



North Tyneside Council

# Camp Terrace Conservation Area Character Appraisal

## January 2011







## Camp Terrace Conservation Area Character Appraisal

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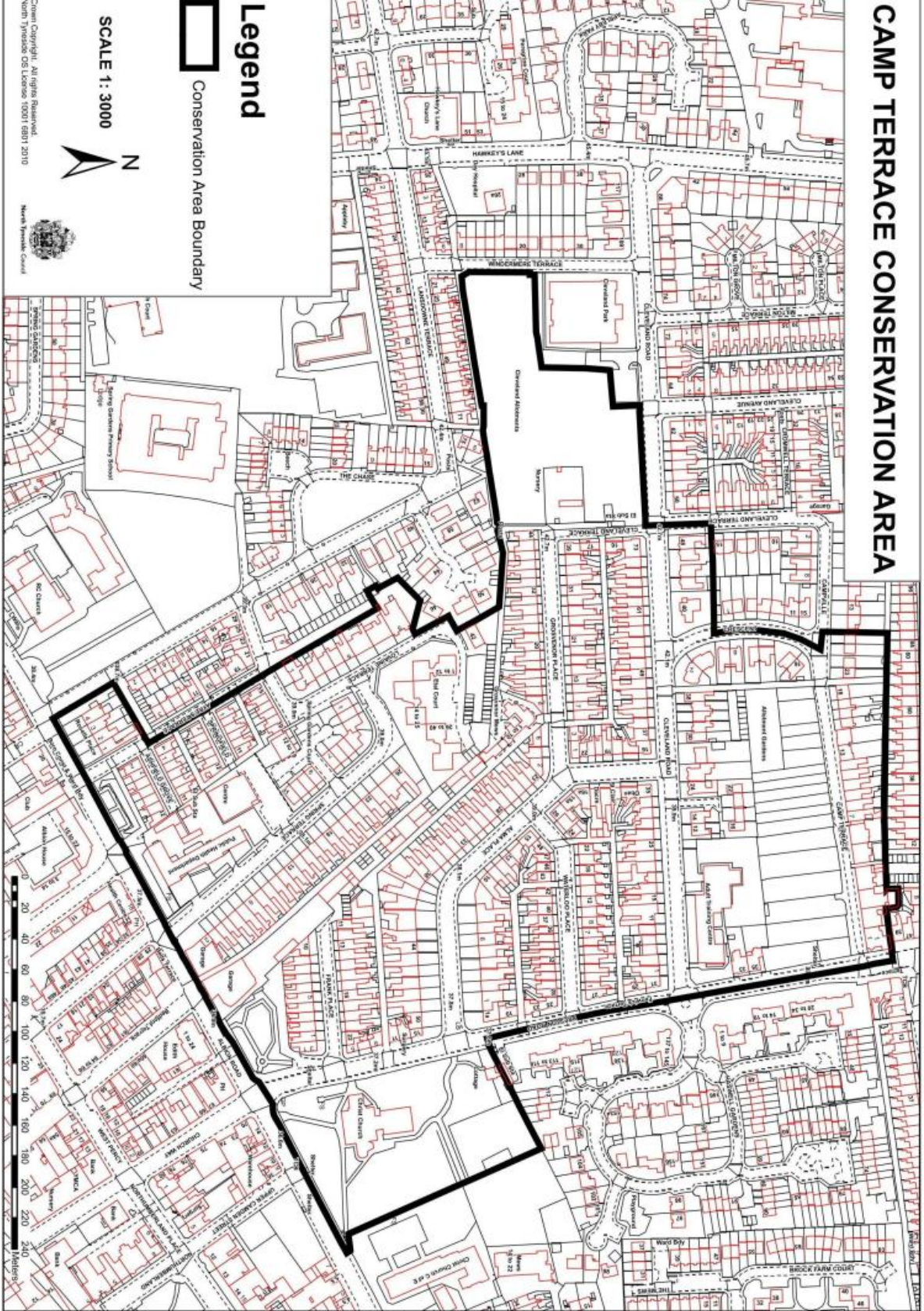


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# Introduction



# Introduction





## Conservation Areas

Conservation areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance<sup>(1)</sup>. They are designated by the Local Planning Authority using local criteria.

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

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

The first conservation areas were created in 1967 and now over 9,100 have been designated, varying greatly in character and size. There are currently 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, Wallsend
- The Green, Wallsend
- Tynemouth Village

1 Planning (Listed Buildings & Conservation Areas) Act 1990, s.69



## Town Planning Context

Designation remains the principal means by which Local Authorities can apply conservation policies to a particular area. The Council has a duty, in exercising its planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. It also has a duty, from time to time, to draw up and publish proposals for preservation and enhancement, and to consult local people on them<sup>(2)</sup>. The Local Planning Authority also has extra powers in conservation areas over demolition, minor developments, and tree protection (see page 60). Government policy in PPS5<sup>(3)</sup> stresses the need for Local Planning Authorities to have publicly documented evidence of the qualities of the historic environment and heritage assets in their area.

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. This appraisal will be adopted initially as an informal statement of Council planning policy and be used as part of the evidence base to inform the LDF<sup>(4)</sup>. It will be used as one of potentially many material considerations in the planning process. 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).

## This Character Appraisal

Camp Terrace conservation area was designated in July 1975 and extended in November 2009. This character appraisal was prepared during Summer/Autumn 2010 by North Tyneside Council. A draft version was put out for four weeks public consultation from late October 2010, and this final version was adopted as North Tyneside Council planning policy in January 2011. It can be downloaded from <http://www.northtyneside.gov.uk/planning>

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. Appraisals should be updated every five years or so, taking account of changes in the area and further understanding of the place. This appraisal is an update of a character statement produced in September 2006.

In accordance with 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 47).

## 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](mailto:development.control@northtyneside.gov.uk)

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2 Planning (Listed Buildings & Conservation Areas) Act 1990, s.72 and s.71  
3 Planning Policy Statement 5: Planning for the Historic Environment  
4 North Tyneside Council LDS, February 2010, paras 4.16/4.17





**Information can also be provided in other languages and alternative formats for example, Braille, audiotape and large print. For further information please telephone 0191 643 2310.**



## Location and Context

### Location

The conservation area is part of North Shields, one of the principal towns of North Tyneside, which is part of the Tyne and Wear conurbation in the north east of England. It is in the south east of the borough immediately north of the modern North Shields town centre. Northumberland Square conservation area is adjacent to the south of Christ Church.

Camp Terrace conservation area comprises some of the earliest parts of North Shields' residential suburbs with around 480 dwellings. There are also about seven businesses. It is in Preston ward.

### Boundary

Camp Terrace conservation area was designated in July 1975 and extended November 2009. The boundary is based on some of the earliest residential streets of North Shields' suburban growth to the north of its Georgian new town. It excludes other development of a similar age and pattern to the north, west and south, some of which is worthy of conservation area designation but with other parts having less intrinsic special interest.

Starting in the north east corner at the junction of Fenwick Terrace (part of Preston Road) and Camp Terrace, the boundary runs east along the backs of houses on the north side of Camp Terrace (taking in a former coach house behind No.3) until turning south to include No.17 Campville. It continues south taking in homes on the east side of Cleveland Crescent and then turns west to take in properties on the north side of Cleveland Road to Cleveland Terrace. It crosses Cleveland Road to take in the Cleveland Allotments, then southwards to the rear of Brightman Road then down Ayres Terrace, turning west to take in Rosella Place. It then turns south on to Brightman Road, turning eastwards along Albion Road to turn north at the eastern boundary of Christ Church's churchyard, then westwards along its northern boundary to join onto Preston Road, continuing northwards back to the north east corner of Camp Terrace.

### Context

### Geology

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



Local sandstone, Preston Road

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



This geology has influenced the character of the conservation area. Brick is the main building material, much probably made locally from the glacial clay deposits, whilst local sandstones are also used in some buildings and early boundary walls. The impact of coal-related industries and transport routes in wider North Tyneside is important to understanding North Shields' growth as an affluent nineteenth century town.

## Topography and Aspect

The conservation area is on generally flat land, but does slope down almost imperceptibly from north west to the south east. Some development has responded to this topography, stepping gently down to follow the lie of the land, notably along the diagonal stretch of Alma Place, on Cleveland Crescent and along Camp Terrace itself, which slopes gently down to Fenwick Terrace.



Stepping down Alma Place

## Setting and External Relationships

The area is based on some of the town's best early suburban growth, and its setting is mostly characterised by more suburban housing, mainly nineteenth and early twentieth century but with some late twentieth and early twenty-first century infill.

There are long late nineteenth and early twentieth century terraces to the north, west and south, mostly ordinary but with pockets of character. Also of particular interest is Spring Gardens Primary School, just outside of the western boundary, and just to the south of this, the entranceway to the former Tynemouth Cemetery.



Spring Gardens Primary School



Haswell Gardens from Preston Road

The area boundary generally runs along the back of plots and back lanes, apart from along Fenwick Terrace, Cleveland Crescent and Ayres Terrace, where it follows those roads' centre lines. Opposite the conservation area here are extensive late twentieth century flats and terraces in short culs-de-sac at Haswell Gardens on the site of Preston Hospital (originally the Tynemouth Union Workhouse), which was closed in the late 1990s. The layout is such that the new housing does not front Preston Road and there is no townscape edge like that opposite, but its long boundary fence, trees and corner blocks at Cleveland Road do provide a generally attractive setting to the conservation area. Preston Road, of which Fenwick Terrace is part, is a main route north from the town centre and so is regularly busy with traffic. Its junction with Queen Alexandra Road and Trevor Terrace is a busy node just north east of Camp Terrace. To the south is another busy junction with Albion Road, the north edge of the town centre.



## Views out of the Area

Due to the introspective nature of the development pattern, views out of the area are not particularly significant. Most views east along the terraces are terminated by the new housing at Haswell Gardens, whilst the view out along Alma Place is towards Christ Church's attractive green churchyard. The view east out of Camp Terrace is unfortunate in being terminated by visually prominent shopfronts and street paraphernalia.

Looking westward along Cleveland Road, the main northern route out of the conservation area, sees insignificant suburban views. These are dominated by the Cleveland Park Care Home, which unfortunately is prominent due to its scale rather than its visual quality.

The heavy mature tree coverage of the former Tynemouth Cemetery to the south west of the conservation area means that views in this direction are open or blocked depending on the time of year, providing interesting seasonal variation.



Former Tynemouth Cemetery



The Queen's Head



Ye Olde Hundred

At the bottom of Preston Road, the presence of two locally registered public houses (The Queen's Head and Ye Olde Hundred) just outside the boundary provides interest and signifies the area's proximity to the heart of the town centre.

See page 19 for a discussion of views within the area.



## Historical Development

### Development History

#### Early Development of North Shields

Although the earliest spelling of the place we now know as North Shields was Chelis in 1268 – from the Middle English schele meaning a temporary hut or shed - the area may have been of some importance at a much earlier date. The county Historic Environment Record mentions the possibility of a Roman camp or fortlet at a place near North Shields called Blake (Black) Chesters. Its actual site is unknown but possible locations are near Billy Mill farm, north or west of Preston Colliery, or near to Camp Terrace, which may explain the terrace’s name. Tomlinson, writing in 1888, reports that the remains of the fortlet “were to be seen till lately”.

However, the documented story of the town begins circa.1225 when Prior Germanus of the monastery of Tynemouth began a village of fishermen’s huts, or shielings, around the natural harbour at the mouth of the Pow Burn, in the area now known as Fish Quay. The land surrounding the monastery at Tynemouth had been in the ownership of the monastery even before the Norman Conquest and, after 1083 when Robert de Mowbray, Earl of Northumberland, invited the Benedictine monastery at St. Albans to take control at Tynemouth, even more lands were granted to the Prior.

In a relatively short time, this village of shielings had grown beyond just use by the local fishermen, who regularly supplied the Priory, into a small port visited by traders taking advantage of its closeness to the mouth of the Tyne. This growing competition was not acceptable to the merchants of Newcastle further upstream who began legal as well as physical attacks on the town that were to last for centuries. A legal attack in 1290 claimed that the Prior was building a town “where no town ought to be” and was consequently depriving both Newcastle and the Crown of their just revenues. Although the Prior lost this case, it did not stop expansion and, by the end of the century, there were a hundred houses huddled in the Pow Burn valley and along the banks of the Tyne.

The continuing depredations of the burgesses of Newcastle and the Dissolution of the Tynemouth monastery on 12 January 1539, saw gradual decay of the town on the banks. The constraints on trade were getting the better of the town and severely overshadowing its future.

#### Ralph Gardner’s Map of 1655 and John Fryer’s Map of 1773

Early maps of North Shields do not show the vicinity of the conservation area because the town still clung to the river banks to the south. Ralph Gardner, a local hero from Chirton Village and fighter for free trade on the Tyne, published a decorative bird’s eye view of the Tyne in 1655 showing nothing built along the Newcastle to Tynemouth road between “North sheels” and Preston Village. But at this time the town did take one of its earliest steps in the eventual colonisation of the banktop: it began the construction of Christ Church, a new parish church to replace the decaying one at



Ralph Gardener's Map of 1655

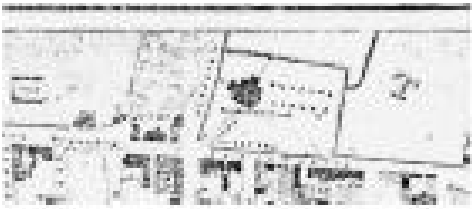
# Historical Development



Tynemouth Priory, on a new site above the town on the main road, a location more central to the whole of the Parish of Tynemouth. It was originally built between 1654-68 (with architect Robert Trollope from 1663), a west tower added in 1786-8, the rest rebuilt in 1792-3 by John Dodds, and the chancel enlarged and an organ chamber added in 1869.

Over one hundred years after Ralph Gardener's map, John Fryer's 1773 map shows the town still mainly confined to the narrow riverside strip but on the banktop above was the first signs of the Georgian new town, which would progressively transform both the size and the image of North Shields over the next 50 years.

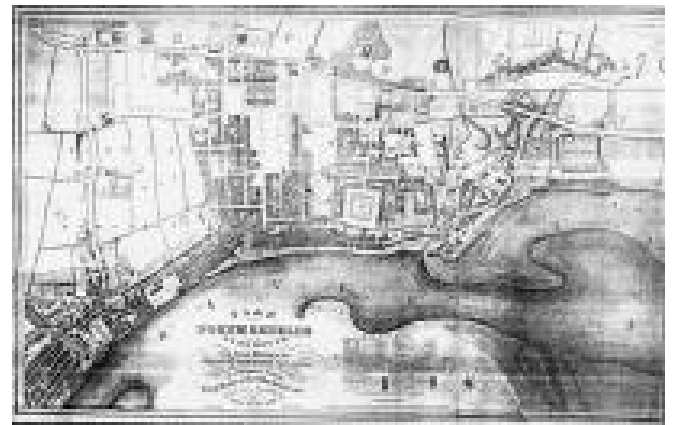
## John Rook's Map of 1827



Extract from John Rook's Map of 1827 showing eastwest Albion Road and the road to Preston leaving north lined on one side with Christ Church and other with allotments gardens

In the top right-hand corner of this map is an earlier one of 1789 that shows a few long, narrow rope-works established there during the eighteenth century. These were all orientated north-south to suit the pattern of local field ownerships, and would soon determine how the forthcoming new town would be laid out on the banktop. Roads were laid out on a grid-iron of fairly small units up to Albion Road, carried out by individual developers and land owners rather than to an overall plan.

Development crept inexorably northwards through this grid with street after street of two-storey housing, plus a peppering of landmark civic, religious and commercial buildings. Only the southern edge of land north of Albion Place (as it was then known) is shown, with Christ Church and, to the west, a collection of buildings marking the foot of the road north to Preston. This is lined on its west side with allotment gardens and, behind these gardens, a route is shown heading off north-west.



John Rook's Map of 1827 (and 1789 insert)

## Cooper's Map of 1831



Cooper's Map of 1831

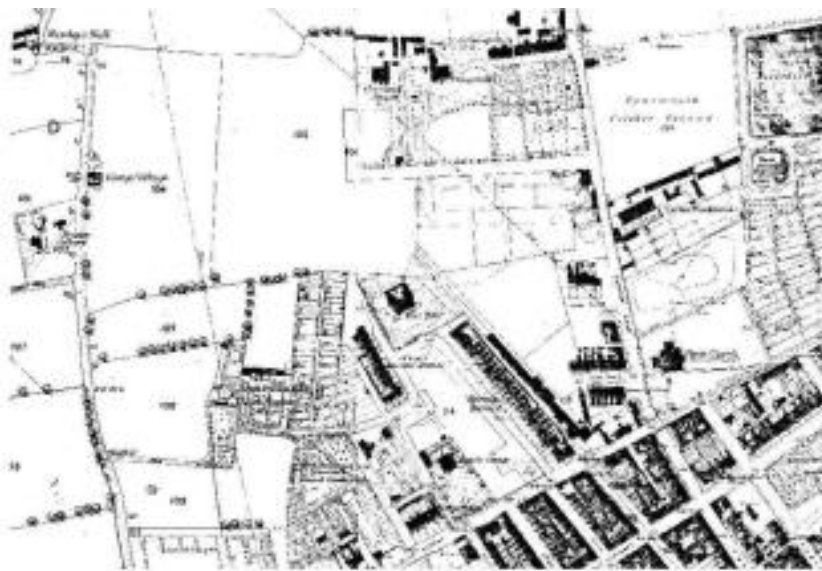
Although this map is at a small scale (two inches to one mile) and was produced for the purpose of assessing administrative boundaries, it clearly shows the pattern and spread of settlements and individual developments across the whole of the Parish of Tynemouth, as it was known in 1831. This is the first map to include land far enough north of the river to show Camp Terrace - it is part of the first group of buildings south of Preston on the road from North Shields. Totally isolated north of the expanding town, its position prompts several questions: Why was this tiny collection of buildings, (clearly not designed for industrial or agricultural workers) built so far from the established local settlements? Why was this isolated terrace designed in the grand manner of urban townhouse terraces? Where did its distinctive name come from?



An answer to all three could be that Nos.1-4 Camp Terrace are said to have been built at the end of the Napoleonic Wars for officers of tented military camps at South Preston nearby, but of which no trace now remains. They may not in fact have been isolated at all, but connected to this nearby military camp which would have given the terrace its name, and built to such a high quality as they were for officers. As an alternative suggestion to the possible Roman camp origin of the name (see page 53); this an interesting idea perhaps worthy of further research.

The map also shows several other small building groups on the road to Preston further south towards the town and on the same alignment as Camp Terrace. These probably represent some of the surviving late Georgian buildings on Preston Road in the conservation area such as nos. 5, 7, 9, 17, 19, 29 and 31 Fenwick Terrace. At this time they were probably regarded as exclusive houses to attract “quality persons” for whom the mostly modest terraces of the town were too small.

## First Edition O.S. Map c.1865



First Edition OS Map c.1865

On this map, the development of the new suburb was well underway. Although the short terraces south of Camp Terrace, by then identified as the east ends of Alma Place and Frank Place, were still no more than stubs, Camp Terrace itself had an additional two houses and, to the west of them, two large detached houses in extensive pleasure grounds. The largest of these was Campville, the other was Cleveland House.

On Albion Street (as it had now become) at its junction with Bedford Street, development had spread north-west to an orientation set by an earlier narrow ropery which shot off in

that direction along the north-west route shown on the 1827 map. Here, large detached houses with gardens faced Albion Street (South Preston Lodge, Rosella Place, Preston Place and Rosetta Cottage) while terraces and further large houses stretched north-west along the ropery from Albion Road, including Spring Terrace (about 25 houses long), Lovaine Terrace and Etal Villa (now the site of the 1960s Etal Court), plus some allotments and the North Shields and Tynemouth General Cemetery. This different development pattern would soon collide with the terraces previously established off the road to Preston, the resolution of which would add much to the intricate character of the suburb.

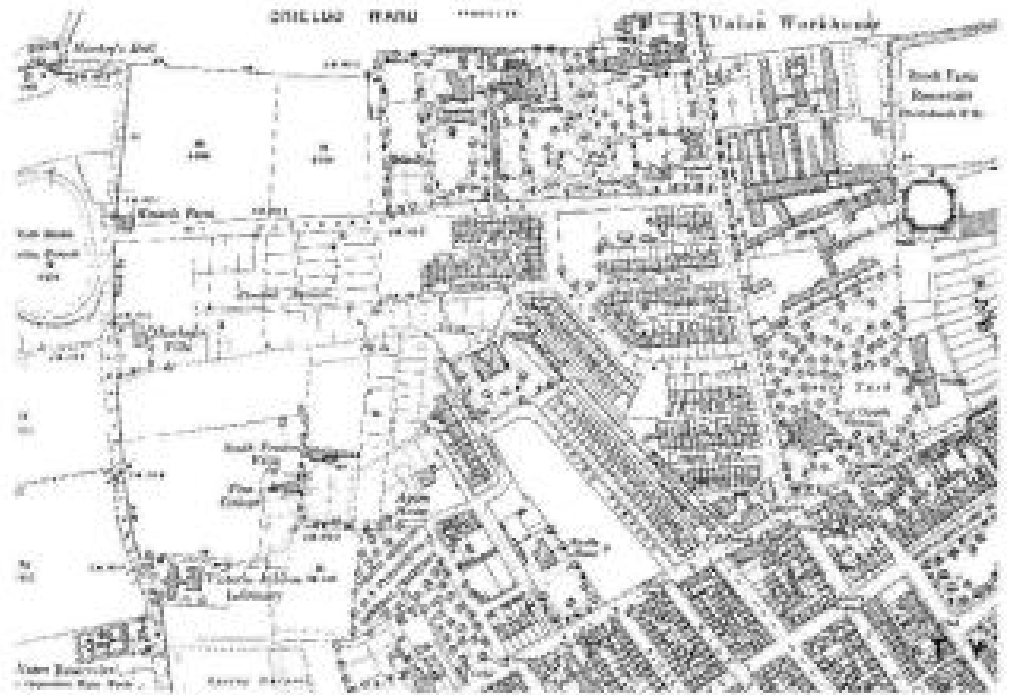
The suburb was clearly unplanned as a whole, being the result so far of individual initiatives by small local builders and irregular ownerships, all developed for owner occupation and with speculative intentions. It was very much a typical suburb of its time with terraces, villas, large detached houses, allotments and other open spaces mixed together.



## Second Edition O.S. Map c.1899

Up to this point, the thrust of development had been from Preston Road in the east and Albion Road in the south, while land to the west had remained virtually untouched behind. This was about to change as development continued to spread.

By this point, Frank Place was extended west to terminate at the ropery behind Spring Terrace. But to the north, the progress of Alma Place was diverted into a crescent heading northwest along the ropery's line, to meet two new streets: Waterloo Place and Grosvenor Place, which were following the Preston Road development pattern. North of those was Cleveland Road, a new east-west through-road off Preston Road. The southern parts of Camp Terrace's gardens were developed with Cleveland Villa facing Cleveland Road and a pair of semis as part of Fenwick Terrace. Although the early terraced houses on Frank Place and Alma Place were quite grand, the later ones here, and those on the new streets to the north, were more modest in scale.



Second Edition OS Map c.1899

In spite of the busyness of development within the suburb in this period, it still remained generally open to countryside to the west and north. To the south, outside the conservation area, development had intensified along and south of Albion Street (as it was still then called) as the town extended west away from its centre. Much land to the east of Preston Road was occupied by the huge sprawl of Tynemouth Union Workhouse, emphasizing not only the supremacy of North Shields in the administration of the borough, but also the growing need for more social support in the face of basic industry employment fluctuations as it adjusted itself to the modern world of the new century.





## Third and Fourth Edition O.S. Maps c.1918 and c.1937



Third Edition OS Map c.1918

Campville). Plots on these streets began to be filled with semis and short terraces over the next twenty years with only the west end of Camp Terrace unbuilt.



Fourth Edition OS Map c.1937

Albion Road in 1921. This involved the exhumation of graves along a stretch of the whole south side of Christ Church grave yard and the moving back of the entire wall and south entrance gate piers.

By the first few decades of the twentieth century, development had continued apace, even though the basic layout of the suburb remained unchanged. Housing south of Cleveland Road was completed by the end of the Edwardian period whilst, north of Cleveland Road, the villas and large gardens which once defined the grain here where cleared (apart from an alley, some boundary walls, trees and a verge, which survive) and, together with land to the west, were redeveloped to create Cleveland Crescent, Cleveland Terrace, Cleveland Avenue and Camp Terrace West (now

By the fourth edition O.S. map, the area had seen the development of two new schools: an indication of the area's rapid growth. These are the Open Air School and Spring Gardens Primary School. Only Spring Gardens Primary School remains today. The map also shows that 9 Lovaine Terrace was used at this time as a Special School; although serving a different purpose today, the building still exists and in recognition of its architectural and historic importance, is included on our Local Register. Further evidence of the area's growth is the widening of

# Historical Development



## Modern Map c.2000

See modern-day map on page 4. The last six houses to complete Camp Terrace had been inserted soon after the Second World War, and Cleveland Villa on the corner of Fenwick Terrace was replaced by a modern training centre (itself now vacant and ripe for redevelopment). Elsewhere there was a similar pattern of infilling the last few large villa plots and areas of open space: a health centre was built on the allotments overlooked by Spring Terrace; more recently, new terraced housing at Spring Gardens Court was built between Spring Terrace and Lovaine Terrace; Etal Villa was replaced by six linked blocks of flats in the 1970s; and, north of this, Grosvenor Mews flats were inserted at the north end of the ropery site in the 1980s.

Also inside the conservation area, at the foot of Preston Road, the site of some of the earliest development north of Albion Road was cleared to create a small landscaped garden whilst, opposite, a large yet sympathetic parish hall was added to the former north vestry of Christ Church in 1984. North of the church (and outside of the conservation area), Preston Hospital was replaced by extensive housing in the late twentieth century.

## Archaeology

There are no scheduled ancient monuments in the conservation area and no other known archaeological remains. The area is generally too far north to relate to the medieval settlement of North Shields, this being on the river banks to the south east and described in the Historic Environment Record (HER) as being “without fields” due to its origins as a thirteenth century fishing port for the established settlement of Tynemouth.

The principal archaeological interest is the possible connection to the supposed Roman fort at the unspecified place of Blake Chesters discussed on page 53, but the HER entry does conclude that “The matter is now rather academic since the area today is densely built up”.



## Spatial Analysis

### Development Pattern

The conservation area is based on some of the earliest residential streets of the northward growth of North Shields' Georgian new town. The development pattern has two main axes:

- an east to west axis of streets running off Preston Road,
- a south-east to north-west axis following an historic development pattern defined by a former rope-works.

The way these two axes meet provides the conservation area with some of its more interesting road layout: the angles of Alma Place and Waterloo Place make these streets particularly attractive. Other streets are long and straight, although Cleveland Crescent's slight curve is typical of the early twentieth century period.



The angle where the area's two development axes meet on Alma Place



Lower density and incremental development pattern on the north side of Cleveland Road

Lower density and incremental development pattern on the north side of Cleveland Road. Conversely, the loss and redevelopment of Rosella House's grounds in the south of the conservation area has left the legacy of some of the area's most dense streets.

The arrangement of Camp Terrace and its long gardens to the south, separated by the street, creates a very secluded, private enclave. This is found in other similar terraces of the late eighteenth and early nineteenth centuries, and is designed to provide private street access to the house without compromising the aspect and privacy of the south facing gardens. This pattern, and the two neighbouring villas in large grounds subsequently cleared and overlaid, has left a legacy of lower density and incremental development on the



Camp Terrace itself is a relatively narrow route, a legacy of its early isolated beginnings. The alley east of Cleveland Crescent is also left over from the earlier development pattern north of Cleveland Road. The first planned streets were much more generous and wide enough to be tree lined, whilst later nineteenth century streets off these have no more than standard dimensions for the period.

The general spatial arrangement of the conservation area's streets is similar to many other similar suburbs of the period elsewhere in the borough and in Tyne and Wear, many now in conservation areas. The arrangement of Camp Terrace and its long open gardens is reminiscent of Bath Terrace in Tynemouth, Summerhill Square in Newcastle, and Claremont Place in Gateshead's Bensham. The other streets are typical of parts of the nineteenth century suburbs of Jesmond (Newcastle), Low Fell (Gateshead) and Ashbrooke (Sunderland).



Wide, tree-lined Alma Place

## Layout, Grain and Density

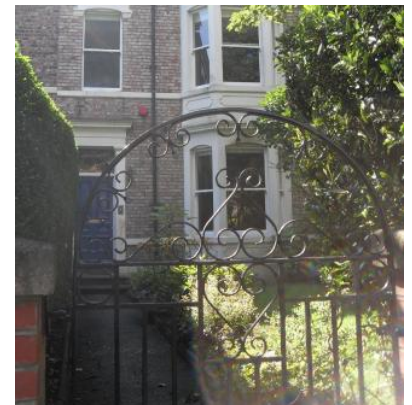
On this basic road pattern, the layout, grain and density are typical of the periods in which the streets were developed. These tend to fall into two categories: earlier terraces (the majority) and later semis.



Even on tight corner plots, each house or flat has a rear access or yard squeezed into the layout

The earlier streets are laid out with terraced buildings presenting a formal face to the street and functional rears to back lanes. This communal layout, with most buildings sited openly to the front of their plots and facing each other across the streets, creates a strong townscape edge. The arrangement is forced in places to ensure the terraces are continuous to the front, for example, around the angles of Alma Place and Waterloo Place, and at each corner plot. This means that, to ensure each house also retains access to the back lane, some of the rear yards are little more than narrow convoluted slivers.

The grain of this layout is small-scale and regular, each house with a similarly-sized rectangular plot. The density of most of these is quite high with relatively small front gardens and back yards. But the earlier plots on Camp Terrace and at the east ends of Alma Place and Cleveland Road (on the south side) are slightly wider and longer, thus including long gardens which lower the density compared to the otherwise tightly packed terraces around.



Long garden at Alma Place



The later developments, mainly on the north side of Cleveland Road, tend to be semis or small groups rather than long terraces, generally without back lanes, each instead having side access to reach the rear of the plot. Each house still faces the street and they turn the corners well, but, unlike in the terraces, they do not have such a hard townscape edge to the front, for example, on turning a corner, side and rear elevations become visually prominent. Although still small-scale, the grain is more random and most plots are wider than the earlier terraces. The density is therefore lower and there is more room for front, side and particularly back gardens. An insignificant row of garages is tucked in behind Nos.30-38 Cleveland Road.



Prominent side elevations on a more random layout, Cleveland Crescent



Lower density at Spring Gardens Court

But the lower density in this zone is excessive at the former training centre on the east corner of Cleveland Road, the layout of which tends to dislocate it from the street and create a weak corner compared to others on Fenwick Terrace. Other lower-density areas are again, those with more modern developments: such as Etal Court, Spring Gardens Court, and the Health Centre. The remaining recent development in the conservation area, Grosvenor Mews, is high density due to being an infill structure.

## Views within the Area

Views within the conservation area are controlled by the reflective development pattern and are mainly linear and oblique views along streets and terraces. Most views typify the nineteenth century suburban nature of the area. The skyline is formed by rooftops and the immediate tree line, with little else on the horizon apart from Christ Church, which strikes at an oblique angle above the rooftops in some views southwards, and on Preston Road.

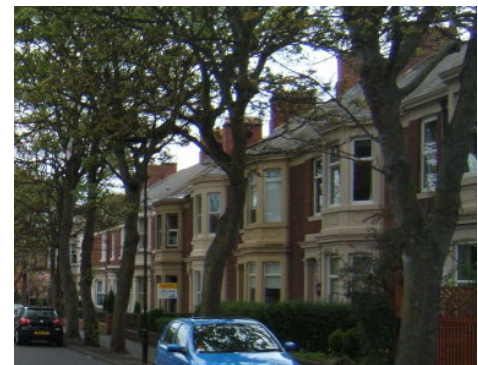


Uniform offshots also create interesting rhythms

offshots which echo the grain and rhythm seen to the front.

The linear views tend to be long and are emphasised by the regular repetition of architectural features, garden subdivisions and street trees.

Oblique views of the terraces bring the architecture to life with door surrounds, window reveals, cornices, chimneys, dormer windows and bay windows creating attractive visual rhythms. There are frequent glimpses into the terraces. back lanes, none particularly attractive apart from Camp Terrace itself. Also, long oblique views along some of the back lanes can be quite interesting where there are groups of surviving



Rhythm created by chimneys, bays and street trees



Contribution of trees in Spring Terrace towards Etal Court

Alma Place towards the tree-lined south half is particularly attractive. Similar deflected views along Cleveland Crescent make its housing very prominent.

Views into Camp Terrace are framed by the gate piers at the east end, creating a very formal picture of the street and emphasising its privacy. The closed gates at the west end partially obscure the equivalent views here, whilst the view down the lane between Cleveland Crescent and Camp Terrace's gardens gives the same sense of historic privacy.

See page 10 for a discussion of views out of the area.

The pattern of development on Alma Place, Waterloo Place and Cleveland Road invites views into the area from Fenwick Terrace, enhanced significantly by the presence of so many trees on this side of the conservation area. Another area where trees make a particularly pleasant contribution is along Spring Terrace and at Etal Court at its north end. Moving through the heart of the area, particularly interesting views unfold as they are deflected along angled terraces and are emphasised by strong corners. The vista down



Formal, secluded views of Camp Terrace from east



## Character Analysis

### Character Sub-Areas

Although the conservation area has quite a consistent character, there are notable differences due to variations in the layout, density, use and period of its development. These differences are not enough to define distinct sub-areas within the whole, but four general differing characters can be identified (please note there are also differences within each):

- Early Terraces, for example, Camp Terrace, Spring Terrace and Alma Place: this kind of development is the most prevalent in the conservation area and features mostly dense terraced homes dating from as early as 1810.
- Other residential, for example, Cleveland Road (north), Etal Court and Spring Gardens Court: within the conservation area there are small pockets of later, varied housing including semi-detached and apartment blocks.
- Non-residential, for example, the Cleveland Adult Training Centre, Spring Terrace Health Centre and Car Showroom.
- Open spaces, for example, Christ Church churchyard, Cleveland Road allotments and land at Albion Road and Preston Road junction.

### Land Use



Tyneside flats,  
Cleveland Road

The dominance of residential use defines the character of the conservation area, nearly all of it being single family dwellings. There are few Tyneside flats in the conservation area, demonstrating the area's status. Tyneside flats were often (though not always) developed as workers' housing, but there are some, mainly on Waterloo Place (west end). There are a few purpose-built blocks of flats, and some of the larger houses towards the western side of Preston Road and elsewhere on Alma Place and Cleveland Road, have now been converted to flats.

Further flat conversions could begin to harm character and appearance if they result in incremental changes to elevations, leave gardens un-green and communal areas unmanaged, or if greater parking demands have knock-on effects such as removing front or rear boundary walls, or a general decline in residential amenity.



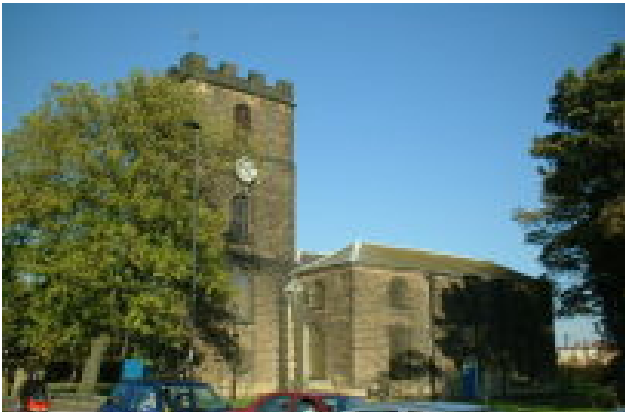
There is a handful of business uses in the area, including a bookshop on Fenwick Terrace (of long standing, with a relaxed, drop-in feel which adds to the suburban mix), the former training centre on Cleveland Road, and a one or two dental practices, surgeries and a funeral director on Alma Place and Cleveland Road. The use of the training centre does not contribute to the area (neither does its vacancy), but the number and relative anonymity of the converted business premises do not dominate the residential nature of the area. Similar concerns to those relating to flat conversion (and others for example, signage) must be controlled in relation to changes of use away from residential, to ensure character is not harmed. Further to the south, the conservation area sees some larger-scale non-residential uses, including a Health Centre, a car showroom and storage use. These uses contribute little to the character of the conservation area.



Car showroom, Albion Road

Finally, the recent conservation area extension has seen the inclusion of a few pieces of open space, representing a recreational use.

## Hierarchy of Buildings



Christ Church

Christ Church stands out as the most significant building in the area; this is due to several factors including size, scale, setting within its churchyard, positioning at the junction of two main roads and the important meaning it holds for many people. This grade II listed building has had a presence here since the 17th Century (when it replaced a church at Tynemouth Priory), so the history of the site also adds to the importance.

advertising distracts from this quality.

The size and positioning of the business premises on Albion Road give these buildings prominence, and with their feature gables, their architectural quality contributes too. Unfortunately some unsympathetic

Because of the consistency of layout, grain and use, there is little distinct hierarchy of buildings within the main of the conservation area. Most buildings have a similar presence on the street, creating a polite, respectful, suburban balance. The detail of the architecture and layout does emphasise some buildings over others however. Nos.1-4 Camp Terrace are the oldest houses in the area (c.1810, listed grade II along with later Nos.5-6) and set



Difference in size and scale of 2 Lovaine Terrace compared to nos. 3 and 4





the tone for the future development of the whole area. The gated, private layout of Camp Terrace suggests its greater importance in the hierarchy of the buildings of the area. Nos. 1 and 2 Lovaine Terrace (listed grade II) are larger in scale and have more special detailing than the remainder of the street, giving them greater prominence.

Several buildings on or towards Preston Road have a greater presence on their streets and some corner buildings are emphasised, whilst, because most of the area is terraced, the Edwardian semis in the northern part of the conservation area also tend to stand out visually.

## Architectural Qualities

### Form, Height and Scale



Grander scale and semi-basements

The dominant built form in the conservation area is the two storey house with a pitched roof, domestic in scale and mostly terraced in layout with some semis. There is some variation in this, with many houses have generally bigger proportions, the earlier terraced ones raised on half-sunken basements, requiring steps to the front door which increase their grandeur (for example, nos.1-6 Alma Place and nos.1-9 Cleveland Road). The slightly steeper lie of the land in the north of the area also raises houses on the north side of Cleveland Road up on their plots with the same effect (for example, nos.30-38 and no.40 Cleveland Road). Some terraces comprise handed pairs (i.e. each house is a mirror plan of the next), notably nos.1-7 Waterloo Place. The smaller scale of nos.13-18

Camp Terrace does not compare well with nos.1-12, reducing the grandness of the street at this end. At nos. 1 and 2 Lovaine Terrace, although described (in their listing description) as being 2 storey plus attic, the attic floor is of such scale the buildings could be described as 3 storey. Also of 3 storeys are the modern Spring Gardens Court and Etal Court, but their more modern, smaller scales sees them not having the presence of properties such as nos. 1 and 2 Lovaine Terrace.

The form of nearly all buildings essentially survives in three dimensions. The majority of the terraced houses tend to be longer than they are wide, most with a half-width offshot to the rear stretching out into a yard (although most corner plots are too tightly packed for offshots to fit). Semi-detached homes tend to be squarer in form but many also have offshots. The survival of offshots adds authenticity to the development pattern and, in a few places, adds to the rich, traditional character of back lanes. The earliest buildings in the conservation area, such as those on Camp Terrace, were not built with offshots as they are essentially a Victorian feature; some have been added later.



Smaller scale in newer developments



## Periods and Styles

The dominant style is a simple, Classically-informed domestic architecture which has late Georgian beginnings and was later developed during the Victorian and Edwardian periods. It is very much illustrative of high quality residential architecture from these periods across Tyne & Wear, and can be traced back to the bolder late Georgian “Tyneside Classical” tradition practised in grander terraces, buildings and country houses in the region.

The main architectural periods in the conservation area are:

### Late Georgian

The main architectural style of the late eighteenth and early nineteenth centuries was based on Classical style and proportions. Georgian architecture is simple, usually symmetrical and based on “polite” ideas and designs that often came from style handbooks. The proportions and detailing of Georgian architecture follow rigorous principles, and result in unfussy, straightforward buildings. The Georgian development here is late, the first houses probably appearing at the turn of the nineteenth century. Georgian urban planning was also well developed with grand streets, crescents and squares laid out with individual houses combing to create grand, palatial terraces.

### Victorian

Dating from the mid nineteenth century to the turn of the twentieth, Victorian architecture is very varied with many sub-categories, but much is based on showy, confident themes designed to demonstrate the wealth and power of the building owner with splendid, high-class architecture. Rich, traditional materials are used: often brick, stone, timber and iron, with good quality, solid construction and plenty of flare. The three strongest styles were Gothic (defined by verticality, asymmetry, pointed arches, gables and carving), Queen Anne (red brick with Dutch gables, white joinery, doorcases and terracotta), and (not found here) Italianate (with low roofs, bracketed eaves and stucco). The Arts & Crafts style also began in the late nineteenth century, going on to the first decades of the twentieth, an architecture characterised by simple, plain and honest themes with high standards and traditional materials and methods.

### 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 slate, and with plenty of fine detailing in brick, stone, terracotta, tiles, joinery and glass. Edwardians revived and mixed architectural styles including those from the Victorian era plus Tudor, Jacobean and Classical themes. The elegant, flowing, organic lines of late Victorian 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 around the outside of many towns. Architecture of the 1920s and 1930s developed along three main styles, only the first of which is found here: the “Tudorbeathan” and rustic cottage style, a Georgian revival (especially for townhouses), and Moderne or International (stark, white, flat roofed boxes with no decoration and large windows). Art Deco also developed in this period with its abstract shapes, geometric curves and sleek lines.



## Mid Twentieth to Early Twenty First Century

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

Housing from the Georgian, Victorian and Edwardian periods, now around 100 to 200 years old, is often some of the most desirable and valuable in suburban areas, with comfortable, well-built, well-presented dwellings often in leafy streets. Most housing in the early terraces is Victorian but, even though there is plenty of flourish from that era, it is nonetheless slightly more sober, reflecting the place's modest late Georgian origins, particularly amongst the eastern area. The northern part of the conservation area features a mix of Edwardian and 1920s-1930s housing, also found in the southernmost area. The former training centre has watered-down influences of modernist minimalism, here used as little more than a construction expediency. Spring Gardens Court is a typical modern housing development that politely adopts the styles of the surrounding properties but lacks some of the finer, quality details of the originals.

Early Georgian architecture, from the 1720s, pioneered the division of terraces into individual plots which were then long-leased to builders who accepted conditions that ensured a degree of unity in the design, keeping the layout and quality of the landlord's estate attractive and valuable. The grandest of this Georgian urban architecture would skilfully arrange the fronts of terraces as one unit, disguising individual houses to look like a single "palace". Such terraces, typified by the palatial streets of Bath, Edinburgh or, closer to home, Grainger Town in Newcastle, are not found here (although it appears that Rosella Place would have had this affect before the loss of the westernmost house), but the same principles nonetheless underpin the development of the conservation area's streets. All the terraces have a subtle balance between the individuality of each house and the unity of the terrace. The bulk horizontality of each terrace is offset by the verticality of its windows and doors, creating a single composition. Also, some of the corner buildings are emphasised on plan to create "palace fronts" with slightly more prominent end "pavilions". The gabled corner houses at no.1 Grosvenor Place and no.16 Alma Place are the best example of this and, more subtly, the quoins on some corner buildings also follow the same principle (for example, no.15 Alma Place, no.26 Waterloo Place and nos.35 and 73 Cleveland Road).



Emphasised corner building

## Features, Detailing and Materials

The unity of the Georgian and Victorian architecture relies on a handful of recurring architectural features and detailing, treated in slightly different ways throughout, as influenced by the staged development of the area. The features are:

- masonry
- doorways, including steps and porches
- windows, including bay windows



- roofs, including ridges, eaves and verges
- chimneys
- gables, dormer windows and rooflights
- rainwater goods, such as drainpipes and gutters
- shopfronts

## Masonry

All the area’s buildings are in brick, apart from Christ Church and its adjoining hall. Brickwork is key to the character of the conservation area and, together with original slate roofs, is the basis for the warm, well-matured visual appearance of the buildings.

The bricks used vary, many of the earlier ones probably being produced locally. Most on the earlier examples are rough in texture, mottled in appearance, and have stained and weathered to a warm, uneven tone. Most of the later ones being are larger, smoother and crisper.

Broadly, there are four brick colours in the area:

- Georgian bricks are generally darker brown, red-brown or purple-brown in tone,
- slightly redder bricks are used in most of the Victorian buildings,
- smoother, yellow-buff bricks are mainly used on the front façades of Waterloo Place, linkedparts of Alma Place and some other places in the early terraces,
- brighter red bricks are used in the Edwardian/early twentieth century architecture



Victorian brickwork



Georgian brickwork



Victorian brickwork



Edwardian brickwork

Bricks are predominantly laid in English garden wall bond in the early terraces, mostly with 3 rows of stretchers to 1 of headers, but with some side or rear elevations having 5 rows of stretchers. Flemish bond is also found in some of the later buildings. Edwardian and later buildings tend to use simple stretcher bond.

Throughout, higher quality bricks are generally found on front elevations with rougher, less uniform ones to the sides and rears. Several outside toilet vent bricks also survive in rear yard walls. Shaped bricks, or “specials”, are used for detailing in some of the Edwardian houses to add variety and depth to the architecture. 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 prominent; the crisper lines of the later Victorian and Edwardian bricks makes the pointing finer and less visually prominent.



Half rough-cast render



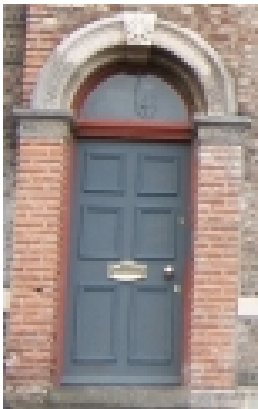
Tile hanging

Several houses in the later residential properties are designed with rough-cast render and half-timbering on first floors or in gables, typical of the Edwardian period. Nos.12-14 Cleveland Road are entirely rendered, illustrative of their 1920s rural cottage revival style. Tile hanging is also seen in some properties of similar age, notably on bay windows. Much of the newest development in the conservation area (for example, Spring Terrace Health Centre, Spring Gardens Court, Cleveland Training Centre) sees the use of lighter brick in stretcher bond. An exception is Grosvenor Mews, which uses a dark red brick.

Stone is not a walling material in the conservation area, apart from some rear boundary walls on Camp Terrace, which reveals their age. Local ashlar sandstone is used for architectural detailing

throughout the conservation area: plinths and/or string courses in some of the early houses and in all areas, for window and door dressings, steps, and other features. All sandstone was originally unpainted and, where it remains so, has patinated to an attractive rich, textured appearance. Nos.1-4 Camp Terrace's plinths are in stucco, incised and painted to look like stone, a typical detail of the time.

## Doorways



Roundheaded overlight at Rosella Place



Flamboyant stone doorway at Camp Terrace

Doorways are one of the definitive features of the area, with the architecture of most periods emphasising both the doors and their surrounds. Doorways in the early terraces have Classical ashlar sandstone surrounds. There is considerable variation in the detail of the pilasters, brackets and cornice, with later ones generally being more flamboyant, but all incorporate an overlight (rounded in Nos.1-4 Camp Terrace and Rosella Place, rectangular elsewhere) often with a painted house number.

Many houses in the early terraces are raised up on semi-basements and have a flight of stone steps to the front door, whilst other have one or two steps up; most are round-nosed.



Original half-glazed door at Springfield

Original timber doors are some of the area's best architectural features. In the early terraces, most are un-glazed with a variety of panel arrangements, and painted in black or traditional dark, rich colours such as reds, browns, ochres, greens and blues. All frames are traditionally off-white. Many homes in the early twentieth century residential areas such as Cleveland Road (north) and Springfield have retained their half-glazed doors with decorative beading or stained glass. These areas also have doorways mainly emphasised by timber hoods on carved brackets with flat lead or pitched tile roofs.

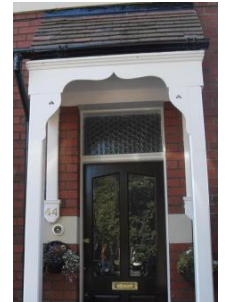


Typical original and high quality replacement doorways



There are also several porches (for example, timber at nos.24, 26 and 40 Cleveland Road, stone at nos.6-8 Cleveland Crescent, open timber at Grosvenor Place), whilst other doorways on Cleveland Crescent are in round-arched brick recesses with stained glass side lights. Leaded or stained glass overlights are common here too.

Plenty of traditional door furniture survives, generally in brass, including knobs, keyholes, knockers, letter boxes and bell pushes: all add richness to the detailing of doorways. Several cast iron footscrapers also survive on the front step in the earlier housing. Natural materials extend from the front step onto the lobby floor of most houses, using unglazed coloured clay tiles laid in geometric patterns.



Timber porch at Grosvenor Place



Back gates and rare coal opening

Back gates are generally ledged and braced doors traditionally painted the same colour as the front door. Rear boundary walls also once had coal, ash and privy openings with matching joinery; very few now survive but, where they do, they add to the historical understanding of the area.

## Windows



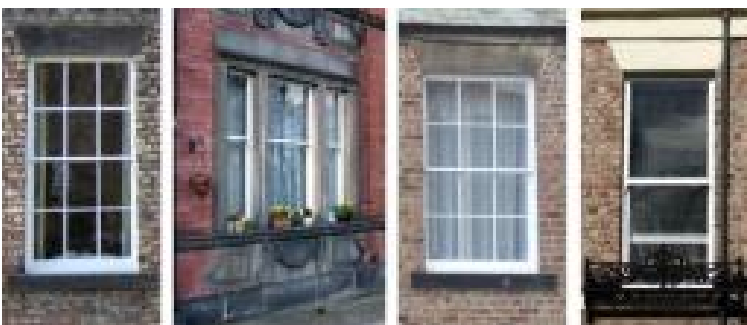
Classically-proportioned openings

Window openings are strongly vertical, one of the defining features of the area's character. The earliest buildings have shorter first floor (and basement) windows, a feature of Classically proportioned elevations. There is one very prominent oval window (known as an oeil-de-beouf) in the end gable of no.1 Camp Terrace, illustrative of the period and quality of the architecture. Later Victorian window openings are generally larger throughout. In the early terraces windows either have square or angled natural sandstone lintels (often with chamfered edges or other detailing), or sit directly beneath the eaves. Some on or towards Preston Road



Distinctive oval window, Camp Terrace

also have stone jambs and mullions; carved window surrounds to nos.7-12 Camp Terrace are also particularly ornate.



Typical original and high quality replacement windows, later ones with larger panes have horns for strength

Sills are also stone, often combined with the string course. Nos.1-7 Waterloo Place have particularly



Decorative lintel, Waterloo Place

ornate window treatments with moulded pediments and sills, both with brackets. In the later residential properties, window openings are wider but have a vertical emphasis through the use of glazing bars. Window surrounds vary: some with stone lintels, some with shaped brick lintels or surrounds, some left plain.



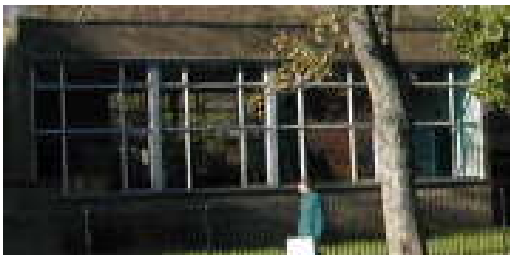
Typical stone bay-windows

Many houses in the early terraces have bay windows; there are a few on the very earliest homes, but they are not a traditional feature of late Georgian houses and most are later additions. Most bays are single storey, flatroofed with angled sides; a few are square. Later ones are two-storey with pitched slate roofs with lead-roll ridges. Built in moulded natural sandstone to match door surrounds, bays are attractive, prominent features that help define the repetitive nature of the



Recessed bays at Ayres Terrace

architecture along the terraces, the double-height ones strongly emphasising verticality. Some larger houses have first floor timber bay windows on rear offshots. 3 Rosella Place is known to have a rear bow window. Nos.1-7 Waterloo Place's bays are particularly decorative with moulded pediments and hipped, pitched, lead-roll roofs. In the later residential homes, bays are more varied, most in timber, some square, some bowed or faceted, some extending up into gables. Nos.24-26 Cleveland Road make a particular feature of bay windows, with two-storey angled timber bays beneath half-timbered gables and dramatic full-height octagonal corner tower bays (ground floor being a porch) with heavy cupola roofs. Homes at Springfield, Ashfield Grove, Ayres Terrace and Lovaine Terrace have interesting bay windows that are recessed into the building.



Horizontally emphasised windows at the Cleveland Training Centre

Probably more than half of original windows in the area have now been replaced (see page 43) but many from all periods survive, their rarity crucial to the area's character and appearance. All early windows would have been set back from the face of the building in a reveal of at least a header's depth. Traditional windows in the early terraces are double-hung vertical sliding timber sashes, earlier ones being sub-divided with glazing bars, later ones having



Green panels add interest at Etal Court

larger panes (perhaps with one vertical glazing bar) and therefore horns for added strength. Victorian windows were often the same colour as the front door, off-white, or a combination of both. Some later Victorian ones have unequal sashes: taller lower and shorter upper ones, the latter often with stained glass. This theme is continued in the early twentieth century houses, most of which are timber casements with smaller stained or leaded glass top-lights. These windows are painted white. Notable exceptions with regards to windows are the Cleveland Training Centre, with its horizontally emphasised metal-framed windows; Etal Court with its (replaced) uPVC windows with lower green glazed panel; and Grosvenor Mews with uPVC dark-framed windows.



## Roofs and Gables



Hipped roof, Waterloo Place/Fenwick Terrace

Roofscape strongly unifies the terraces. Simple dual pitch roofs are used throughout the early terraces, with dual or single pitched roofs on offshots, and single pitch roofs on outhouses. As many terraces are continuous, so too are their roofs. Their corners are turned by hips rather than gable-ends, except at entrances to back lanes where the roofs are designed to appear as continuous as possible across the gap.



Welsh slate roofs with grey interlocking ridge tiles

The roofs of these homes are simple, the traditional covering being Welsh slate. Original Welsh slate is rough-looking with slightly uneven edges and subtle variations in shade and tone, often with purple hints, which helps define the great richness and texture of the area's character. Ridges are generally semi-circular interlocking clay tiles, grey to match the slate.



Simple moulded stone eaves

Eaves in these homes are treated in a variety of ways. Those on the earliest buildings are modest with either flat or slightly moulded sandstone, or simple timber boards. Brick eaves are used at some properties, including attractive dentiled or dog-tooth patterns (for example,

nos.1-7 Waterloo Place).



Swept bracketed eaves, Grosvenor Place

The most notable eaves are those at the west end of Cleveland Road and on the same block around the top end of Alma Place and along Grosvenor Place that have a deep overhang supported on tightly spaced concave timber brackets, later ones being infilled between with stucco to create a swept half-timbered motif. This is a particularly attractive Victorian flourish and very



Verge with moulded timber bargeboard and finial, Alma Place



Coloured salt-glazed bricks, Alma Place

distinctive of the area. Nos.13-14 Alma Place have an apparently original detail of four coloured stripes of salt-glazed bricks at the eaves, in white, black, mauve and blue.

Verges at the entrance to back lanes are plain and often finished with watertabling. The few prominent gable-ends in the terraces are typical of their period. Georgian nos.29-31 Fenwick Terrace have robust stone watertabling, whilst Victorian no.1 Grosvenor Place and no.16 Alma Place have an overhang finished with shaped timber bargeboards, traditionally painted dark rich colours or black.



Red clay plain tiled roof, Cleveland Crescent





In the Edwardian properties in the northern part of the conservation area, the more complex roofs of the semis are enlivened with gables and hips. Many use red clay plain tiles (not interlocking pantiles), which are slightly thicker and smaller than Welsh slates, creating a vibrancy to the roofscape. Red clay ridges are used, often being decorative with shaped finials, typical of the Edwardian period. Verges and eaves are usually simple, neatly finished in timber. The subtle difference between the roofs to nos.46-48 and nos.42-44 Cleveland Road reveal the latter is slightly older than the former. Nos.24-26 Cleveland Road have a particularly vigorous roofscape with bracketed eaves, swept turrets, shaped bargeboards, moulded finials and decorative ridges, creating a striking punctuation mark along the road.



Welsh slate roof with terracotta ridge tiles and finials, Cleveland Crescent



Roofs with gables, Springfield

The early 20th century properties towards the south of the conservation area (for example, Springfield) have Welsh slate roofs with red clay ridges. The roofs have quite large overhangs with timber bracket details, and some roofs here have a gable to the street, although quite modest - just peaks above windows.

Other roof examples include the copper roof at the Spring Terrace Health Centre and the flat parapet roofs at the Cleveland Training Centre and Etal Court.

## Dormer Windows and Rooflights



Catslide dormers to rear of Camp Terrace

Houses at the east end of Alma Place and the west end of Cleveland Road were designed with a small dormer window to the front, vertical in proportion with a pitched roof and (mainly) glazed cheeks, some on Alma

Place with angled sides and ornate brackets. Several other houses on Alma Place and Cleveland Road (but not Waterloo Place) have similar dormers inserted on front or rear slopes, most quite early on. Nos.1-4 Camp Terrace have surviving small traditional catslide dormers to the rear. Dormers can occasionally be found sporadically throughout the conservation area but inconsistencies in their design and materials used tell us that they are not a major architectural feature of the area.



Pitched-roof dormer with glazed cheeks



Gable-end windows



Gables, nos.7-12 Camp Terrace

Attic space is also lit by gable-end windows where possible (for example, no.31 Fenwick Terrace) whilst that in nos.7-12 Camp Terrace is lit by windows in large gables to the street.



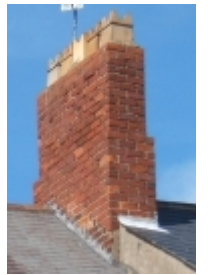
Rooflights are not a common traditional feature of the area's architecture, but small frameless panes of glass in the roof (glass slates) were sometimes included on rear roof slopes and offshots. Front slopes, and those to the rear or side where they were designed to be seen, would originally have been kept free of rooflights. Several properties do feature rooflights on these elevations but they are not original and are detrimental to the properties' appearance.

## Chimneys



Chimneys creating a lively roofscape, Alma Place

Chimneys are a recurrent traditional feature in the conservation area and help define its lively appearance. They add to the roofscape considerably, particularly in those parts of the early terraces with no trees, where they are visually prominent. Main chimneys are



Early chimneys stretch deep across the ridge

placed at the ridge with secondary ones to the rear or on offshots. In the older properties, they are narrow and deep, stretching across the depth of the house, whilst newer chimneys tend to be more square. Most are stout and sturdy in appearance with sizeable proportions, even those on offshots, some of which are taller than on the house as the offshot itself is shorter.



More square chimney on Edwardian property

The stacks vary considerably in detail but nearly all are in brick, have stepped plinths (some in sandstone) and decorative moulded tops (many in sandstone). Chimneys in the early terraces are the boldest, some with heavy stone plinths and, where they form part of a gable end wall, they can be very prominent. The brick colour tends to match that of the front façade of the house,



Smaller chimneys on newer properties

but some on Waterloo Place only use yellow-buff brick for the detailing, the rest being red. Pots vary but many original ones here are cream, beige or red terracotta and are either circular or square and castellated. Sadly many pots have been lost. Chimneys of the newer properties in the conservation area are somewhat weaker; those at Spring Gardens Court in particular seem meagre in comparison to those at adjacent Spring Terrace.



## Rainwater Goods



Downcomers add to vertical rhythm

Gutters and downcomers (drainpipes) are generally not prominent features of the architectural design, but do add to the vertical rhythm of the houses when viewed along the terraces. There are generally two types of gutter: those concealed within the moulded stone or brick eaves, probably lead lined; and cast-iron gutters applied directly to eaves. In the first type, the downcomer cuts vertically through the moulded eaves; in the second type, where eaves overhang, the downcomer tends to be shaped around them. All downcomers in the majority of the properties here were traditionally cast iron and would mostly have been painted black, with only the most recent being in different materials, for example plastic at Grosvenor



Cast iron hoppers and downcomers

Mews. There are few original hoppers, but some can be seen in the early terraces, which are generally a typical faceted cone shape whilst, nos.24-26 Cleveland Road have large square hoppers with square-section downcomers as part of their elaborate detailing.

## Shopfronts

Shopfronts do not make a large contribution to the conservation area, with commercial uses not forming a major part of this part of North Shields. Still, 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.

The Keel Row Bookshop on Fenwick Terrace, although not perfect in achieving authenticity, is a reasonably good example in that its signage remains discreet and it has some retention of original features such as corbels and a stall riser. The car dealerships on Albion Road are examples of shopfronts that poorly relate to their surroundings. This is mostly due to their large plastic fascias with gaudy colours and writing.



Keel Row Bookshop on Fenwick Terrace

## 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:

- roads, pavements and back lanes
- Camp Terrace's gardens and adjoining allotments
- Cleveland Road allotments
- Spaces on Albion Road
- Christ Church's churchyard
- front gardens



## Roads, Pavements and Back Lanes



Historic road and pavement surface, Camp Terrace



Gateway entrance to Camp Terrace

The complete set of road and pavement surfaces at the east end of Camp Terrace is an important and intact historic survival now rare in urban areas in the region. A unified arrangement of irregular cobbles, setts, gulleys, kerbs and sandstone flags, the street has a rich historic character, not only a striking and authentic setting to the listed buildings on the street but also worthy of preservation in its own right. The listing entries for nos.1-4 and nos.5-6 Camp Terrace include the street surface. It is



Granite kerb

significantly enhanced by the listed carriage and pedestrian gateways comprising three stout rusticated sandstone piers with stone glinters at the base and topped with ball finials on swept pedestals, plus decorative chamfered timber gates with studded hinges. Victoriana lampposts also enhance the scene. Another original sett surface survives at the north end of the alley that ran between the two large demolished villas north of Cleveland Road, now between no.18 Camp Terrace and no.23 Campville.

Other road and pavement surfaces are little more than ordinary, providing an understated setting to the buildings and trees. Roads are generally grey tarmac (asphalt?), pavements are generally grey concrete flags (a reference to what might originally have been stone flags), and kerbs are a combination of standard concrete and wide natural granite. The latter are historic survivals and should be retained.



Impact of trees on Cleveland Road

Tall street trees with high crowns define the character of Cleveland Road, regularly spaced along the verge on both sides, but with more to the south. There have been few losses and they significantly enhance the setting of the buildings and street, particularly when seen in oblique linear views along the terraces. The verges were probably once grass but are now red tarmac that tends to stand out visually. However, rows of street trees on an intact grass verge survives up Cleveland Terrace east of no.48 Cleveland Road, and on the west side of Spring Terrace, which are important survivals of the earlier development pattern here. The rich, green character provided by the trees around



Grass verge, Spring Terrace

Etal Court is also worthy of note.



Pillar box, Alma Place

There are few intrusive road markings, a positive situation that should be protected, but the cluttered roundabout at the junction of Preston Road, Cleveland Road and Haswell Gardens (essentially a traffic calming measure) is visually and historically intrusive and should not be repeated at other junctions in or on the boundary of the area.



Commemorative tablet

Back lanes are generally patched concrete or tarmac. One or two stone or iron glinters (bumpers) survive on back lane corners, now very rare and important to retain. Other than Camp Terrace (see above), Christ Church's grounds and Spring Terrace, lampposts are not significant and there is little other street furniture, other than tall posts for parking permit



Original glazed brick, enamelled and metal road nameplates

scheme signs on some streets, and a pillar box that sits smartly at the junction of Alma Place and Fenwick Terrace. Historic nameplates to several terraces survive intact, being either glazed tiles built into the brickwork, or enamelled panels pinned in place. Such details are rare and should be retained. Other streets use more standard metal nameplates, including a thick shaped one at Cleveland Crescent. No. 2 Rosella Place features a wreath-framed faience tablet (similar to a heritage blue plaque) that commemorates it as the birthplace of Birkett Foster, artist.

## Camp Terrace's Gardens and Adjoining Allotments



Linear gardens at Camp Terrace, rich with trees

Camp Terrace's gardens are as important to the historical layout and development of the terrace as the houses themselves. They are also a rare tract of large green gardens not found elsewhere in the neighbourhood, and should therefore be prized for their amenity and potential ecological value. The development of the gardens follows the same historical pattern as the housing in the terrace: those to the east came first, followed by those further to the west following the clearance of Campville villa, the gardens to nos.13- 18 being on the site of the house.

Historically, they would probably have been a combination of ornamental walks, arbours and decorative gardens, plus allotments and glasshouses growing produce. The latter use now continues in the south west corner of this stretch of gardens as a small rectangle of allotments, also created out of Campville's former grounds.



The gardens are subdivided by neat hedges, fences or both, and are generally open to the north, facing the houses, some with partial hardstanding for cars. Others have stone kerbs and other remnant historic features such as railing stubs and decorative border edges. Each is laid out individualistically with a variety of trees, decorative planting and lawns and most have a secluded, naturalistic feel to them. One or two have sheds, glasshouses or other modest structures; there is one substantial brick garden room.



The gardens' boundary walls, stone to east and brick to west, have trees towering above them

Each end is bound by high walls (stone to Preston Road and brick to the lane at the west end) and the south is a fence line with lots of trees backing onto the gardens to houses on Cleveland Road. The whole collection has a very secret and secluded feel, enhanced significantly by the number and height of the trees throughout, many protected by Tree Preservation Orders, which combine to create a rich green break in the area's tight development pattern.

## Cleveland Road Allotments

These allotments can be seen on the 2nd edition O.S. map, dating them from at least 1899. This originality (rather than being on a cleared site) tells us how much of the land north of the town centre was used to feed North Shields before it was built over.

Today the allotments remain a well-used resource. The several mature trees the site features add considerably to the area's appearance. However, a poorly maintained, unattractive boundary treatments spoils this appearance somewhat.



Rich, mature tree coverage but poor quality boundary treatment

## Spaces on Albion Road



Advertising hoardings and planting on Albion Road

There are two spaces on Albion Road that although small, offer some important green space, especially in light of the dense gridiron town immediately to the south.

The first is the area south of Ashfield Grove. This area is the southern remains of Rosella House's grounds that have seemingly never been developed. It features two well-maintained lawned areas with ornamental planting. While the landscaping is pleasant, the advertising hoardings do not contribute the character of the conservation area.



The larger of the two areas is at the junction of Preston Road and Albion Road, the former site of the Royal Jubilee School, which opened in 1811. It closed as a school in 1935 but continued in use until 1971. The space is now a public garden, named “Jubilee Corner”, opened in 1989, featuring lawns, planting and seats. A low brick wall borders it, with railing detail by the main entrance. By the entrance is a memorial dedicated to Thomas Haswell, both a pupil and long-serving, renowned Headmaster at the school. This is an attractive area, and the acknowledgement to its past is considered important.



Jubilee Corner

## Christ Church’s Churchyard

Christ Church was built from 1654 as a replacement for a decayed church at Tynemouth Priory, and it is assumed that the grounds were established at the same time. Although no longer used as a graveyard, reminders of its former use are there in the form of several retained gravestones. One of the more prominent examples is the chest tomb of Edward Hodgson, a grade II listed, late 17th century structure.



Listed Hodgson tomb



Meandering path and mature trees



Garden of Remembrance

The

churchyard is mostly laid to lawn, with a meandering pathway and many mature trees of differing species that add a wealth of character. A secluded garden of remembrance in the northern part of the churchyard is a peaceful place.

The churchyard is bordered by a low stone wall with tall gate piers with ball finials. This is also a listed structure.

## Front Gardens



Deep gardens and canopy of trees in gardens along Alma Place



Hedges and trees on Spring Terrace create a leafy character

On a smaller scale individually, but much more prominent overall, are front gardens in the conservation area. Those at the east end of Alma Place continue the themes of those in Camp Terrace by being long, leafy

# Character Analysis



and often partially hidden behind thick and tall hedges. This green maturity and seclusion is key to the character of the east end of Alma Place and is significantly enhanced by the avenue of trees (here in gardens rather than on the street) that provide a tall attractive canopy to the wide street. This planned planting is illustrative of the high quality attention to presentation of the street, and has the same positive effect as the street trees on Cleveland Road. Spring Terrace also sees much use of tall hedging, which provides a leafy character.



Surviving iron railings, Cleveland Terrace

Other gardens in the early terraces tend to be shorter and so less secluded behind tall hedges (as this would block light from the houses). Front gardens to the terraces are therefore visually prominent and,



Shorter gardens on Grosvenor Place

where green and planted, contribute significantly to the attractive verdant atmosphere of the neighbourhood. Front and dividing boundaries tend to be chamfered stone plinths, or low brick walls with stone plinths, which would have been topped with iron railings in various designs. Only a very few railings survive to the front (notably on Preston Road), with a few more on dividing walls or sloping up beside front door steps.



Gate piers, Alma Place

Many of these plinth walls now have low hedges instead; others have nothing. A few iron gates survive, many in Alma Place hung on decorative stone gate piers with finials, others on iron posts. Most garden paths are concrete. Low boundary walls on the terraces at the west end of Cleveland Road, and on the same block around the top end of Alma Place and along Grosvenor Place, use white salt-glazed bricks with stone plinths, a particularly attractive treatment which helps unify the terraces along the street.



Boundary walls with stone plinths on salt-glazed bricks, and gate pier



Swagged boundary wall, Cleveland Road

In the more modern residential properties in the north of the conservation area, the same principals apply, but front gardens are larger due to the lower density and semi-detached layout. Boundary walls are generally prominent red brick features used in various ways. Nos.42-48 Cleveland Road have multiple piers and terracotta ball finials (particularly striking at the gateway to the area), no.40 and no.2 Cleveland Crescent have tall hedges above, Nos.24-26 have deep brick swags (further enhancing these semis' design flair), and some on Cleveland Crescent have decorative railings still in place. As elsewhere, gardens here tend to be rich, green and mature, the extra space often allowing room for ornamental trees and larger shrubs. Most houses in the north also have sizeable back gardens instead of yards, most hidden away from view but some on the corners more prominent.





Well-maintained garden verges, Springfield

At Springfield, Ashfield Grove and Lovaine Terrace (south), properties do not have front gardens as such, rather verges across a path that are maintained as gardens. These features also run along the western edge of these streets, adding considerable charm to this part of the conservation area.

Together the spaces represent a significant amount of green open space in the conservation area, and there is more beyond that is not within the boundary (see

aerial photograph). Trees make a significant contribution to most of these spaces and indeed the conservation area as a whole. Camp Terrace conservation area has many significant mature native trees in its streets, gardens and open spaces (sycamore, ash, horse chestnut and many other species- see TPO details on page 51). 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 200 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 collective contribution that these spaces make to urban ecology must be high, and this should be recognised in their future management.



Aerial photograph of conservation area and surrounds



## Atmosphere



The conservation area's character is gained not only from the built fabric and spaces around it, but also the atmosphere they create. The area's buildings and spaces generate particular types of social use that combine to create the mood and rhythm of the place: the pattern of commuting by car, of walking to the town centre shops, of doing a spot of gardening, cleaning the windows or decorating the front door. The public face of the buildings shows a high degree of confident local "ownership", with plenty of doorstep flowerpots, well-tended front gardens and polished door furniture. This kind of subtle civic pride is precious, and a real advantage to be nurtured. As a result, the conservation area has the unmistakable, comfortable feel of a quiet, prosperous, suburban neighbourhood.

In this area the buildings, spaces and streets combine to generate a place of considerable amenity with an inherently appealing atmosphere. This overall atmosphere is challenged to some degree the intensity of traffic along Preston Road and Albion Road, which tends to bunch at the junctions at either end, and threaten the calm of the other streets, even outside rush hours.



Traffic on Preston Road



## Loss, Intrusion and Damage

### Negative Areas

There is one building that detracts from the area: the former training centre on Cleveland Road.



Training Centre

Its layout, form, scale, style and materials are unlike the rest of the conservation area and, as a result, it intrudes into the character of the area and creates a weak corner on Preston Road, which is generally characterised by strong corners. Its current vacancy adds to its poor contribution, the lack of continued maintenance showing. It is somewhat redeemed by its green setting and abundant trees but still represents a significant redevelopment opportunity to provide something more appropriate at a key gateway to the area.

It is considered that the car dealerships on Albion Road have a negative contribution in terms of their inappropriate signage.



Car Dealerships, Albion Road

Other negative contributions to the conservation area are where incremental change to and loss of original features have occurred in great volumes in particular areas – see discussion below.

### Neutral Areas

There are some areas where the character and appearance of some properties do not have the same impact as others. For example, the design of no.28 Cleveland Road does not compare well with nos.24-26, the former appearing flat and tame compared to the liveliness of the latter, but its siting does at least make it less prominent on the street. Excluding such properties would not result in a coherent conservation area boundary and as such, would weaken the protection afforded to the area as a whole.



Health Centre, Spring Terrace

maintenance, which avoids it being a negative feature of the conservation area.

The Spring Terrace



Tame modern architecture, Cleveland Road

Health Centre is considered to be neutral in its contribution. Like the training centre, its layout, form, scale, style and materials are unlike the rest of the conservation area. However, unlike the training centre, its continued use sees its



## Incremental Change and Harm to Unity

The principle harmful changes in the area have been:

- loss and replacement of original architectural details,
- inappropriate designs, materials and methods for repairs, alterations and new work,
- changes to front gardens and trees.

Most changes have been as a result of permitted development rights, i.e. works that do not require planning permission. Others may have been given consent in less conservation-minded times, and some took place before the conservation area was designated. Most changes have taken place in stages over many years, accumulating to weaken the character and appearance of the area in places.

None has comprehensively distorted the area's character but original windows: a key architectural feature, are probably now outnumbered by replacements. It will be important to curtail harmful changes to prevent damage continuing, whilst most existing changes could be reversed over time to restore the architectural and historic qualities that give the area its distinctive character. This would be more easily achieved with detailed guidance and incentives.

The area is characterised by housing and gardens in terraces and other groups that rely on unity for their character and appearance. Even though they were developed incrementally, the area's terraces were designed with an inherent uniformity that was intended to give consistency and balance to the street, creating a whole that is always greater than the sum of its parts. This terraced harmony can be easily damaged through loss or change that alters the intended balance along the street, emphasising individual buildings, parts of buildings or gardens to the detriment of the whole terrace. In places, this has harmed the character and appearance of the area.

## Loss and Replacement of Original Architectural Details

Some original architectural features that helped define the special interest of the area have been lost incrementally over time. The main losses have been:

- Some loss of original front doors, which have been replaced with PVCu doors (with a similar negative effect to PVCu windows, see below) or with modern timber doors in mock reproduction styles, or which are smaller requiring irregular sidelights to be inserted, or which have introduced glazing, or which have insubstantial appearance compared to traditional solid panelled features.



- Widespread loss of original windows (mostly sliding sashes but also casements, many with stained or leaded glass), which have been replaced with either modern timber casements or with PVCu casements. The effect which fenestration has on a building's character and appearance should not be underestimated.



Modern doors and PVCu replacement windows

Even slight changes to details (such as glazing bar profile or width) can dramatically alter the character and appearance of a building. This can be true if one in a set of windows is changed or if it is repeated across a whole façade. The visual effect of modern materials and inaccurate designs is invariably jarring against a well-aged building in natural traditional materials. The success of PVCu windows which attempt to copy the design and proportions of traditional windows, depends on the width and profile of the frames. It is generally the case that PVCu frames are thicker and more angular than timber ones, and cannot accurately incorporate details such as mouldings, horns, beading and stained glass. PVCu "glazing bars" are often false strips superimposed onto glazing with have a flat, flimsy appearance. Neither does PVCu take on the patina of time like timber. The result will almost always harm character and appearance. The same is true of "fake sash" windows (top-hung casements) that rarely reflect the particular style of the building. These and other modern window styles, including small top opening lights and those with horizontal proportions, often have clumsy, chunky proportions and are often placed flush with the face of the building, rather than being set back into an appropriate reveal, thus losing depth and shadow to the building's architecture.

- Some loss of chimneys, which have been removed, capped or dropped in height, harming the contribution they make to the unity of the terraces and the appearance of the roofscape.
- Widespread replacement of iron rainwater goods (including hoppers and downcomers) with plastic ones, often grey in colour rather than black which, in a few places, affects the contribution they make to the architecture's vertical rhythm.



Loss of chimney pots

Such loss of traditional features have accumulated over time to weaken the character of the area in some places and generally begin to erode its special local architectural and historic interest.



## Inappropriate Designs, Methods and Materials

There have been many cases of repairs, alterations and new work which have used designs, methods or materials which are inappropriate to the area's special local architectural and historic interest. Most of these are changes that have not required planning permission. The most harmful of such changes are:

- Widespread painting of sandstone detailing including bay windows, sills, string courses and door surrounds, which destroys the rich historic patina of time that characterises mature unpainted sandstone, and which, depending on the use of colour, can also make individual buildings stand out visually to the detriment of the harmony of the terrace.
- Some use of render, cladding, pebbledash or masonry paint to brickwork on main façades, which conceals the historic brickwork that defines the character of the area's buildings, and which makes individual buildings stand out visually to the detriment of the harmony of the terrace (as well as possibly harming the fabric of the building in the long term).
- Several cases of replacing Welsh slate with artificial slate (which are usually thinner with a flat, shiny appearance at odds with the rich texture of natural slate) or concrete tiles (which are wholly different to slate in shape, size, texture, pattern and colour as well as often being heavier and so possibly causing the roof structure to sag in the long term).
- Several added dormer windows in boxy, modern designs that emphasise horizontality over verticality by being wider, with flat roofs, and which are often placed eccentrically on the roof slope with no reference to the fenestration below, interrupting the unity provided by the roofscape.
- Several added Velux-style rooflights that are larger and greater in number than traditional small metal rooflights or "glass slates", which are often placed eccentrically on the roof slope with no reference to the fenestration below, and which sit proud of the roof plain interrupting the unity provided by the roofscape.

Other changes include:

- Addition of satellite dishes in arbitrary positions on principal façades rather than attempting to site them more discreetly away from prominent view.
- Some cases of brick for repairs and alterations that is poorly matched in size, colour, texture or bond, which leaves visual scarring on façades.
- Some cases of poorly finished or badly matched pointing which can significantly alter the appearance of brick buildings by making the pointing more visually prominent.
- One or two added porches that, depending on their size and detailed design, can stand out visually in the street and harm its appearance.
- One or two added rear metal fire escape stairs which are inherently unattractive features and add to visual clutter of the rears when views along back lanes.



Changes to rear walls, offshots and fire escapes



Pebbledashing concealing historic brickwork

Such inappropriate changes have accumulated over time to weaken the character of the area in some places and generally begin to erode its special local architectural and historic interest. In addition, there have



Inappropriate rooflights and dormers

been many new or altered rear offshots and changes to rear boundary walls (particularly with the insertion of garage doors or roller-shutters). These have significantly altered the appearance of back lanes and yards but, overall, have not caused unacceptable harm to the character of the area due to their location in less prominent areas away from general view. However, the three-dimensional form of the buildings and yards is part of the area's historic character (see page 23) and so further significant changes which harm the balance between the fronts and rears of the buildings, and which, through the size of offshots, erodes rear yards, could reach a point where character is

unacceptably harmed in places. The most harmful type of new or altered offshots are those which are taller or wider than original or early offshots, where materials don't match the house, and those which have flat roofs and horizontal window openings. Those that are in brick, are low with pitched roofs and have traditionally proportioned window openings better reflect the area's architecture.

## Changes to Front Gardens and Trees

The contribution that prominent front gardens make to the appearance of the area has been eroded in a few places where they have been put over to hardstanding, replacing an attractive green nature with flat hard surfaces. A similar negative effect is also found where the general level of planting or grass is reduced, altering the attractive suburban appearance of the streets.



Hardstanding against green gardens



Ad hoc garden boundary treatments



Heightened wall

Alterations to front garden boundaries have also begun to erode character in places, particularly where replacement treatments have harmed unity to

terraces or building groups. Removal of distinctive materials (such as the salt-glazed bricks on Cleveland Road and iron railings, most presumably removed during the Second World War as so many across the

# Loss, Intrusion and Damage



country reputedly were) and the use of non-matching or modern materials (such as concrete blocks, render, paint, smooth bricks, etc.) are typical alterations. One or two walls have been heightened and, where hedges have been replaced with walls or fences; this notably alters the green appearance of the street. The effect can be a random, ad hoc appearance along the pavements that reduces the overall attractive appearance of the area in places.

In addition, the modern gate piers and gates at the west end of Camp Terrace are insubstantial replicas of the single surviving gate post at that end, or the gateway at the east end. Along with the lack of historic road surface, they dilute the character of Camp Terrace at its west end.



Modern gateway, Camp Terrace



Lost tree, Alma Place

A small number of trees have been lost along Cleveland Road and Alma Place that do not appear to have been replaced. The crucial contribution that these trees make to the character of the area would be harmed if this were to be generally repeated, as it would in other leafy areas.





## 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 suffer from lack of investment but, 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 Camp Terrace conservation area will therefore be an essential way of preserving and enhancing its character and appearance into the future. In accordance with English Heritage guidance, the Council intends to continue its 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 follows<sup>(6)</sup>

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

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

<sup>6</sup> Guidance on the Management of Conservation Areas, English Heritage, 2005



For further information on conservation area management, and to find out how you could become involved, use the contact information on page 6.

## Article 4(2) Directions

There are currently no Article 4(2) Directions in the conservation area. Making an Article 4(2) Direction would require planning permission to be sought for certain types of development which would otherwise be permitted without the need for consent. Directions are made to further protect character and appearance from “minor” incremental changes 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 cartilage
- painting of the exterior of building or enclosure

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

## Site Specific Design 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.



There is existing development guidance for the former training centre on Cleveland Road that encourages its replacement with new residential development that respects the massing, scale and terraced form of development in the immediate vicinity, and which retains tree coverage, historic boundary walls and the green setting on site. It suggests two-storey development would be most appropriate on Cleveland Road, but that it could be over two-storeys on Preston Road, including a corner feature. It makes clear the need for attention to detail, the need to choose traditional materials, and also highlights possible features such as stone door surrounds, bay windows, well-proportioned fenestration and boundary railings.

## 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.

## Trees, Green Spaces and Public Realm

An agreed approach to managing 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 them well into the future. A review of existing Tree Preservation Orders should also be completed plus consideration of any further possible TPOs. Similarly, consideration should be given to initiatives to encourage the re-greening of front gardens as a way of enhancing the area's attractive character and atmosphere. Long term consideration should also be given to how roads, pavements, verges, kerbs, back lanes and street furniture, etc. could be preserved and enhanced.



## Other Information & Guidance

### Other Heritage Designations

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

No.	Designation
0	Scheduled Ancient Monument
10	Listed Building entries
1	Locally Registered Buildings and Parks entries
6	Tree Preservation Orders (TPOs)
0	Article 4 Directions

### 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	Date Listed
1-4 Camp Terrace and terrace in front	II	24.10.1950
5-6 and Camp Terrace and terrace in front	II	24.10.1950
Christ Church	II	24.10.1950
Piers and walls to west and south of Christ Church	II	19.02.1986
Chest tomb of Edward Hodgson of North Shields, 4 metres south of Christ Church Tower	II	19.02.1986
Piers and walls to east of No. 1 Camp Terrace	II	19.02.1986
1-4 Rosella Place	II	19.02.1986
2-3 Spring Terrace	II	19.02.1986
6-7 Spring Terrace	II	19.02.1986
1-2 Lovaine Terrace	II	02.02.1995



## Local Register

North Tyneside Council has a register of buildings and parks that are of 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.

A Local Register Supplementary Planning Document (SPD) was adopted in November 2008. The SPD aims to provide stakeholders with an explanation of policies and objectives with regard to the Local Register, to outline the process of establishing and maintaining the Local Register, to provide information on the implications of Local Register designation and to give guidance on works to Locally Registered buildings. It is a material consideration in the planning process.

The following are included in the local register. Please consult us for more information (see page 6).

7-9 Lovaine Terrace

## 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.

Not all of the following TPO designations may be completely within the conservation area. Please consult us for more information (see page 6).

Name	Trees	Species
Alma Place 1978	1 individual tree	Horse Chestnut
Camp Terrace 1981	113 individual trees, 5 groups	Sycamore, Ash, Beech, Birch, Gean, Elm, Lime, Poplar, White Poplar, Willow, Holly, Prunus
Brightman Road 1989	19 individual trees	Sycamore, Holly, Ash, Weeping Ash, Cherry
Christ Church 1993	83 individual trees	Beech, Sycamore, Hawthorn, Cherry, Laburnum, Horse Chestnut, Rowan, Ash, Weeping Elm, Whitebeam
Lovaine Terrace 1995	2 individual trees, 1 group	Beech, Elm, Hawthorn
Cleveland Crescent 2001	1 individual tree	Sycamore



## Article 4 Directions

Under Article 4 of the Town And Country Planning (General Permitted Development) Order 1995, Article 4 Directions can be imposed in conservation areas. These mean that certain works that could previously be carried out without planning consent will now require planning permission (although applications will not require a fee). There are currently no Article 4 Directions in the Camp Terrace conservation area.



## 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://www.twsitelines.info/>.

No.	Site Name	Period	Site Type
179	North Shields, Blake (Black) Chesters Roman camp	Roman	Enclosure
180	North Shields, Blake Chesters, sculptured stones etc.	Post Medieval	Architectural Fragment
4561	North Shields, Preston Road, Christ Church	Post Medieval	Parish Church
6847	North Tyneside, Rosella Place, No. 3, well	Early Modern	Well
7301	North Shields, Christ Church, Hodgson Tomb	Post Medieval	Chest Tomb
7280	North Shields, Camp Terrace, Nos. 1-4, and terrace	Early Modern	Terrace
7281	North Shields, Camp Terrace, piers and walls	Early Modern	Gate Pier
7302	North Shields, Albion Road, Rosella Place, Nos. 1 to 4	Early Modern	Terrace
7300	North Shields, Christ Church, piers and walls	Post Medieval	Wall
7304	North Shields, Spring Terrace, Nos. 6 and 7	Early Modern	House
7282	North Shields, Camp Terrace, Nos. 5 and 6 and terrace	Early Modern	House
7303	North Shields, Spring Terrace, Nos. 2 and 3	Early Modern	House
8665	North Shields, Cleveland Road, Campville	Early Modern	House
8666	North Shields, Cleveland Road, Cleveland House	Early Modern	House

# County Historic Environment Record Entries



No.	Site Name	Period	Site Type
9296	North Shields, Lovaine Terrace, Nos. 1 to 2	Early Modern	House
9422	North Shields, Lovaine Terrace, Nos. 7 to 9	Early Modern	Terrace
11872	North Shields, Camp Terrace Conservation Area	Modern	Settlement
12327	North Shields, Frank Place	Early Modern	Terrace
12329	North Shields, Cleveland Road, Cleveland Villa	Early Modern	Detached House
12324	North Shields, Alma Place	Early Modern	Terrace
12326	North Shields, Grosvenor Place	Early Modern	Terrace
12331	North Shields, Rosella House	Early Modern	Detached House
12328	North Shields, Cleveland Road	Early Modern	Terrace
12330	North Shields, Etal Villa	Early Modern	Detached House





## 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 <http://www.northtyneside.gov.uk/planning>.

### 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.

### Buildings of Special Architectural or Historic Interest

E17/2 Development which would result in the demolition of a listed building will not be permitted unless:

- (i) it is clearly demonstrable that no viable use for the building can be found, and preservation in charitable or community ownership is not feasible, or
- (ii) redevelopment would produce substantial community benefits decisively outweighing the loss resulting from demolition; and in all cases
- (iii) completion of the development can be secured within a reasonable period following demolition taking place.

E17/3 Development resulting in alteration or addition to a listed building which would adversely affect its special architectural or historic interest will not be permitted.



E17/4 Developments which would adversely affect the setting of a listed building will not be permitted. In considering such proposals the local planning authority will take into account:

- (i) the scale, height, massing, alignment and materials of, and access to, the proposed development;
- (ii) impact on any gardens or grounds laid out to complement the design or function of the listed building;
- (iii) effect on the relationship between the listed building and its surroundings including the grouping of buildings, and the spaces between buildings.

E17/5 The local planning authority will maintain a schedule of other buildings of local architectural or historic interest. It will seek to give protection to buildings in this schedule and where appropriate will recommend them for inclusion on the statutory list

### **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 thereof; 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 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



## Development Within Conservation Areas (DCPS 8)

The North Tyneside UDP contains the following Development Control Policy Statement.

Materials 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 (for example, 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.



## 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

### 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.

### Minor Developments

Within in a conservation area, legislation<sup>(7)</sup> 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 The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008



## 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.



## Unlisted Buildings In A Conservation Area

When considering the contribution made by unlisted buildings to the special architectural or historic interest of a conservation area, the following questions might be asked<sup>(8)</sup>:

- Is the building the work of a particular architect of regional or local note?
- Has it qualities of age, style, materials or any other characteristics 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.

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





## Sources and Further Reading

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

- Unitary Development Plan (March 2002), North Tyneside Council.
- History of Shields (1851), William Brockie.
- Wor Canny Toon (1926), J. Wallace Black.
- The Buildings of England: Northumberland (1992), John Grundy et al.
- The Archive Photograph Series: North Shields (1997), Eric Hollerton.
- The Archive Photograph Series: Around North Shields (2000), Eric Hollerton.
- Memory Lane: North Shields (2002), John Alexander.
- Northumberland Place-Names (2004), Stan Beckenstall.
- Sitelines, the Historic Environment Record website of Tyne and Wear, <http://www.twsitelines.info/>
- North Tyneside Council website, <http://www.northtyneside.gov.uk/planning>

Other publications and websites that may be of interest include the following:

- <http://www.english-heritage.org.uk/>
- <http://www.buildingconservation.com/>