



North Tyneside Council

Tynemouth Village Conservation Area Character Appraisal

April 2010



www.northtyneside.gov.uk

Tynemouth Village Conservation Area

LEGEND

Tynemouth Village Conservation Area Boundary

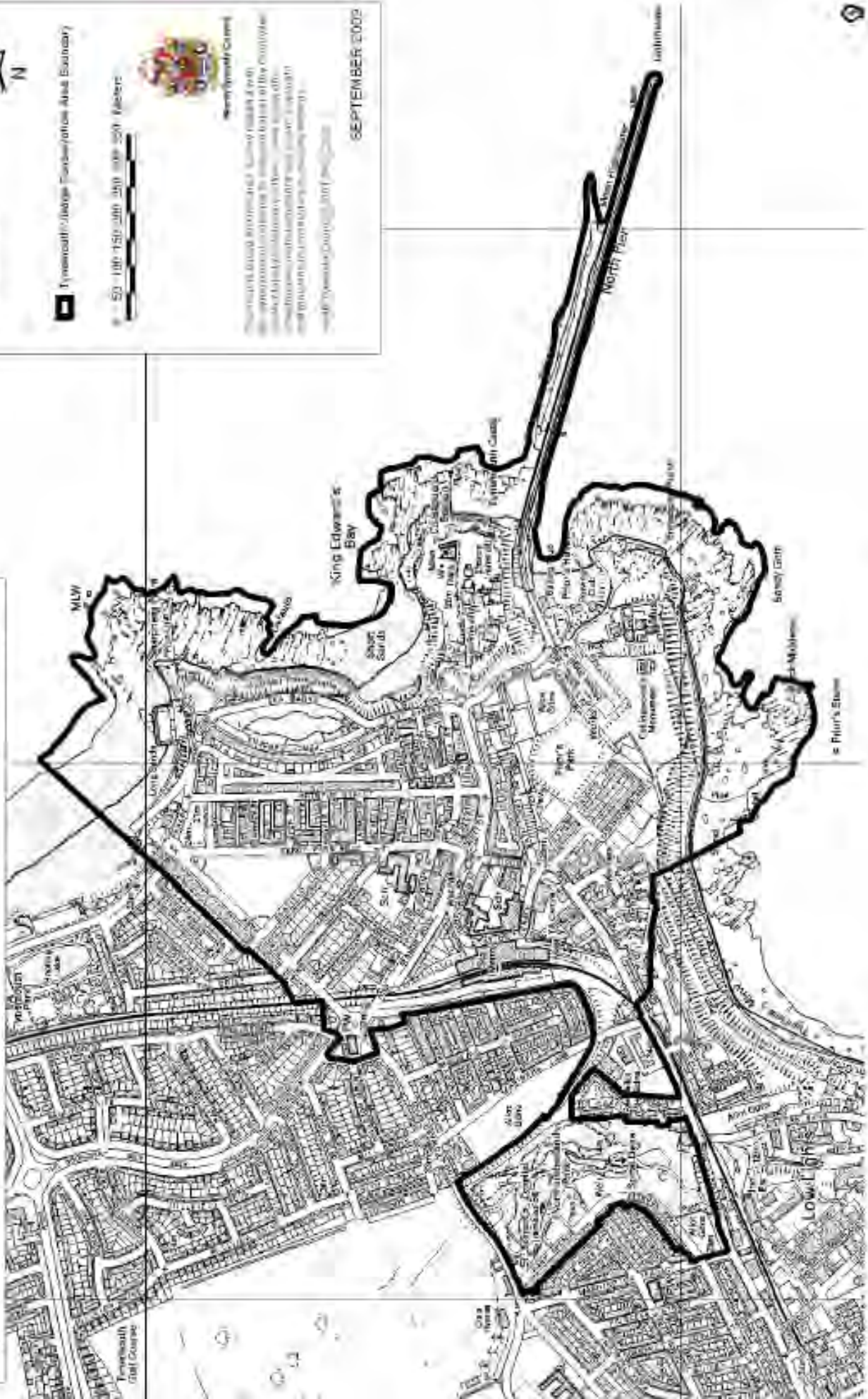
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North Tynemouth Crest

This map is based on Ordnance Survey (OS) data and is intended to provide a general overview of the conservation area. It is not intended to be used as a legal document. For more information, please contact the Tynemouth Conservation Society.

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SEPTEMBER 2009



Map 1

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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.¹ 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 intend to preserve places exactly as they are and 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 17 in North Tyneside, as set out below:

- Backworth
- Benton
- Camp Terrace
- Cullercoats
- Earsdon
- Fish Quay
- Killingworth Village
- Longbenton
- Monkseaton
- New Quay
- Northumberland Square
- Preston Park
- Sacred Heart Church, Wideopen
- St. Mary's Island
- St. Peter's
- The Green, Wallsend
- Tynemouth

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.² The Local Planning Authority also has extra

¹ Planning (Listed Buildings & Conservation Areas) Act 1990, s69.

² Planning (Listed Buildings & Conservation Areas) Act 1990, s72 and s71

powers in conservation areas over demolition, minor developments, and tree protection (see page 41). Government policy in PPS5³ stresses the need for local planning authorities should ensure that they have evidence about the historic environment and heritage assets in their area and that this is publicly documented.

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.⁴ 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

Tynemouth Village conservation area was designated in 1971, with boundary amendments in 2009. This character appraisal was prepared during late 2008 and early 2009 by North Tyneside Council. This draft version will be put out for four weeks public consultation from 5th February 2010, and this final version was adopted as North Tyneside Council planning policy in April 2010. It can be downloaded from www.northtyneside.gov.uk.

This appraisal is an update of the award-winning, community-led character statement that was adopted in 2003; copies of which can be obtained from North Tyneside Council and be downloaded from www.northtyneside.gov.uk. It is also an appendix to this document.

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, North Tyneside Council intends to continue its programme of producing corresponding Conservation Area Management Strategies for many of its conservation areas in the next few years (see page 29).

1.4 Further Information

For further information on this conservation area or this character appraisal, please contact the Planning team on 0191 643 2310 or development.control@northtyneside.gov.uk

³ Planning Policy Statement 5: Planning for the Historic Environment, 2010

⁴ North Tyneside Council LDS, March 2005, para 3.8

Information can also be provided in other languages and alternative formats e.g. Braille, audiotape and large print. For further information please telephone 0191 643 2310 or fax 0191 643 2426.

2 Location and Context

2.1 Location

This conservation area is in the south east of the Borough of North Tyneside, which is part of the Tyne & Wear conurbation in the north east of England.

The conservation area is part of a wider suburban area around eight miles north east of Newcastle city centre, with varied housing and large green open spaces. There are around 1,700 properties. The area is in the Tynemouth ward.

2.2 Boundary

Tynemouth Village conservation area was designated in 1971 and has seen an extension in 2009. The boundary is based on the old village, Victorian growth, the railway line and station, Northumberland Park and the coast and river (*Map 1*).

2.3 Context

2.3.1 Geology

The Tynemouth area is in the Tyne & Wear Lowlands countryside character area (no.14)⁵ that is characterised by gently undulating and rolling land incised by river valleys and tributaries. Carboniferous coal measure rocks create this landform, stretching from southeast Northumberland through to Co. Durham, which comprises of 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.

2.3.2 Biodiversity and Geodiversity

Tynemouth boasts a number of areas of scientific importance. The cliffs (of geological interest) and the Black Middens (of ornithological interest) have been designated as Sites of Special Scientific Interest (SSSI). Much of the green space in the conservation area, including the Howl lngs around the Collingwood Monument, the Priory, Northumberland Park and Prior's Park are Sites of Nature Conservation Importance (SNCI), and the whole coastline is part of the Northumberland Coast Special Protection Area (SPA). Northumberland Park also forms part of a Wildlife Corridor. See page 40 for all relevant policies regarding these designations.

2.3.3 Topography and Aspect

In the main, the conservation area is reasonably flat, with the occasional slope evident through certain development gently stepping down the street. This is in contrast to the steepness created by

⁵ Countryside character areas, devised by the Countryside Agency (now Natural England), provide a context to local planning and development. There are 159 areas in England, unique in terms of landform, historical and cultural attributes.

the slopes down to the river and the beaches, and the grand hill of the Castle and Priory, confirming their importance.

The presence of the Spital Dene through Northumberland Park creates some fantastic views within the space and there are examples of where floral displays have taken advantage of them.

2.3.4 Setting and External Relationships

By virtue of its setting at the mouth of the Tyne, the conservation area finds itself surrounded by coast and/or river to the north east, east and south. Outside the boundary to the west sees mostly early twentieth century terraces and to the north east are inter-war semis. Much of this housing is similar to some found with the boundary and survey work could reveal that they have the special character and quality of setting to justify being part of the conservation area. To the north west is the Tynemouth Golf Course, which creates a pleasant open setting to the conservation area, but again is not of sufficient special quality to justify inclusion. To the south west of the conservation area are industrial units just ahead of the Fish Quay conservation area. Although not attractive features, it could be said that their presence, just south of Northumberland Park, serve to justify the importance of this green space. At the most northern point of the conservation area it adjoins the Cullercoats conservation area. The proximity of numerous conservation areas is a testament to the special character of this part of the borough.



Hill in Northumberland Park with floral displays

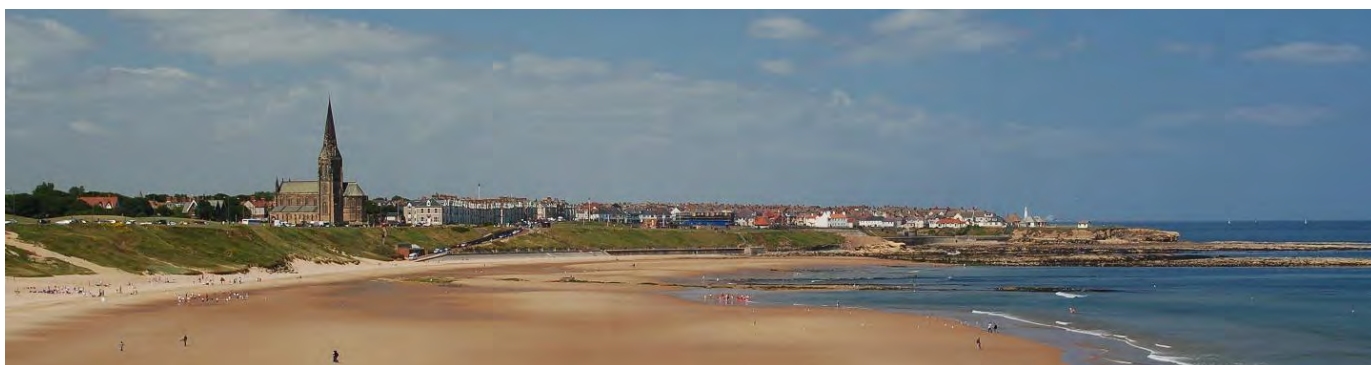
2.3.5 Views out of the Area



Industrial units south of Northumberland Park

Views out of most of the north and west of the conservation area are mostly made up of built up residential areas and as a result are not of particular quality. This differs when looking towards the Tynemouth Golf Course, with its expanse of green land. The view to the south west is not particularly attractive in that it takes in industrial units. Views out of the south east and east are special in that they take advantage of the spectacular vista out to sea and the river.

One of the most special views is the one looking north along Longsands towards Cullercoats, which takes in the iconic grade I listed St. George's Church.



View of Cullercoats, including St. George's Church, from Tynemouth

3 Historical Development

3.1 Development History

3.1.1 Introduction

Tynemouth Village is an ancient settlement that grew up to service the Priory, then the militia. Later it became a spa and resort for the rich of Tyneside seeking a 'sea cure.' With the dawning of rail travel, visitors from up and down the country began to flock here. Tynemouth became a place to live, a place to holiday, a place to relax, and remains so today.

This area has a long and very interesting development history. Despite some modern development, its early origins are still very apparent in both layout and some detailed fabric, and much of what came later also has significance in its own right.

3.1.2 Pre-Map History

Excavations on the promontory where the Priory and Castle now stand revealed evidence of an Iron Age settlement and Roman occupation. There was a monastery on the site possibly dating from the mid seventh century, around the time it has been said that St. Oswin was murdered and buried here. More certain is that the Priory existed here in 800, and some of the present sandstone ruins date from c.1090, when it was restored. The surrounding castle was of two phases: first, as a result of the 1296 licence to crenellate, the priory built an enclosing curtain and tower, fragments of which survive on the north side, and a piece to the south-west. Second, in the late 14th century (c.1390) Prior John Whethamstede built the gatehouse. The site saw various developments over the centuries that followed, the most recent being the late 1960s Coastguard Station the north east of the site.

Meanwhile, the village itself was developing. The discovery of human bones dating from c.1170 dates the origins of the village later than this. The earliest documentary references are from the late 12th century. In the 13th and early 14th centuries there were 15 principal tenants, but only 10 by the end of the 14th century. In 1336 there were 117 houses in four east-west rows. The village was the property of the priory until 1539 and in the 17th century the Percy family acquired parts of it. Many of the open spaces in the village are still in the ownership of the Duke of Northumberland.

Away from Tynemouth Village itself, medieval development had occurred in what is now the north area of Northumberland Park. It has been suggested St. Leonard's hospital was founded before c.1220, but the earliest documentary reference is 1293 when it may have been partly under Tynemouth Priory and partly under Newcastle Nunnery, although this is not explicitly documented. The hospital and the priory church may have been alternative burial grounds, and many people were buried here during the Civil War when access to the priory church was restricted. The latest recorded burial at the Spital was 1708; later in the 18th century it was said to be in ruins and the land became used as pasture.

A Court House and House of Correction on Tynemouth Road were built in 1792. The development contained a Governor's House and 14 cells for minor offenders, as more serious offenders were sent to the county gaol in Morpeth. Neighbouring Tynemouth Lodge Hotel was built around 1799, trading as a public house and hotel. Judges regularly stayed at the hotel whilst undertaking their duties at the Court House and meals for prisoners were prepared in the cellar kitchens and carried through an underground tunnel to the inmates. The Court House and House of Correction were converted to a laundry at the beginning of the 20th Century and are now in use as workshops. Tynemouth Lodge Hotel, however, continues today in its use as a public house.

Further east on Tynemouth Road saw the building of the Master Mariners' Asylum between 1837 and 1840. The Duke of Northumberland donated the land for the home following the establishment of a society to provide pensions for retired ships' masters. A statue of the Duke in the grounds commemorates his gift.

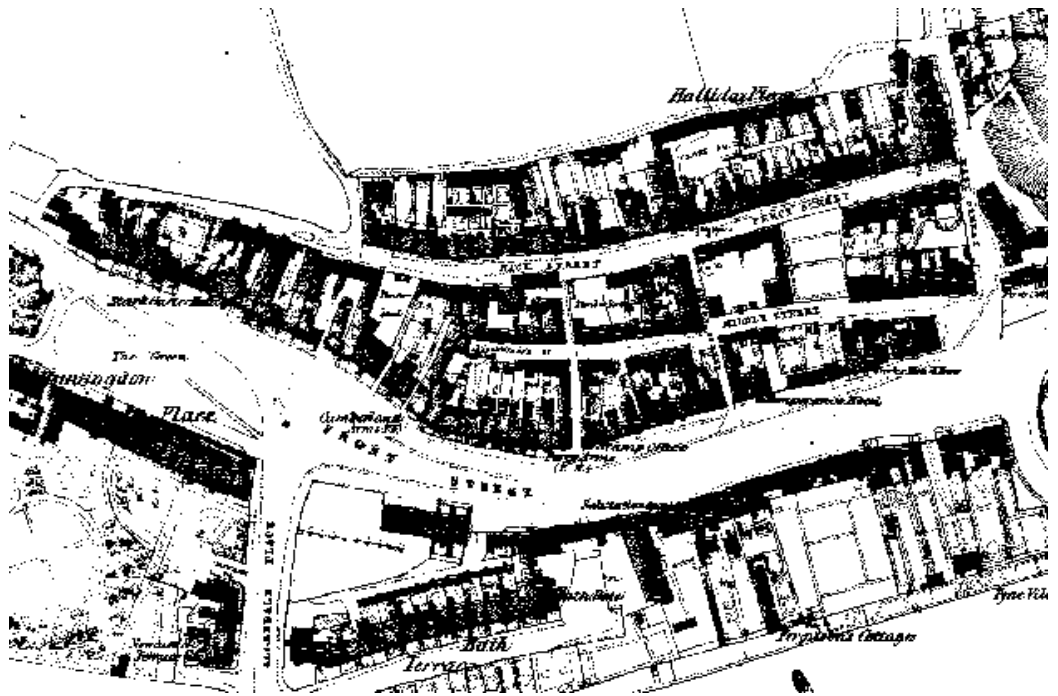
In 1811 the Whitley waggonway was established, linking a staith at the Low Light in North Shields quay and Whitley Colliery to the north. The waggonway carried coal from Whitley Colliery to the

collier brigs loading at the quays, and was located on the eastern extant of what is now Northumberland Park.

3.1.3 First Edition OS Map c.1858

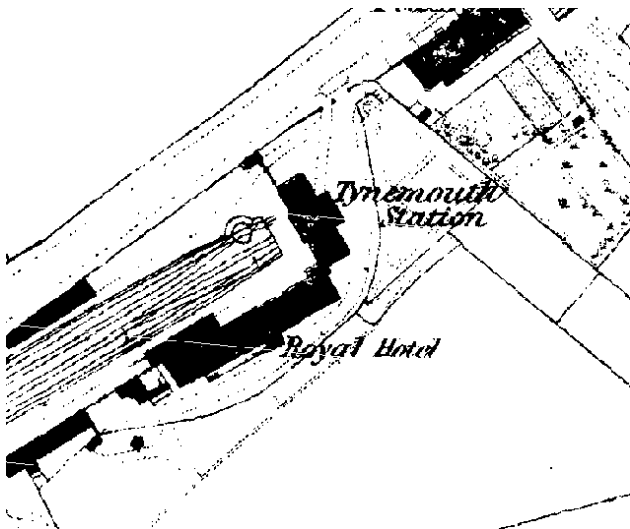
Medieval street pattern on 1st edition O.S. map

On the first edition Ordnance Survey map the village is still small, consisting of a wide Front Street and two narrow, parallel streets to the north. Despite the retention of the medieval street pattern, there are no early surviving buildings in the village, the earliest being 18th century.



The arrival of the railway and building of the Tynemouth Terminus in 1847 saw the arrival of the middle classes, who, using Tynemouth as a dormitory, resided in new terraces

built to the south of Front Street. This map shows Bath Terrace, Newcastle Terrace, Huntingdon Place, Tynemouth Place and Tynemouth Terrace being amongst the most established of these new streets, with the beginnings of Priors Terrace also evident.

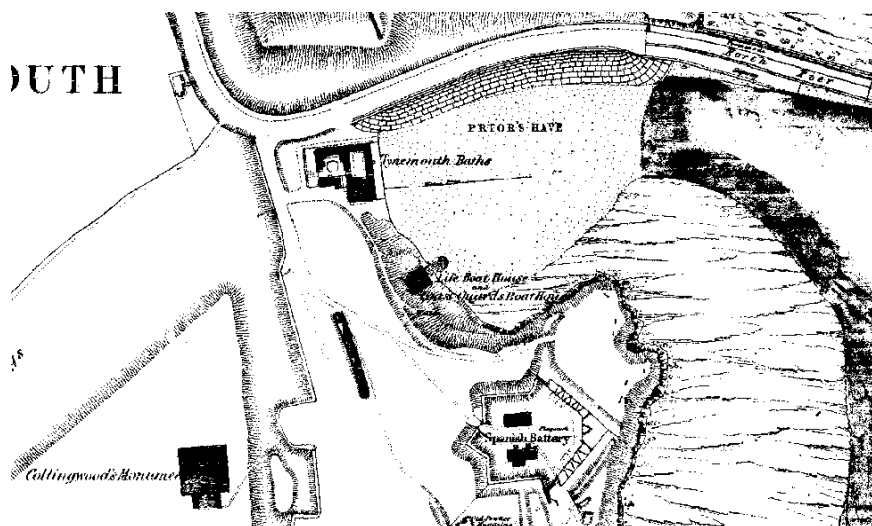


The popularity of Tynemouth as a place to visit is evident here through the number of hotels. On the map we can see the Bath Hotel and the Royal Hotel. The village is also well-served with public houses; the ones evident on this map are features of Tynemouth today, for example, the Cumberland Arms, the Percy Arms and the Salutation Inn, the latter being reported to have had a presence on this site since 17th century.

Arrival of the railway and hotel presence in Tynemouth

Despite the grandeur and suburban nature of the new homes, the village still retained, in parts, a more modest and rural feel. This can be seen in the number of yards within the village. A remnant of this remains today at Well Close, between Percy Street and Lovaine Row.

To the south of the village, around the bay of Prior's Haven, we see several features, such as the Spanish Battery, the mid-16th Century coastal defence site, so named through being manned by Spanish mercenaries, and the North Pier, built

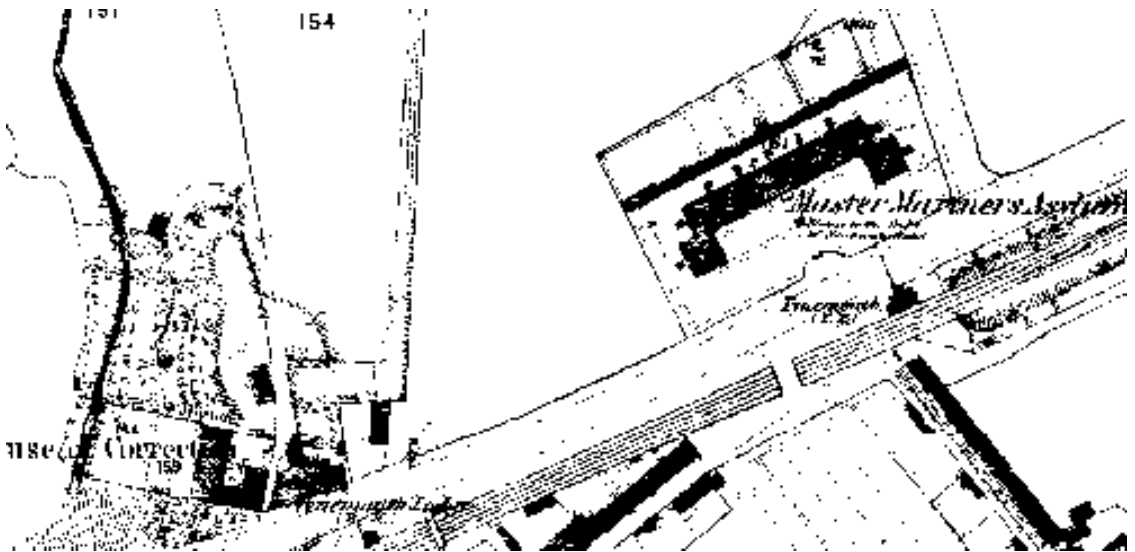


Priors Haven and Spanish Battery area

1854-1895 (partly rebuilt in 1909). The Tynemouth Baths building we see here is no longer a feature of the bay but Coastguard's and Life Boat House remain to this day, albeit with a different use. Also very much still in place today is the Collingwood Monument. Built in 1845 and erected by public subscription, the monument dedicated to Collingwood's success at Trafalgar was designed in part by John Dobson and is now a Grade II* listed building.

With regards to the Northumberland Park area, we see the Master Mariners' Asylum, the waggonway, the House of Correction and the Tynemouth Lodge Hotel (all discussed above). Although gardens are shown on this map adjacent to the House of Correction, details of the purpose and ownership of this land are not known. The layout of the gardens is rather formal, with tree-lined terraces, but it is unclear if they were for public use or not. It would be some 22 years following the production of this map that the Duke of Northumberland allocated land for a public park. The Park Committee turned down this offer but following a renegotiation by Alderman John Forster Spence, work began on the public park at Spital Dene in 1884.

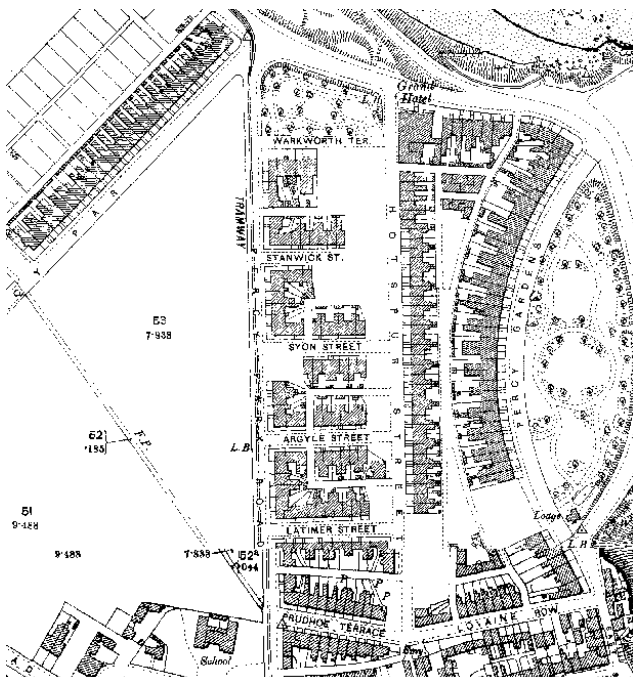
Buildings in the south west of the conservation area, with the gardens adjacent to the House of Correction.



3.1.4 Second Edition OS Map c.1897

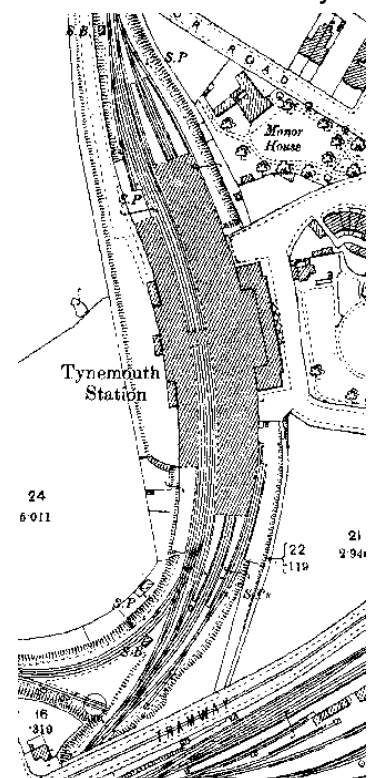
Where the previous map saw the village extend in a southerly direction, this map sees a rapid expansion to the north. This growth emerged from the Duke of Northumberland putting forward plans towards the end of the 1860s to build terraces of homes on his land. The result was Percy Park, Percy Park Road (that cut through the long-established Front Street), Prudhoe Terrace, Latimer Street and others. The showpiece of this new development was Percy Gardens, the large, elegant crescent overlooking the Short Sands and the Priory.

Expansion to the north of the village on the 2nd edition O. S. map



This growth in population demanded new amenities in the village. New on this map is a school, a police station, a drinking fountain, a congregation church, Priors Park and a tram line, which opened in 1879.

The Prior's Haven area sees the arrival of a new set of coastguard buildings, including a Rocket House, Coastguard Station and Watch House. Tynemouth Volunteer Life Brigade (TVLB) formed in 1864 and was UK's first volunteer rescue company.

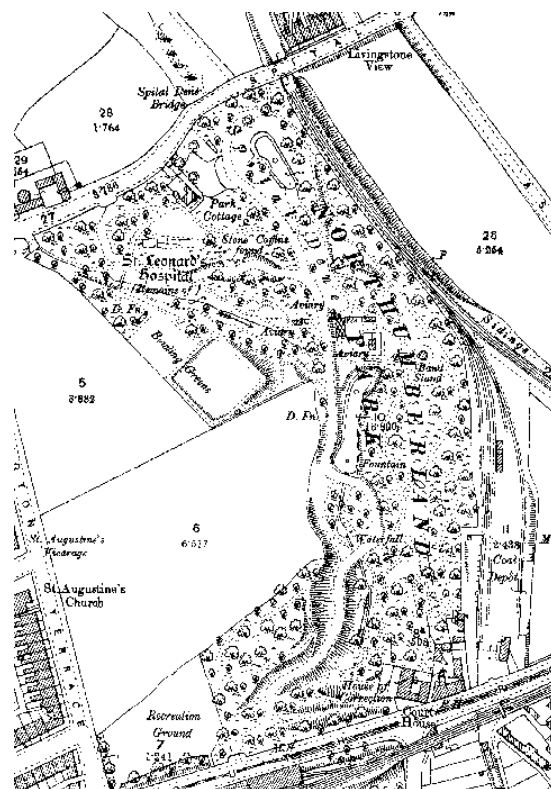


Tynemouth Station. built 1882

The biggest development in the village around this time was the building of Tynemouth Station in 1882. In its heyday the station, with its elegant iron columns and glass roof canopy, welcomed thousands of day-trippers to the coast. The station is now grade II* listed.

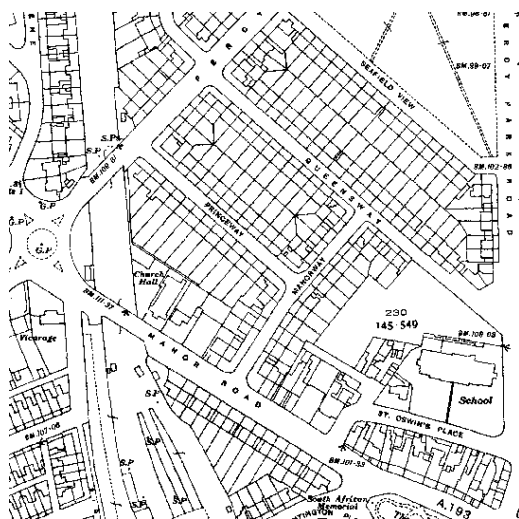
The other large development in the area was Northumberland Park. Alderman John Forster Spence campaigned for a public park in North Shields with a particular desire to provide employment during an economic depression. After Spital Dene was offered, work began on the site in 1884. During the course of laying out the park, workmen discovered the remains of the medieval St. Leonard's hospital.

The size of the whole park amounted to almost 18 acres and Captain C.T. Gomoszynski, the Borough Surveyor, designed it. The detailing in the layout of the park was very competent and included the majority of features that were desirable in parks at the time: serpentine walks, water, shrubberies, a bandstand, aviaries, bedding displays and, unusually for the region, an arrangement of rockwork. The Duke of Northumberland opened the park on 11th August 1885.



Northumberland Park on the 2nd Edition O. S. map, around 12 years after it opened

Inter-war development on 4th edition O.S. map



3.1.5 Third Edition OS Map c.1916

On this map there are few significant differences from the previous map. The conservation area saw little change within the 20 or so years between the productions of each map, although areas outside of the boundary grew considerably. The most prominent difference to the conservation area is the addition of Park Avenue and Park Terrace, which overlook Northumberland Park.

3.1.6 Forth Edition OS Map c.1937

This map sees the development of several streets of inter-war semi-detached properties, namely Seafeld View, Princeway, Queensway, Manor Way and Manor Road.

3.1.7 Modern Map c.2000

Looking at the modern map on page 2, it is clear to see that the village has generally remained similar to when it first developed. A closer look, however, reveals some changes, such as the additions of the apartment blocks of Rington Court and Sandpiper Court on Hotspur Street. The gap site on Percy Gardens has been filled in with Priory Court. The reason for the gap in the crescent was due to its construction being left to individual owners and builders; the site of Priory Court (sites 7 to 13) stood empty due to the bankruptcy of the developer in 1876. The site of the Goods and Fish Station south of Tynemouth Road has been replaced with several blocks of apartments, which, in keeping with their proximity to the Collingwood Monument have names including Nelson House, Sovereign House and Trafalgar House. Last of the large, modern developments are the 1990s apartments on East Street and the north east corner of Front Street (although a retail unit occupies

the ground floor here). These new buildings fill a site that was cleared following bomb damage in the Second World War.

Northumberland Park has seen many changes over the years. The Pet's Cemetery was opened in 1948 and has survived as a popular feature in the park. The bandstand had been removed by 1938 and the shelter, glass houses and aviaries were demolished in the late 20th Century. The pond in the basin in the north east corner where Spital Dene once flowed has disappeared to be replaced by a grassed area. Park Cottage was replaced in the mid 20th Century with Park House, which is situated to the west of the original property. Stone lions that were situated at the north entrance of the park were temporarily removed in the early 1990s for repair and maintenance works; they never returned and their location is not known. Other early 1990s developments include the part of the park adjacent to Park Terrace being made over to allotments.

3.2 Archaeology

Tynemouth Castle, Priory and Iron Age site form a Scheduled Ancient Monument in the conservation area. The archaeological remains of the medieval St Leonard's hospital in Northumberland Park are potentially very interesting. The site is also the location of one of the older graveyards in Tynemouth, first mentioned in 1645. Many people were buried here during the Civil War when access to the priory church was limited.

There have also been several other archaeological finds within the conservation area, some suggesting a prehistoric presence. See 7.2 *County Historic Environment Record Entries* for more information.

4 Spatial Analysis

4.1 Development Pattern

The conservation area is based on the medieval village core of Tynemouth, plus the open space and development around it. This development of an historic village has left a varied development pattern with most of its medieval rural road layout intact and much of the later development pattern based on pre-existing field boundaries. As the village grew dramatically in the early to mid- twentieth century a development pattern responding to the influence of the suburban fashions of the time emerged.

4.1.1 The Village Core

As is traditional of medieval village forms, the original settlement developed as a cluster of buildings at an appropriate point along a main linear route. The route was a main east-west route through the area (now Front Street). As stated by the Historic Environment Record entry for the medieval village (see page 33), in 1336 there were 117 houses in four east-west rows, and open land outside the priory gate. Some of this early basic development pattern survives intact- see Front Street northwards to Lovaine Row on the map on page 2. However, despite this survival, nearly all of the buildings lining the streets in and around the village are now from the mid eighteenth, nineteenth and twentieth centuries.

4.1.2 Modern Growth

Several similar suburban areas grew in the way they did because of field boundaries, and therefore different landowners. In Tynemouth this is not the case, probably because the Percy family owned the majority of the land.

The arrival of the railway in the mid-1800s had a profound effect on Tynemouth, not only on its development pattern but on its size, as hundreds of acres of agricultural land were eventually laid out

as suburban streets, initially spreading east from the station, then north east, then west (mostly not in the conservation area), and eventually spreading out in all directions. The railway and station in Tynemouth today remain of high significance in both the conservation area and its environs. It is an important form of transportation for both locals and the many visitors Tynemouth sees daily. It serves as a focus point for the community; this was most evident in the 1980s when plans for its demolition were abandoned following a concerted effort from local people and the Council. As well as a station, it functions as an art display area and as a venue for a weekly market. It's architectural and historic value is recognised in its Grade II* listed status.

4.2 Layout, Grain and Density

The village core's early layout was based on a series of plots stretching away from the main street, each with a building pushed to the front of the plot to face the street. Many individual buildings were built up against each other forming strings of buildings with a linear, but informal edge that flowed organically with the street and topography rather than being planned and rectilinear. Behind this were secondary buildings and structures in gardens or yards, including cottages, barns and circular horse-driven gin-gangs. Tynemouth Village also had a further two parallel streets running behind the northern part of the street, although some parts of these had a slightly different layout in that they contained farm yards. Because of the incremental way in which the village developed, the grain of the core 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.

Later insertions and redevelopment tend to follow layouts and densities typical of the time; 19th century/early 20th century terraces densely built with small front gardens and back yard or small garden. The streets in the western part of the conservation area have typical 1930s low-density semi-detached homes with large back gardens.

4.3 Views within the Area

Views within the conservation area are controlled by the development pattern; consisting mostly of long terraces, these views are mostly long and uninterrupted. Oblique views of the streets and terraces tend to bring the architecture to life, its bays, gables, dormers and garden subdivisions in particular creating attractive visual rhythms. Similar oblique linear views to the rear of some of the terraces are less intrinsically attractive except where groups of surviving offshoots echo the grain and rhythm of the front elevations.



Rhythm created by bay windows on Argyle Street



In contrast to these linear, enclosed views are the open views created by the area's many open greenspaces, such as the land at Percy Park and Prior's Park. The wide, uncluttered views created by these spaces prove this is a conservation area of great variation and interest. The layout of the planting and footpaths in Northumberland Park create a diverse mixture of open and enclosed views, typical of a

Combination of enclosed and open views in Northumberland Park

park of its age and style. Views would have been an intrinsic part of the original landscape design.

A good, unfolding experience of the area (known as “serial vision”) is had by travelling from Tynemouth Station along the curve Huntingdon Place onto Front Street. The enclosed nature created by the wall of King’s School and the properties along this route slowly widens out to reveal Front Street, with its village green, range of interesting properties and bustling atmosphere.

5 Character Analysis

5.1 Character Sub-Areas

Based on their age, layout and character, four main different types of development can be identified in Tynemouth Village conservation area.

- **Village Core:** for example, Front Street, Percy Street and Lovaine Row.
- **19th/early 20th Century Terraces:** for example, Priors Terrace, Percy Gardens and Park Avenue.
- **Inter-war Semi-detached Properties:** for example, Queensway, Princeway and Manorway.
- **Open Spaces:** the green areas of Priors Park, Tynemouth Green and the Spanish Battery area.

5.2 Land Use

Most land uses in the area are those generally found in traditional villages centres and suburban neighbourhoods: residential, local retail, and local services such as a post office, churches, pubs, library, health services, parks and a railway station. Locally owned niche style shopping in particular define the character of Front Street.

Most of these uses are historic, generating over time a traditional village feel of “core” and “hinterland”, the two being inter-related - the animated village core has a vibrant economy of shops and local services, the general decline of which, through vacancy or change of use, would harm the character of the whole area. For this reason, ground floor changes of use away from retail and local services should not be encouraged in the **Village Core Sub- Area**. Similar concerns to those relating to flat conversions (see below), and others such as signage, should be controlled in relation to changes to commercial use, to ensure character and appearance are not harmed.

The dominance of residential use defines the character of much of the **Village Core Sub-Area** and all of the remainder of the conservation area. Nearly all of the **Inter-war Semi-detached Properties Sub-Area** is made up of single-family dwellings. Conversions of single-family dwellings to flats dominate in the **Village Core** and **19th/early 20th Century Terraces Sub-Areas**. Should this continue it 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.

The impact which all the land uses in the **Open Spaces Sub-Area** have on the area is also profound, helping to define the low density, high amenity, busy character of the area. In terms of land use, the impact that Tynemouth Station now has is quite high, as one of the defining factors of the area’s development historically, its size and its function.

5.3 Hierarchy of Buildings

It is common in historic villages for there to be a few houses that appear more important than the others due to their size or location; in Tynemouth’s case, the **Village Core** has been incrementally redeveloped over many decades (even centuries), such a clear order of buildings is not now found

here. The uniform nature of the buildings in the **Inter-war Semi-detached Properties** and **19th/early 20th Century Terraces Sub-Areas** means there is little planned hierarchy here, although some terraces in the latter, namely Percy Gardens, do have a greater presence than elsewhere due to their grander scale, design and positioning.

There are some buildings, which, by their design, history, siting and use, do have true landmark qualities: the station, the former Congregational Church (now Land of Green Ginger), the Master Mariners' Homes, Holy Saviors Church, North Pier, the Castle, the Priory and the Collingwood Monument. Tynemouth Village conservation area has many other buildings of great merit but it is considered that these have the greatest landmark qualities.



The grand scale of Percy Gardens



5.4 Architectural Qualities

5.4.1 Form, Height and Scale

The **Village Core Sub-Area** has the dominant built form of two or three story terraces with pitched roofs. Buildings are mostly two or three bays wide, but there are some five bay buildings (for



Typical Village Core building

example, 9 Front Street and Turks Head Hotel). Few buildings are symmetrical. Many use attic space as an additional storey. Most buildings are grouped in organic strings often with a lively, varied ridge line, either because development steps down the lie of the land, or because actual building heights vary. This simple, traditional built form is inherently attractive.



As well as the main form in this sub-area, there are others. The apartments on East Street and the last building at the south east of Front Street are three storeys in height but have four storey corner turret features. 69A and 35 Front Street are unusual in that they have flat roofs; the latter in particularly unusual in that it is only one storey in height.

The **19th/early 20th Century Terraces Sub-Area** is very similar to the **Village Core Sub-Area** in terms of storeys, bays and symmetry, but here the buildings are of a

larger scale. Some streets, such as Bath Terrace, Huntingdon Place and



Stairs to property entrance on Northumberland Terrace

streets, such as Bath Terrace, Huntingdon Place and

Northumberland Terrace have basements/lower ground floors and their entrances are accessed from stairs. The apartments in the south of the conservation area, such as Nelson House, are four storeys in height. There are some one-storey properties such as 61 and 62 Hotspur Street and the hidden Percy Garden Cottages, and flat roofed properties such as Sandpiper Court and Priory Court.

Inter-war semis are generally in symmetric pairs but this can be lost where there have been extensions



One storey Percy Garden Cottages



In the **Inter-war Semi-detached Properties Sub-Area**, almost all properties are two-storey, two bay, with pitched roofs. Individually the properties are not symmetrical but they almost always join with another to form symmetry. This symmetry has been lost, however, on occasions where homes have had side extensions.

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 Georgian to late twentieth century. The main architectural periods in the conservation area are:

- *Georgian*

The main architectural style of the 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 that often came from style handbooks. The proportions and detailing of Georgian architecture follow rigorous principles, and result in unfussy, straightforward buildings.

- *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 grandeur of the building owner with splendid, high-class architecture. Rich, traditional materials are used such as brick, stone, iron and timber with good quality, solid construction and plenty of flare. The three strongest Victorian revival styles were Italianate (with low roofs, bracketed eaves and some stucco), Queen Anne (red brick with Dutch gables, white joinery, doorcases and terracotta) and Gothic (defined by verticality, asymmetry, pointed arches, gables and carving). There were also other revival styles and, in reality, much followed an eclectic, yet thoughtful approach to style. In addition, the Arts & Crafts or Vernacular Revival style began in the late nineteenth century, continuing into the mid twentieth. The finest example of Victorian architecture in the conservation area is Tynemouth Station, with its Gothic style brick passenger building and spectacular glass and ironwork interior. The building is Grade II* listed.

- *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, plus townhouses and shops in revived town centres. Architecture of the 1920s and 1930s developed along three main styles; Tudorbeathan or Old English rustic cottage revival style, a Georgian revival (especially for townhouses), and the Moderne or International style. Art Deco developed during this period, with geometry, abstract shapes, and smooth, sleek lines. The Arts & Crafts style developed further with high quality, individualistic architecture based on traditional, unassuming vernacular ideas that created informal, picturesque and rustic buildings with a great attention to detail, high quality materials and traditional skills.

- *Mid to Late Twentieth Century*

The second half of the twentieth century saw a wide range of stylistic approaches develop and merge. Much in the 1960s and 70s were based on the purist, functional forms of Modernism or the International style (plain flat-roofed boxes with little decoration and large windows).

High quality housing from the late Georgian, Victorian, Edwardian and early to mid twentieth century periods is often some of the most desirable and valuable in urban areas, with comfortable, well-built, well-presented dwellings in leafy surroundings. Some of the buildings have been specifically designed with a flare for high quality architecture.

5.4.3 Features, Detailing and Materials

The quality of the conservation area's architecture relies on a range of architectural features and detailing, which are treated in different ways, influenced by the architectural styles used and the staged development of the area.

The features are:

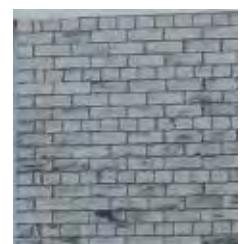
- masonry
- doorways, including porches
- windows, including bay windows
- roofs, including ridges, eaves, verges, gables and dormers
- chimneys
- rainwater goods, such as drainpipes and gutters
- shopfronts

A few of these details have been altered over time but a great number of authentic architectural features are intact in detail.

5.4.4 Masonry

Brick is the main material and is the basis of most buildings' warm, well-matured visual appearance. Bricks used vary considerably, older ones generally rougher in texture and mottled in appearance, newer ones more smooth and crisp. All have attractively stained and weathered with warm, uneven tones across elevations. Broadly, there are three main brick types in the area:

- mottled red-brown bricks in the late Georgian and some Victorian buildings



Older mottled bricks at Newcastle Terrace, white bricks at Argyle Terrace and more evenly toned bricks at Manorway



- smoother, white bricks in the Victorian buildings
- more evenly toned, darker bricks in much of the early to mid twentieth century buildings

Within these there is considerable variety, illustrating the area's phased growth. Most is laid in English garden wall bond (mainly three rows of stretchers to one of headers) or, in later buildings, in stretcher bond. The conservation area has a high proportion of buildings that make use of the attractive Flemish bond. Pointing - the way mortar is finished off between the bricks - is generally flush or slightly recessed. As bricks in the older buildings are more rough, pointing tends to be more visually prominent, whilst the crisper lines of later brickwork makes pointing finer and less noticeable. Several properties have painted elevations, which unfortunately masks the attractive brickwork.

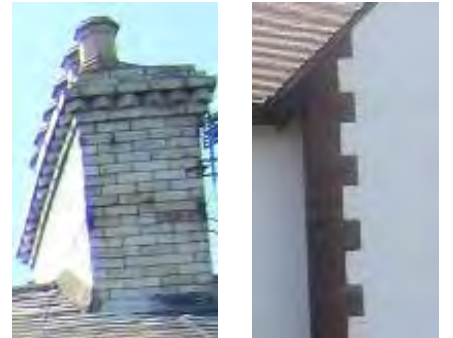


English garden wall bond at Northumberland Terrace, stretcher bond on Front Street and Flemish bond on Hotspur Street.



Romanesque detailing at the Percy Arms

Brick is often used instead of stone for architectural detailing, to highlight windows, doors, gables, eaves and chimneys as notional quoins, and as patterning in elevations. The Percy Arms uses subtle Romanesque column detailing to enliven its elevations.



Brick detailing throughout the conservation area



Roughcast render above brick on Queensway

Another masonry treatment used in the area is roughcast render, which was used extensively in late Victorian, Edwardian and early to mid twentieth century buildings, though less so in the terraces. It is often used on upper floors above red brick, such as in the **Inter-war Semi-detached Properties Sub-Area**. Examples of where roughcast render is unpainted it should remain so to retain its rich patinated character.

The conservation area has few stone buildings; they include 1 and 3 Tynemouth Road, 5-6 Oxford Street, the Grand Hotel, the Land of Green Ginger, Master Mariners' Homes, Tynemouth Lodge Hotel, Correction House and 1 Coastguard Cottages. There are a few on Front Street, but only number 18 remains unpainted. The stone is natural, local, yellow sandstone ashlar. 6 Well Close is unusual in that it is constructed from sandstone rubble.



Ashlar 1 Old Coastguard Cottages and rubble 6 Well Close

Sandstone is used for architectural detailing in many houses, where bay windows, door and window surrounds and quoins are used to enliven elevations. This has been used generally quite simply in the **Village Core Sub- Area**, but much more extravagantly in the **19th/early 20th Century Terraces Sub-Area**, in particular, Percy Gardens. Much of the stone used however, has been painted. All

natural stone would originally have been unpainted and much remains so, patinating to an attractive rich, textured appearance. All unpainted stone should remain unpainted to retain this character.

Another masonry treatment of the area used as detailing to enliven elevations, particularly in the **Inter-war Semi-detached Properties Sub-Area**, is red clay tile hanging. This is common on bay windows, often with shaped patterns.



Tile hanging at Manorway



Sandstone detailing: from simple on Percy Street to elaborate on Percy Gardens



The Watch Club House and Watchtower – both Grade II listed – and the tiled faience at Tynemouth Lodge Hotel

Two unusual buildings are not constructed from brick or stone; the weatherboard Tynemouth Watch Club House and the reinforced concrete Watchtower at Percy Gardens. Similarly, the Tynemouth Lodge Hotel, although mainly constructed from stone, features a prime example of the yellow

and brown tiled faience style that was popular in the early 20th Century.



5.4.5 Doorways

The doorways in Tynemouth Village conservation area range from very simple to very elaborate.

In the **Village Core Sub- Area**, doorways



Simple stone surrounds to the grand porch of 3 Front Street in the village core

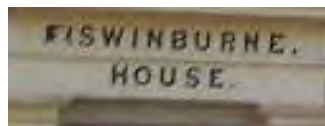
generally have a simple stone surround. Many properties on Percy Street have attractive round-headed doorcases, while the Cumberland Arms makes use of stone ogee arch surrounds. There

are not many examples of hoods and porches in this sub-area, but they can be found - the porches of 3 and 8 Front Street deserving a particular mention.

The case is similar in the **19th/early 20th Century Terraces Sub-Area** although hoods and porches are much more prevalent here. This can range from the simple hoods of 11a to 19 Hotspur Street to the grand scaled, richly detailed porches of much of Percy Gardens. The unfussy stone surround is still dominant here however, and some properties have particularly special examples of these where the home's name is carved into the lintel.



A simple hood on Hotspur Street to one of many elaborate porches on Percy Gardens



Two of the several examples of the home's name carved into the lintel

In the **Inter-war Semi-detached Properties Sub-Area** buildings' doorways generally feature either a simple hood or a porch. Properties on Queensway, Princeway and Seafeld View have original brick porches. Several properties have added porches that are not historically accurate.

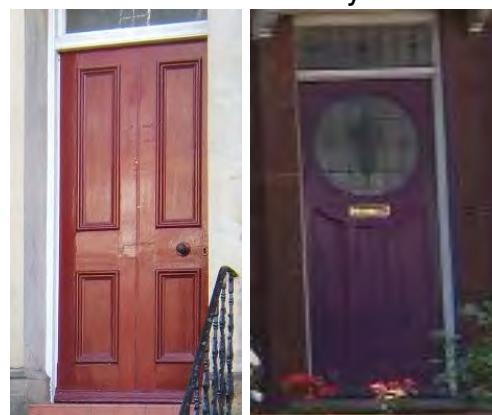
Brick porch on Queensway



Overlight at 24 Front Street

Throughout the conservation area, earlier doorways incorporate an overlight rather than having glass in the door; some of these are plain, whereas fancier examples can be found at 24 Front Street and 1 and 3 Tynemouth Road. The doors of later properties are usually part-glazed, often with glazing bar patterns or leading. The conservation area has a good retention original timber doors but there are also many examples of historically inaccurate

doors, i.e. uPVC, glazed and historically unsympathetic colours. The most historically appropriate ones are in dark, rich colours such as black, reds, browns, greens and blues, with frames being nearly always traditional white.



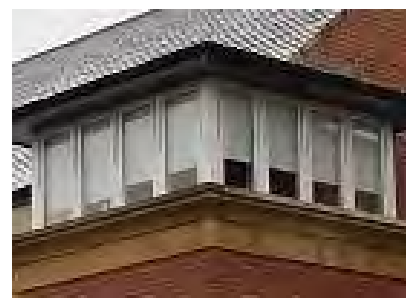
Examples of original doors throughout the conservation area

5.4.6 Windows

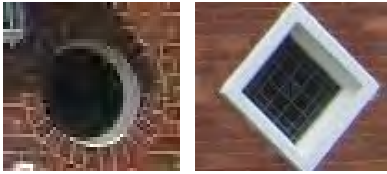


Earlier window openings are strongly vertical, one of the defining features of late Georgian and Victorian architecture. Early window openings are simple with square or angled natural sandstone sills and lintels (some of the very oldest properties do not have sills). Many of the later openings are larger and more horizontal, but subdivision of the windows within them still strongly emphasises verticality.

Vertical emphasis in windows



There are a small number of different shaped windows in the conservation area. There are several round-topped windows, such as those at 1 Front Street. The occasional small, round, porthole-style window can be found in the **Inter-war Semi-detached Properties Sub-Area**. 5 to 10 Hotspur Street feature particularly interesting diamond-shaped windows.



Round window at Manorway and diamond window at Hotspur Street

Bay windows are generally not original features within the **Village Core Sub- Area**; there are some examples above the shops on the south side of Front Street but they appear to be later additions. They also feature quite heavily in the north west part of Front Street, but these properties are more recent than the majority of this sub-area.



The range of bay windows in the 19th/early 20th Century Terraces sub area

Bay windows are a prominent feature of the **19th/early 20th Century Terraces** and **Inter-war Semi-detached Properties Sub-Areas**. Within this there are variations.



In the **19th/early 20th Century Terraces Sub-Area** is a wide variety of single and two-storey, angled, curved, faceted or square bays are used to animate the elevations. Some match the house in materials whilst others are enlivened with contrasting sandstone, brickwork or render, plus lead or slate roofs. Most flat roofed bays have solid parapets but interesting double-height castellated bays can be found on Argyle Street, Syon Street and Hotspur Street. Some properties, especially in Percy Gardens, use decorative ironwork on or above bays. The roofs of the single storey bays at 4 to 9 Warkworth Terrace extend sideways to cover the doorway as a porch. Bay windows are attractive,

Bay windows in the Inter-war Semi-detached Properties Sub-Area

prominent features that help define the distinctive grand nature of the architecture in this sub-area.

In the **Inter-war Semi-detached Properties Sub-Area**, bay windows are a definitive feature of the architecture. Here we see mostly two-storey, curved, angled or square bays, with tiles being used to animate the elevations. Double-height bays often extend up into roof gables.

Of the conservation area's windows themselves, originals can probably be found in equal measures to replacements. Where original windows remain they add so much to the proportion and character of the building and it would of benefit to see them retained.

Traditional windows in the area's Georgian buildings would have had multiple panes of glass (generally six, nine or twelve). Late Georgian and Victorian buildings would be double-hung vertical sliding timber sashes. As Victorians produced larger panes of glass, glazing bars were used less but by the Edwardian period and later, glazing bars were reintroduced as decorative features and the top sash was often smaller than the bottom sash. Early to mid twentieth century buildings began to



Original Georgian and Victorian windows



Original leaded casements

use side and top-hung casements instead of sliding sashes, still with smaller toplights containing leaded, painted or textured glass (for example, in the **Inter-war Semi-detached Properties Sub-Area**). Unfortunately, the permitted development rights of homeowners have seen the loss of many original windows. uPVC windows are appropriate only in late 20th and 21st century buildings in the area and are an inferior substitute for traditional timber windows. Some properties however, have opted for good quality traditional timber replacement windows.

The authentic use of leaded and coloured glass is important to the appearance of the many windows in the early 20th century properties, where each pane is individually leaded into the window, creating intricate and lively reflections that add to the vitality of the architecture. Where it is commendable that some have attempted to recreate this in modern replacements, where lead and/or colour is sometimes applied to a single pane of glass instead, this does not have the same effect, leaving a flatter appearance.

Late Georgian and Victorian window frames were usually painted off-white. Later ones are nearly always white.

5.4.7 Roofs, Gables and Dormers

Many roofs in the conservation area are unaltered and are important architectural features that enliven the character of the area considerably. Many other roofs, however, have been unsympathetically altered.



Unhipped and hipped roofs

Traditional dual pitch roofs without hips are the basis for much of the buildings in the **Village Core Sub- Area**; this continues into the **19th/early 20th Century Terraces Sub-Area**. This changes in the **Inter-war Semi-detached Properties Sub-Area**, where the hipped roof dominates. A roof of interest is the



Mansard roof at Queensway

mansard roof of the block on the corner of Queensway and Percy Park Road.

Gable at 18 Manor Road



There are examples of where roofs take on more energy with complex, stepped shapes bringing the roofscape to life. A variety of gables and hips are used to create dramatic, cascading forms that add to this area's special interest. Some roofs have a gable to the street, varying in size and design, from the quite modest - just peaks above windows - to what can be almost a full additional storey in the roof space. Designs are quite varied, demonstrating individuality and architectural quality. Varying examples of this are at 18 Manor Road, 9 Manorway and the rear of 45 Front Street.



Dormers in the village core



Inappropriate dormers in the 19th/early 20th Century Terraces Sub-Area

Dormer windows can be found in many - but not all - of the buildings in the **Village Core Sub- Area**. Interesting dormer windows are the non-symmetrical pair at 3 Front Street. The Salutation Inn has large dormers with ornate bargeboards. 24 Percy Street has a catslide dormer. There are, however, a high proportion of inappropriate new dormers and alterations to existing ones here. These, especially the former, have an adverse effect on the village's roofscape.



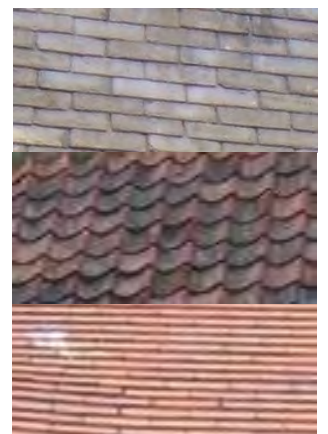
Barrel-headed dormers at the Grand Hotel

There are more dormers in the **19th/early 20th Century Terraces Sub-Area**, although almost all of these are inappropriate examples: too large, badly placed, incorrect shape, or poor choice of materials. Where original remain, they are generally modest in size, some with attractive timber bargeboards and finials. 2-3 Huntingdon Place has an attractive series of barrel-headed dormers, as has the Grand Hotel.

Modern rooflights can be found in abundance within the conservation area; they are often too large and inappropriately placed. Original rooflights can be found too (small frameless panes of glass –“glass slates”) but are less common. There are examples at Tynemouth Place.

Dormers in the **Inter-war Semi-detached Properties Sub-Area** are very rare, at least on the street-facing elevation. There are few examples of rooflights.

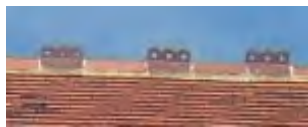
Three traditional roof coverings are found across the conservation area. Natural Welsh slate is used on most pre and early 20th century buildings. Welsh slate is rough looking with slightly uneven edges and subtle variations in shade and tone, often with purple hints, which helps define the richness and



Roof coverings in the conservation area, from top: natural slate, red tiles, pantiles

texture of the area's character. Most of the remaining buildings across the conservation area use red clay plain tiles; this is mainly in the **Inter-war Semi-detached Properties Sub-Area**. There are occasional examples of red interlocking clay pantiles, such as at 6 Well Close and several properties on Percy Street. Much of the original roofs have a patina and slight roughness brought about from years of weathering; where they have been replaced they have an unnatural shiny appearance.

Eaves are treated modestly. There is variation on the size of the overhang but eaves on the later buildings generally tend to overhang more. Verges can be rather modest: on many buildings they are plain or stone watertabling, whilst a few others do have brick detailing. Most ridges tend to match the roof covering, although there are properties where a red clay ridge contrasts with a slate roof. Most of the properties in the **Inter-war Semi-detached Properties Sub-Area** have crested ridges. Finials are rare features.



Crested ridge at Queensway



Stone verges on Northumberland Terrace

5.4.8 Chimneys

Chimneys add to the roofscape considerably, and the variety of striking chimneys in the conservation area is impressive.



In the village's older buildings, main chimneys are usually at the ridge, one at each end of the building, adding to the symmetry. Some make use of brick and stone detailing, are large and grand in scale, and have many pots. Many pots do survive, most cream or red clay, but some chimneys have seen a great loss of these. Also many chimneystacks have been truncated, significantly altering the roofscape. In the **Village Core** and the **19th/early 20th Century Terraces Sub-Areas**, no street remains free of these losses.

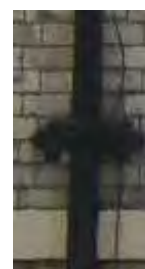
The **Inter-war Semi-detached Properties Sub-Area** sees much more retention of chimneys in their original form. They are less grand than in the other parts of the conservation area but still of impressive scale and many have a simple brick detailing. They are generally positioned at the ridge in the centre of a pair of semis. Unfortunately, very few late 20th century buildings in the conservation area have chimneys, resulting in a much blander roofscapes.



Typical chimney of the Inter-war Semi-detached Properties Sub-Area

5.4.9 Rainwater Goods

Gutters and downcomers (drainpipes) are generally not prominent features of the architectural design and few survive in place. Many would have been traditionally cast-iron and painted. Many have been replaced with plastic, which is more flimsy in appearance. The retention is at its greatest in the **Inter-war Semi-detached Properties Sub-Area**. It can sometimes be common for the colour of rainwater goods to match the joinery colour scheme and there is an example of this at 8 Manorway. There are some surviving faceted cone shaped hoppers, such as at 10 Front Street and decorative brackets, such as those seen at 31 Hotspur Street.



Decorative bracket at Hotspur Street

5.4.10 Shopfronts



Traditional style shopfronts on Front Street



1930s detailing at 61 Hotspur Street

Shopfronts make a large contribution to the conservation area, with commercial uses forming a major part of Front Street, and to a lesser extent, Percy Park Road. The impact made by these shopfronts is varied, from the positive impact of those that respect the traditional nature of the street scene, to the negative impact of those that do not. Good examples are those that have refined and discreet signs and non-illuminated advertisements, and good retention of original features. One such feature that graces several shopfronts are corbels (or console brackets). They are a common feature where shopfronts were added when houses were converted into shops from 1860 to 1880. Poor examples of shopfronts are those that often follow corporate styles that have large plastic fascias in bright, gaudy colours. 21 to 24 Front Street is a particularly distinctive collection of shopfronts, with 21 being the most exuberant. 4 Percy Park Road is of particular interest, with its curved window, and this is reflected in its locally registered status. 61 and 62 Hotspur Street are subtly special with their restrained 1930s detailing (although much original detail has been lost from number 62).

5.5 Contribution of Spaces

Spaces, both large and small, make a significant contribution to the detailed character of the area. The main spaces in the conservation area are:

- Priors Park
- Northumberland Park
- Tynemouth Green
- Spanish Battery and Howl Ings area
- Other spaces such as Percy Gardens and the Seafield
- Domestic Gardens

As well as these, the roads, pavements and verges are also considered.

Together these represent a significant amount of green open space in the conservation area, and there is more beyond that is not within the boundary. Trees make a significant contribution to most of these spaces and indeed the conservation area as a whole. Tynemouth Village has many mature native trees in its streets, gardens and open spaces (sycamore, ash, horse chestnut and many other species- see TPO details on page 33). This mature green character should be protected and managed into the future to ensure long-term sustainability. All trees are given protection as part of the conservation area status and over 150 trees are formally protected with tree preservation orders. Trees provide light and shade, beauty and a sense of history. Seasonal changes mean they provide variation throughout the year. The green nature of the area can be seen in the aerial photograph.



The collective contribution that these spaces make to urban ecology must be high, and this should be recognised in their future management.

5.5.1 Priors Park

Priors Park first appears on the second edition O. S. map, and therefore it opened sometime in the 1890s. This map informs us that the park had tennis grounds then; and with the same amenities today, this park has been providing a sporting facility in the village for over 100 years.

It provides a large green space within the conservation area, and as one of only 26 designated Site of Nature Conservation Importance (SNCI) within the borough, its biodiversity value is high.

Sports facilities at Priors Park



5.5.2 Northumberland Park



As discussed earlier, Northumberland Park opened in 1885, and continues to provide a fantastic facility for outdoor recreation today. The park was laid in a typical Victorian municipal park style and many of its original design features and recreational facilities remain today.

The park has a main north to south drive, from which other

Main walkway and lake in Northumberland Park

paths flow from, including serpentine woodland walks. Incorporating the natural dene, it features a lake that although retains its original layout, has lost some of its historic features such as a fountain. The park also retains its bowling greens and associated pavilions, but its greenhouses, aviaries and bandstand have been lost.



Pet Cemetery

By combining enclosed woodlands with open spaces, and formal walkways with play areas, the park is a space of great quality and appeal. Historic interest is provided through the listed mediaeval remains of St. Leonard's Hospital and a pet cemetery in the north west corner. The park's special local interest is recognised in its locally registered status. In terms of biodiversity, Northumberland Park is a SNCI and much of it also forms part of a wildlife corridor.

5.5.3 Tynemouth Green



This attractive, landscaped area on Front Street is marked as "The Green" on the first edition O.S. map and hence has been a feature of the village for at least 150 years. It contains the listed South African War Memorial of 1902, Statue of Queen Victoria of 1902 and the First World War Memorial of circa.1920.

The Green underwent some refurbishment works, completed in April 2003, that included new gravel paving, new trees, new

perimeter stone plinth and trip rail, and the restoration of Queen Victoria's setting. The Green's historical importance and popularity was recognized in its addition to the Local Register in February 2007.



Queen Victoria statue at the Green

5.5.4 Spanish Battery and Howl Ings area

The south part of the conservation area, including around the Spanish Battery and Howl Ings area along the river, provides a substantial amount of greenspace. Mostly undeveloped (apart from the properties at Spanish Battery and the Collingwood Monument) and largely free from trees, this area provides fantastic open vistas out to sea, along the river and across to South Tyneside. This space also is a pleasant walking route along to the Fish Quay, as well as part of the SNCI that includes most of Priors Park and the Priory area.

Collingwood Monument at Howl Ings



5.5.5 Other spaces such as Percy Gardens and the Seafield

There are several other open spaces in the conservation area that significantly contribute to the area's character. These include Percy Gardens and the Seafield. The area in front of the homes in Percy Gardens, along with its private



The Lodge at Percy Gardens

road, was to add to the crescent's exclusive nature. This space was planned to be held in common by all the residents, and a gardener was hired, who had his own lodge in the south of the gardens. The lodge remains today. The triangular area between Percy Park, Seafield View and Percy Park Road – known as the Seafield – provides an open space for recreation and an uncluttered view out to sea. In the past the space was a venue for exhibitions and entertainment, and often for cattle grazing.

5.5.6 Domestic Gardens

The majority of properties in the **Village Core Sub- Area** do not benefit from front gardens, and back gardens are generally small. Exceptions to this are the properties at the south east end of Front Street, who have large, green back gardens.

The properties in the **19th/early 20th Century Terraces Sub-Area** are characterised by small front gardens and a small back yard, reflecting this area's high density. Again, there are exceptions, such as Bath Terrace, with its large gardens across the street from the properties. Another pattern is that



New railings in an accurate, traditional style at Priors Terrace

the grander properties (for example, Priors Terrace and Percy Gardens) have larger gardens than those not-so-grand. Most properties here would have had front boundary treatments made up of a low stone plinth with iron railings. Few original railings remain in the conservation area, most likely to be lost during the Second World War. Some properties have commendably restored their railings to original standard, but many have seen the installation of flimsy-appearing, ill-advised replacements. While

most properties have left just the stone plinth, many have built historically inaccurate brick or stone walls. Within the gardens themselves, we see lawns with beds of shrubs, perennials, the odd ornamental tree, and paths to the front door. The gardens are generally well kept: few could be said to be ill maintained. There are examples of where gardens have been covered with hardstanding. Although potted plants have enlivened many of these spaces, hardstanding in general is inappropriate and further infill would dramatically affect the amenity of the area.



Well-kept gardens in this area



Typical wall in the Inter-war Semi-detached Properties Sub-Area

In the **Inter-war Semi-detached Properties Sub-Area**, properties have reasonable sized front gardens and large back gardens, although these are hidden from view due to the development pattern. The well-established, green nature of these gardens are revealed in aerial photographs and also less visible, are just as important as front gardens in their contribution to the low density, high amenity character of the area. For many, a large, sheltered, well-established back garden will be an indispensable part of living in this part of Tynemouth, and care should be taken not to weaken their intrinsic significance either by infill development, removing trees, or eroding green maturity. The boundaries of this area's front gardens are mostly a small red brick wall with simple terracotta coping stones, and within this there is very good retention.

5.5.7 Roads and Pavements

Many roads, pavements and verges contribute quite strongly to the character and appearance of the area. Like the development that lines



One of several pockets of surviving cobblestones, although it has seen some insensitive works

them, roads have been suburbanised over the decades, overlaying visual references to the early village and suburban sprawl with crisp kerbs and standardised surfaces. This is only to be expected, but where minor evidence of past character exists, this should be retained and preserved.

Roads are mostly black tarmac. Road markings can be quite prominent in some places. Kerbs are generally concrete. Pavements are generally concrete flags. Pockets of cobblestones indicate a sense of history in the area and generate a rich texture to the scene. The restored whinstone sett road at Huntingdon Place is also a great feature of the village. Setts are believed to exist below the current surfacing in other locations and consideration should be given in any future public realm scheme to their re-use.



Restored whinstone sett road at Huntingdon Place

There is little historic street furniture in the area, but one or two pieces are interesting such as a Victorian wall letterbox on Northumberland Terrace and two surviving K6 telephone kiosks on Front Street.



Surviving historic street furniture

Lampposts are a random mix of modern concrete and metal features. North Tyneside Council is currently undertaking a borough-wide programme of street light renewal. Some existing equipment in Front Street is already enhanced equipment. It is important that further street light renewal preserves or enhance the character and appearance of the conservation area. Several historic street nameplates survive, for example, stone, glazed brick, and metal, and these should be retained where possible.

5.5.8 Negative Parts

A negative factor in the conservation area is the amount of street clutter. This comes in the form of road/parking signs, advertisement "A" boards outside of commercial premises and road markings. There are examples of where new road markings have been put in place without the removal of the old, creating substantial, unnecessary visual clutter.

The main negative factor of the conservation area is the incremental change that is evident. Slight gradual modernisation has seen incremental changes to architectural features, detailing and materials through loss and replacement of original architectural details, and inappropriate designs, materials and methods for repairs, alterations and new work. These changes may have been given consent in less conservation-minded times, or more likely, are the result of permitted development rights, i.e. works which do not require planning permission.

Two Article 4(2) Directions have been put in place in the conservation area to prevent and reverse the effects of incremental damage. These, however, are long-term solutions. In order to offer further advice to owners of properties affected by an Article 4(2) Direction, the Council produced a Window

Duplicate road markings



Guidance Note in July 2008 to give advice on the appropriate repair and eventual replacement of historic windows.

Although conservation areas are about the character and appearance of the area as a whole - the whole is always greater than the sum of its parts - the harmony can be easily damaged. Fortunately there is not a sufficient accumulation of change to have weakened character and appearance in any part of the area, but it would be of benefit to the area if the rate of this loss was slowed down or stopped.

5.6 Atmosphere

The conservation area's character is gained not only from the built fabric and spaces around it, but also the atmosphere it creates. The area's buildings and spaces generate particular types of social use that combine to create a stimulating mood and rhythm to the place, of the peaceful nature of the village green, of doing a spot of gardening, or of a quick drink down the pub. The comfortable, mature nature of the area's layout and buildings creates a gentle, well-established feel to the place, of an enveloped neighbourhood still characterised by its medieval/rural past but proud of the quality of its later expansion. Civic pride that 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 strolling through the village can feel very different from a warm summer's afternoon relaxing on the beach. This atmosphere can however, be challenged by high levels and speeds of traffic that can have a detrimental effect on the atmosphere. Overall, the buildings, spaces, streets, and their uses combine to generate an area of considerable attraction with an inherently appealing atmosphere.

6 Management

Change is an inevitable component of most conservation areas; the challenge is to manage change in ways that 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 Tynemouth Village conservation area will therefore be an essential way of preserving and enhancing their character and appearance into the future. In accordance with new English Heritage guidance, North Tyneside 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 that could be addressed are as follows⁶:

- boundary review
- article 4 directions
- enforcement and monitoring change
- buildings at risk
- site specific design guidance or development briefs
- thematic policy guidance (for example, on windows or doors)
- enhancement opportunities
- trees and green spaces

⁶ *Guidance on the Management of Conservation Areas*, English Heritage, 2005

- urban design and/or public realm
- regeneration issues
- decision making and community consultation
- available resources

The most relevant ones to Tynemouth Village conservation area are briefly discussed below. In addition, issues that relate to all conservation areas in the Borough should be applied to this conservation area, 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 6.

6.1 Article 4(2) Directions

Article 4(2) Directions have been put in place in two parts of the conservation area. The making an Article 4(2) Direction requires that planning permission be sought for certain types of development that would otherwise be permitted without the need for consent. Directions are made to further protect character and appearance from minor, incremental changes that, 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 only apply to dwellinghouses and only control development that fronts a highway, open space or watercourse. It is normal to apply the Direction only to specific parts of the conservation area, which is what has been done here. A review could be carried out in the future to see whether an Article 4(2) Direction would positively help to protect other parts of the conservation area's special local character and, if so, there would need to be public consultation.

6.2 Site Specific Design Guidance or Development Briefs

There may be some sites within the conservation area, either now or in the future, where a formal lead by North Tyneside Council would help smooth the development process. A design or development brief could be prepared that clearly sets out the characteristics of the conservation area to which new development should respond, and define the constraints and opportunities created by the spatial and character traits of the site. Such a clear picture would help smooth the planning process, provide certainty for developers, and allow issues to be resolved with the local community through consultation prior to an application being submitted. As well as controlling expected development, briefs can also be used to encourage development where it would be welcome. However, due to the workload involved, preparation of briefs is not undertaken lightly and they may best be reserved for particularly problematic sites.

6.3 Thematic Policy Guidance

Some local general policy guidance to deal with certain historic environment issues is already in place. But more specific guidance for this conservation area would be a proactive way of managing future change. North Tyneside Council has produced a guidance note on works to windows. Other possible topics could relate to other architectural features, the aim being to encourage a particular approach to works to individual buildings that preserves and enhances the overall character.

6.4 Trees, Green Spaces and Public Realm

Section 40 of the Natural Environment and Rural Communities Act 2006 states that “Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity”. The Council’s Biodiversity Action Plan should be used to inform management of trees and green spaces in the conservation area. An agreed approach to managing street trees, other trees in the public realm, and those on private land that contribute to the character of the area, should be a positive step to protecting their contribution well into the future. A review of Tree Preservation Orders would also indicate any further opportunities for controlling the important contribution trees make to the area.

Future opportunities should be considered for the preservation and enhancement of roads, paths, verges and street furniture.

7 Other Information & Guidance

7.1 Other Heritage Designations

The following heritage designations are found within the conservation area. For information on what these designations mean, go to www.english-heritage.org.uk.

1	Scheduled Ancient Monuments
50	Listed Buildings
22	Locally Registered Buildings
5	Tree Preservation Orders (TPOs)
2	Article 4 Directions

7.1.1 Scheduled Ancient Monuments

'Scheduling' is shorthand for the process through which nationally important sites and monuments are given legal protection by being placed on a list, or 'schedule'. Contact us for more advice (see page 6).

Name	Number
Tynemouth Castle/Priory/iron age site (including the monk stone)	SAM 25165

7.1.2 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 6).

Name	Grade	Designated
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Collingwood Monument and guns	II*	24-Oct-50
Tynemouth Station: main and subsidiary buildings with canopies and footbridge	II*	02-Nov-78 (upgraded from Grade II in 2002)
Marsden House, 9 Front Street	II	24-Oct-50
1 and 3 Tynemouth Road	II	24-Oct-50
Church of Holy Saviour	II	24-Oct-50
54 Front Street	II	17-Apr-72
55 Front Street	II	17-Apr-72
Land of Green Ginger shopping mall and former church hall	II	16-Nov-78
5-6 Oxford Street (main passenger building of old railway station)	II	09-Jul-79
Grand Hotel	II	27-Sep-79
9 Tynemouth Place	II	19-Feb-86
1 Newcastle Terrace	II	19-Feb-86
1 Dawson Square	II	19-Feb-86
2-4 Dawson Square	II	19-Feb-86
5-6 Dawson Square	II	19-Feb-86
1 and 2 Allendale Place	!!	19-Feb-86
3 Allendale Place	II	19-Feb-86
Brigade Cottage	II	19-Feb-86
Tynemouth Watch Club House	II	19-Feb-86
North Pier with crane attached and lighthouse	II	19-Feb-86
Clock Tower	II	19-Feb-86
Old House, 45 Front Street	II	19-Feb-86
West House, 46 Front Street	II	19-Feb-86
47 Front Street	II	19-Feb-86
52 Front Street	II	19-Feb-86
53 and 53a Front Street	II	19-Feb-86
56 Front Street	II	19-Feb-86
57-59 Front Street	II	19-Feb-86
Wool House, 6 Well Close	II	19-Feb-86
Holly House, 14 Front Street and walls and piers in front	II	19-Feb-86
47a Percy Gardens	II	19-Feb-86
2-3 Huntingdon Place	II	19-Feb-86
4-8 Huntingdon Place	II	19-Feb-86
9 Huntingdon Place	II	19-Feb-86
Statue of Queen Victoria	II	19-Feb-86
First World War Memorial	II	19-Feb-86
South African War Memorial	II	19-Feb-86
1-5 Colbeck Terrace	II	19-Feb-86
1-3 Tynemouth Terrace	II	19-Feb-86
1-11 Bath Terrace	II	19-Feb-86
Master Mariners' Homes	II	19-Feb-86
Statue of Duke of Northumberland	II	19-Feb-86
St. Leonard's Hospital remains	II	19-Feb-86
Liddell tomb	II	19-Feb-86
Wright tomb	II	19-Feb-86
Tomb in style of Greek temple	II	19-Feb-86
Haswell tomb	II	19-Feb-86
Anderson tomb	II	19-Feb-86
3 Clark tombs and enclosing wall	II	19-Feb-86
Tynemouth House of Correction and Justice Room	II	08-Mar-99

7.1.3 Local Register

North Tyneside Council has recently put together its register of buildings and parks that are of special local architectural and historic interest (the local register). Unlike nationally listed buildings or registered parks and gardens, local register status does not put any extra planning constraints on a property; rather it would be a material consideration if a development was proposed (i.e. the historical and architectural quality of the building would be taken into consideration when the planning officer was making their decision). In addition, it is hoped that the local register will raise the profile of and give recognition to the buildings, parks, etc. that are of special importance to our Borough. The register will be updated every other year, where new nominations will be considered. The following are included in the local register. Please consult us for more information (see page 6).

1902 Searchlight
1 Warkworth Terrace
1-4 Spanish Battery
1-47 Percy Gardens plus The Lodge, Priory Court and gardens
5-8 Tynemouth Place
9-11-13 Percy Park Road
Blooms of Tynemouth
Boat House and attached former morgue
Cumberland Arms
Salutation Inn
The Arcade
Tynemouth Green
Tynemouth Open Air Pool
Pier Cottage
Northumberland Park
6-8 Tynemouth Terrace
22, 24, 26, 28 Lovaine Row
3 Northumberland Terrace
38 Percy Park
1-6 Old Coastguard Cottages
1-8 Front Street plus Lorne House and Broadstone
10 Priors Terrace

7.1.4 Tree Preservation Orders

North Tyneside Council protects trees by making Tree Preservation Orders (TPOs). A TPO aims to protect trees that make a significant contribution to the visual amenity of an area. The Local Planning Authority can make a TPO in respect of a tree, group of trees or woodland. The effect of a TPO is to make it an offence to carry out most works to trees without the Local Planning Authority's consent.

Order	Name	Trees	Species
29	Master Mariners' Homes TPO 1969	1 Area	Sycamore, ash, beech, laburnum, hawthorn, willow
57	Dawson Square TPO 1969	1 group	Elm, sycamore, poplar
37	Priors Park TPO 1980	58 and 2 areas	Ash, elm, sycamore, horse chestnut, thorn, hornbeam, poplar
63	Tynemouth Station TPO 1987	19, 7 areas and 5 groups	Elm, sycamore, ash, whitebeam, birch, poplar, hawthorn, hornbeam

104	6 Warkworth Terrace TPO 1994	1	Elm
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7.1.5 Article 4(2) Directions

Under Article 4(2) of the Town And Country Planning (General Permitted Development) Order 1995, two Article 4(2) Directions have been imposed within the conservation area, one at Spanish Battery and one within the village. The Directions restrict various Permitted Development Rights in certain dwelling houses. This means that certain works that could previously be carried out without planning consent will now require planning permission (although applications will not require a fee).

7.2 County Historic Environment Record Entries

The following entry from the Tyne & Wear HER (previously known as the Sites & Monuments Record, SMR) is within, or partly within, the conservation area's boundary. There are however, several others just outside of the boundary. The Tyne & Wear Specialist Conservation team holds the HER. Records for these entries can be viewed at <http://sine7.ncl.ac.uk/sl/Home.htm>.

No.	Site Name	Period	Site Type
102	Tynemouth Priory, the Monk's Stone	Early Medieval	Boundary Cross
117	Tynemouth Priory	Medieval	Benedictine Priory
118	Tynemouth Priory, Early Iron Age timber-built settlement	Prehistoric	Hut Circle Settlement
119	Tynemouth Priory, Romano-British timber-built settlement	Roman	Hut Circle Settlement
120	Tynemouth Priory, Roman altar	Roman	Altar
121	Tynemouth Priory, Roman inscription	Roman	Statue
122	Tynemouth Castle, Roman tile and coin of Constantius II	Roman	Coin
123	Tynemouth, Anglian monastery	Early Medieval	Monastery
124	Tynemouth, part of Anglo-Saxon cross-shaft	Early Medieval	Cross
125	Tynemouth Priory, incomplete Anglo-Saxon cross-shaft	Early Medieval	Cross
126	Tynemouth, frag. Anglo-Saxon cross-shaft or arch.	Early Medieval	Cross
127	Tynemouth Priory, Anglo-Saxon cross arm	Early Medieval	Cross
128	Tynemouth, incomplete Anglo-Saxon cross-head	Early Medieval	Cross
129	Tynemouth Priory, incomplete Anglo-Saxon grave-marker	Early Medieval	Gravestone
130	Tynemouth, Medieval cemetery	Medieval	Inhumation cemetery
131	Tynemouth, St. Leonard's Hospital	Medieval	Hospital
132	Tynemouth, Robert Mowbray's castle	Medieval	Castle
133	Tynemouth Castle	Medieval	Castle
134	Tynemouth Castle, post-medieval fortifications	Post Medieval	Gun Emplacement
135	Tynemouth Castle, modern military installations	Early Modern	Coastal Battery
136	Tynemouth, Spanish Battery	Post Medieval	Coastal Battery
137	Tynemouth Village	Medieval	Village

730	Tynemouth lighthouse	Post Medieval	Lighthouse
731	Tynemouth beacon	Post Medieval	Beacon
732	Tynemouth market cross	Medieval	Market Cross
733	Tynemouth coal mine	Medieval	Colliery
736	Tynemouth, salt pans	Medieval	Salt Works
759	Tynemouth manor	Medieval	Manor
760	Tynemouth, Church of SS Oswin and Mary	Medieval	Parish Church
1186	North Eastern Railway, Tynemouth Branch	Early Modern	Railway
1200	Tynemouth, Oxford St, Newcastle and Berwick Railway Terminus	Early Modern	Railway Station
1572	Tynemouth Pier, searchlight emplacement	Early Modern	Searchlight Battery
1937	Tynemouth, coin of Magnentius	Roman	Coin
1938	Tynemouth, Roman jug or flagon	Roman	Vessel
1973	Tynemouth, Prior's Stone	Early Modern	Marker Stone
1974	Tynemouth, Pier Rd, Tynemouth Volunteer Life Brigade Cottage	Early Modern	Lifeboatmans Cottage
1975	Tynemouth, Wooden Cottage	Early Modern	House
1976	Tynemouth, Collingwood Monument	Early Modern	Commemorative Monument
1977	Tynemouth, remains of lifeboat slipway	Early Modern	Slipway
1978	Tynemouth, Site of first Life Brigade Watch House	Early Modern	Watch House
1979	Tynemouth, former chief coastguard's house	Early Modern	Coastguards Cottage
1980	Tynemouth, Life-saving Apparatus House	Early Modern	Early Modern
1981	Tynemouth, former coastguard houses	Early Modern	Coastguards Cottage
1982	Tynemouth, Lifeboat Station	Early Modern	Lifeboat Station
1983	Tynemouth, Roadway associated with lifeboat station	Early Modern	Road
1984	Tynemouth, foundations of original North Pier	Early Modern	Pier
1985	Tynemouth, Wreck of the S.S. Roxana	Early Modern	Wreck
2046	Tynemouth, Tynemouth Station/Goods and Fish Station	Early Modern	Railway Station
2048	Tynemouth, River Tyne Commissioners Works (Cement and Lime)	Early Modern	Cement Works
2049	Tynemouth, North Pier Railway	Early Modern	Railway
2064	Tynemouth, Railway	Early Modern	Railway
2065	Tynemouth, North Pier	Early Modern	Pier
2127	Tynemouth, Station Terrace, Tynemouth Station	Early Modern	Railway Station
2155	N.E.R, Newcastle, Tynemouth and Newcastle (East)	Early Modern	Railway
2214	Tynemouth, Pier Road, Volunteer Life Brigade Watch House	Early Modern	Watch House
4560	North Shields, Tynemouth Road, House of Correction	Post Medieval	House of Correction
4582	North Shields, Whitley Wagonway	Early Modern	Waggonway

4601	Tynemouth, Front Street, No. 23, stone lined well	Medieval	Well
4602	Tynemouth, Front Street, No. 23, spindle whorl	Medieval?	Spindle Whorl
4603	Tynemouth, Front Street, No. 45, C14 coin	Medieval	Coin
4617	Tynemouth, Percy Gardens, No. 47a, Observation Post	Modern	Command Post
4646	Tynemouth, Front Street, No. 33, Tunnel	Unknown	Tunnel
4647	Tynemouth, Short Sands Cliffs, Tunnel	Unknown	Tunnel
4654	Tynemouth, Priory Haven, Anti Tank Block	Modern	Tank Trap
4657	Tynemouth, WW2 Roadblock	Modern	Road Block
4671	Tynemouth, Pillbox	Modern	Pillbox
5119	Tynemouth, New Clifford's Fort, Drill Hall	Modern	Drill Hall
5251	Tynemouth, Northumberland Park	Early Modern	Public Park
5252	Tynemouth, Percy Gardens, garden	Early Modern	Garden
5514	Tynemouth, Sharpness Point, Heavy Anti Aircraft Battery	Modern	Anti Aircraft Battery
5526	Tynemouth, Sharpness Point, Searchlight Battery	Modern	Searchlight Battery
5547	Tynemouth Castle, Barrage Balloon	Modern	Barrage Balloon Site
6921	Tynemouth, Front Street, Victoria Wine Shop, cockpit	Post Medieval	Cockpit
7294	Tynemouth, St. Leonard's Hospital, grave	Medieval	Coffin
7312	Tynemouth, Allendale Place, Nos. 1 and 2	Early Modern	House
7313	Tynemouth, Allendale Place, No. 3	Early Modern	House
7314	Tynemouth, Bath Terrace, Nos. 1-11	Early Modern	Terrace
7315	Tynemouth, Colbeck Terrace, Nos. 1-5	Early Modern	Terrace
7316	Tynemouth, Cross Way, Church of Holy	Early Modern	Parish Church
7317	Tynemouth, Dawson Square, No. 1	Early Modern	Terrace
7318	Tynemouth, Dawson Square, Nos. 2, 3 and 4	Early Modern	Terrace
7319	Tynemouth, Dawson Square, Nos. 5 and 6	Early Modern	House
7320	Tynemouth, Front Street, No. 9, Marsden House	Early Modern	House
7321	Tynemouth, Front Street, No. 14, Holly House	Post Medieval	House
7322	Tynemouth, Front Street, No. 45, Old House	Post Medieval	House
7323	Tynemouth, Front Street, No. 46, West House	Post Medieval	House
7324	Tynemouth, Front Street, No. 47	Post Medieval	House
7325	Tynemouth, Front Street, No. 52	Post Medieval	House
7326	Tynemouth, Front Street, Nos. 53 and 53A	Post Medieval	House
7327	Tynemouth, Front Street, No. 54	Post Medieval	House
7328	Tynemouth, Front Street, No. 55	Early Modern	House
7329	Tynemouth, Front Street, No. 56	Post Medieval	House
7330	Tynemouth, Front Street, Nos. 57, 58 and 59	Post Medieval	Terrace

7331	Tynemouth, Front Street, Congregational Church	Early Modern	Congregational Chapel
7332	Tynemouth, Front Street, South African War Memorial	Modern	War Memorial
7333	Tynemouth, Front Street, First World War Memorial	Modern	War Memorial
7334	Tynemouth, Front Street, statue of Queen Victoria	Modern	Statue
7335	Tynemouth, Front Street, clock tower	Early Modern	Clock Tower
7336	Tynemouth Priory, Wright tomb	Early Modern	Tomb
7337	Tynemouth Priory, Clark tombs	Early Modern	Table Tomb
7338	Tynemouth Priory, Haswell tomb	Early Modern	Table Tomb
7339	Tynemouth Priory, Liddell tomb	Early Modern	Chest Tomb
7340	Tynemouth Priory, tomb in style of Greek Temple	Early Modern	Table Tomb
7341	Tynemouth Priory, Anderson tomb	Post Medieval	Chest Tomb
7342	Tynemouth, Grand Parade, Grand Hotel	Early Modern	Hotel
7343	Tynemouth, Huntington Place, Nos. 2 and 3	Early Modern	House
7344	Tynemouth, Huntington Place, Nos. 4-8	Early Modern	Terrace
7345	Tynemouth, Huntington Place, No. 9,	Post Medieval	House
7346	Tynemouth, Newcastle Terrace, No. 1	Early Modern	House
7347	Tynemouth, North Pier, lighthouse	Early Modern	Lighthouse
7348	Tynemouth, Tynemouth Place, No. 9	Early Modern	House
7349	Tynemouth, Tynemouth Road, Master Mariners' Home	Early Modern	Almshouse
7350	Tynemouth, Tynemouth Road, statue of Duke of Northumberland	Early Modern	Statue
7351	Tynemouth, Tynemouth Road, Nos. 1 and 3	Post Medieval	House
7352	Tynemouth, Tynemouth Terrace, Nos. 1-3	Early Modern	Terrace
7353	Tynemouth, Well Close, No. 6, Wool House	Post Medieval	House
7720	Tynemouth, Well	Unknown	Well
7721	Tynemouth, Middle Street, silver penny	Medieval	Coin
9312	Tynemouth, Long Sands, lido	Modern	Swimming Pool
9330	Tynemouth, Queensway, Princeway and Manorway	Modern	House
9331	Tynemouth, Pier Road, Bishops Palace	Early Modern	House
9332	Tynemouth, Well Close and Lovaine Row	Early Modern	Terrace
9333	Tynemouth, Warkworth Terrace	Early Modern	Terrace
9334	Tynemouth, Percy Park Road	Early Modern	Terrace
9335	Tynemouth, Percy Park	Early Modern	Terrace
9336	Tynemouth, Northumberland Terrace	Early Modern	Terrace
9337	Tynemouth, Priors Terrace	Early Modern	Terrace
9338	Tynemouth, St Alban's Place	Early Modern	Terrace
9339	Tynemouth, Tynemouth Terrace, Nos. 4-7	Early Modern	Terrace
9340	Tynemouth, Percy Street, Nos. 7-36 and 60-77	Early Modern	Terrace

9341	Tynemouth, Tynemouth Place, Nos. 1-8	Early Modern	Terrace
9342	Tynemouth, Percy Gardens	Early Modern	Crescent
9343	Tynemouth, Percy Gardens Cottages	Early Modern	Terrace
9344	Tynemouth, Pier Road, Pier Cottage	Modern	House
9345	Tynemouth, Collingwood Terrace	Early Modern	Terrace
9346	Tynemouth, Front Street, Nos. 1-8	Early Modern	Terrace
9366	Tynemouth, The Arcade	Early Modern	Building
9376	Tynemouth, Prior's Haven, The Morgue	Early Modern	Boat House
9393	Tynemouth, Front Street, Church of Our Lady and St. Oswin	Unknown	Roman Catholic Church
9445	Tynemouth, Front Street, Nos. 15-16, Cumberland Arms	Early Modern	Public House
9446	Tynemouth, Front Street, Salutation Inn	Early Modern	Inn
9486	Tynemouth, Huntington Place, Village Green	Medieval	Village Green
11122	Tynemouth, Metro Station, 'Mask'	Modern	Sculpture
11123	Tynemouth, Metro Station, 'Fish'	Modern	Sculpture

7.3 Unitary Development Plan Policies

The following is an extract of some of the relevant policies from the North Tyneside Unitary Development Plan (UDP), adopted March 2002. Other UDP policies may also be relevant, including those on housing, design, local retail centres, advertisements and highways. North Tyneside 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.

Sites of Special Scientific Interest (SSSIs)

E12/2 Development which will adversely affect a designated or proposed Site of Special Scientific Interest will not be permitted unless no alternative site is reasonably available and the benefits of the proposed development would outweigh

- (i) the intrinsic national importance of the designation; and
- (ii) the national value of the network of such sites. in all cases where development is permitted, appropriate measures of mitigation of, or compensation for, any adverse effects will be secured, where appropriate through planning conditions or planning obligations.

Nature Importance

E12/3 Development which would adversely affect a Site of Nature Conservation Importance (SNCI), a Regionally Important Geological or Geomorphological Site (RIGS), a Local Nature Reserve (LNR) or Voluntary Marine Nature Reserve (VMNR), will not be permitted unless:

- (i) no alternative site is reasonably available and the benefits of the development would outweigh the importance of the site; or
- (ii) appropriate measures of mitigation of, or compensation for, all the adverse effects are secured, where appropriate through planning conditions or planning obligations. in all cases any adverse effects of development shall be minimised.

Wildlife Corridors

E12/6 Development which would adversely affect the contribution to biodiversity of a wildlife corridor identified on the proposals map will not be permitted unless:

- (i) no alternative site is reasonably available, or

(ii) appropriate measures of mitigation of, or compensation for, all the adverse effects are secured, where appropriate through planning conditions or obligations.

In all cases any adverse effects of development shall be minimised.

In addition the positive effects of a proposed development on the contribution to biodiversity of wildlife corridor will be taken into account in determining planning applications.

Trees and Landscaping in Urban Areas

E14 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.

Conservation Areas

E16/2 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

E16/3 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.

Sites of Archaeological Importance

E19 The Local Planning Authority will protect the sites and settings of sites of archaeological importance from damaging development and will seek to enhance the setting and interpretation of sites of archaeological importance.

Coastal Protection

E26 An area of coastal protection is defined on the proposals map, whose open character will be maintained and where possible enhanced. Its tourism and recreational potential will be encouraged to the extent that this does not adversely affect its landscape and nature conservation value. Land management practices which would achieve a balance of these interests will be encouraged.

E26/1 Development within the area of coastal protection will not be permitted unless:

- (i) it does not adversely affect the landscape or nature conservation value of the coast, or
- (ii) the nature of the development requires a coastal location. In all cases where development is permitted, appropriate measures of mitigation of, or compensation for, any adverse effects will be secured, where appropriate through planning conditions or planning obligations.

Protection of Open Space & Playing Fields

R2/1 Land shown on the proposals map for the purpose of open space use, including playing fields of schools, other educational establishments, government and private organisations; will be retained in its present use.

R2/2 Development of land shown on the proposals map for open space use will not be permitted where this will either:

- (i) result in a reduction in the open nature of the land where this causes a significant loss of local amenity; or
- (ii) result in insufficient provision for informal recreation in the locality; or

(iii) adversely affect the environment or adjoining land uses. unless existing use is shown to have had an excessive adverse impact on the local neighbourhood in terms of noise, disturbance or other reason.

R2/3 Development of land shown on the proposals map for the purpose of open space use and used or recently used for formal recreation or sport will not be permitted unless either:

- (i) sports and recreation facilities within a site can best be retained and enhanced by means of resources generated through the development of a small part of that site, provided this does not lead to the loss of any part of a playing pitch, or of the essential margins there of; or
- (ii) any playing field or playing fields which will be lost as a result of the development will be replaced by a playing field or playing fields of an equivalent or better quality, in a location accessible to the existing users, and subject to equivalent or better management arrangements, prior to commencement of development; or
- (iii) there is clear evidence of a surplus of provision of formal recreation and sports facilities.

R2/6 In considering proposals for development within major areas of recreational open space identified on the proposals map (1) Open space within the coastal protection zone defined in policy E26 (2) Rising Sun Country Park (3) Wallsend Denes (4) 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 of these areas.

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

- 8: Development Within Conservation Areas (see 7.4 below)
- 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 of 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 (e.g. 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 (i.e. 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 that 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 Coastal Area Action Plan (AAP)

The conservation area is within the boundary of the Coastal Area Action Plan (AAP). The AAP will earmark sites for development, improve the environment and seek to provide places that people can enjoy. The AAP consulted on its Issues and Options Paper (November 2009) and welcomes comments throughout its preparation. It is expected to be adopted in July 2012. At Issues and Options stage the AAP does not outline sites for development, set any standards, but gathers opinions and issues that can be worked upon through the plan making process that will cumulate in a document that will form part of the LDF. As part of the plan making process, studies have been commissioned to form part of the evidence base for the Coastal AAP, including the Hotel Accommodation study, Retail Centres study, Coastal Masterplan and the Green Infrastructure study. Please see <http://www.northtyneside.gov.uk/planning> for further details.

7.6 Tynemouth Village Community Character Statement

This appraisal is an update of the award-winning, community-led Tynemouth Village Character Statement that was adopted in 2003; copies of which can be obtained from North Tyneside Council and be downloaded from www.northtyneside.gov.uk/planning

A design team made up of local residents drew up the Character Statement and its production was facilitated by the North East Civic Trust (now the North of England Civic Trust). Community engagement was key in the document's production, as was making recommendations for the future of the village.

The Character Statement is also an appendix to this document in that it provides much of the information from which this appraisal is based. It should therefore be read in conjunction with this appraisal.

7.7 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

7.7.1 Demolition

Outside conservation areas, buildings that 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 that make a positive contribution to the character or appearance of the conservation area.

7.7.2 Minor Developments

Within in a conservation area, legislation⁷ states that there are certain cases where permission must be obtained before making alterations that 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 that are visible from the street. The size of extensions to dwellinghouses that can be erected without consent is also restricted.

Under Article 4 of the same legislation, there can be further measures to restriction other kinds of alteration that 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.

7.7.3 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.

⁷ The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008

7.8 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 asked⁸:

- 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 that 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.

7.9 Sources and Further Reading

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

- *Photographs of the Borough of Tynemouth Past and Present*, Tynemouth Photographic Society, 2002, North Tyneside Libraries
- *Tynemouth and Cullercoats*, John Alexander, 1999, Tempus
- *Tynemouth and Cullercoats. The Second Edition*, John Alexander, 2001, Tempus
- *Tynemouth in Old Picture Postcards*, E. J. Hollerton, 1987, European Library
- *Tynemouth Village Character Statement*, 2003, Tynemouth Village Character Statement Design Team
- *The Buildings of England, Northumberland*, Pevsner et al., 2002, Yale University Press
- *Unitary Development Plan*, North Tyneside Council, March 2002
- Sitelines, the Historic Environment Record website of Tyne and Wear, http://www.tw.sitelines.info/core.nsf/a/msl_home?opendocument
- English Heritage (2006) *Guidance on conservation area appraisals*, English Heritage.
- North Tyneside Council website, www.northtyneside.gov.uk
- *North Shields An Archaeological Assessment & Strategy*, 2004, Tyne and Wear Specialist Conservation Team

Websites that may be of interest include the following:

- www.english-heritage.org.uk
- www.buildingconservation.com
- www.naturalengland.org.uk

⁸ Taken from *Guidance on Conservation Area Appraisals*, English Heritage, August 2005



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