprising is the green at Wallsend ... the old part of the town retains its former village green in the face of all probabilities, though it had to fight to do so in the 19th century when the green was threatened by development.*"

#### 3.1.2 ***Pre-Map History***

The early history of Wallsend conjures up ancient skirmishes in troubled lands. The withdrawal of Rome's soldiers after 350 years of occupation, must have been viewed with some dismay by the Romanised locals. They were left to fend off the

Picts from the border lands to the north for around fifty years before becoming under severe pressure from the colonising Angles who used the River Tyne to penetrate inland.

In the face of these attacks it is possible that, even though the fortifications of Segedunum and Hadrian's Wall might have been useful initially, they became less so as the river was increasingly used by hostile colonists and raiders. As elsewhere, the resident population moved inland out of sight of navigable rivers. If the original settlement site was indeed the Green, it was chosen not only for its distance from the Tyne, but also because it was on a defensible spur overlooking the valley of a tributary stream, that we now know as Wallsend Burn.

The first documentary references to Wallsend date from 1072 when it formed part of Bishop Walcher's gift to Durham Priory – it was Church land. The name now seems modern but this is only because the modern English words have stayed so close to their Old English originals, *wall* and *ende* (it was spelt *Wallesende* in a document of 1085), which means that the name cannot be used to associate the settlement with any particular tribal group of settlers.

The village and surrounding township continued in the ownership of the Prior & Convent of Durham Priory until the monastery was dissolved on 31 December 1540. They were then included in the parish of Jarrow, but still under Durham's influence.

Holy Cross Church, built to the east of the village on the opposite side of the dene as it turns south towards the Tyne, was in use from c.1150 to the end of the eighteenth century when it was replaced by St Peter's further down the valley. In all these years of use, the only alterations to Holy Cross were buttressing in the fourteenth century and the addition of a small porch in the seventeenth, indicating remarkably static population levels in Wallsend.

There is little information about the size of the medieval settlement, though in 1539 there were records of two cottages and seven leaseholders, the latter perhaps being an early representation of the township's seven key farms, some of which would survive into the twentieth century.

### 3.1.3 **John Bell's Map of 1800**

This is perhaps the most revealing map of the conservation area's historical development as it shows the detail of the village, its farms and the wider township at a time just before significant redevelopment of buildings around the Green during the next two centuries.

It was in May 1800 that John Bell carried out his measured survey of the Wallsend township for the Dean & Chapter of Durham, who were still the owners of the whole of Wallsend. The purpose of the map was to determine the exact acreage of each leaseholder in order to assess and adjust their rent, and to avoid boundary disputes.

The village was clearly shown with a traditional central green surrounded by a single line of properties on each side with gardens and yards behind, except for the



Hall on the north side, at this time owned by the man who would become the town's first mayor, William Clark, which had extensive gardens and grounds almost encircling it. There appeared to be no rear lanes around the plots separating them from the many fields which radiated from the village. Altogether, including the Hall plus the school and adjacent schoolmaster's house (now Jasmine House and Cross House respectively), there were only nine separate groups of buildings around the Green. Perhaps surprisingly for such a long-established village, this was a very uncongested and simple plan with a very small number of buildings.

But the reason for this unusual circumstance was that the whole village (and the wider township) had long been in the same single ownership – the Durham bishops – and their preference at that time had been for leaseholders of considerable wealth. Consequently, from its very earliest days the township had been divided into only seven farmholds, each of which had had their house and steading on the edge of the green. Bell's survey confirmed this was still the case in 1800, and it seems to have led at that time to the creation of a unique village populated only by wealthy tenant farmers. This high quality origin is still the basis for the conservation area's character today.

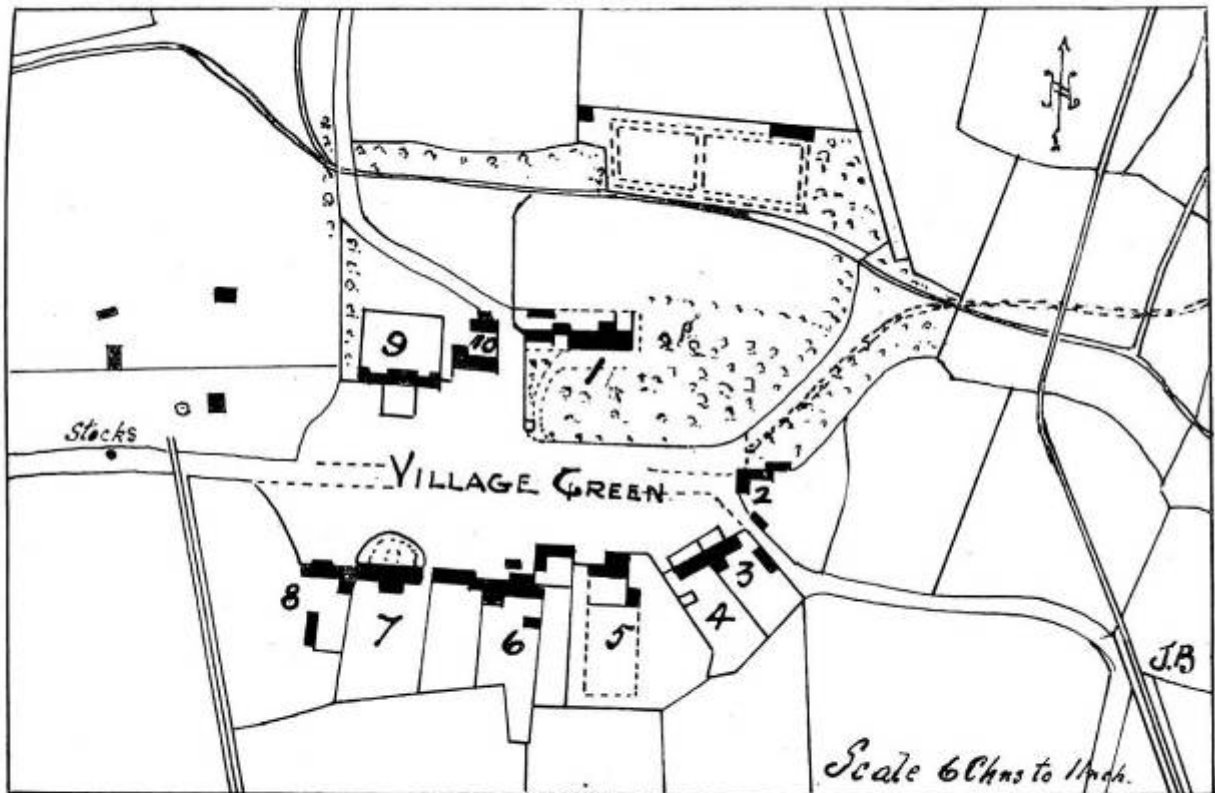
Typical of these prosperous locals was Alderman William Cramlington who moved into the White House at the south west end in 1772. He became Mayor of Newcastle in 1787 and again in 1796, had a town house in Pilgrim Street, Newcastle (like other Wallsend leaseholders), a country house at Walbottle, and his residence in Wallsend, with its 129 acre estate and the wealth of coal that lay beneath it. He died on 12 May 1810 at the age of 85 and was buried, not in Wallsend as may be expected, but in the family vault in All Saints churchyard, Newcastle.

At this time, some labourers and servants would most likely have lived-in with their employers but most seemed to have lived away from the village itself, as there did not appear to be smaller holdings. The smallest holding in both the township and the village was, in fact, the parish church which held only Holy Cross Church, the vicarage (in the south east corner of the Green) and a few associated glebe lands in and beyond the village. A route known colloquially as the Coffin Path, and also as 'the short cut', crossed the village south-west to north-east, down Crow Bank, heading for Holy Cross Church on the other side of the dene.

There was a light scatter of development along the east-west roads outside the village but all of little consequence. Even on the main Newcastle to Tynemouth turnpike, only a few isolated buildings were shown, nothing to suggest that this would later become the bustling retail high street that it is today.

PLAN OF WALLSEND VILLAGE.  
A.D. 1840.

*Reproduced sketch of 1840 tithe map. (The 'stocks' noted are now at St Peter's church, Wallsend.)*



- |  |   |                   |
|--|---|-------------------|
| 1. THE HALL.                           | 6. THE VILLAGE FARM.                        | [Facing page 70.] |
| 2. VILLAGE SCHOOL AND HOUSE.           | 7. THE WHITE HOUSE.                         |                   |
| 3. OLD VICARAGE.                       | 8. MIDDLE FARM (GRANGE ESTATE).             |                   |
| 4. FARM HOUSE (POINT PLEASANT ESTATE). | 9. THE RED HOUSE.                           |                   |
| 5. THE GRANGE.                         | 10. NORTH FARM BUILDING (RED HOUSE ESTATE). |                   |



But the winds of change were already evident elsewhere on this 1800 plan. By 1793, five coal pits (Wallsend A to E) had been sunk to the west of the village and on the map they, and others outside the township, are shown joined up by a network of waggonways running downhill through the township to huge riverside coal spouts that dropped their cargo into waiting ships at high tide. Also, small groups of industrial buildings around the pit heads and single rows of terraced cottages began to sprout nearby, making each of them tiny isolated growth points which would eventually join up throughout the nineteenth and twentieth centuries to make the modern town we see today.

### 3.1.4 **'Plan of Wallsend Village in 1840' in Richardson's Parish History**

This plan was probably produced for the tithe award of 1841. In addition to the established waggonway to the east of the village, there was now a new one to the west. This meant the Coffin Path from the village passed under a viaduct (now gone) as well as over Wallsend Burn on its way to Holy Cross Church.

As the wider town grew around these coal mines and the industry along the riverside, the Green had also been subject to change. During the eighteenth century, wealthy merchants and landowners from Newcastle had continued to progressively buy into the township and build large houses in the village, such as the White House, the Grange, the Red House (all now demolished), the Villa (late 1830s, surviving), and a replacement Wallsend Hall, built by the Moncaster family, merchant venturers from Newcastle. This new Hall grew a sizeable range of outbuildings to the west over time. Although four farms still existed in the village in 1840 – North Farm, Point Pleasant Farm, Village Farm and Middle farm – they all seemed by then to be in the ownership of the same Newcastle families, no doubt along with the still extensive agricultural and coal lands of the township beyond.

### 3.1.5 **First Edition OS Map c.1858**

At the scale of this map, it is possible to identify the decorative gardens, arbours, ponds and terraced walkways behind the opulent mansions that now lined the Green. This shows the status of the houses emerging in the village between the working farms. In 1856, Robert Richardson Dees, a prominent and respected Newcastle solicitor interested in local history, had moved into the Hall, and the map shows its extensive grounds clearly laid out with wooded walks beside the burn



First Edition OS Map, c.1859 (composite)

in the dene, and cultivated areas on the south facing slopes above, including a vinery with its own well. Richardson Dees would have a significant influence over the future development of the village.

Village Farm was still working, and a circular horse driven gin-gan is shown in its yard. Joseph Mordue junior followed his father as school master in 1818, and the map records the brewery he built behind the Old School House at the east edge of the Green. (Mordue as a business was revived in 1995 and continues to brew on a new site not far from the conservation area.) It would appear that both the Wallsend C Pit and its associated waggonway immediately west of the Green were disused by the time of this mid-nineteenth century map.

### 3.1.6 **Second Edition OS Map c.1897**

By the end of the nineteenth century, development in the form of terraces, a school and metalled roads was now approaching the village from the south and west, and workers allotments

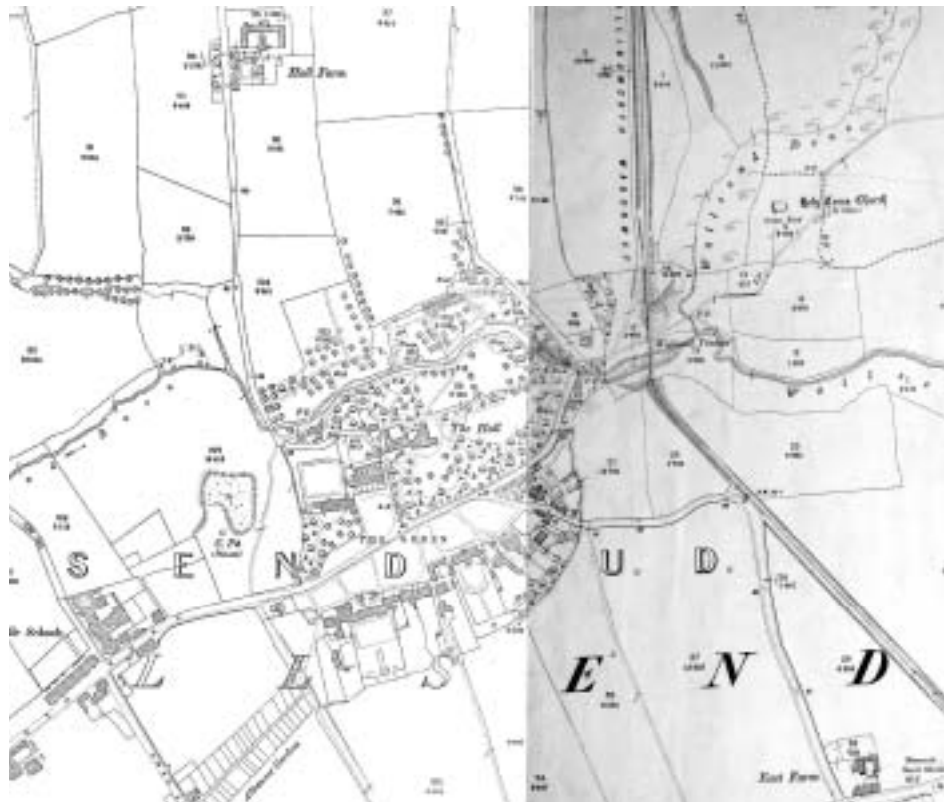
had reached the village edge on what is now Park Road. Hall Farm had

appeared some way up the road north, the name

presumably referring the Hall on the Green and therefore

part of its estate; farm buildings are still there. It was presumably a replacement for one of the farms

displaced by the gentrification of village buildings at



*Second Edition OS Map, c.1897 (composite)*

the Green – most of North Farm was replaced in 1870-1 by Elm Tce's substantial private houses (Elm Cottage is an earlier farm survival, as probably are parts of Back Elm Tce), whilst the Point Pleasant Estate farm buildings at the south-east edge of the village were demolished in favour a pair of villas, East and West. This was one of the many developments here to be carried out by Richardson Dees.

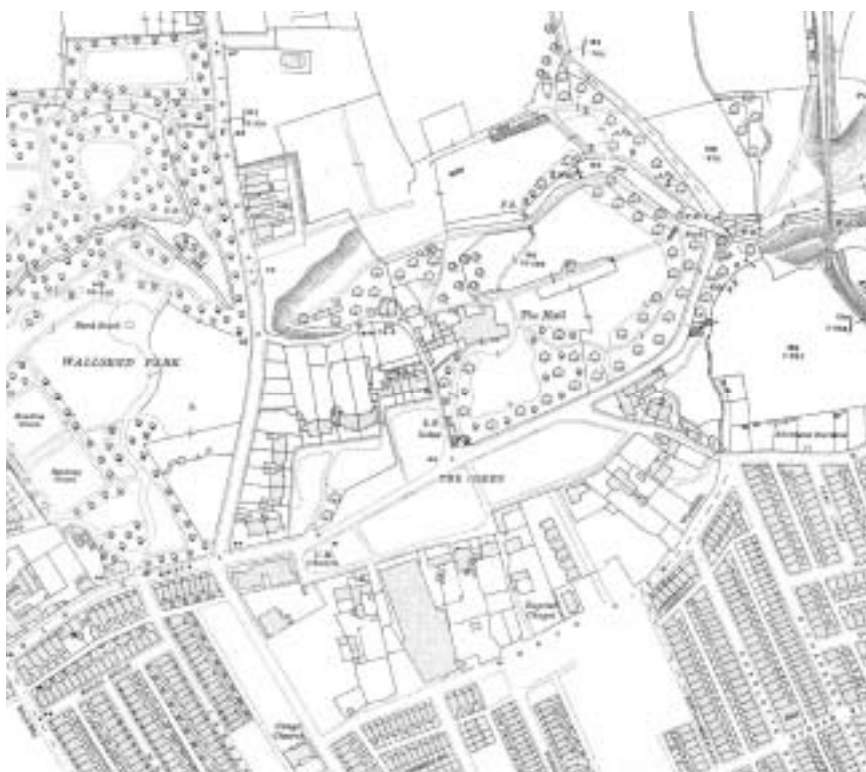
Meanwhile, in 1870, Mordue built Dene House in the grounds of the school house, large now but then perhaps little different in scale to the Red House, The Hall, etc. 20 years later, Orchard House was built across the road by George Auburn Allan, the mayor who opened the nearby Town Hall in 1903.

Just outside the village, another of Richardson Dees' generous developments became a significant and lasting improvement to Wallsend. Richardson Dees donated the site of the old C Pit to the borough, converting it into a fashionable park which opened on 4 June 1900. Wallsend Park, as it was then known, offered the usual diversions of the time: bowling greens, a lake in a sylvan setting, open greens, a band stand and acres of woodland walks, some alongside the same burn that determined the location of the village in the first place. Today, as Richardson Dees Park, many of these facilities are still on offer.

By the end of the nineteenth century, the village was quite different to the that at the beginning of the century. It was no longer a quiet rural idyll, with functional urban development beginning to edge it. However, for the time being, it remained an enclave of the prosperous and benevolent from the town and beyond.

### 3.1.7 **Third and Fourth Edition OS Maps c.1916 and c.1937**

Some twenty years later, the village no longer sat in splendid isolation. Kings Road (as it was then known) had been laid out as a north-south route to bypass Lily Bank. The Newcastle through-road to the south of the village had become formalised as Wallsend High Street, bringing with it dense terraced housing, a police station and several non-conformist churches. Although the character of this was



*Third Edition OS Map, c.1916*

much different to the old village, its presence nevertheless demonstrates the wealth of industry which continued to define the growth of Wallsend as a major shipbuilding and coal town.

Inside the village, no other period in the previous 150 years had seen so much change in so short a time.

The Red House was demolished in the late 1890s by Richardson Dees, to be replaced with Hawthorn Villas and Park Villas, grand semi-detached villas which closed off the west end of the Green and wrapped round onto North Road (Nos.5 & 6 followed later). The 1901 census shows they were then occupied by shipyard managers, a grocer, solicitor and clergyman. Opposite, the 1904 Allen Memorial

Church (named after a prominent local chemical manufacturer and his wife, great supporters of the church) continued this approach to redevelopment (also secured with Richardson Dees' influence), and this was echoed again on Park Road with the 1910 Castner Memorial Institute, later used as a library and careers office.

The Hall and its Grounds were bought in 1914 by Sir George Burton Hunter who, in 1919, presented them to the Mayor and Corporation. It became a hospital for Wallsend and Willington in the 1920s (originally with a maternity ward – many local people are proud to be “born on the Green”) and later becoming the Sir G B Hunter Memorial Hospital. Like many other houses of its size, it also served as quarters for local soldiers during the Second World War. The Hall Grounds became public open space, essentially managed as an extension to the neighbouring park.



Fourth Edition OS Map, c.1937

The radical redevelopment of the south side of the Green also continued during this period. Demolition of the Grange and all its associated outbuildings was followed by its large plot being sub-divided for more average family housing, started in 1910 by Richardson Dees. Although, like all the others, the Grange's plot faced the Green, this new housing was instead set inappropriately at right-angles to it,

discussed further below. A Baptist Chapel (surviving but altered) had already appeared behind the Grange, facing North View.

Further west, the White House, with its large ornamental garden at the rear and handsome screen of trees at the front, was replaced by the vast blank footprint of a covered roller skating rink (now demolished), a building so inexplicably alien to the area that it seems unlikely it could ever have existed. It would be used for aeroplane construction during the First World War, a boxing hall between 1919 and 1920, the Daimler Co Ltd in 1922 (with an adjoining car showroom to the west), and a Ministry of Works depot, before finally being converted into a giant paper store for government records. A 1950s unemployment benefit office appeared next door,

equally out of place and also now gone. The character of the area has struggled to deal with the impact of these developments and their clearance ever since.

Thus continued during the twentieth century the incremental erosion of the quality and comforting enclosure that the old village green and its buildings had once had.



*The former skating rink (left) and DSS offices (originally a Daimler car showroom), demolished in the late 1980s*

### 3.1.8 **Modern Map c.2000**

In 1940, the Health Centre was built in the grounds to the east of the Hall as a development of the Sir G B Hunter Memorial Hospital. In the 1950s, part of the Hall changed use and was extended to the north to create a Civic Hall with function rooms for use by the Council and for hire. A second smaller building sat to the east of the Health Centre, which had gone by the time the existing Surgery was built in the 1980s. All of this was in the Hall's grounds, open space which had once, very early on, been part of the Green and which had later become ornamental grounds with garden buildings and, east of the Hall, tennis courts (see c.1937 map above).

Following compulsory purchase in the 1940s, clearance of Village Farm west of The Villa eventually led in the 1960s to development of 20 bungalows for the elderly – Grange Close was laid out at right angles to the Green following the inappropriate precedent set by Grange Villas. In 1979, Boyd Road was widened and straightened at the point where it meets the Green. This involved demolishing yet another house on the south side of the Green, Nelson Villa, and impacted on the spatial layout of the area as well as on traffic flows.

The 1980s and 1990s saw the replacement of much of the commercial intrusion in the south-west



*Oblique aerial photograph from the south-west, c.1980s. Note the former ice rink and large commercial buildings*

corner with housing, plus the shortening of The Villa's plot for more housing facing south. The redevelopment process for some of these plots, particularly Whitehouse Mews, was not always smooth, with various schemes being proposed, amended, rejected and lost on appeal before consent was given and housing built. Having an adopted character appraisal in place should make such development processes easier in the future.

But it was also in the late twentieth century that one of the most important measures in the conservation area's history took place – the Green was formally recognised as a village green by it being recorded as such under the Commons Registration Act 1965 (section 22(1)(b)). Before this, byelaws of 1908 (believed to also still be in place) regulated enjoyment of the Green, but its formal recognition meant that it was, and remains, land *“on which the local inhabitants ... have a customary right to indulge in lawful sports and pastimes”*. It is the only space in the Borough to be recognised in this way.

### 3.1.9 **Conclusions**

The story has been an interesting one and the survival of the Green's plan-form, albeit with different buildings, is nothing less than remarkable. The earliest surviving buildings are Jasmine House (mid to late eighteenth century according to the listing, but a previous owner is reported to have found a beam dated 1690), Cross House (1748), Lily Bank Cottage (early nineteenth century) – these three listed Grade II – and probably much of No.4 Elm Terrace and Back Elm Terrace. All these represent the nature of the Green's housing which was replaced.

It is interesting to identify its uniqueness as a medieval village redeveloped with a group of eighteenth and nineteenth century mansion farms, and it is equally interesting – and perhaps more regrettable – to note this had little chance of surviving intact into the twentieth and twenty-first centuries. Perhaps in time, the value of some of the replacement properties will find favour as representatives of their period, but it is much less likely that further loss of open space on and around the Green to high density development would find much support in the future.

### 3.2 **Archaeology**

There are no scheduled ancient monuments in the conservation area and no other known archaeological remains. However, as the supposed site of a medieval village, archaeological investigation could reveal much about such early settlements and could contribute to the understanding of the history of Wallsend and settlement of the borough. An archaeological evaluation in 2005 before development of Grange House, Park Road, failed to record any archaeological remains.

## 4 *Spatial Analysis*

### 4.1 *Development Pattern*

#### 4.1.1 *The Green*

The conservation area is based on a medieval village green and the pattern of development which faces it. As is traditional of such village forms, the settlement developed as a cluster at an appropriate point along a linear route, the location here primarily due to the burn to the north. The burn's dene is notably steeper here than to the east or west and, as well as providing water, may have had the bonus of additional protection. Found across the country, this green settlement type developed as a way of providing sheltered and defensible grazing in the centre of the village with farms and houses around the outside, looking in. Beyond these were arable and pasture lands on the outskirts. The development pattern is strongly introspective.

The shape of the village is also traditional. Like most others of its type in Northumberland and Co Durham, it is primarily linear in nature with buildings sited in strips either side of the road, and set back from it. The road enters the village at either end to widen out into an open space, the Green, longer than it is wide. At the east end of the village, early development tended to turn inward to close off the open space, partly because the road east splits in two at this end (see below). Development at the west end did not originally turn inwards in this way until subsequent redevelopment of open land there in the 1890s and 1900s. This redevelopment finally created the fully enclosed Green apparent today, with visual pinch-points at both ends, turning the early linear space into a distinct oval and giving it the character, in essence, of a classic English village green.

However, if the settlement type and shape are typical, the scale is unlike anything else in the borough. The dimensions of the space at the village's centre are large – some 90m by 250m



*Large scale village green, unlike anything else in the borough*

– creating a place of arrestingly generous proportions, most unexpected to the modern day eye accustomed to the dense nineteenth century streets which typify the banks of the Tyne. It is quite unlike the central focal spaces of, say, Monkseaton, Backworth or Earsdon and, in fact, more akin to some of the larger green villages elsewhere in the region, such as Staindrop. This scale perhaps helps explain the colonisation of the village by the prosperous of the period (see *Development History* above), as they and their grand houses could benefit from the prestige that this vast space provided, creating an almost ‘country estate’ feel to their riverside life.

Within this large-scale oval, the central area was – and largely remains – communal open space. But several encroachments have been made into it, some by altering the building line (discussed below), and in two other places by enclosing parts as private ground:

- Land in front and to the east of the Hall was, presumably, once part of the Green but was enclosed to provide a private setting to the house.
- Land in front of what is now Hawthorn Villas and Park Villas was also once part of the public open space, but was enclosed and made private for the Red House, a large villa cleared in the 1890s.



2 historic private encroachments out of village green (diagrammatic)

As a result of their separation from the Green, the character of these spaces now differs from the remainder, as discussed from page 55.

#### 4.1.2 Road Layout

Bell’s plan of 1800 demonstrates the early road layout of the village, which survives today with some alterations. The road from the west (now North Road) was the widest, lined to the north by open glebe lands as it entered the village. The road from the east (towards Boyd Road) was much narrower, leaving from the south-east corner and then, outside the village, turning sharply to join the main through route some 500 yards to the south. Two further roads led in from the north. One followed the lie of the land and the field pattern down to a crossing point of the burn north-west of the village and then, as Lily Bank, snaked back

c.1800 map showing village core with 2 roads in from the north, 1 from the east and 1 from the west



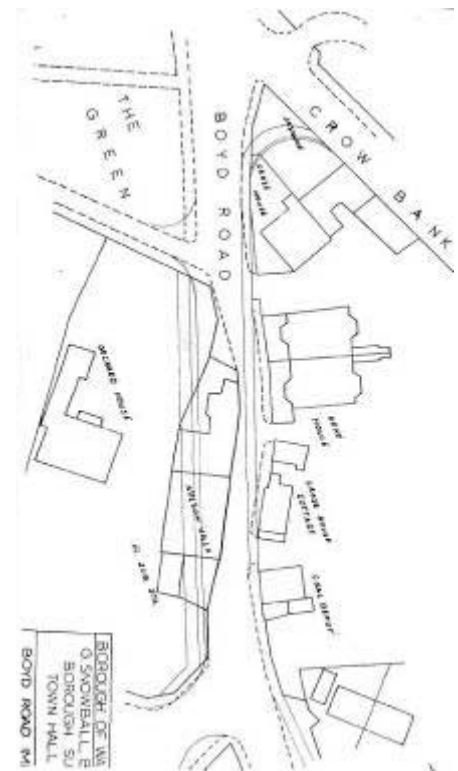


up the dene to enter the village centrally on the north side. Crow Bank achieved the same at a fording point to the east of the village, petering out in fields to the north-east.

As well as the roads, several paths and tracks entered and crossed the village, notably to the south. The Coffin Path (the route to the parish church at Holy Cross, see above) was one of these, including a diagonal stretch in the south-west corner of the area which has just survived as a route in later redevelopment. In addition, the 1st Edition OS Map shows a continuous track along the south side of the Green in front of all the buildings, plus several paths and tracks crossing the Green north-south to reach it.

This road pattern still exists today, with three main changes:

- Laying out Kings Road during the second half of the nineteenth century essentially bypassed Lily Bank, one reason why its character has changed over time. By contrast, Crow Bank retains its country lane feel.
- Boyd Road was widened and straightened in 1979, involving demolition of Nelson Villa (1850s) next to Orchard House. This emphasised the through nature of the road across the village, and depleted the pinch-point where plots turn inwards towards the Green. Boyd Road and North Road are now more urban in character.
- The two roads inserted in the 1910s and 1960s south from the Green – Grange Villas and Grange Close – demonstrate the shift in Wallsend’s gravity towards the river, but these roads have not only altered the Green’s density and development pattern (see below) but also eroded its secluded nature and confused its original, simple, traditional road layout.



*Boyd Road was widened and straightened in the 1970s, demolishing Nelson Villa*

Unlike other similar village green settlements (eg. Monkseaton, or East Boldon in South Tyneside), there do not appear to have been any encircling rear service lanes running around the outside of the village. North View, the route along the south edge of the village, was not in place until the second half of the nineteenth century, its name revealing it



*Kings Rd Sth bypassed Lily Bk (orange) after 1859; Grange Villas & Grange Close inserted through the south side during 20th century*

was laid out for the new terraces which would line it. To the north west, Lily Bank once provided this service lane role to some degree (and Queen's Terrace would repeat what North View achieved to the south), but the lack of any encircling development to the north east of the village, beyond the Hall and its Grounds, remains an important part of the conservation area's green, open setting and its significance.

#### 4.2 **Layout, Grain and Density**

The layout of the village was originally quite straightforward but has been altered in several places over time. Early on, large linear plots lined the Green on either side, those on the north side dominated by the Hall and its grounds, those on the south, more regular and evenly spaced. Within each plot, buildings were pushed to the front to face the Green (some also with a small front garden), and had long farm yards or gardens stretching behind. This traditional sequence is still the basis for the layout of the settlement and is typified by East and West Villas.

This typical layout varies considerably in scale and density.

Most are very low density with large single houses in large gardens, helping to define the area's rich green character. More recent developments tend to be higher density with some of the smallest, tightest layouts in late twentieth century housing (eg. Nos.1-3 Whitehouse Mews have small front gardens, houses addressing the Green, and relatively small back gardens behind). By contrast, this standard layout is taken to the other extreme at the Hall – a big front lawn, a large house addressing the Green, and an extensive 'back garden' in the form of the entire Hall Grounds.

Due to the variety in plot size, shape and position, this traditional layout also results in a varied building line, ie. the fronts of buildings step in and out in relation to each other, rather than creating a common edge. This is most pronounced on the north side where the early line of Lily Bank pushed development at the Red House (and the villas which replace it) significantly further forward than neighbouring North Farm and the Hall. (A farm shed on the south side at Village Farm, now demolished, also stepped significantly forward from the rest.)



*Examples of varied layout characteristics – 1: low density villas at front of long plots facing the Green; 2: the same, but higher density; 3: the same, but huge scale 'back garden'; 4: stepped building line; 5: not facing the Green; 6: plots carved from back gardens/yards to face out of the area; 7: new-build in the Hall's foregrounds; 8: Grange Villas and Grange Close perpendicular to the Green, the latter not facing it*

As redevelopment has taken place in the settlement during the eighteenth, nineteenth and twentieth centuries – farms cleared, villas built, new housing inserted – this traditional layout has been adapted in places, and the building line and density increased:

- Orchard House, c.1890, was built behind the old vicarage in the south west corner of the area. It has been suggested it was built to face the river as a symbol of status, but it is perhaps more likely it was simply designed to take advantage of the southerly aspect and views it could have across then open fields. When the vicarage was demolished (along with neighbouring Point Pleasant farm in the late nineteenth century), Orchard House's plot became the only one around the Green with a house facing away from it.
- As Elm Terrace replaced North Farm, and East and West Villas replaced Point Pleasant farm, the density of buildings here was reduced in favour of more extensive gardens. By contrast, replacement of Red House with Hawthorn Villas and Park Villas increased density with a higher number of units.
- These villas, like Elm Terrace before them and the later Allen Memorial Church, introduced a more ordered Victorian layout to the village, formalising the west end of the Green with a regular, angular plan and tighter density.
- This new layout and density involved carving from Red House's gardens several new plots which faced Kings Road South, later to be filled with two 1960s bungalows.
- Twentieth century additions to the Hall encroached forward of its early building line – intrusive ribbon extensions down the drive to the west, plus the Health Centre to the east which sits significantly forward of the Hall, notionally in line with Elm Terrace. Despite its position, the Health Centre does at least follow the traditional layout and address the Green.
- These additions to the Hall, plus the late twentieth century Surgery, have significantly increased the density of development at the Hall, utilising its adjoining grounds as a development site.
- Demolishing the Grange on the south side and building over its grounds with Grange Villas in the early twentieth century began a phase of even more radical alteration to the village's early layout and density. Here, new development was inserted at right angles to the Green, to a much higher density typical of suburban semis at the time. It overlaid the long garden plot, depleted the strong building edge facing the Green which the Grange provided, and also removed the inward looking boundary on North View.
- Grange Close repeated this north-south development pattern in the next plot in the 1960s (following clearance of Village Farm), here more radically opening up the Green and eliminating the built edge altogether. This is perhaps the most intrusive existing fracture in the Green's basic development pattern.

Even more radical changes to the layout and density of the area have taken place in the south-west corner, but these have – to some degree – now been repaired. Since the late nineteenth century, the south-west corner has seen successive



clearance and redevelopment to the point that its layout and density bears little resemblance to the rest of the area today. The late nineteenth century roller skating rink began the incursion, and from it spread low, bulky, boxy buildings and walled compounds which eliminated almost any trace of this corner's historic development pattern. Only the diagonal Coffin Path survived to curtail the spread to Park Road, and only this after a local battle to retain it.

The gradual replacement of this commercial invasion with housing in the late twentieth century has not attempted to recreate the layout and density found in the rest of the conservation area, but has used a more standard suburban plan, albeit retaining the Coffin Path as a notional historic route. Housing here is in small terraces and culs-de-sac, density is significantly higher than elsewhere in the area, and most open space is hardstanding rather than gardens. The way new housing faces across North View and Park Road is a perfectly conventional approach to urban redevelopment, but it does not reflect the conservation area's historic introspective layout.



However, the building line facing the Green has indeed been recreated – Nos.1, 2 and 11 Hunters Lodge and Nos.1-3 Whitehouse Mews address the Green behind front gardens, accurately echoing the traditional layout found elsewhere. The layout of Hunters Court facing Park Road respects the Coffin Path by curving its

*Evolution of south-west corner (from top): c.1859, c.1897, c.1916, c.1937, c.1990s, 2005. Essentially, only Coffin Path (below) survives as historic layout*



terraces along it, and leaving a corner of long gardens which, visually, somewhat reduces density.

The latest development in the area – Grange House on Park

Road – has unfortunately not echoed this traditional plan form so well, even if overall the development is a positive addition to the area. Laid out to face Park Road rather than the Green, it has created another outward-looking break in the south side of the Green, reversing the area’s traditional layout (not helped by the sparse nature of the space left over).

Away from the Green, on Crow Bank and Lily Bank, development is laid out more tightly to the back of pavement. Queen’s Terrace has a typical late nineteenth century suburban layout with houses facing south across short front gardens. On Park Road, nineteenth century buildings continued the formal, urban plan form created at the west end of the Green and on North Road.

Because of the incremental way in which the village has developed, the grain of the conservation area is irregular. Plots are mostly different sizes, and the layout of each is slightly different from the next (even if the common theme is followed by most), which means there is little overall consistency to the plan approach. Within some of the individual developments there is an identifiable grain and consistency (eg. Elm Terrace, Hawthorn and Park Villas, Whitehouse Mews), but none matches the next.

The incremental development history, the adjustments to the layout over time, the variations in density and scale, and the irregular grain all go to create an area of considerable spatial variety. The Green tends to tie everything together and, where this is altered (as in places along the south side) the spatial qualities of the area break down. This emphasises the importance of having plots and buildings address the Green, and protecting the traditional layout and density within each plot.

#### 4.3 **Views within the Area**

Views within the conservation area are controlled by the introspective development pattern and topography. The main views in the area are across the Green and through the Hall Grounds. Those through the Hall Grounds are rich and spontaneous, guided by the maturity of the trees and undergrowth, the winding



*Most views through the Hall Grounds are tight, linear and enclosed by tree canopies*



paths, and the tight lie of the land. Very enclosed, the views are generally short and the eye is drawn up to the tree canopy and glimpses of the sky above.



*Views of trees & buildings across the Green's grassy expanse*



Views across the Green are definitive of the area, the dimensions of the space allowing a variety of



wide, relaxed views with a foreground of grass and backdrop of historic buildings and trees. The longest views are invigorating, with buildings and spaces generating a rich, layered scene filtered by tree crowns and trunks, and with the full height of mature native trees clearly visible across the open spaces. Closer to, many individual buildings in their setting create typical traditional scenes, eg.

the grand Hall in its grounds, Jasmine House and its cottage front garden, and the smart row of housing with thick green hedges on the south-west side.

Approaching the Green from North Road or Boyd Street, a degree of anticipation is created by the tell-tale presence of so many trees in the distance, signifying something quite different. As a result, the sense of arrival at the Green is very effective, inviting a pause in the journey to take in the views. The arrival into the Green along Grange Villas and Grange Close is similar but less attractive, although the glimpses of trees up these streets are inviting. Despite Lily Bank's topography and snaking shape, views up it are not particularly inspiring. However, views up and down Crow Bank are very evocative, with a rich, sylvan country lane feel, shrouded in tall trees and channelled by the mature sandstone boundary walls – quite special indeed in such a built-up neighbourhood as



*Views on arrival from the east and west are channelled by the road layout and marked by trees*



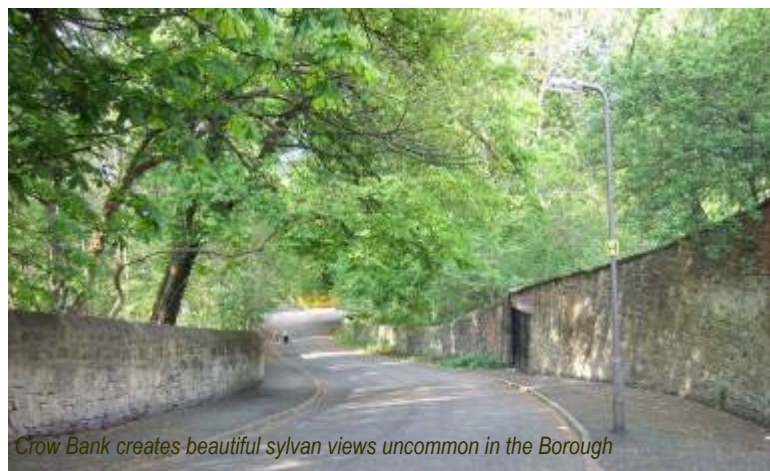
*Glimpses up Grange Villas and Close are filled with trees, signifying the Green ahead*



Wallsend.

The skyline is formed by trees and some rooftops, emphasising the enclosed, tree-filled nature of the area.

See page 11 for a discussion of views out of the area.



*Crow Bank creates beautiful sylvan views uncommon in the Borough*

## 5 Character Analysis

### 5.1 Character Sub-Areas

Although the conservation area is essentially a single set-piece plan, there are notable differences in character due to variations in the nature, age and quality of its development. Three distinct sub-areas can be identified, each with quite different character and appearance:

- **North Sub-Area:** the Hall Grounds, the lower end of Crow Bank, and (by default) Queen's Terrace.
- **Central Sub-Area:** the Green and development facing it (including the north edges of Grange Villas, Hunters Lodge and Whitehouse Mews), plus Lily Bank, Boyd Road, the top end of Park Road, and the top end of Crow Bank,
- **South Sub-Area:** remaining twentieth century development to the south (including Grange Close and the rest of Grange Villas, Hunters Lodge and Whitehouse Mews), plus North View and the lower end of Park Road.

Despite the distinct differences between them, all three are firmly linked by their spatial qualities and development history, as set out in the previous chapters.

Apart from its spatial qualities and development history, the **South Sub-Area** contains much which is only neutral in character when compared to the **North** and **Central Sub-Areas**.

### 5.2 Land Use

The dominance of residential use defines the character of the conservation area, nearly all of it being single family dwellings. A few buildings are in flats, including the recent Grange House on Park Road. Conversions of single family dwellings to flats could begin to harm character and appearance if they result in incremental changes to elevations, leave gardens un-green and communal areas unmanaged, if greater parking demands have knock-on effects such as increased hard-standing or removal of boundary walls, or if there were a general decline in residential amenity.



*Single family dwellings dominate the land use of the area*



There are two other principal land uses in the area. Public open space accounts for almost half of the conservation area (the Green and the Hall Grounds), whilst health services dominate the Hall with the Sir G B Hunter Memorial Hospital, the Health Centre (where new ways of delivering local health services are currently being piloted) and a combined doctors' Surgery and pharmacy. In addition, there is a public function room at the Hall, two churches and a former institute now in office use. The acute negative impact which inappropriate commercial uses had in the south-west corner of the area until redevelopment in recent decades should not be repeated (see pages 20, 21 and 28). To ensure character is not harmed by changes of use away from residential, similar concerns to those relating to flat conversions (and others eg. signage) should also be controlled.



*Public open space, health services & the Civic Hall are other main uses*

### 5.3 **Hierarchy of Buildings**

The hierarchy of buildings in the conservation is not easily defined due to its incremental development history and variations in architectural character. It is common in green villages for there to be one or two houses which appear more important than the others, due to their size or location (perhaps the manor house or vicarage near the centre of the green), but because this village has had a very different development history, such a clear order of buildings is not found here.



*The Hall tops the area's hierarchy of buildings, compared to smaller service buildings around*

However, there is some hierarchy. In the **Central Sub-Area**, earlier vernacular (see page 38) buildings at the east end have appear to have a lower status than most others, whilst the rest almost compete with each other for attention, using the quality and status of their architecture.



Nevertheless, the Hall clearly stands out, its size, grounds and lodge demonstrating status over its neighbours. Unfortunately, the Health Centre in the Hall's grounds challenges that pre-eminence, its size and siting tending to dominate its host. The smaller service buildings, eg. the Hall's lodge, and the former coal house, cottage and garage on Boyd Road, are important to understanding how the larger houses were used.

Housing in the **South Sub-Area** and Queen's Terrace adopts a typical respectful suburban balance with most buildings having a similar presence on the street. The Allen Memorial Church acts as a landmark on a corner gateway to the Green.

## 5.4 Architectural Qualities

### 5.4.1 Form, Height and Scale

The dominant built form in all sub-areas is the two storey house with a pitched roof. A handful have three storeys plus pitched roof (eg. Grange House on Park Road,



*Detached, double-fronted, two storeys with pitch roof, The Villa*



*Two storey semis with attic space and stepped wings, Park Villas*



*Two storeys, four bays, attached Jasmine House & Cross House*

Nos. 4-7 Hunters Lodge, Crow Bank, and Dene House, the height of which looks rather out of place on Boyd Road), whilst Hawthorn and Park Villas hide their third storey in their tall roofspace.

Most houses are either two or three bays wide, but some are wider, with four or five bays (eg. Jasmine House, Orchard House). The largest house is the three storey Hall with seven original bays and two later ones added to the west. Many houses are double-fronted (eg. Orchard House, and the late Georgian ones which tend towards symmetry), whilst others are not.

The high quality of most of the architecture is demonstrated in some particularly interesting built forms, such as the stepped wings of Park Villas (an Arts & Crafts influence), the side pavilions of Whitehouse Mews, the robust angled rear bays of the Hall, and

the skilled corner forms of The Poplars, Nos.15-17 Grange Villas and No.1 Kings Road South.

The grouping of the buildings varies. Jasmine House and Cross House demonstrate best the arrangement which most buildings in the **Central Sub-Area** must have once had. They are two separate buildings which happen to be built up against one another, rather than being a designed pair of semis – this must have been very much the nature of the two early ‘strings’ of buildings which lined the Green



*Three storeys plus attic space, Grange House and Dene House (the latter sitting slightly uncomfortably with 1 and 2 storey neighbours)*



*Interesting forms: side pavilions (Whitehouse Mews) and robust angled bays (the Hall)*



before redevelopment. In this sub-area, most are now semis (eg. Hawthorn and Park Villas, Grange Villas, Dene House, Nos.2-3 Lily Bank), but the proximity of



Short terraces, Park Road (above) and Elm Terrace (below)



Differences in scale between Victorian and Georgian housing (above, Elm Terrace) and Edwardian and late twentieth century housing (below, Park Rd)



each pair does echo this early string form quite well. There is also a high number of detached buildings (eg. the Hall, The Villa, The Poplars, Lily Bank Cottage, Glyncoed, Hunters Lodge facing the Green and Whitehouse Mews – which are not, in fact, mews in form). Elm Terrace is indeed a terrace, but it is short enough to appear perhaps like one large house, echoing the massing of the Hall next door. Much of the housing in the **South Sub-Area** is also in semis (eg. Grange Villas, Morgan Villas) or short terraces (eg. Stadium Villas) but to a much tighter density. 1960s Grange Close is the most alien built form of the area, effectively comprising two long rows of terraced bungalows, quite out of place in the area. The two 1960s bungalows on Kings Road South are similarly out of character but are tucked away from the core of the conservation area.

The scale of the buildings also varies considerably. Victorian buildings tend to have generally larger proportions than late Georgian ones (eg. compare the late Georgian No.4 Elm Terrace with its bigger mid-Victorian neighbour at No.3) whilst houses from both these eras are generally larger than those from the twentieth century

(which can be quite unfortunate where they are side by side, eg. compare Nos.199 and 197 Park Road). The scale of Hawthorn and Park Villas is particularly grand. Recent replacement housing on the south side of the Green is quite uniform in scale, not fully reflecting the variety of scale and height found elsewhere. In general, the scale of the **South Sub-Area** appears smaller than elsewhere.

This mix of built forms, groupings, heights and scales creates considerable variety in the character of the streets, adding to the conservation area's attractive blend.

The form of nearly all of this survives in three-dimensions, with the sides and rears of buildings mostly intact. Various offshots of different scales are used on many buildings from all eras (eg. Elm Terrace, East and West Villas, Dene House), and help illustrate the historic use and character of the buildings. Although offshots are not generally a feature of late Georgian architecture, several extensions have also

been added (eg. Lily Bank Cottage, Jasmine House and The Villa, which has a particularly large Victorian rear addition as well as much smaller earlier offshots). The variety of tumbling offshots and wings at Hawthorn and Park Villas (including one or two early garages, demonstrating the buildings' high status for the time) are particularly attractive, with the few later additions respecting the hierarchy and balance they create. Additions to the Hall have altered its original three-dimensional form, some without too much harm, but a jumble of latter flat-roofed additions have disfigured it to the west. There are one or two



Offshots, Grange Villas (above) and Park villas (below)



Small late Georgian and larger Victorian offshots, The Villa



Tightly packed former brewery buildings appear larger scale on sloping Crow Bank



small separate outbuildings in some of the larger gardens, the most visible being the Hall's lodge, guarding the drive at the edge of the Green.

The non-residential buildings in the area have similar built forms, but to a larger scale. The former Mordue brewery buildings are tightly grouped around a courtyard off Boyd Road, hinting at the commercial intensity of their original use, whilst their apparent height on Crow Bank is increased as the land drops away.

Echoing the tumbling shapes of Park Villas opposite, the Allen Memorial Church has a particularly lively form which breaks up its bulk well, stepping down towards the Green, and rising to a bolder urban corner at Park Road with a tower (spire lost). The church became the cue for the form and scale of the former institute on Park Road, from which in turn recently-built Grange House has taken its own cue. Together with Nos.199-203 Park Road, these create an attractive street scene with impressive



Tumbling shapes of Allen Memorial Church

late Victorian / Edwardian qualities. Contrasting with the Allen Memorial Church, the small, simple form of the Baptist chapel (now for Pentecostals) demonstrates the size (and means) of its original congregation. (A similar church, for Spiritualists, sits just outside the area on Park Road.)

The Health Centre is the largest building in the area by far, as wide as the Hall and much deeper. It is likely its was planned as a pavilion building, ie. sitting within the grounds to be seen in the round, but the design has not achieved this, and its enormous footprint is only slightly broken up by various symmetrical bays. The neighbouring Surgery is also very much out of scale, and with a more boxy, unbroken form. It is at least well hidden from view by vegetation and by siting low on its plot.



*Coherent forms and scales, top end of Park Road*



*Large scale, large footprint Health Centre*

#### 5.4.2 **Periods and Styles**

Due to the area's incremental development history, its buildings are from several different architectural periods, and adopt several different styles. There are buildings from almost every architectural period from late Georgian to early twenty-first century, some periods generating only one or two buildings. The main architectural periods in the conservation area are:

- *Late Georgian*

The main architectural style of the late eighteenth and early nineteenth centuries was based on Classical style and proportions. Georgian architecture is simple, usually symmetrical and based on 'polite' ideas and designs which often came from style handbooks. The proportions and detailing of Georgian architecture follow rigorous principles, and results in unfussy, straightforward buildings. The Georgian development here is late, from the start of the nineteenth century.

- *Victorian*

Dating from the mid nineteenth century to the turn of the twentieth, Victorian architecture is very varied with many sub-categories, but much is based on showy, confident themes designed to demonstrate the wealth and power of the building owner with splendid, high-class architecture. Rich, traditional materials are used – often brick, stone, timber and iron – with good quality, solid construction and plenty of flare. The three strongest Victorian revival styles were Gothic (defined by verticality, asymmetry, pointed arches, gables and carving), Italianate (with low roofs, bracketed eaves and some stucco) and Queen Anne (red brick with Dutch gables, white joinery, doorcases and

terracotta). There were also other revival styles. In addition, the Arts & Crafts style began in the late nineteenth century.

- *Edwardian*

Smart and attractive, Edwardian architecture is a less-flamboyant continuation of Victorian grandeur in the early decades of the twentieth century. It is concerned with presenting an impressive face to the public with thoughtful, well-designed buildings usually in red brick, and with plenty of fine detailing in brick, stone, terracotta, tile, timber and glass. Edwardians revived and mixed architectural styles including those from the Victorian era plus Tudor, Jacobean and Classical themes. Art Nouveau also developed as an influence.

- *Early to Mid Twentieth Century*

The post-First World War housing boom saw suburban semi-detached houses and bungalows spread throughout many towns. Architecture of the 1920s and 1930s developed along three main styles, only the first of which is found here: the 'Tudorbeathan' or rustic cottage style, a Georgian revival (especially for townhouses), and the Moderne or International style (stark, plain, flat-roofed boxes with large windows). Art Deco also developed during this period, with geometry, abstract shapes, and smooth, sleek lines; a watered-down Art Deco influence in this country is sometimes known as British Modern.

- *Mid to Late Twentieth Century*

The second half of the twentieth century saw a wide range of stylistic approaches develop and merge. Towards the end of the century, mass commercial housing tended to adopt architectural styles in only a cursory way, with generic suburban housing often demonstrating little depth or flare in its design.

Housing from the late Georgian and Victorian periods, now around 100 to 200 years old, is often some of the most desirable in urban areas, with comfortable, well-built, well-presented dwellings in leafy surroundings. Most housing in the **Central Sub-Area** is characteristic of these two periods. Early to mid twentieth century housing is also usually high quality and well-presented, with some good examples in the **South Sub-Area** and at Queen's Terrace. Most of the **South Sub-Area** is, however, from the mid to late twentieth century. Strictly, the Allen Memorial Church and the former institute on Park Road are Edwardian but they are closely linked in style to the late Victorian style Hawthorn and Park Villas. The 1940 Health Centre has a strong, well-informed Art Deco influence, a style quite rare in the region. Local traditional architecture which adopts no discernable style is known as vernacular, usually resulting in plain, robust buildings in local materials with no ornamentation – the former brewery buildings backing onto Crow Bank are examples of this.

#### 5.4.3 **Features, Detailing and Materials**

The quality of the conservation area's architecture relies on a variety of different architectural features and detailing, as influenced by the staged development of the area. The features are:

- masonry
- doorways, including porches
- windows, including bay windows
- roofs, including ridges, eaves verges, dormer windows and rooflights
- chimneys
- rainwater goods, such as drainpipes and gutters

A few of these details have been altered over time but a great deal of the original architecture is intact in detail.

#### 5.4.4 **Masonry**

Nearly all of the area's buildings are in brick which is key to the character of the conservation area and is the basis of the warm, well-matured visual appearance of its buildings. The bricks used vary considerably, earlier ones probably being produced locally. Older ones are rougher in texture and mottled in appearance, whilst newer ones tend to be more smooth and crisp. All have attractively stained and weathered with warm, uneven tones across elevations.



*Late Georgian & Victorian bricks, the Hall, its vinery and West Villa*

Broadly, there are two brick colours in the area:

- darker brown, red-brown or purple-brown late Georgian and early Victorian bricks (eg. the Hall, The Villa, Jasmine House),
- brighter, redder bricks in the late Victorian, Edwardian and early to mid twentieth century buildings,



Usually, facing bricks are used to the front and common brick to the rear. Within this, there is much variety illustrating the area's phased redevelopment, but pockets of similarity can be seen, eg. the same type of large crisp red bricks are used in Hawthorn and Park Villas, the Allen Memorial Church and Grange Villas. Subtle changes in brick colour reveal the phased extensions at the Hall. Late twentieth century brick in the **South Sub-Area** is generally well chosen but Grange Close and Hunters Court in

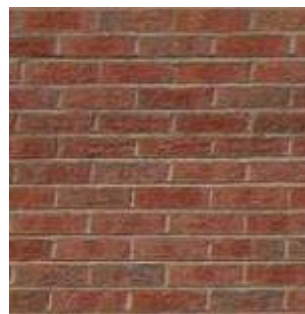


*Brighter redder bricks, Grange Villas and Allen Memorial Church*

particular (and the Surgery in the Central Sub-Area) use much plainer bricks, creating flatter, less characterful elevations. Those chosen for Grange House, Park Road, could have toned better with the neighbouring church and former institute by being more red.



*Brick detailing and coloured mortar, Whitehouse Mews*



*Modern brickwork in stretcher bond, South Sub-Area*



Polychromatic brickwork, Elm Terrace and West villa



Bricks are predominantly laid in English garden wall bond, with either 3 or 5 rows of stretchers to 1 of headers. Only the Hall uses Flemish bond. Most of the **South Sub-Area** is in simple stretcher bond (including Grange Villas), also found in later developments elsewhere, eg. Queen’s Terrace, the Health Centre, the Surgery, and later additions to the Hall. In the **Central Sub-Area**, Elm Terrace, West Villa (and presumably East Villa also) have polychromatic (multi-coloured) decorative brickwork to enliven their elevations, typical of the mid Victorian period. (The Surgery’s less restrained horizontal coloured stripes do not achieve the same subtle effect.) Bricks are used extensively for architectural detailing in the late Victorian, Edwardian and early to mid twentieth century buildings where they highlight windows, doors, gables, eaves and chimneys, etc. Whitehouse Mews have emphasised

brick quoins which echo those at Grange Villas. Such detailing is also copied in a few places in the South Sub-Area, eg. a few gables at Hunters Court.

Pointing – the way mortar (traditionally lime-based) is finished off – is generally flush or slightly recessed. As older bricks are more rough, pointing tends to be more visually prominent, whilst the crisper lines of later brickwork makes pointing finer and less noticeable. Most pointing is uncoloured but that at Hawthorn and Park Villas is black, using ash in the mix instead of sand. Pointing at Whitehouse Mews and Hunters Lodge facing the Green is also coloured.

Only Lily Bank Cottage, Jasmine House, Cross House and associated former brewery buildings use stone for their walls (they are three of the oldest houses in the area) and only then to the rear and sides – smarter brick or render is used to the front. The stone used is natural, local, course rubble sandstone with ashlar quoins (smooth, fine cut corner blocks). This has also gained the rich



Random rubble sandstone, Jasmine Hse and Lily Bk cottage



patina of age, creating an attractive, mature, weathered texture. Sandstone is also used for architectural detailing in the earlier brick buildings, with a variety of moulded ashlar plinths, string courses, eaves,



Well weathered sandstone detailing should remain unpainted



watertabling, quoins, window dressings, door surrounds and steps. Moulded details at the Allen Memorial Church and Park Road’s former institute are particularly special. Stone detailing is not used in the **South Sub-Area**, again reducing the apparent quality of the architecture there. Grange House uses artificial stone. The Health Centre’s smooth white natural Portland stone detailing is definitive of its Art Deco influence and, together with a





Portland stone, dark brown brick and white pointing, Health Centre

well chosen dark brown brick, helps the building fit better into its surroundings, despite its unfortunate siting and size (see above). The stark contrast between the originally white stone and the dark brick would have been part of the building's appeal (as would the stark white pointing), but now the stone's weathered stains fit its mature surroundings well. All stone detailing in the conservation area was originally unpainted and much remains so, patinating to an attractive rich, textured appearance. All unpainted stone should remain unpainted to retain this character. Sandstone is also used in several boundary walls, discussed below.

The third main masonry treatment in the area is roughcast render used

extensively in the early to mid twentieth century buildings, and illustrative of their 1920s cottage revival style. It is used either on the entire building, or on the first floor only, above red brick masonry. Rendered panels are also used with half-timbering in several buildings. Roughcast render is, and should remain, unpainted to retain its character. Cross House has smooth render to the front and side (painted an appropriate off-white) which is traditional for the building's age (the best such renders would be lime-based, allowing the masonry 'breath'). Tile hanging is used on bay windows at Queen's Terrace. The Pentecostal Church is timber clad with a 1970s brick and concrete make-over to the front.



Roughcast render, Grange Villas (above), Kings Rd South (below)



#### 5.4.5 Doorways

Attention to detail with doors and door surrounds illustrates the high quality architecture of the **Central Sub-Area**, often used to make impressive statements of status and prosperity.

Most doorways are emphasised with porches or hoods. Elm Terrace and East and West Villas have moulded timber hoods with slate roofs on stone or brick brackets. Park Villas have a variety of well-detailed, high quality timber porches with flat lead-roll roofs (No.3's remains open) and heavy panelled doors (some with shallow arched tops). There are several other well-detailed brick and timber porches,



High quality doorways give buildings status, the Hall



Above: Victorian doorways with timber hoods on brackets, and an ornate half-glazed porch (East and West Vilas, Elm Terrace)



Above, below, bottom: variety of late Victorian, Edwardian and 1920s/1930s doorways ((Park villas, Kings Road South, Grange Villas)



Above: plainer doorways (Park Road)



Above: Classical porches at Nos.1-3 Whitehouse Mews and Jasmine House

many with painted and leaded glass (eg. Nos.15-17 Grange Villas, No.1 Kings Road South, and No.4 Elm Terrace, a particularly attractive feature which emphasises this house's cottage-like feel). Nos.1-3 Whitehouse Mews use well-detailed Classical porches which appropriately raise their status for buildings facing the Green (Nos.4 and 5 have smaller swept porches, no less attractive). Jasmine House has a similar open porch, whilst Cross House's masonry one is fully enclosed.



Stone doorcase, The Villa

Some other doorways have porches recessed into the body of the house, eg. Hawthorn Villas and slightly earlier ones on Grange Villas, where doors are set in moulded brick or timber recesses with 'feature' side lights (eg. circular windows or large hall windows with stained and leaded glass). A plain-looking porch is used at Grange House, Park Road. Where there is no porch, door surrounds are often emphasised instead, eg. The Villa has a simple Classical sandstone doorcase and an overlight with margin glazing bars.

Most doorways incorporate an overlight (a traditional feature rather than having glass in the door), some square, some arched, many with glazing bar patterns. Some of the earlier ones do not (eg. Jasmine House, Cross House). Most doorways also have one or two steps up to the door. Many will also extend the use of high quality natural materials from the front step onto the lobby, perhaps with coloured clay floor tiles, or timber panelling or glazed wall tiles to dado height. Orchard House has a particularly special hall door with a painted and leaded Wallsend coat of arms.



High quality natural materials extend into many lobbies

Many original timber doors are in place, integral to the historic presence of doorways, particularly heavy unglazed panelled doors in dark, rich colours. Quantities of traditional door furniture also survive, mainly knobs, knockers and letter boxes which add richness to doorways.



High status doorways in natural materials: the Hall (later side entrance); Allen Memorial Church; former library, Park Road; Health Centre



*Art Deco doorway and loggia, Health Centre*

The Hall's doorways are particularly impressive, both the flat-roofed stone porch to the front, and the later ashlar surround to the east, a fine Classical composition giving this entrance considerable authority. The Allen Memorial Church has moulded Gothic doorways on Park

Road, with original timber doors and furniture. The nearby former institute has a flat stone hood on scrolled brackets with a carved date plate above. Impressive doorways at the Health Centre have chunky Portland stone mouldings, including rounded pilasters with a faint Egyptian influence not uncommon in the style (probably once topped with lanterns). Its

heavy panelled timber doors have characteristic metal framed overlights with geometric glazing bar patterns. The west entrance has a sizeable loggia of hexagonal brick and tile columns, now enclosed with railings.



*Part-glazed garage doors, H'n & Pk Villas*

Elm Tce and Back Elm Tce have one or two surviving ledged and braced back gates to the rear (some actually being front doors to Back Elm Terrace). There are several garage doors in the area, many of which are now modern, but some early side-hung timber doors are still in place (eg. No.3 Lily Bank and particularly eye-catching part-glazed ones behind Park Villas, evocative of the early days of motoring). The former brewery buildings

retain some characteristic first floor loading doors. Other commercial openings on Crow Bank have been modernised but still reveal something of the buildings' functional past.



*Back gates, Elm Tce & Crow Bank, some with status of a front door*



*Functional openings at former brewery, some now modernised*

Most doors in the **South Sub-Area** are emphasised with porches or canopies, but without the detailing or design flare of those in the **Central Sub-Area**. None have overlights, instead using glass in the doors.

*South Sub-Area doorways emphasised with hoods*



#### 5.4.6 **Windows**



In the **Central Sub-Area**, window openings are strongly vertical, one of the defining features of its character, and like doorways, they are often emphasised. Most have stone sills, and have lintels in either stone (eg. the Hall, Dene House) or brick (eg. Elm Terrace, Jasmine House, East and West Villas). Many brick lintels are arched, some with additional flourishes such as the keystones to No.5-6 Park Villas, or the sandstone details to the gable windows of Hawthorn Villas. As would be expected of its age and

*The Hall's windows are Classically proportioned*



grandeur, the Hall's windows have Classical proportions, ie. second floor openings are smaller than the ground and first floor ones. The Villa's front windows have complete stone surrounds. Windows to Nos.1-3 Whitehouse Mews have attempted to copy The Villa's tripartite design; they also have central circular windows as a distinctive feature.

A high number of original or early replacement timber windows survive in place, with relatively few intrusive late twentieth century replacements. These historic windows are crucial to the area's detailed character and appearance. Most are set back from the face of the building in a reveal, which adds life to the character of elevations. Traditional late Georgian and Victorian windows are double-hung vertical sliding timber sashes. Those in Jasmine House and Cross House are particularly interesting. They have visible weight boxes (the timber strips to the sides of each window) which show how old they are – after about 1820, weight boxes were hidden behind brickwork to reduce the risk of fire. They also have small panes of glass subdivided by glazing bars – by the mid nineteenth century, it was possible to produce larger panes of plate glass. Compare them to the windows at Elm Terrace (1870) which have larger panes and 'horns' for added strength. Later still, sliding sash windows often used subdivided glass decoratively in the



*Early windows, Jasmine House and Cross House*

upper sash, and larger panes below, as at Hawthorn and Park Villas. Early to mid twentieth century windows often follow the same pattern but are casements rather than sliding sashes, eg. Grange Villas, Queen's Terrace. Many here use leaded, painted or textured glass to great effect, often with a flowing Art Nouveau influence.



Victorian and reproduction Victorian sliding sash windows, some with glazing bars, some with horns, some with both



Victorian and Edwardian sliding sash windows, some with glazing bars only in the upper sash as decoration



Edwardian & 1920s/1930s timber casement windows, vertically proportioned, with beading and coloured/textured glass in the top light. Below: painted leaded glass. Right: traditional 1920s/1930s colour scheme



Late Georgian and Victorian window frames were usually painted off-white. Later ones are nearly always white, but it is traditional for some early to mid twentieth century windows to have the timber sub-frame painted the same colour as the front door, and only the window frame itself painted white (eg. Nos.15-17 Grange Villas).

Bay windows are a recurrent feature in the **Central Sub-Area**, enlivening elevations and highlighting windows as architectural features. Robust flat-topped sandstone bays with angled sides are found on The Villa and No.4 Elm Terrace (they are not a feature of earlier Georgian buildings such as Jasmine House), as well as Victorian buildings such as Dene House, Nos.199-203 Park Road, and No.1 Elm Terrace. Later bays are in brick, eg. Hawthorn and Park Villas, some with



*Bay windows are a recurrent but varied feature*



shaped parapet roofs, others with pitched tiled roofs. Square corner bays help Nos.15-17 Grange Villas and Nos.5-6 Park Villas turn the corner attractively. The former institute on Park Road has two storey bays with balustraded parapets entirely in richly weathered sandstone (well echoed in the simpler bays at Grange House next door). The Hall has a large two storey sandstone bay window to the rear (obscured by an ugly fire escape), which is an important reminder that it once looked across the Hall Grounds as its back garden. Many of the early to mid twentieth century houses have bow windows, eg. Queen's Terrace, Grange Villas.



Windows in the South Sub-Area

Window openings in the **South Sub-Area** are generally smaller and horizontal, but windows themselves – all casements here – are subdivided vertically to try to counter this. Windows here are often not set within a sufficiently deep reveal to give the elevations character and life. Many of



Grange Villas' windows similarly have only a shallow reveal, but the timber casements with smaller top lights appear more robust and are accurately detailed with glazing bars, lead and painted glass. Square ground floor bays are a feature in this sub-area, their sloping roofs often continued across the doorway as a porch. Windows in the recent Grange House are good – double-glazed timber sliding sashes, vertical in shape – but are also set almost flush with the window surround, flattening the building's appearance compared to its older neighbours.



Characteristic Art Deco timber and metal windows, Health Centre

The dramatic Gothic tracery of the Allen Memorial Church's windows highlights the building's landmark status and complements its doorways and other flourishes. The Health Centre's large window openings are not as horizontally proportioned as



Allen Memorial Church



might be expected of an Art Deco inspired building, perhaps further evidence that the designers tried to balance the impact it would have on its neighbour. The original

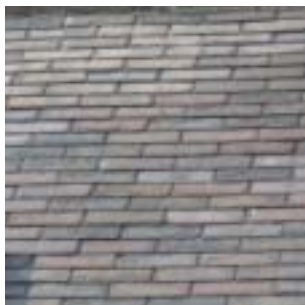
windows themselves, however, are metal with characteristically thin horizontal glazing bars – they are absolutely definitive of its architectural style and add a lightness to what is an otherwise solid-looking building.



### 5.4.7 **Roofs, Dormers and Rooflights**

Most roofs in the conservation are unaltered and are important historic features. Some are very visible in wide views afforded by the Green; others are more obscured by trees.

Traditional dual pitch roofs are used throughout. Victorian roofs tend not to have hips (eg. Dene House, East and West Villas, Elm Terrace), similarly the early group formed by Jasmine House, Cross House the former brewery buildings. But most others do have hips – the simple late Georgian hipped roof at The Villa has apparently been the cue for the almost pyramidal late twentieth century roofs to the south west (many of the roofs in the South Sub-Area behind also have hips). Grange Villas have hipped roofs, repeated on their shallow rear offshots, whilst some of Queen’s Terrace are also hipped.



*Natural Welsh slate, Elm Terrace*



*Varieties of red clay plain tile, Allen Mem Church and Park Villas*



Two traditional roof coverings predominate in the **Central Sub-Area**. Welsh slate is used on most of the higher status late Georgian buildings and the Victorian buildings, such as The Villa, Elm Terrace and Dene House. Original Welsh slate is rough-looking with slightly uneven edges and subtle variations in shade and tone – often with purple hints – which helps define the richness and texture of the area’s character. Most of the late Victorian, Edwardian and early to mid twentieth century roofs (also on Queen’s Terrace) are in red clay plain tiles which are slightly thicker and smaller than Welsh slates, creating a vibrancy to the roofscape. This is an impressive show at Park Villas and the Allen Memorial Church. The balanced combination



of Welsh slate and red tile is key to the character of the area. The concrete tiles at Nos.1-3 Whitehouse Mews are a weak substitute for natural slate, deadening the roofs of these otherwise successful buildings in the Central Sub-Area. In contrast, the red clay tiles of neighbouring Nos.1, 2 and 11 Hunters Lodge fit in well.



*Westmorland slate (the Hall); interlocking clay pantiles (Cross Hse)*

The Hall's hipped roofs are in Westmorland slate which is thicker than Welsh, with green tones, and correctly laid in diminishing courses (bigger slates at the bottom, smaller at the top). This is an important indication of its age, the best later additions to the building copying this detail. Also indicative of age are the interlocking clay pantiles on Cross House's

front slope, richly weathered with a superb historic patina.

Ridges tend to be grey clay on slate roofs, and terracotta on tile roofs (Nos.5-6 Park Villas have terracotta finials too). Jasmine House's terracotta ridges are roll-



*A variety of simple and decorative eaves in timber, brick and stone, Central Sub-Area*



topped. The Hall's ridges are lead. Most valleys are also traditionally lead lined. Eaves are treated in a variety of ways, most slightly overhanging on timber brackets. A few have moulded stone cornices (eg. the Hall, Dene House). Elm Terrace has attractive stepped brick eaves, successfully copied at Whitehouse Mews. Verges

*Verges have stone water-tabling, those on Boyd St's outbuildings with high status roll-topped ridge blocks and moulded kneelers*



(on buildings without hips) are mainly finished with stone watertabling (eg. Jasmine House, and outbuildings on Boyd Road).



*Traditional Victorian dormer, Dene Hse; peaks above 1st floor windows & early metal rooflights, Elm Tce*

Attic space with daylight was generally not part of the original design of most of the area's houses, most being designed with – and still having – ‘clean’ roofscapes, particularly to the front. Consequently,

dormers are not a common feature, apart from in the late Victorian and Edwardian buildings to the west (see below). Dene House has two traditional Victorian dormers on each slope – vertically proportioned timber features with pitched slate roofs, shaped bargeboards and glazed cheeks. Nos.2-3 Lily Bank have a central gable dormer. Nos.1-3 Elm Terrace have small brick peaks over first floor windows with dentilled brick verges. Similarly, rooflights are not a traditional feature of the

area's architecture, but Elm Terrace has interesting early metal rooflights and elsewhere are a few ‘glass slates’ – small frameless panes of glass in the roof (eg. The Villa's Victorian offshot).

The exceptions are the dramatic tile roofs of Hawthorn and Park Villas, the Allen Memorial Church, and Park Road's former institute. Their intricate hips and stepped shapes are particularly striking and are key to this part of the conservation area's architectural character. Park Villas have catslide dormers (wide dormers with a pitched roof parallel to, but slightly steeper than, the main roof pitch, well copied at Grange House,



*Lively, varied roof forms of Hawthorn Villas, Park, Villas and Allen Memorial Church*

Park Road), typical of the Arts & Craft style. No.6 also has a particularly striking half-timbered corner gable at a gateway to the area. Hawthorn Villas have large gables to the front – as if representing a third storey – and smaller ones to the rear, all with stone watertabling and, to the front, large moulded sandstone peaks.



*Allen Memorial Church (missing its spire above, and below); catslide dormers (above right); stone peaks at former library (& flagpole) and H'n Villas (right)*

The Church's remarkable cascading roofs are very special, anchoring the west end of the Green as well as enlivening the Park Road junction with its steep pitch and octagonal stone corner tower. Its half-timbered gables, deep eaves, shaped bargeboards, swept dormers and striking 'witches hat' roof vent are strongly Arts & Crafts influenced, creating a delightful display. The loss of the tower's spire is regrettable; its restoration would significantly enhance this key gateway to the area. The same is true of the lost roof vent. The former institute on Park Road also has

large gables to the street with moulded stone peaks and watertabling. Half-timbered gables are also used at The Villa's Victorian extension, and on Queen's Terrace where they are attractively repeated along the street.



*Flat parapet roof with carved name and date stone at the peak*



By sharp contrast, the flat roof of the Health Centre is invisible, hidden behind brick and Portland stone parapets, that to the front with carved name and date plates (and another



Large glass dome, the Hall

feature now missing; a sundial perhaps). The Surgery's roof is its most prominent feature, so the choice of natural slate is good, but its form is nonetheless too solid



Large unbroken roof form, but in natural Welsh slate, the Surgery

and unbroken. The Hall has an extraordinary large painted and leaded glass dome in the centre of its complex roofscape, an exceptional feature demonstrating the building's high status.

Roofs in the **South Sub-Area** are in a variety of brown and dark grey interlocking concrete tiles, wholly different to slate or red clay plain tile in shape, size, texture, pattern and colour. Hunters Lodge uses red ridge tiles to visually break up its terraced roofs. White timber or plastic eaves predominate, whilst dormers and gables are not a strong feature of the sub-area.

*Variety of concrete roof materials in the South Sub-Area, plus some brick eaves detailing*



5.4.8 **Chimneys**

Chimneys are a recurrent traditional feature in the conservation area and help define the lively historic appearance of its architecture. Most are sturdy in appearance with sizeable proportions. The detail varies considerably but most are in brick with moulded tops in brick or stone. Many pots of various shapes and sizes survive; those on Hawthorn and Park Villas are slender terracotta and survive in number.

Chimneys at Hawthorn and Park Villas, and Nos.15-17 Grange Villas are particularly



*Deep chimneys with sturdy proportions, Dean House (far left), The Hall (above left), Elm Terrace (above right), East Villa (left) and the cottage on Boyd Road (right)*





Well-detailed brick chimneys are prominent (Grange Villas, Park Villas, Kings Road South, Grange Villas, Queen's Terrace)



prominent. Those at Dene House and Elm Terrace stretch deep across the roof. Cross House Cottage would be lost without its stout chimney. The Hall's are particularly tall and numerous, the shaped pots bristling above the ridge line when viewed from the front. The Health Centre's are insignificant.

Chimneys have been included in the recent housing facing the Green, eg. the well-designed chimneys at Nos.1-3 Whitehouse Mews. They do not, however, feature in recent development in the **South Sub-Area** (or at the Surgery in the Central Sub-Area), which makes these roofscape rather lifeless by comparison.



Chimneys are well used in some recent housing (eg. Whitehouse Mews, left) but the roofscape is deadened where they are omitted (Morgan Vs, above)

#### 5.4.9 **Rainwater Goods**

Gutters and downcomers (drainpipes) are generally not prominent features of the architectural design. Most would have traditionally been cast-iron, painted black. Quite prominent cast iron square hopper heads can be seen on Park Road's former institute, Hawthorn and Park Villas, and the Health Centre, some with square section downcomers. More recent development often uses plastic for these features, which is more flimsy in appearance.

#### 5.4.10 **Harmony**

The variations in architectural detail described in this section are as a result of the incremental development of the area over many decades. There is considerable variation in the architectural treatment of the area's buildings, but nearly all adopt high quality design, a consistent architectural vocabulary, and a natural palette of materials, with an understanding of the contribution each development would make to the whole.



Iron hoppers & drainpipes: frmr institute, Health Cntr, H'n Vs

## 5.5 **Contribution of Spaces**

The conservation area's development pattern is defined by two large spaces, the Green and the Hall Grounds in the dene. The main spaces in the conservation area are:

- the Green
- the foreground to Hawthorn and Park Villas
- the foregrounds to the Hall next to the Green
- the Hall Grounds in the dene
- domestic gardens
- roads and pavements

The first three bleed into one another and began as one space (see from page 23).

The ecological value of so much green open space must be high with trees, vegetation, grass and the burn contributing to urban ecology and local habitats. Local people report woodpeckers, tree creepers, kingfishers and crows, as well as the more expected hedgehogs, owls, foxes and bats.

### 5.5.1 **The Green**



*Open grass and trees, the Green*

The Green, a large open space of some 1.2 hectares, is the heart of the conservation area. As well as the core of the village's development pattern and the setting to many of its buildings, it is also a rare tract of large green space with trees in the town centre, to be prized for its amenity and ecological value.

The use and consequently the character of the Green has evidently changed over the centuries. The space's original use would have been



*The Green looking towards The Villa, mid-nineteenth century*

grazing and perhaps markets rather than leisure and amenity (local people report cows on the Green even in the 1960s) and, as historic photographs show, it was once much less smart than it is today – more scrubby, rougher round the edges, and with fewer trees. As the space changed from working land to 'presentation' land in the eighteenth and nineteenth centuries – the heart of a prosperous display of first-rate buildings – so it became neater and more designed.

Indeed, due to its development history, it now has three distinct character areas. The actual





public Green only comprises the open area to the south of the through road, plus the open parts in front of Elm Terrace. This is because two other parts of the Green's

*Views across the public Green to the private foreground of Hawthorn Villas & Park Villas, and to the Hall's foreground*

oval have, in the past, been enclosed and made private – land in front and to the east of the Hall, and land in front of Hawthorn Villas and Park Villas (see page 24). This was not wholly uncommon as prosperous, influential landowners asserted their influence long before the days of town planning control. Indeed, from the mid eighteenth century, it was not unheard of for large country estates to make quite radical changes to land around them in order to implement a particular landscape design, including moving roads or even entire villages. Although not quite as drastic as this, enclosure of land at the Green did allow particular garden layouts to be designed and – as the Green's inhabitants became more prosperous in the eighteenth and nineteenth centuries – for privacy and grandeur to be increased.

Today, this has left the open space at the heart of the village with three different character zones. Although in different ownerships, these three spaces tend to bleed together to create the visual impression of one interlinked open space:

- the Green, the large, open, grassy areas lined with trees,
- the foreground to Hawthorn and Park Villas, fenced off from the remainder and more heavy with trees,
- the foregrounds to the Hall, comprising a well-treed lawn, hardstanding, and grounds to the east over which the Health Centre and Surgery have been built.

The public Green itself comprises three large open areas of mown grass dissected by the through road, an access road to the south, and two paths. The part to the south is lined around the edges with a range of mature native trees including



*Open grass edged by trees and crossed by one or two tarmac paths. The Green is dissected by the through road*



poplars, limes, sycamores and horse chestnuts. Most were probably planted in the nineteenth and early twentieth centuries to formalise the Green and improve its picturesque qualities; some are later (notably limes to the south-west planted to obscure the roller-skating rink once fronting the Green here; see from page 20) and a few have only been planted in the last few years. A clump of trees at the west end echoes the thickness of trees opposite at Hawthorn and Park Villas. The part to the north, by Elm Terrace, also has trees lining the through road, plus one or two ornamentals further north (including a young and rather out of character pine). Although there are quite a few trees across the Green, they are generally well spaced around the edges, and crowns are quite high, allowing long views across the spaces, filtered by tree trunks, and also allowing the open spaces in the middle to be enjoyed unhindered. Most trees appear healthy; a few more recent ones are dead.

A low, unpainted jockey rail lines the south edge and a series of small concrete and unpainted timber bollards line the part to the north. Two straight paths cross the part to



*Trees of various ages and native species line the Green including more recent limes (bottom), and a thicker clump at the west end (second to bottom). Trees filter the views (above)*

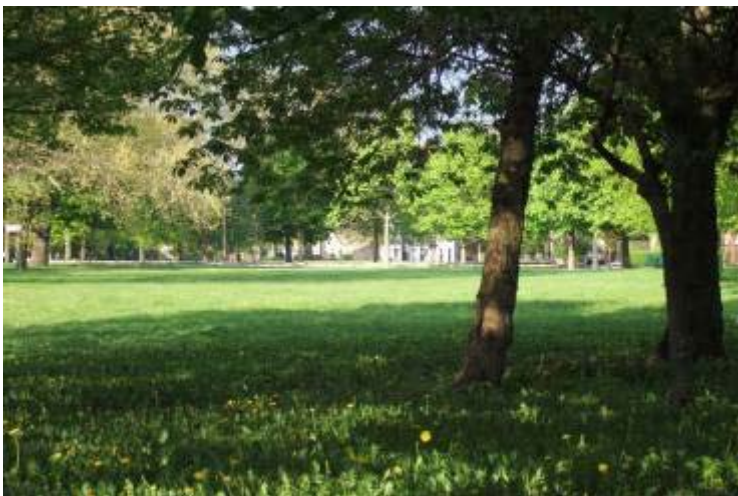




*Benches and half barrel planters; where tree canopies are thicker, grass begins to revert to woodland under-storey; jockey rail: timber and replacement concrete bollards*



the west. A few benches are positioned round the edges (curiously facing the road rather than the Green), upgraded after those recently chosen were too utilitarian for the quality of the Green. There are also a few half-barrel tubs for seasonal planting (colourful and attractive but maybe more suited to a public park than a village green), plus pockets of spring bulbs.



The Green is a quietly dramatic space, defining most people's perception of conservation area. It is a flat, open, welcoming place, evocative of the traditional historic greens found at the centre of so many of the country's villages. Frequently used for informal games of football and other sports, sunbathing, dog walking or just watching the world go by, it has a gentle, leafy,

relaxed atmosphere vital to the life of the conservation area and the town. Yet it is also quite restrained – there is no permanent planting, no formal play areas, no goal posts, few paths, little other clutter – and its charm comes mainly from its simplicity. It would be important to protect that simplicity in the future.

**5.5.2 The Foreground to Hawthorn & Park Villas**

Also very simple, but quite different in character is the foreground to Hawthorn and Park Villas. This end of the Green was fenced off to increase the privacy and grandeur of the house which preceded these villas (Red House), at some point between 1840 and 1858 (suggested by map evidence). Within the fence were



*Gate to private Villa foregrounds*



trees and a drive leading north-east from a small entrance at the Green towards a shaped forecourt in front of the house. Despite the replacement buildings, this space has barely changed since then, apart from the maturity of the trees and an extension of the drive down to Nos.1-4 Park Villas. Simple, black estate fencing divides it from the Green, plus two pedestrian gates (in the north east corner and south west corner, the latter an interesting timber feature), and two low, stone-topped, curved brick walls and gate piers which create the vehicular entrance on the south edge.

Tree species are similar to those elsewhere on the Green (plus some ash), but their density is much higher (some are probably self seeded) and crowns are generally lower, which increases privacy considerably. The thicker tree canopy also means parts have less grass and a more woodland feel, with spring bulbs including bluebells. Although visually this attractive space forms part of the Green, it has a very private character, both legally and in appearance. However, it provides an important thick green backdrop to views west

across the Green as well as creating a delightful Arcadian setting for the houses around it.



*Hawthorn & Park Villas' foregrounds are fuller with trees; with their own entrance, and divided off with estate fencing. The historic fire hydrant should be retained*



5.5.3 *The Foregrounds to the Hall*



*The Health Centre and its drive built in the Hall's foregrounds*



The foregrounds to the Hall are also largely grass and trees, but are more formal and have had buildings inserted into them.

Bell's 1800 map shows that this part of the open space at the heart of the village had already been enclosed, with an area directly in front of the Hall plus large separate grounds wrapping round to the east and north.



*The Hall's foregrounds have been altered and built in but still retain a formal, tree-lined lawn to the front*

Some fifty years later, the detailed 1858 1st Edition OS map shows this had been formalised as a front lawn edged with belts of trees and a circuit path; a gently curving drive from the lodge at the Green to a shaped forecourt in front of the Hall; a small pond by the lodge; a veranda north of the Hall with a long straight walk east along the

brow of the dene towards a summer house ('SH' on the map); ornamental gardens and lawns against the Hall to the east; and belts of trees and open ground leading further east. To the north were the picturesque grounds of the dene itself (see below). Eighty years later, the 1937 OS map shows little of this structure had changed apart from no pond, and the insertion of tennis courts amongst the trees and grounds to the east. But with the Hall's new medical and civic uses (see from page 20) came the loss of much of this space – the Hall's east extension built over ornamental gardens, its west extensions ran down the drive, and the Health Centre (and eventually the Surgery) were built over the tree belts and open ground in the east. In addition, a second drive and path with two new openings to the Green was inserted to reach and encircle the Health Centre, which also had its own lawns to the front.

The foregrounds that remain do retain an attractive, formal, historic character which relates well to the Green. The Hall's squarish lawn is surrounded by large

broadleaf trees (with one large specimen in the centre), plus other ornamental and evergreen trees and large shrubs along the drives. The flat lawn is raised up behind a low sandstone retaining wall along the boundary to the Green (where there were Second



*Retaining wall and remnant avenue of trees around the lawn (above); inserted drive and stone caps (piers gone) for Health Centre (left); brow-top trees behind the Surgery*

World War bomb shelters). The original nature of this boundary is unclear – perhaps only thick vegetation – but today the retaining wall neatly defines the separate character of the spaces without blocking views. The same is repeated in front of the Health Centre where lawns meet a modern brick wall and large stone caps of lost gate piers at the entrances to its inserted drive. The open nature of all the foregrounds has a positive appeal, enabling long filtered views across the depth of the lawn and Green, and symbolising the public uses now inside the Hall, its buildings and grounds.



*Brick boundary wall to west, adjoined to the Lodge, its gateway now only municipal clutter and attractive planters*

A tall brick boundary wall defines the west edge of the Hall's foregrounds (possibly rebuilt to widen Lily Bank), with an early service gateway at the north end and a later inserted gateway further south. Connected to it at the Green is the Hall's lodge, although this may not be the original building shown on the 1840 map. This simple, single-storey brick building with a hipped slate roof has a discreet flat-roofed rear extension, and replacement PVCu windows and doors. The main entrance to the Hall's foregrounds here has

suffered from incremental municipal loss and additions – there is no sign of any original gateway or boundary and, instead, just blocky walls and cluttered signage. It does benefit, however, from copious decorative planting. Any evidence of early service outbuildings against this west wall at the north end needs further investigation.

If the Health Centre was intended as pavilion building – to sit in the grounds rather than to replace them – this was not convincingly achieved, with the remaining spaces now little more than verges and parking around the buildings. Tarmac has significantly encroached in front of and around the Hall, eg. the meagre strip of green between the Hall’s (enlarged) forecourt and the road around the Health Centre is barely there. Thicker planting around the Surgery and its car-park is more effective but has little historic reference. To the rear of the Hall, the garden setting is lost to functional fire escapes, plain grass and encroached trees from the dene below. Any notion of the terrace, long walk and summer house has been lost (remains may survive in the undergrowth) but steps with stone edgings at the springing point of one the original paths down the steep dene sides are still in use.

*Parking fills most gaps in the Hall’s foregrounds, and expanses of tarmac have eroded the Hall’s green setting*



**5.5.4 The Hall Grounds**



The other definitive space in the conservation area is today referred to as the Hall Grounds, but strictly is only those parts of the grounds in the dene – grounds to the south and east of the Hall are discussed above. This deeply incised valley and burn would have been one of the main reasons for siting the village at this point and, with its attractive walks and tight, wooded slopes, it continues to provide a key reason for the area’s special interest today. Like the Green, it is a sizeable space in the neighbourhood, some 3.5 hectares large.

It has a very different character to those parts of the dene either side of it, and it also has a very different character today than it would have had when first laid out as the back

garden to the Hall. Much like parts of the Green, it

probably began life as more open and scrubby land, but at some point became enclosed as land for the Hall. The dene would have appealed to the landscaper's eye of the time, as it was all the rage in the late eighteenth and early nineteenth centuries to create rugged, dramatic, picturesque gardens to be enjoyed in private by the most desirable houses. The dene was very secluded with no through roads passing by, it provided water to manipulate for picturesque weirs, streams and bridges, plus bank sides to create rich tree belts and romantic woodland walks, and south facing slopes to exploit for sunny lawns, orchards and kitchen gardens. It would all have been laid out to be viewed and used from the Hall plus its veranda, brow-top walk and summerhouse to the south (see above).

The detailed 1858 OS map shows much of this. The burn flowed between the road bridge at Lily Bank and the ford at Crow Bank, with four footbridges and two weirs along its length, widening out slightly after each weir. The south-west dene slopes had many trees whilst the south-east slopes beneath the long brow-top walk were more open, with only one or two trees (by the 1897 map, this walk had been extended east towards steps down to the east weir). Trees were also studded along the burn edge, whilst a thick belt of trees with woodland walks ran from the east weir up Crow Bank to the Green. On the north side of the dene, as well as extensive tree planting including

*The Hall Grounds have specimen and native trees, and remnant bed features. Queen's Terrace is visible to the north over more open park, whilst tree cover is thicker to the east*





*Different boundary treatments, and gateway at foot of Crow Bank*



*Below: the routes split into a series of linear paths through the Grounds*



orchards, was a large area to the north-east laid out with formal lawns and straight walks. Here a long buttressed wall ran along the top with a large glass vinery at the east end, plus its own pond and well to the north-east (just outside the existing area boundary). There were two other summerhouses (marked 'SH' on the map, by the east weir and on the north-west slope), plus a larger long narrow building to the south-west, unmarked (which does not seem to correlate with the footprint of a similar building on the modern map as it has a different orientation). Two features marked 'P', one on each slope, could be pumps, thus possibly indicating further water engineering as part of the grounds' use or design.

Sixty years later, around the time the Hall and Grounds were given to the Borough,

the 1916 OS map shows the western half of the burn culverted (removing two footbridges and one weir), no formal planting on the north west slopes (where Queen's Terrace would later encroach), several changes made to footpath routes, and the vinery glasshouses gone. The rest of the twentieth century would see the Grounds managed essentially as a public park.

Today, the Grounds have a range of boundary treatments: hedgerows, fences and trees to the north and on Lily Bank (including two lines of particularly prominent Lombardy poplars at Queen's Terrace and east of it), a very prominent and effective high stone boundary wall down Crow Bank, formal railings and gates in the west (matching the park's opposite, with simple low, stone-topped, red brick



walls with gate piers and tall railing panels, all with a 1920s feel) and in the east, an older pair of vehicular and pedestrian gateways, in brick with pyramidal stone caps. Inside, the Grounds split into a sequence of interesting, characterful scenes defined by the land form and the variety of tree cover and planting. The whole experience has a strongly tranquil, secluded atmosphere, clearly feeling much lower than surrounding land, and being encircled by thick tree cover. To the west the widest stretch over the culverted burn is divided by paths at different levels running through belts of open grass, shrubs and groups of trees. Further east, the north slopes open out into larger lawns crossed by the remnant paths of the former formal layout. Behind this at the top are the extensive standing remains of the vinery walls which are now badly derelict, vandalised and heavily overgrown. On the steeper south side of the dene, a meandering path runs along the slope amongst woodland undergrowth beneath a mature tree canopy. Tree cover thins as the path heads east down the angled steps to the weir (the steps diverted from their original route up to the brow-top summerhouse, gone). In the centre of the Grounds, the path splits to run along each side of the burn as it is revealed from its culvert, bound by brick retaining walls. Further east, the burn's edges are shallower, with stone edging to the paths revealed in places. Two metal footbridges cross the burn, both painted a light green – a gentle humpback bridge with swept railings at the foot of the formal lawns, and a more solid-looking flat bridge over the east weir with large curved brackets at each end. The pool in front of this stone weir is surrounded by dark green security railings and the sluice gate into the culvert



their original route up to the brow-top summerhouse, gone). In the centre of the Grounds, the path splits to run along each side of the burn as it is revealed from its culvert, bound by brick retaining walls. Further east, the burn's edges are



shallower, with stone edging to the paths revealed in places. Two metal footbridges



*Historic footbridges and a weir, plus steps now diverted from the 'lost' brow-top walk and summerhouse*

cross the burn, both painted a light green – a gentle

humpback bridge with swept railings at the foot of the formal lawns, and a more solid-looking flat bridge over the east weir with large curved brackets at each end. The pool in front of this stone weir is surrounded by dark green security railings and the sluice gate into the culvert



beneath the Crow Bank is regularly blocked with debris. The burn does flow freely along its course and, in places, is quite clear, but in others it can appear somewhat stagnant and cloudy.

Trees are mainly mature native species such as sycamore, poplar, horse

*Wallsend Burn, running through the Hall Grounds*



*Important but ruinous vinery walls and other structures*

chestnut and beech but there are also many other species including ornamentals and large shrubs (eg.



cherry, holly, laburnum, lime, various pines, purple plum, robinia, rhododendron, willow, yew and a not-too-common holly oak). When planted, many would have formed part of a more strategic design to the Grounds, whilst others have been planted after it became a municipal park.



*Conservation-style habitat management*

The experience of the Hall Grounds is generally rich and visually stimulating, although they can have a rather tired feel to them, having matured without detailed landscape management, leaving some parts with a somewhat ordinary appearance. Minimal management can, however, help with ecological diversity and much of the woodland is managed in a 'conservation' style which helps local wildlife –



woodland undergrowth is allowed to regenerate, self-seedlings left to grow, and fallen limbs, trunks and stumps not cleared away. The more open parts are managed to typical public park standards.

The condition of the vinery wall remains is of particular concern as they are significant historic buildings worthy of a secure future. They could reveal much about the design of the Grounds, the way they were used, and the life of the Hall's inhabitants in the late eighteenth and early nineteenth centuries. And the vinery walls are not the only place in the Grounds that vandalism and graffiti are evident.



Nonetheless, on a sunny day, time spent in the Grounds is a real pleasure, and it is often used as a route to and from the neighbouring park. Runners and dogs appear to relish the exercise the steeper paths provide whilst, in autumn, conker hunters are never disappointed. In winter, the slopes provide great sledding, although the best slope in Wallsend is, apparently, the triangular field just to the east of the area boundary.

#### 5.5.5 **Domestic Gardens**



Typical of the low density layout of the area, gardens help define the thick, green character of the area and are fundamental to its leafy, mature appeal as a residential neighbourhood. Front Gardens are generally small but prominent in the **Central Sub-Area**, whilst back gardens, although usually much larger, are largely hidden from view.

Front gardens are generally well-established, well-kept and a strong indicator of civic pride. Most have lawns with beds of



*Front gardens and their boundaries make a good contribution to the area*



shrubs, perennials, the odd ornamental tree, and paths to the front door. Some are quite simple and formal, others are more casual and ‘cottagey’ (notably that to Jasmine House). Trees make a positive contribution to man, including those protected by Tree Preservation Orders at The Villa and Grange Villas, plus a large specimen in Jasmine House’s garden.

Front gardens are typically bound to front and sides by picket fences or low brick walls with sandstone copes plus railings, a rustic timber fence or a hedge. Where present, walls tend to match the design of the house. Park Villas and Hawthorn Villas have replica metal railings with an Art Nouveau influence, and The Villa has an accurate replica front gate. Much taller hedges are used in places (eg. Lily Bank where fir trees have grown so high that they have had to be cut back and will not regenerate), and Orchard House, which has a woodland feel thick with deciduous, evergreen and fruit trees on all sides. Surviving gate piers tend to match the boundary wall (eg. East Villa) or are timber posts.



Because of the way the plots are laid out, back gardens are less visible, but they are generally much larger than front gardens and are just as important in their contribution to the low density, high amenity character of the area. For many, a large, sheltered, well-established back garden is an indispensable part of living in The Green Conservation Area, and care should be taken not to weaken their intrinsic significance either by infill development, removing trees, or eroding green maturity. This maturity is very apparent in places where ornamental trees, hedges and garden foliage are prominent above high fences and brick walls.



Some historic features: gate (The Villa), plot boundary wall (Grange Vs), gate piers (Orchard Hse & East Villa). See p68 for railings at Park Vs

In a few places, historic plot boundary walls have survived (though partly rebuilt in places), eg. a stone wall to the west of The Villa's plot (with Georgian bricks on west face now encased in modern brickwork) and a brick and stone wall between Grange Villas and West Villa. The high stone wall to Lily Bank Cottage is listed Grade



Secluded back gardens and historic garden boundary walls, some rebuilt



II. These are important remnants of former development pattern as well as characterful features in their own right. Recent development on the south side of the Green use double boundaries, ie. railings plus a hedge in front, which adds considerably to their attractive appearance, creating a rich layered effect as a backdrop to the Green.

Gardens in the **South Sub-Area** are considerably smaller than those in the Central



Sub-Area, some little more than notional green aprons. Many are designed as hardstanding to take cars and can be very sparse as a result; some have no boundary treatment, very different form the core of the area. The back garden to Grange House, which faces the Green (see page 28) is particularly sparse in comparison with neighbouring gardens facing the green. The small forecourts to the Church and the former institute have matching low walls, the former with a neat hedge and historic decorative iron gates which significantly enhancing the appearance at the gateway to the area from North Rd.



*Double boundary to south side of Green (top); Church hedges and gates at an entrance to the area; South Sub-Area's gardens are often sparse (top right is an attractive exception); Grange Hse's back yard does not compare well with adjoining green areas*

### 5.5.6 Roads and Pavements



Above: wide tarmac road and pavement with granite kerbs, Boyd Road leaving the Green. Below, simple but formal routes through area (the Green, Crow Bank)



Examples of important historic remnants: sett splays and crossing, granite kerbs, and stone edging to the Green



The roads and pavements tend to contribute to the character and appearance of the area by being simple. Like development which lines them, roads have been suburbanised over the decades, often overlaying visual references to the rural beginnings with crisp kerbs and standardised surfaces.

This is perhaps only to be expected but highway engineering has considerably formalised the character of the area over the decades from its informal rural beginnings. as a consequence, where even minor evidence of past character exists, this should be retained and preserved, eg. granite or whinstone kerbs, setts at junctions and splays, and remnant kerbs lining the edge of the Green (very important remnants).

Roads are black tarmac and although road markings are rare, the chicane in the middle of the Green is a prominent feature, the need for which is regrettable. Despite its quite discreet design (natural



materials, minimal signs), its presence (and that of the plastic flower tubs) is incongruous and detracts from the character of the **Central Sub-Area**, confusing the simple straight road through the middle of the Green, and making visually prominent what should blend into the background. Were it not for the through nature of the east-west route across the area (running parallel with busy Wallsend High Street), it would not be needed.



*The chicane is an unfortunate addition which detracts from the Green, even if it is discrete*

The expanse of tarmac at some junctions appears visually dominant. This in itself is not attractive, but it would detract even further from the simple, restrained character of the area if it were to be visually narrowed with white lines.

Road humps on King's Road South are discreet but associated signage does clutter. Lily Bank has had its country lane character depleted (compared to Crow Bank). The top end of Grange Close once opened onto the Green but is now blocked off and planted with municipal planting and a tree. Backed by



*Above: Lily Bank. Below: blocked-off end of Grange Close*

the out-of-place bungalows beyond, this road-block helps protect the Green form further through traffic, but is an uninspiring gap in the scene on the south side of the Green. In the South Sub-Area, roads and pavements are typical modern surfaces. Many of the culs-de-sac have visually dominant areas of hardstanding, those with tarmac and grass more appropriate than those with block pavements.



*In the South Sub-Area, tarmac is a more appropriate surface than block pavements*



Pavements are either tarmac in the earlier streets (eg. the Green, Crow Bank) or concrete flags in most of the latter ones (eg. Grange Villas). Many of the latter are



Street trees and grass verge, Queen's Terrace. Patchy tarmac and concrete flag pavements. Below: inappropriate modern crossing pavements, Lily Bank

patchy in appearance and a simpler surface, eg. tarmac, would improve their appearance. An attractive grass verge runs along the park boundary on Queen's Terrace and one or two street trees along here make a positive contribution to the scene (particularly that on the corner with Kings Road South).



There is little historic street furniture in the

area, but one or two pieces are interesting – a 'VR' wall letterbox on Lily Bank, an old green utility cabinet in Jasmine House's garden wall, and some broken-down lampposts lining the drives at the Hall and Health Centre, perhaps of the same era as the latter and worthy of further understanding.



Lampposts: unusual (the Hall), reproduction (Coffin Path) and standard modern (Queen's Terrace); the letterbox and utility cabinet are interesting survivals



Road signs can clutter, doubled-up bollards, attractive high quality benches, well-meaning but 'municipal' metal sign

Lampposts are a random mix of modern concrete and metal features, soon to be replaced borough-wide – which should provide an important opportunity to improve the appearance of these features in line with the character of the area. Modern concrete bollards have been regularly used in place of the more appropriate and attractive short timber ones, with repairs and replacements often taking minimal account of character. Redundant bollards have also been left in, generating unnecessary clutter in places. No historic street nameplates survive; traditional metal replacements would enhance the street scene.

### 5.6 Atmosphere

The conservation area's character is gained not only from the built fabric and spaces around it, but also the atmosphere they create. The area's buildings and



spaces generate particular types of social use which combine to create a stimulating mood and rhythm to the place – the pattern of commuting by car, of walking to the Surgery, of doing a spot of gardening, of taking the dog for a walk, or just of watching the world go by on the Green. The comfortable, mature nature of the area's layout and buildings creates a gentle, well-established feel to the place,

of an enveloped settlement still characterised by its rural past but proud of the quality of its later expansion. Civic pride which recognises this should be generated and nurtured.

Due to the number of trees and green spaces, the feel of the place is also heavily influenced by the seasons. A cold winter's morning walking the dog across the Green can feel very different from a warm summer's afternoon strolling through the leafy Hall Grounds. Trees also contribute pleasing sounds to the experience of the area – bird song and the rustling of leaves – which are a benchmark of a rich, green suburban environment. Nearby shipyard hooters and cranes add unlikely sounds. In addition, the Green often provides wide, clear views of the night sky, rare in built-up towns like Wallsend.

This atmosphere is challenged by the level and speed of traffic through the Green (and notable traffic noise from the Coast Road) plus perennial parking problems. But, overall, the buildings, spaces, streets, and their uses combine to generate an area of considerable attraction with an inherently appealing atmosphere.

## 5.7 **Loss, Intrusion & Damage**

### 5.7.1 **Neutral Parts**



*Pentecostal Church, North View; Bungalow, Kings Rd Sth*



As set out on page 32, most of the South Sub-Area is only neutral to the special interest of the conservation area. Its land is important to understanding the development pattern and history of the place, but the approach and quality of much of the recent development, whilst not unattractive or substandard, does not always echo the attributes of the Central Sub-Area. The Surgery and the bungalows on Kings Road South and Lily Bank are not typical of the built forms or architectural styles of the area, but are at least hidden away from the core of the area. Similarly, the core of the Pentecostal church may be an interesting nineteenth century timber chapel, but its 1970s make-over dominates its appearance – it is however, on the edge of the area.

### 5.7.2 **Negative Parts**

Wholly negative parts are rare. Later boxy extensions to Hall are visually intrusive and dominant of the space to the front, although a full understanding of the significance of these incremental additions would be required ahead of any decision on their future. The form and layout of Grange Close intrudes into the



*Ribbon extensions to the Hall as the Sir G B Hunter Memorial Hospital*



*Ugly fire escapes to the rear of the Hall block notional views across its Grounds*

Green at the top end – both the space and the buildings – more so than Grange Villas which is two-storeys and has buildings addressing the Green. The sparse nature of the back yard to Grange house, and its wide, ill-defined gateway, detract from the richness of nearby gardens facing the Green. The stripped fir tree boundary to the bungalow on Lily Bank is visually

intrusive. All these are discussed in more detail above.

### 5.7.3 **Spatial Change**

Rather than in the detail, much of the harm and intrusion in the conservation area is at a spatial, structural level, and this has been discussed above, eg. inserted or widened roads, twentieth century redevelopment, road widening etc. It is of great significance that much of the area’s detailed character and appearance survives due to minimal modernisation of architectural features, well maintained fabric and gardens, and the overall impact that the Green has in tying the disparate parts together, thus raising the level of integrity.

There are, however, some parts where loss, intrusion or damage of detailed features and character have made an impact.

### 5.7.4 **Incremental Change**

Slight gradual modernisation has seen a few incremental changes to architectural features, detailing and materials:

- loss and replacement of original architectural details
- inappropriate designs, materials and methods for repairs, alterations and new work

Although there is considerable variation in the architectural treatment of the area’s buildings, nearly all adopt high quality design, a consistent architectural vocabulary, and a natural palette of materials, with an understanding of the contribution each development would make to the whole – the whole which is always greater than the sum of its parts. This harmony can be easily damaged through, for example, loss or alteration of those features, materials or design intent.

There is not, however, a sufficient accumulation of change to have weakened character and appearance in any part of the area, although the number of replacement windows on Grange Villas is quite high. Some changes took place before the conservation area was designated in 1974, but most will have taken place in the last few decades, having been given consent in less conservation-minded times, or – more likely – the result of permitted development rights, ie. works which do not require planning permission.

If the speed of damage and loss accumulates, it would be important to curtail the most harmful of changes. It would also be important to assess opportunities for reversing over time harmful changes to the architectural and historic qualities which give the area its distinctive character. This would be more easily achieved with detailed guidance and incentives.

#### 5.7.5 **Loss and Replacement of Original Architectural Details**

A few original architectural features which helped define the special interest of the area have been lost incrementally over time. For example:

- Some loss of original front doors, which have been replaced with a variety of modern timber doors in mock reproduction or modern styles, which can have an insubstantial appearance compared to traditional solid panelled features, or replaced in PVCu (with a similar negative effect to PVCu windows, see below).
- Some loss of original windows from unlisted buildings, replaced with either modern timber casements or with PVCu casements.

The effect which fenestration has on a building's character and appearance should not be underestimated.

Even slight changes to details (such as glazing bar profile or width) can dramatically alter the character and appearance of a building. This can be true if one in a set of windows is changed or if it is repeated across a whole façade.

The visual effect of modern materials and inaccurate designs is invariably jarring against a well-aged building in natural traditional materials.

The success of PVCu windows which attempt to copy the design and proportions of traditional windows, depends on the width and profile of the frames. It is generally the case that PVCu frames are thicker and more angular than timber ones, and can not accurately incorporate details such as mouldings, horns, beading and stained glass. PVCu 'glazing bars'



are often false strips superimposed onto glazing which have a flat, flimsy appearance. Neither does PVCu take on the patina of time like timber. The result will almost always harm character and appearance. The same is true of 'fake' sash windows (top-hung casements) which rarely reflect the particular style of the building. These and other modern window styles, including small top opening lights and those with horizontal proportions, often have clumsy, chunky proportions and are often placed flush with the face of the building, rather than being set back into an appropriate reveal, thus losing depth and shadow to the building's architecture. Boarded-up windows at the Allen Memorial Church could be improved by painting the boards themselves black.

- Some loss of chimneys which have been removed, capped or dropped in height, harming the contribution they make to roofscape and horizon of the area.
- Widespread replacement of iron rainwater goods (including hoppers and downcomers) with modern metal or plastic ones which, in a few places, might have involved the removal of decorative hoppers or brackets.
- Some loss of boundary plot and garden treatments, either leaving the boundary blank or replacing it with a modern treatment inappropriate in design and materials.



Although small in number, care should be taken to monitor these and other changes to ensure accumulated change over time does not weaken or erode the area's special local architectural and historic interest.

#### 5.7.6 *Inappropriate Designs, Methods and Materials*

There have been a few cases of repairs, alterations and new work which have used designs, methods or materials which are inappropriate to the area's special local architectural and historic interest. Most of these are changes which have not required planning permission. For example:

- One or two cases of cement render or pebbledash to brickwork, which conceals the historic brickwork that defines the character of the area's buildings, and which makes individual buildings stand out visually to the detriment of the harmony of the group (as well as possibly harming the fabric of the building in the long term).
- Some painting of sandstone detailing including bay windows and sills etc, which destroys the rich historic patina of time that characterises mature unpainted sandstone, and which, depending on the use of colour, can also make individual buildings stand out visually to the detriment of the harmony of the group.
- A few added dormer windows in boxy designs with flat roofs, often placed eccentrically on the roof slope



interrupting the unity provided by the roofscape.

- A few added Velux-style rooflights which are larger and greater in number than traditional small metal rooflights or 'glass slates', which are often placed eccentrically on the roof slope with no reference to the fenestration below, and which sit proud of the roof plain interrupting the unity provided by the roofscape.



Other changes include:

- Addition of satellite dishes in arbitrary positions on principal façades rather than attempting to site them more discreetly away from prominent view.
- Brick and stone for repairs and alterations which is poorly matched in size, colour, texture or bond, which leaves visual scarring on façades.
- Poorly finished or badly matched pointing which can significantly alter the appearance of brick buildings by making the pointing more visually prominent.



Although small in number, care should be taken to monitor these and other effects to ensure accumulated change over time does not weaken or erode the area's special local architectural and historic interest.

In addition, at the Hall and the Hall Grounds, there is a general theme of 'municipalisation' whereby the general character of the place has changed through public use and management, rather than the intensive, on-site estate management inherent of the large private house and gardens which the Hall once was. This is evident in things like standardised surfaces and street furniture, cluttered signage, bollards and other features, the addition of large rear fire escapes, etc. If the future of the Hall comes under debate, the opportunity should be taken to reverse some of these effects and re-introduce authentic individuality to its character and setting.

#### 5.7.7 **Condition and Vacancy**

The condition of the vinery walls and associated structures in the Hall Grounds is of particular concern. They are badly derelict, vandalised and heavily overgrown, and are significant historic buildings worthy of a secure future. They could reveal much about the design of the Grounds, the way they were used, and the life of the



*Overgrown Vinery walls, Hall Grounds*

Hall's inhabitants in the late eighteenth and early nineteenth centuries.



*Burnt-out Coal House, Boyd Rd; Neighbouring Cross Hse Cottage may also have condition or vacancy issues*

The condition of the Coal House which was recently gutted by a fire is of pressing concern. The loss of this small –scale building at a gateway to the conservation area would harm an

understanding of the place's evolution over time, and rob it of a characterful historic building which could, on first impressions, be rescued and re-used. The condition and possible vacancy of neighbouring Cross House Cottage (blocked windows) and garage may also be of related concern.

The condition of various parts of the Hall Grounds is cause for concern with evident vandalism (eg. damaged trees and boundary walls) and regular questions about the condition of the burn and its weirs.



*Vandalism in the Hall Grounds*



## 6 *Management*

Change is an inevitable component of most conservation areas; the challenge is to manage change in ways which maintain and, if possible, strengthen an area's special qualities. The character of conservation areas is rarely static and is susceptible to incremental, as well as dramatic, change. Some areas are in a state of relative economic decline, and suffer from lack of investment. More often, the qualities that make conservation areas appealing also help to encourage over-investment and pressure for development in them. Positive management is essential if such pressure for change, which tends to alter the very character that made the areas attractive in the first place, is to be limited.

Proactively managing The Green Conservation Area will therefore be an essential way of preserving and enhancing its character and appearance into the future. In accordance with new English Heritage guidance, the Council intends to start a programme of corresponding Conservation Area Management Strategies for many of its conservation areas in the next few years.

Management topics which could be addressed are as follows<sup>1</sup>:

- boundary review
- article 4 directions
- enforcement and monitoring change
- buildings at risk
- site specific design guidance or development briefs
- thematic policy guidance (eg. on windows or doors)
- enhancement opportunities
- trees and green spaces
- urban design and/or public realm
- regeneration issues
- decision making and community consultation
- available resources

---

<sup>1</sup> *Guidance on the Management of Conservation Areas*, English Heritage, 2005

The most relevant ones to The Green Conservation Area are briefly discussed below. In addition, issues which relate to all conservation areas in the borough should be applied to this one, including borough-wide Local Development Framework policies, dealing with enforcement, agreeing a way of monitoring change in the area, agreeing processes for decision-making and community consultation, and addressing the availability of resources to deal with all management issues.

For further information on conservation area management and to find out how you could become involved, use the contact information on page 7.

### 6.1 **Boundary Review**

A boundary review of the conservation area should be a high priority. The need for this is identified in the March 2002 UDP, the main likely change being inclusion of Richardson Dees Park. There may be other locations around the existing boundary where extension would create a more coherent reflection of the historic development pattern or would include buildings or open spaces linked to the village's heritage significance. There would need to be public consultation on any proposal to change the boundary.

### 6.2 **Article 4(2) Directions**

There are currently no Article 4(2) Directions in the conservation area. Making an Article 4(2) Direction would require planning permission to be sought for certain types of development which would otherwise be permitted without the need for consent. Directions are made to further protect character and appearance from 'minor' incremental changes which, over the years, can accumulate to cause considerable harm to character. Article 4(2) Directions can control:

- enlargement, improvement or alteration of a house
- alteration of a roof (including, for example, a dormer window or rooflight)
- erection, alteration or removal of a chimney
- erection of a porch
- provision of hardstanding
- installation, alteration or replacement of a satellite dish
- erection, alteration or demolition of a gate, fence, wall or means of enclosure
- provision or alteration of a building, enclosure or pool in a house's curtilage
- painting of the exterior of building or enclosure

Directions would only apply to 'dwellinghouses' and only control development which fronts a highway, open space or watercourse. It would also be normal to only select the most relevant of the above categories to control, and to apply the Direction only to specific parts of the conservation area. A review should be carried out to see whether an Article 4(2) Direction would positively help to protect the area's special local character and, if so, there would need to be full public consultation.

### 6.3 ***Site Specific Guidance***

Due to the complexity of the Hall and its later additions, it is likely that a specific conservation plan (or smaller conservation statement) would be necessary to inform any major investment in the buildings there. A full understanding of the significance of the original building, extensions, additions and immediate grounds should be the basis for any discussions about their future, although it is likely that much added to the west end, particularly extensions stretching down the drive, would best be removed to protect its significance. Such a plan could also address other issues relating to the building, such as the impact legal use covenants might have on its future.

### 6.4 ***Thematic Policy Guidance***

Some local policy guidance to deal with certain historic environment issues is already in place, produced by the Tyne & Wear Specialist Conservation Team (see page 90). But more specific guidance for this conservation area would be a proactive way of managing future change. Possible topics could relate to some of the other architectural features on page 39, such as windows or pointing, the aim being to encourage a particular approach to works to individual buildings which preserves and enhances the overall character.

### 6.5 ***Trees, Green Spaces and Public Realm***

The opportunity exists for significant investment in restoration and management of the Hall Grounds based on an historically-informed understanding of their significance and their potential future use. This would best be completed in conjunction with adjoining Richardson Dees Park as the two are linked. Including the Green in such an initiative should also be strongly considered. An agreed approach to managing trees on the Green and others in the area should include a review of Tree Preservation Orders. The Council's Biodiversity Action Plan should be used to inform management of trees and green spaces in the conservation area.

Opportunities should be considered for preservation and enhancement of roads, paths, other routes and street furniture. Rationalisation of road markings, signage and lighting could make a significant improvement to the appearance of the green and reduce its 'municipalisation' effect which has marked the last few decades.

The impact of through traffic and parking (particularly in relation to the Hall and its various uses) is a perennial concern for local people. Specific investigation of these issues, perhaps in relation to the future of the Hall, should also be considered.

## 7 Other Information & Guidance

### 7.1 Other Heritage Designations

The following heritage designations are found within the conservation area (*Map 5*). For information on what these designations mean, go to [www.english-heritage.org.uk](http://www.english-heritage.org.uk).

0	Scheduled Ancient Monuments
5	Listed Building entries
tbc	Local List (see below)
2	Tree Preservation Orders (covering 45 trees)
0	Article 4 Directions

#### 7.1.1 Listed Buildings

Entries on the 'Statutory List of Buildings of Special Architectural or Historic Interest' cover the whole building (including the interior), may cover more than one building, and may also include other buildings, walls and structures in the building's curtilage. Contact us for more advice (see page 7).

No.	Name (by street)	Grade	GV	Made
<i>The Green</i>				
7/152	Sir G B Hunter Memorial Hospital	II	GV	18.08.47
7/153	Jasmine House	II	GV	24.02.77
7/154	Cross House	II	GV	24.02.77
<i>Lily Bank</i>				
7/161	Lily Bank Cottage	II	GV	18.08.80
10032	Castellated Wall at Lily Bank Cottage	II	GV	27.09.01

#### 7.1.2 Local List

The Council is currently preparing a list of buildings, parks and gardens of special local architectural or historic interest, otherwise known as a Local List. Several possible designations in the conservation area have been proposed, as follows. Please consult the Council for more information (see page 7).

<b>Possible Local List Designation</b>
Victorian flued wall and aviary, Hall Grounds
Circular stone wall, Hall Grounds
Grotto and Walled Garden, Hall Grounds
The Villa, The Green
Park Villas, The Green
Hawthorn Villas, The Green

### 7.1.3 **Tree Preservation Orders**

<b>Order</b>	<b>Location</b>	<b>Trees</b>	<b>Species</b>
50	The Villa, The Green, Wallsend	2	sycamore
87	Grange Villas, The Green, Wallsend	43	ash, copper beech, elm, horsechestnut, Lombardy poplar, sycamore

### 7.2 **County Historic Environment Record Entries**

The following entries from the Tyne & Wear HER (previously known as the Sites & Monuments Record, SMR) are within, or partly within, the conservation area boundary. The HER is held by the Tyne & Wear Specialist Conservation team. Records for these entries can be viewed at <http://sine7.ncl.ac.uk/sl/Home.htm>.

<b>No.</b>	<b>Site Name</b>	<b>Period</b>	<b>Site Type</b>
803	Wallsend Village	Medieval	settlement
1139	Wallsend Colliery, C Pit	Post-Medieval	colliery

Notes: 'No.' = HER / SMR number. 'Period' = broad archaeological periods, not architectural periods

### 7.3 **Unitary Development Plan Policies**

The following is an extract of some of the relevant policies from the North Tyneside UDP, adopted March 2002. Other UDP policies may also be relevant, including those on listed buildings, housing, open space, highways, and open spaces. The Council has started the process of replacing its UDP with a Local Development Framework, more information on which can be found at [www.northtyneside.gov.uk](http://www.northtyneside.gov.uk).

<b>Environment</b>	
<b>E1</b>	The Local Planning Authority will seek to monitor, protect and enhance the biodiversity and quality of the borough's environment. In considering applications for planning permission it will ensure that the potential effects of development on and in the environment are fully taken into account.
<b>Trees and Landscaping in Urban Areas</b>	
<b>E14</b>	The local planning authority will seek to protect and conserve existing trees and landscape features within the urban environment and will encourage new planting in association with development and wherever possible in other suitable locations.

<b><i>Historic Environment</i></b>	
<i>E15</i>	The Local Planning Authority will preserve, protect and enhance the historic, architectural, and archaeological assets of the borough.
<b><i>Conservation Areas</i></b>	
<i>E16</i>	The Local Planning Authority will preserve or enhance the appearance and character of designated conservation areas.
<i>E16/2</i>	Development which would not preserve or enhance the character and appearance, or setting of a conservation area, will not be permitted. In assessing a development, particular consideration will be given to: (i) its design, scale, layout and materials, (ii) the impact on trees, (iii) the treatment of surrounding spaces, and (iv) its relationship to surrounding development
<i>E16/3</i>	The Local Planning Authority will in considering a proposed development give particular weight to the contribution made to the enhancement of a conservation area by the development in applying other policies and standards of the plan.
<i>E16/4</i>	Development which would result in the demolition of a building in a conservation area will not be permitted unless: (i) the building makes no positive contribution to the character or appearance of the conservation area, or (ii) it is clearly demonstrable that no viable use for the building can be found, and preservation in charitable, or (iii) community ownership is not feasible, or redevelopment would produce substantial community benefits decisively outweighing the loss resulting from demolition; and in all cases, or (iv) completion of the development can be secured within a reasonable period following demolition taking place.
<i>E16/5</i>	In order to protect the appearance and character of conservation areas the local planning authority will, where it is judged that there is a threat to an areas character or appearance from development which does not normally require consent, seek additional planning powers to control such development.
<b><i>Major Areas for Recreation</i></b>	
<i>R2/6</i>	In considering proposals for development within major areas of recreational open space identified on the proposals map: (i) open space within the coastal protection zone defined in Policy E26, (ii) Rising Sun Country Park, (iii) Wallsend Denes, (iv) Backworth Hall Estate permission will only be given for development relating to the

	enjoyment of open space and recreation, the design of which reflects the quality of the landscape and natural environment in these areas.
--	---

The UDP also contains a number of Development Control Policy Statements, some of which may be relevant to the conservation area, including:

- 6: landscape and environmental improvements
- 8: development within conservation areas (see the next section)
- 9: residential extensions – detailed design considerations
- 10: flat conversions
- 11: housing on backland sites
- 12: houses in multiple-occupation
- 15: shopfront design and signage
- 17: security grilles and shutters
- 30: siting and domestic and commercial satellite dishes

#### 7.4 ***Development Within Conservation Areas (DCPS 8)***

The North Tyneside UDP contains the following development control policy statement.

Material planning criteria to be taken into account when considering individual proposals:

- The extent to which proposals should preserve or enhance the character of the conservation area.
- The extent to which proposed car-parking affects the appearance of conservation areas due to its scale or the materials used.
- The extent to which traditional building materials, for new buildings and extensions, will be used (eg. brick, slate, timber).
- Whether the scale, design and materials of new buildings and their settings will complement and enhance the character of buildings in the conservation area.
- The extent to which existing trees, stone walls and other attractive features will be retained and incorporated in new developments.
- Whether additional tree planting and landscaping are proposed on new developments.
- The impact of any new proposal on the loss of light, effect of overshadowing, or loss of privacy to adjoining property.
- The potential traffic generation, both vehicular and pedestrian, of the proposed activity.
- Where commercial property is involved, the effect of service vehicles, refuse storage and disposal, opening hours and proposals for signs/adverts.
- Where an intensification of use is proposed on upper floors the effect of any external fire escapes.
- Where cooking on the site is proposed (ie. restaurant / takeaway food) the effect of any extract flues.
- The design and location of means of enclosure, fencing walls and gates.

- Where existing unsightly buildings, car-parks, means of enclosure or advertisements are to be removed.
- The views of consultees and nearby occupiers.
- The potential affect of the change of use of a building which may lead to the need to adversely alter the fabric of the existing building, or generate additional vehicular traffic to the site.

Conditions that may be applied to a grant of planning permission:

- Materials to be used.
- Car-parking scheme to be agreed (including materials to be used).
- Landscaping including the retention of existing planting and other features.
- Details of refuse disposal.
- Hours of operation (commercial activities).
- Details of means of enclosure.
- Restrictions on permitted development rights to control extensions, fences, etc.
- Details of advertising.
- Details of appearance of any means of odour suppression.
- Details of means of escape in case of fire.

Reasons: Conservation areas are particularly attractive and sensitive areas of the Borough where the Council has particular responsibilities to ensure that their environmental character is preserved or enhanced. Accordingly, all development proposals will be expected to be of the highest quality of design, should respect the existing scale and character of the area, be constructed in appropriate traditional materials, and include landscaping where possible.

## 7.5 ***The Implications Of Conservation Area Status***

The local planning authority has a statutory duty to pay special attention to the desirability of preserving or enhancing character and appearance of conservation areas in exercising their planning powers. In particular, the local authority has extra controls over the following in conservation areas:

- demolition
- minor developments
- the protection of trees

### 7.5.1 ***Demolition***

Outside conservation areas, buildings which are not statutorily listed can be demolished without approval under the Town & Country Planning Act 1990 (as amended). Within conservation areas, the demolition of unlisted buildings requires conservation area consent. Applications for consent to totally or substantially demolish any building within a conservation area must be made to North Tyneside Council or, on appeal or call-in, to the Secretary of State. Procedures are basically the same as for listed building consent applications. Generally, there is a



presumption in favour of retaining buildings which make a positive contribution to the character or appearance of the conservation area.

#### 7.5.2 **Minor Developments**

Within in a conservation area, legislation<sup>2</sup> states that there are certain cases where permission must be obtained before making alterations which would normally be permitted elsewhere. This is to ensure that any alterations do not detract from the area's character and appearance. The changes include certain types of exterior painting and cladding, roof alterations including inserting dormer windows, and putting up satellite dishes which are visible from the street. The size of extensions to dwellinghouses which can be erected without consent is also restricted to 50m<sup>3</sup>.

Under Article 4 of the same legislation, there can be further measures to restriction other kinds of alteration which are normally allowed under so-called 'permitted development rights'. These measures, called Article 4 Directions, can be selective in the buildings they cover within the conservation area, and the types of restriction they impose depending on how they might affect key building elements and so character and appearance. These Directions effectively control the proliferation of relatively minor alterations to buildings in conservation areas that can cumulatively lead to erosion of character and appearance over time. Development is not precluded, but selected alterations would require planning permission and special attention would be paid to the potential effect of proposals when permission was sought. Examples might be putting up porches, painting a house a different colour, or changing distinctive doors, windows or other architectural details. The local authority has to give good reason for making these restrictions, and must take account of public views before doing so.

To many owners, any tighter restrictions or additional costs, such as for special building materials, are more than outweighed by the pleasure they derive from living in such an area.

#### 7.5.3 **Trees**

Trees make an important contribution to the character of the local environment. Anyone proposing to cut down, top or lop a tree in a conservation area, whether or not it is covered by a tree preservation order, has to give notice to the local planning authority. The authority can then consider the contribution the tree makes to the character of the area and if necessary make a tree preservation order to protect it.

---

<sup>2</sup> Town & Country Planning (General Permitted Development) Order 1997

## 7.6 **Unlisted Buildings In A Conservation Area**

When considering the contribution made by unlisted buildings to the special architectural or historic interest of a conservation area, the following questions might be asked<sup>3</sup>:

- Is the building the work of a particular architect of regional or local note?
- Has it qualities of age, style, materials or any other characteristics which reflect those of at least a substantial number of the buildings in the conservation area?
- Does it relate by age, materials, or in any other historically significant way to adjacent listed buildings, and contribute positively to their setting?
- Does it individually, or as part of a group, serve as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of growth?
- Does it have significant historic association with established features such as the road layout, burgage plots, a town park or a landscape feature?
- Does the building have landmark quality, or contribute to the quality of recognisable spaces, including exteriors or open spaces with a complex of public buildings?
- Does it reflect the traditional functional character of, or former uses within, the area?
- Has it significant historic associations with local people or past events?
- Does its use contribute to the character or appearance of the conservation area?
- If a structure associated with a designed landscape within the conservation area, such as a significant wall, terracing or a minor garden building, is it of identifiable importance to the historic design?

North Tyneside Council believes any one of these characteristics could provide the basis for considering that a building makes a positive contribution to the special interest of a conservation area, provided that its historic form and values have not been seriously eroded by unsympathetic alteration.

## 7.7 **Sources and Further Reading**

The following sources were used in the preparation of this appraisal.

- *Unitary Development Plan*, North Tyneside Council, March 2002
- *Wallsend Regeneration Strategy, Wallsend Town Centre Baseline Information Report*, North Tyneside Council, 2004
- *History of the Parish of Wallsend*, William Richardson; The Northumberland Press Ltd, Newcastle, 1923
- *Wallsend Jubilee, 1901-1951*, John Thornton (Printers) Ltd, Wallsend-on-Tyne.

---

<sup>3</sup> Taken from *Guidance on Conservation Area Appraisals*, English Heritage, August 2005

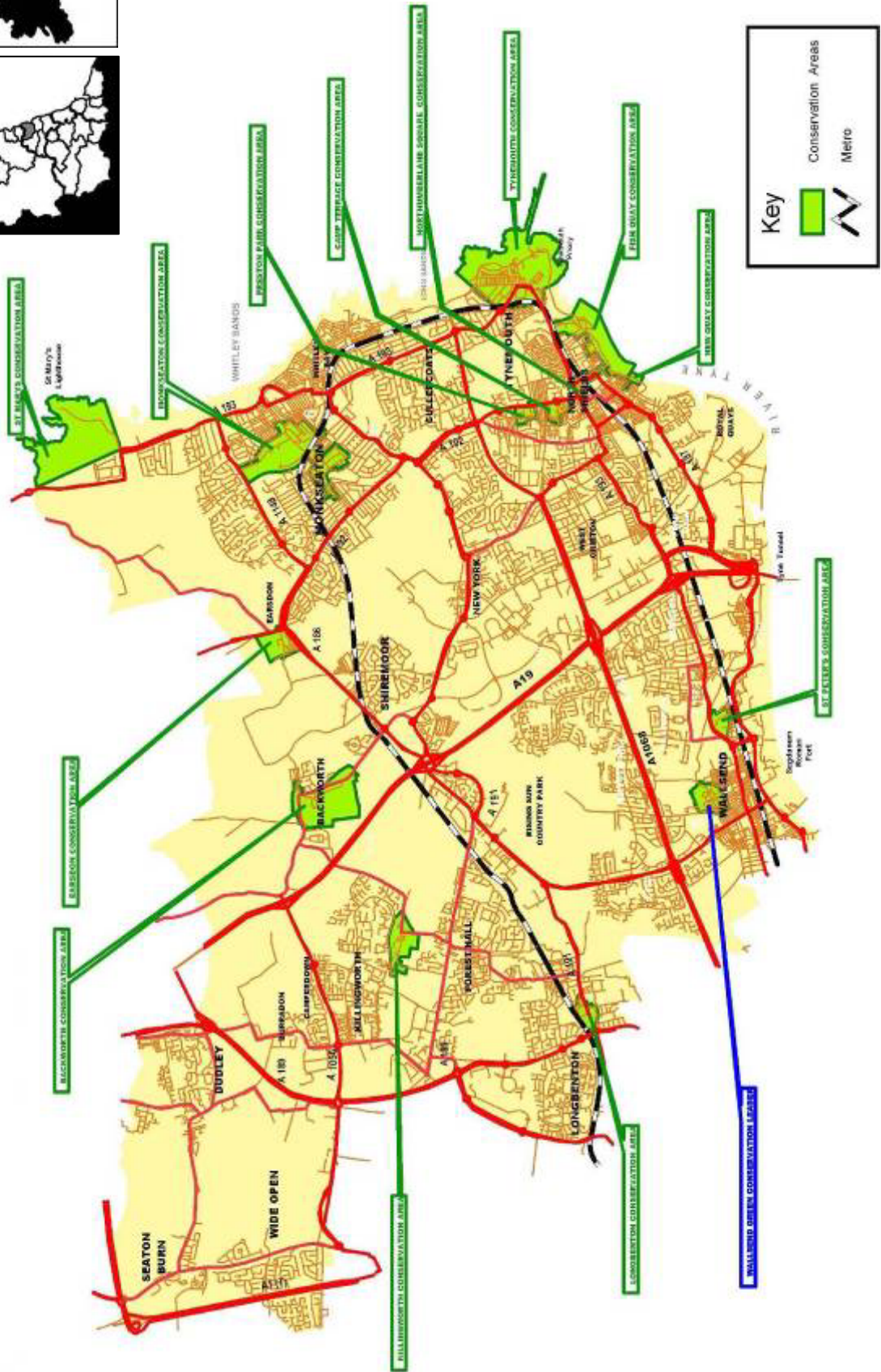
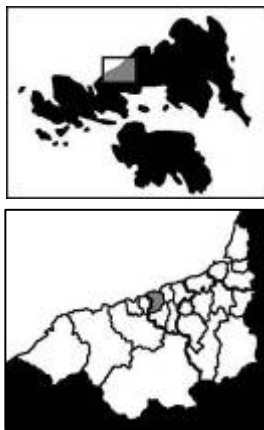
- *Images of England: Wallsend*, Ken Hutchinson; Tempus Publishing Ltd, 2005
- *The Buildings of England: Northumberland*, John Grundy et al, Penguin Books, London, second edition, 1992
- *Northumberland Place-Names*, Stan Beckenstall, Butler Publishing, Morpeth, 2004
- Sitelines, the Historic Environment Record website of Tyne and Wear, <http://sine7.ncl.ac.uk/sl/Home.htm>
- North Tyneside Council website, [www.norhtyneside.gov.uk](http://www.norhtyneside.gov.uk)

Other publications and websites which may be of interest include the following.

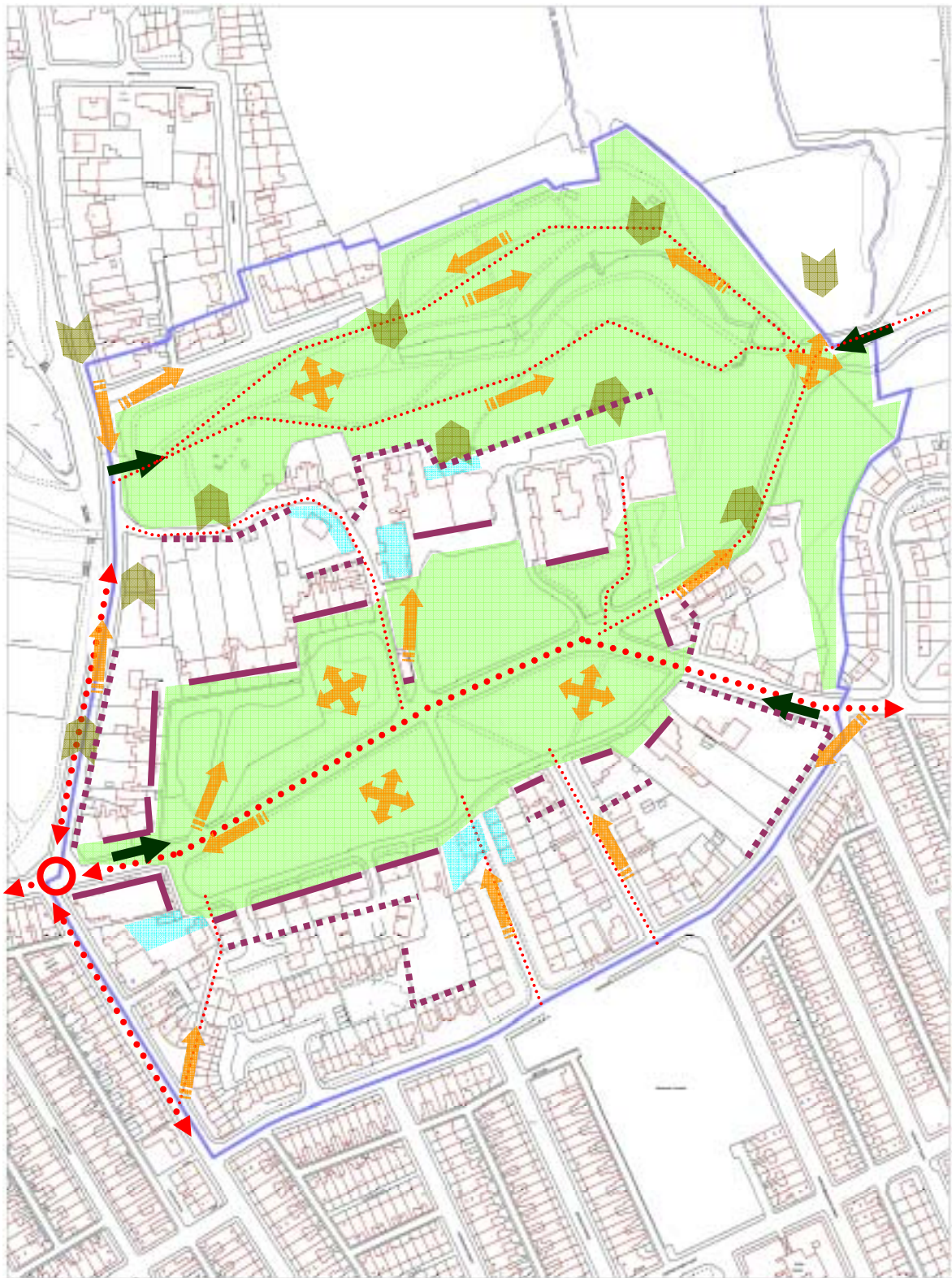
Those marked \* are available free of charge from North Tyneside Council:

- *Living In a Conservation Area*, Tyne & Wear Specialist Conservation Team (\*)
- *Roofs, A Conservation Guide*, Tyne & Wear Specialist Conservation Team (\*)
- [www.english-heritage.org.uk](http://www.english-heritage.org.uk)
- [www.buildingconservation.com](http://www.buildingconservation.com)

Map 2. Conservation Areas in North Tyneside



**Map 3. Spatial Analysis**



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. It is Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. North Tyneside Council Licence No. 10301 7011, 2005.

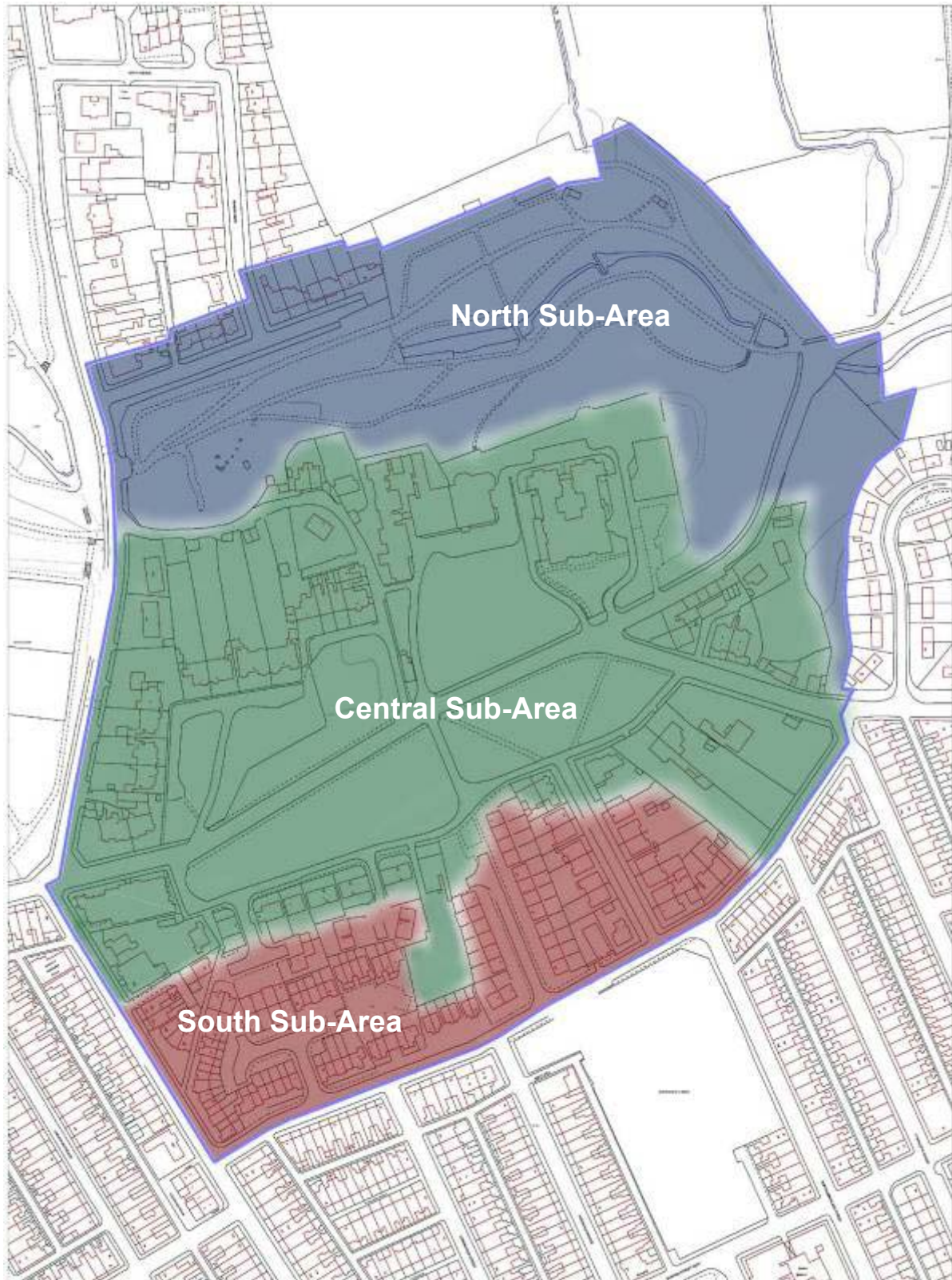
The Green Conservation Area, Wallsend



*NB. Does not show The Grange, Park Road, completed 2005*

- Boundary
- - - Buildings Addressing Green
- ⬅⋯⦿ Main Traffic Route & Node
- Intrusive Buildings / Spaces
- ⋯ Main Pedestrian Route
- ➡ Significant Slope Down
- ➡ Main Gateway & View
- ➡ Other Important Views
- Main Open Spaces

**Map 4. Character Sub-Areas**



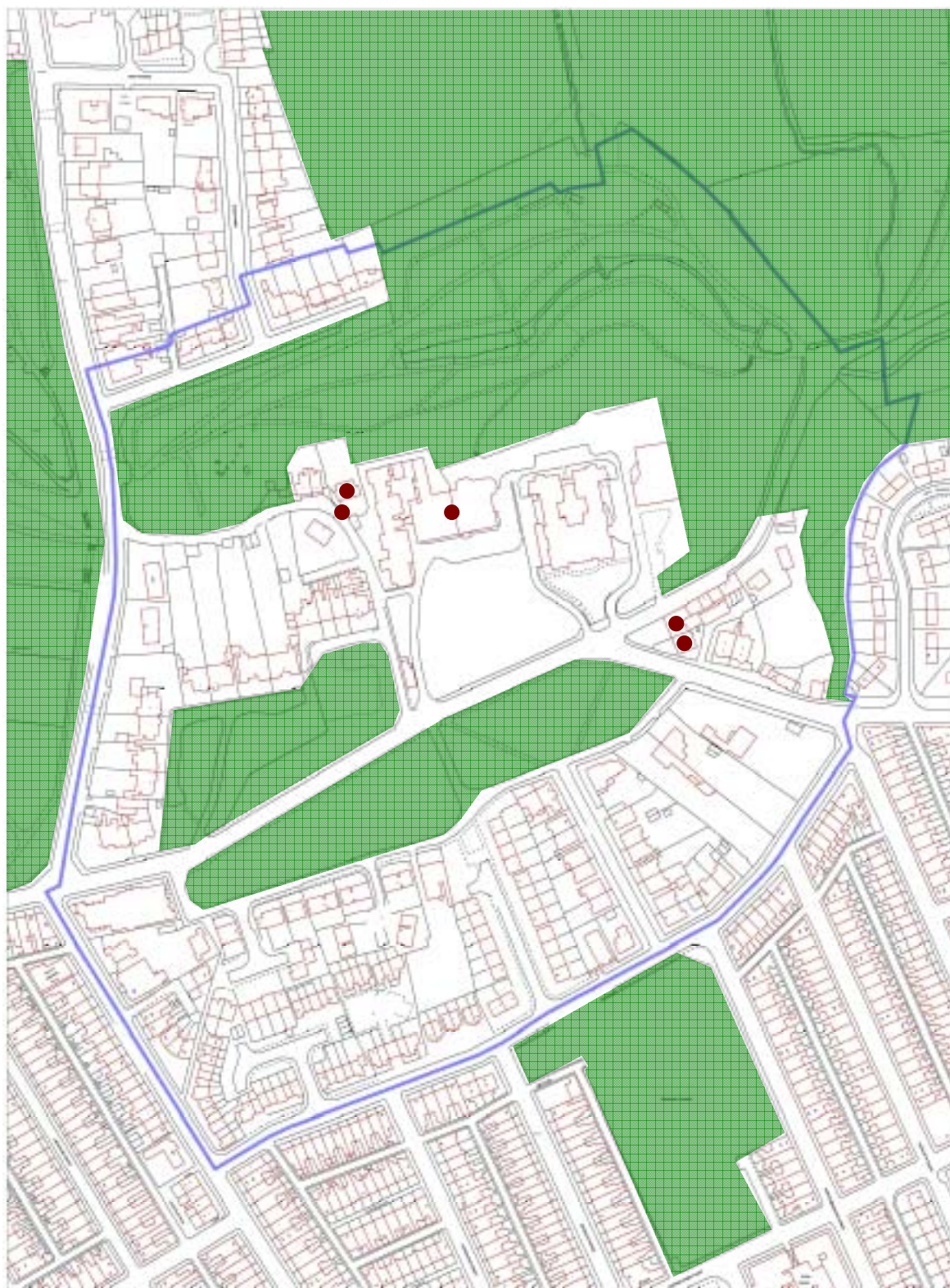
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. North Tyneside Council Licence No 100017901, 2005.

**The Green Conservation Area, Wallsend**



*NB. Does not show The Grange, Park Road, completed 2005*

### Map 5. Some Other Designations



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. It is Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. North Tyneside Council Licence No: 103077061, 2005.

The Green Conservation Area, Wallsend



Boundary

NB. Does not show The Grange, Park Road, completed 2005

● Listed Building (Grade II) (diagrammatic, see page 84)

Open Space (UDP Policy)



Development Directorate  
PO Box 113, Station Road  
Killingworth  
Newcastle upon Tyne  
NE12 6WJ

Tel: (0191) 219 2164  
Fax: (0191) 219 2185  
E-mail: [planning.policy@northtyneside.gov.uk](mailto:planning.policy@northtyneside.gov.uk)  
[www.northtyneside.gov.uk](http://www.northtyneside.gov.uk)



**North Tyneside Council**