



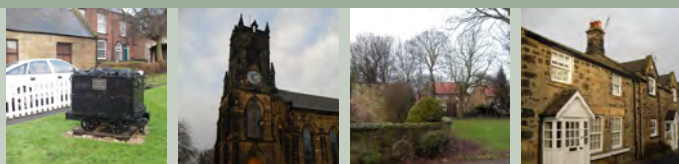
North Tyneside Council

Earsdon Village Conservation Area Character Appraisal May 2011





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Introduction



Introduction



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Earsdon Conservation Area

Scale 1:1750





Conservation Areas

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

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

Conservation areas do not 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 Village
- 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



Town Planning Context

Designation remains the principal means by which Local Authorities can apply conservation policies to a particular area. The Council has a duty, in exercising its planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. It also has a duty, from time to time, to draw up and publish proposals for preservation and enhancement, and to consult local people on them⁽²⁾. The Local Planning Authority also has extra powers in conservation areas over demolition, minor developments, and tree protection (see page 52). Government policy in PPS5⁽³⁾ 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⁽⁴⁾. 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

Earsdon Village conservation area was designated in November 1974. This character appraisal was prepared during Winter 2010 by North Tyneside Council. A draft version was put out for four weeks public consultation in early 2011, and this final version was adopted as North Tyneside Council planning policy in May 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 adopted in February 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 38).

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

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 and Context

Location

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

The conservation area is surrounded by the Green Belt of North Tyneside (with part of the cemetery included), approximately nine miles north east of Newcastle city centre. There are around 170 properties in the conservation area. It is in the St. Mary's ward.

Boundary

Earsdon Village conservation area was designated in 1974. The boundary is based on the village, including the cemetery and some open space in the north east (see map on page 4).

The conservation area is bordered to the south by A186 Newcastle to Whitley Bay and to the east by mostly the A192 Holywell to Whitley Bay. Towards the south east, the boundary extends eastwards across the A192 to take in some properties, notably Eastfield House. The surrounding area consists of green, open space, apart from to the south east, where we find the residential area of Wellfield.

Context

Geology

The Earsdon area is in the South East Northumberland Coastal Plain national character area (no.13)⁽⁵⁾, which coincides closely with the limits of the Northumberland Coalfield, and is underlain by Coal Measures of Upper Carboniferous age. These consist mainly of mudstones and sandstones with numerous coal seams. These bedrocks are heavily mantled by glacial debris, mainly boulder clay or till, deposited from ice sheets that covered the area during the last glacial period. These deposits typically give rise to a relatively featureless till plain landscape. Earsdon, however, differs to this general form with its sandstone hill that rises above the surrounding boulder clay.

Topography and Aspect

Earsdon Village conservation area sits at the peak of a hill; indeed, its original name "Erdesdun" means "hill of red earth". This position atop the hill is very evident when looking out beyond the conservation area and observing the views across the surrounding areas.

The topography is also evident within the conservation area, for example through the stepping of some homes and the changes in level within the cemetery.



Houses stepping down Garden Terrace

5 National 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. Natural England are currently working on a revision of the areas, due to be published this year



Setting and External Relationships

This conservation area is an enclave largely distinct from development around it, mainly because the historic development pattern faces inwards. The majority of the surrounding area is made up of open space (some of which forms part of the conservation area). This is an important setting to the conservation area, providing a clean undeveloped backdrop, characteristic of the very early relationship the settlement once had with rural land around it. This relationship has been lost in several other similar settlements in the county, now conservation areas, where traditional green villages have been encased in suburban housing, their original rural setting eradicated (for example, Monkseaton or Westoe in South Tyneside).

The green land around Earsdon Village is designated as green belt and thus is protected from insensitive development.

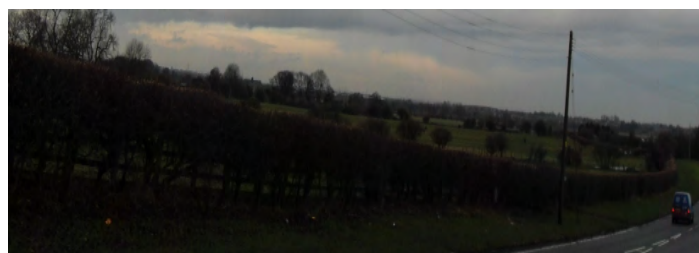
The nearby residential area of Wellfield to the south east of the conservation area has little relationship with the village due to Earsdon's inward development pattern and the presence of the large A186 cutting off the two areas from each other.

Views out of the Area

The inward development pattern of Earsdon Village means that views beyond the conservation area are generally only obtained on its outskirts. As discussed, the village is almost completely surrounded by green land, often as far as the eye can see (certainly looking northwards), and this really creates a rural sense to the village. This is only partly spoiled by the A186, the A192 and



Views eastwards



Views northwards

the large roundabout that connects them on the southern and eastern boundaries of the conservation area. Looking eastwards, a view is obtained of the sea and St. Mary's Lighthouse. Views towards the residential area of Wellfield are uninspiring.

Historical Development



Historical Development

Development History

Pre-map History

Earsdon is one of the oldest villages in Northumberland. The slight hill upon which it stands is a sandstone outcrop that rises above the surrounding boulder clay formation laid during the Ice Age. Being a natural stronghold it has attracted settlers throughout the centuries, and within the parish there is evidence of human occupation back to the early Iron Age (a polished axe, see HER entries on page 44).

For a short time after the Norman Conquest this region was part of the De Mowbray's barony. After his successful revolt and submission to William Rufus (King of England, 1087 to 1100), his lands were granted to the great Benedictine monastery of St. Alban's, together with Tynemouth Priory. Therefore, from 1097 until its dissolution in 1537, the monks of Tynemouth Priory owned Earsdon. It is from this period (the early 12th century) that the first documentary references to Earsdon can be found in a document listing the possessions of Tynemouth Priory.

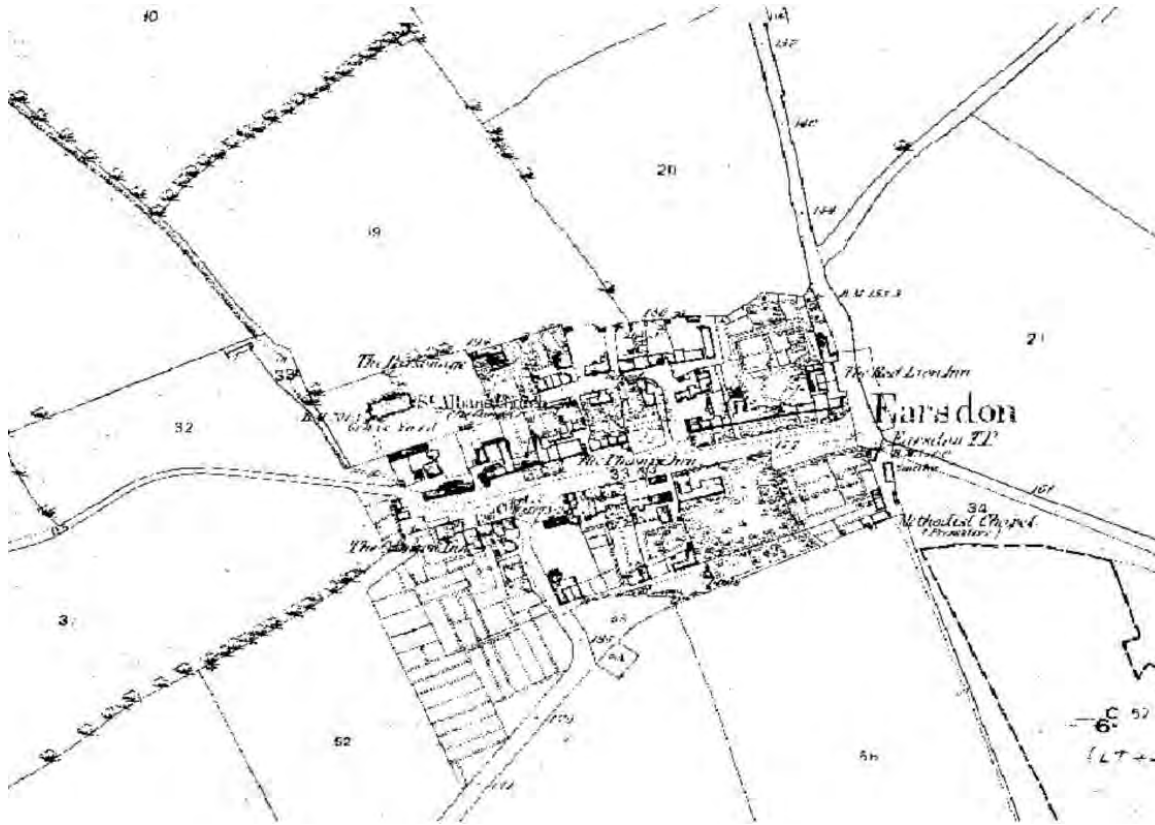
During Tudor times the village declined and it did not begin to flourish until the 17th century. In the Civil War, Parliamentary troops were billeted upon the unwilling villagers. In 1649 the common fields were enclosed creating a two-row village. In what is probably the oldest part of Earsdon, lying west of the Red Lion Inn south of Front Street, there are still traces of the earlier medieval village. There is a collection of stone walls and buildings, one of which is the remains of a old small Pele tower probably built at the beginning of the 16th century. The medieval village is likely to have included this area up to the area around the Canon Inn and across to St. Alban's Church and the area containing Church Way, where it is believed this was once the edge of the old village green.

From the end of the 17th century to the end of the 19th century was the most exciting and prosperous period of Earsdon's history. In 1812 the estates of Backworth and Earsdon were inherited by the Duke of Northumberland from Ralph William Gray. Development in the 17th and 19th centuries changed the village's medieval pattern, with less of a typical rectangular village layout and more of an organic, informal feel. Plus the former village green was built upon. Most of the present village dates from this time, with many of the more prominent homes such as Bleakhope House, The Garth and Manor House dating from this period.

During the 19th century, coal mining grew in importance alongside the agricultural economy. The Duke and Duchess Pit at Earsdon Colliery was open throughout the century until replaced by the Abbey Shot Factory. The Church Pit was open between 1838-1933, and some of its buildings still survive.



First Edition O.S. Map, c.1865



First edition O.S. map

Looking at this map, Earsdon is similar to several other villages of similar ages and sizes elsewhere in North Tyneside such as Longbenton and Killingworth Villages. It features several large, roadside properties with their own grand grounds, more modest properties, and some

agricultural estates – note the round gin gangs. At this time Earsdon had a post office, a school and three inns: the Phoenix, the Cannon and the Red Lion, with the latter two still present today, although the Red Lion has since moved south across Front Street. The south west of the village sees an extensive collection of what appear to be allotment gardens.

A somewhat smaller Methodist Chapel joined the impressive St. Alban's Church in the village. St. Alban's has had a presence in the village since medieval times but 1836 saw the commencement of the present church building, by the prominent architects John and Benjamin Green. It is now a grade II listed building and features 16th century stained glass originally from Hampton Court Palace in London, and presented to St. Alban's in 1874 by Lord Hastings of Delaval Hall. The glass is attributed to Galyon Hone, Henry VIII's Flemish Master Glazier. The church is joined by a vicarage of the same age and by the same architects, and also now grade II listed.

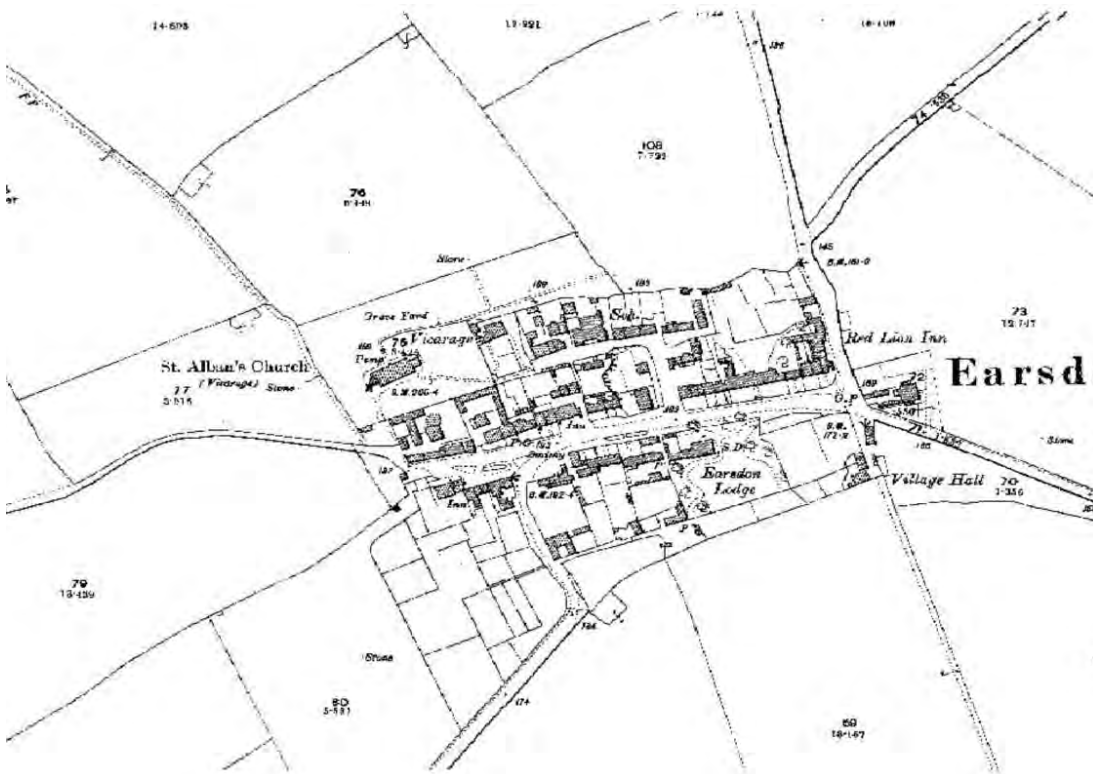
On 12th January 1862, 204 men and boys lost their lives in the Hester Pit of Hartley Colliery following the breaking of the engine beam above the single shaft of the mine. The event was instrumental in the bringing forth of legislation in August 1862 requiring all mines to have alternative means of access, in effect two shafts, to prevent a further tragic occurrence of this nature. Some of the dead were laid to rest at St. Alban's Church; the churchyard was too small to hold all the bodies so the adjacent field was also used

Historical Development



for the burials. The funeral cortege is reported to have been so long that as the first group of mourners arrived at the church the last had not left Hartley village over two miles away. A memorial stone commemorating the disaster can be found at the north east side of the church and within the churchyard is the grade II listed Hartley Disaster Memorial, erected 1862.

Second Edition O.S. Map, c.1899



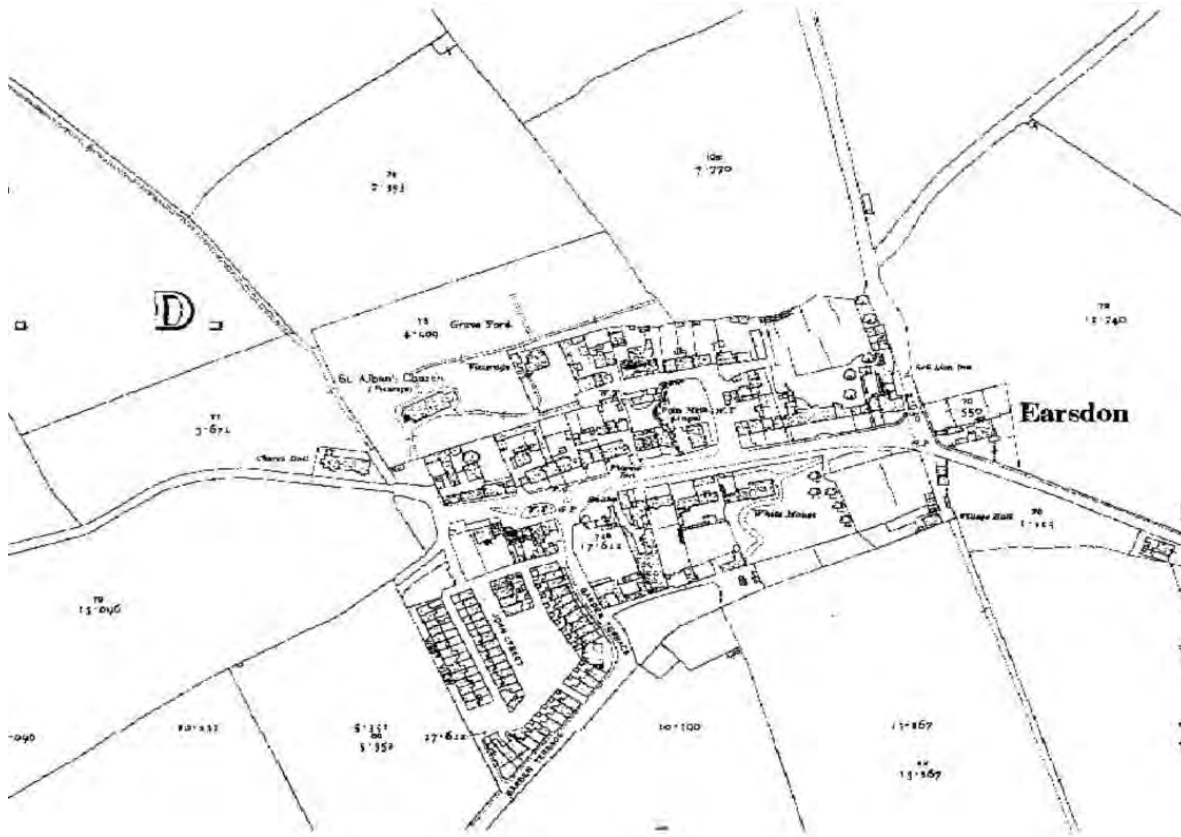
Second edition O.S. map

There is little change between this and the former map, although there are signs of growth in the village, the biggest being the enlargement of the school (which occurred in 1893, as stated on the plaque on the building). The graveyard of St. Alban's Church had been extended to take in a strip of land to the north. By now, Eastfield House, a large Victorian detached

dwelling had been built on the eastern edge of the village. A further change is that the former Methodist Chapel is now identified as a Village Hall, and a new Methodist Chapel (although not identified as such on the map) can be found on the north side of Front Street in the centre of the village.



Third Edition O.S. Map, c.1918



T h e

Third edition O.S. map

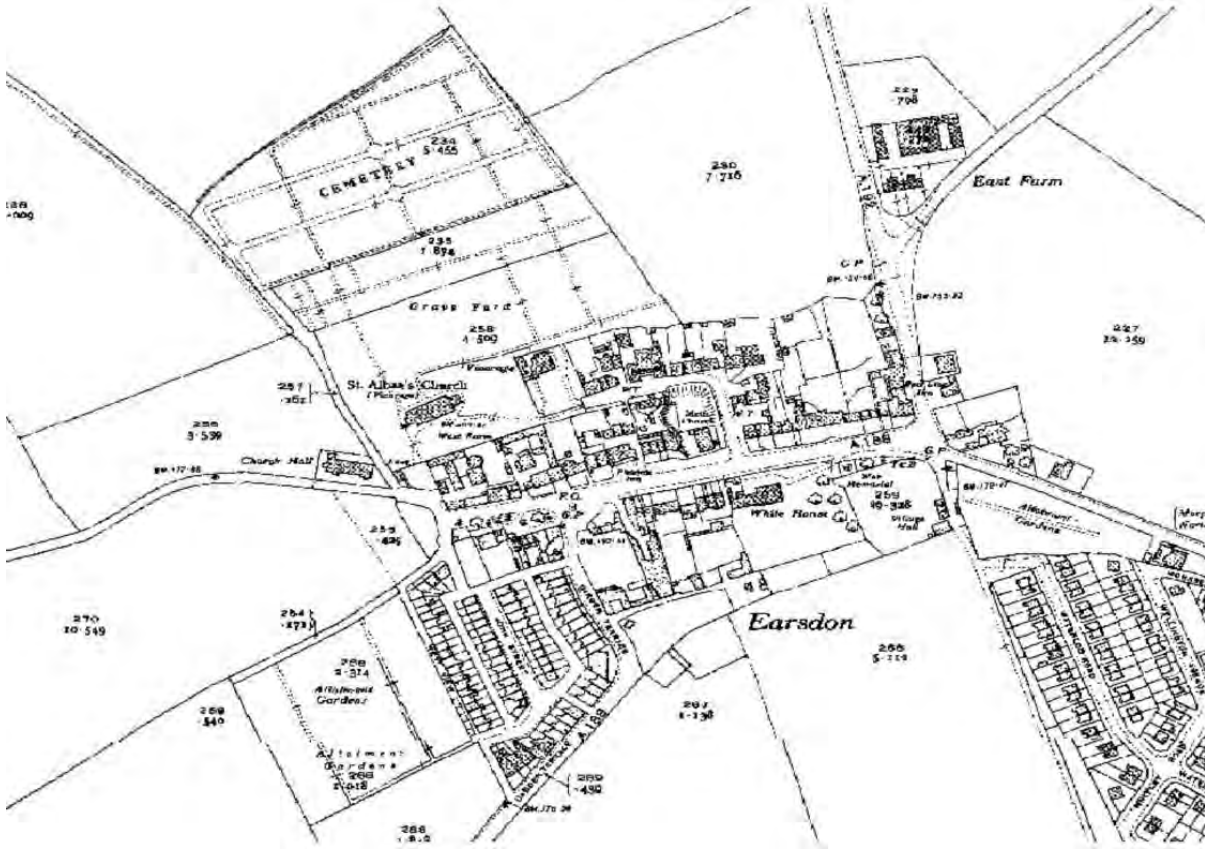
establishment of the Edwardian terraces of Garden Terrace, John Street and West View in the south west of the village saw the loss of the gardens. It also introduced a formal street layout in Earsdon that up until then had grown in a more organic, less orderly way with plots of varying sizes and layouts.

A new church hall is evident on this map. This is the Edward Eccles Church Hall, named after the Justice of the Peace who was its benefactor. Architects Wilkinson and Crawley designed the building, which was built 1910-11. It is now a grade II listed building.

Historical Development



Forth Edition O.S. Map, c.1937



This map reveals further expansion in and around the village. The terraces in the south west corner are now complete, and the field adjacent to the west has been developed into allotment gardens. The

Forth edition O.S. map churchyard has vastly increased and is now classed as a cemetery.

Beyond the conservation area, East Farm and its cottages had now been established, and the residential area of Wellfield had experienced rapid growth.

Modern Map, c.2000

Looking at the village now, it is easy to identify changes (see modern day map, page 4). Several empty sites have seen infill, older properties have been replaced and the village has been extended. The southern part of the conservation area in particular has witnessed much change, with the 1980s developments of Beechwood Care Home on the former site of a warehouse and Woodland Close on mostly previously undeveloped land.

The Red Lion Inn moved from its original site to occupy the space formally of the Village Hall in 1939. Despite the move, it is pleasant to see its presence retained in the village.

The road network in and around Earsdon has remained the same since at least the time of the 1st edition O.S. but recent times has seen the introduction of the large A186 road running along the south (but just outside) of the conservation area.



Archaeology

There are no scheduled ancient monuments in the conservation area and no other known archaeological remains. But as the site of a medieval village and with evidence of prehistoric human occupation, this area could be worthy of further archaeological investigation.



Spatial Analysis

Development Pattern

The conservation area is based on the medieval village core of Earsdon, plus the open space and development around it. This development of an historic village has left a varied development pattern with most of its medieval rural road layout intact and much of the later development pattern based on pre-existing field boundaries and that responds to the influence of the development fashions of the time.

As is traditional of medieval village forms, the original settlement developed as a cluster of buildings at an appropriate point along a main linear route. The route was a main east-west route through the area (now Front Street) and would have mostly consisted of homes and farms. A subsidiary row lies north of and parallel to Front Street. This development pattern remains within modern surrounding development. However, despite this survival, none of the buildings themselves date from medieval times, but there is still much historic fabric, with the earliest building possibly being the early 17th century home, The Garth.

As stated in Historical Development, Earsdon saw little change in terms of both size and layout up until around 100 years ago. There are examples in the Borough of medieval villages (for example, Longbenton and Monkseaton) where the arrival of the railway in the late nineteenth century resulted in large suburbanisation around or nearby. This did not happen at Earsdon, with the nearest station some distance from the village.

The largest more modern development in Earsdon was the introduction of the terraces in the south west area of the village. They are typical Edwardian dense terraced properties and were built within the existing field boundary of former allotment gardens.

Other newer buildings within the village are mostly infill developments of larger gardens or small fields (for example, Manor Lodge, Church Way), or redevelopments of sites (for example, Beechwood Residential Home). It is probably only the south side of Woodland Close that extends out of pre-existing village boundaries.

Layout, Grain and Density

The village core's early layout was based on a series of plots stretching away from the main street, each with a building pushed to the front of the plot to face the street. Many individual buildings were built up against each other forming strings of buildings with a linear, but informal edge that flowed organically with the street and topography rather than being planned and rectilinear. Behind this were secondary buildings and structures in gardens or yards, including cottages, barns and circular horsedrawn gin-gangs. This pattern does not exist along the entire street however; there were spaces where the larger homes and their grounds took up much of the land. Earsdon Village also had a further parallel street running behind the northern part of the street.

Later insertions and redevelopment tend to follow layouts and densities typical of the time. The Edwardian terraces are densely built, mostly with small front gardens and back yard. The late 20th century additions to the village vary in their layout and density: some fit within the pre-existing plot of land they were developed in, whereas Woodland Close is a typical late 20th century cul-de-sac with open plan front gardens.



Because of the incremental way in which the village has developed, the grain of the conservation area is irregular. Plots are mostly different sizes, and the layout of each is slightly different from the next (even if the common theme is followed by most), which means there is little overall consistency to the plan approach. Within some of the individual developments there is an identifiable grain and consistency, but none matches the next. The incremental development history, the adjustments to the layout over time, the variations in density and scale, and the irregular grain all go to create an area of considerable spatial variety.

Views within the Area

Views within the conservation area are controlled by the introspective development pattern and the thick tree coverage. Very enclosed, the views are generally short and the eye is drawn up to the tree canopy and glimpses of the sky above.



Narrow, long views along Front Street

One of the longest uninterrupted views in the area comes from the east-west view through Earsdon Village's Front Street. However, trees still play a part here, as although long, this view is narrow in that both sides of the street are lined with the occasional building and more commonly, mature trees.

Away from Front Street, there is variation. The terraces create long rhythmic views, although sometimes this has been affected by insensitive

architectural changes. In this part of the conservation area, John Street's shared central garden space with trees adds interest to an otherwise street of modest homes. Even in in the cul-de-sac development of Woodland Close, trees play a huge part in creating the views; the development pattern allows for open, wide views (in contrast to the linear ones elsewhere in the village), but the presence of trees creates a more enclosed space.



The open Woodland Close is enclosed with trees



The charming Church Way is hidden around a corner

A good, unfolding experience of the area (known as “serial vision”) is had by leaving Front Street to enter Church Way. A reasonably plain collection of 20th century buildings cluster around the street's entrance before it turns westwards to reveal a collection of characterful cottages (that are locally registered) and a former school (now a community centre), which contribute to create one of the more attractive parts of the conservation area.



Differences between the older and newer parts of the cemetery

The open spaces in the area create a range of interesting views. In St. Alban's churchyard and cemetery, what begins as an enclosed area of trees with little in the way of views eventually opens out to a much more open field creating a fuller view. This mixture makes this space very visually interesting, as does the avenue of trees within the cemetery. The land to the east of the cemetery provides an open aspect and allows for views into the green belt beyond.



Character Analysis

Character Sub- Areas

The village's incremental development history, and the variations in layout, density and grain it brings renders it difficult to identify specific character areas.

Some specific areas with their own character can be found however, such as the few terraced streets in the south west of the conservation area, the Woodland Close area and Front Street. There are even individual buildings that have their own character, for example the Red Lion and Eastfield House.

Land Use

The dominant land use in the village is residential, although we also see some leisure in the form of two public houses. Most land uses in the area are those generally found in traditional villages centres: residential, churches, community centre, pubs and open spaces. However, local retail and local services such as a post office (although old maps reveal there was one here), library and health services cannot be found here, possibly due to the village's small size.

The dominance of residential use defines the character of the area, most of which being single-family dwellings. Conversions of single family dwellings to flats could begin to harm character and appearance if they result in incremental changes to elevations, leave gardens un-green and communal areas unmanaged, if greater parking demands have knock-on effects such as increased hard-standing or removal of boundary walls, or if there were a general decline in residential amenity. For these reasons it will be important to pay particular attention to controlling any increases in the number of dwellings in this area.

The high number of dwellinghouses also means particular attention should be paid to the impact permitted development rights might have on the character and appearance of the area over time. This is discussed more under Management from page 38.

Hierarchy of Buildings



Manor House

It is common in historic villages for there to be a few houses that appear more important than the others due to their size or location; in Earsdon's case, these buildings would be Bleakhope House and Manor House, whose impressive scale sees them standing proud amongst more modest-scale properties. The latter's grandeur is aided with its imposing walls and gate piers.

Character Analysis



Some of the conservation area's properties have landmark qualities due to their locations. Edward Eccles Church Hall (at the west end) and Eastfield House (at the east end) serve as punctuation marks at either end of the village. However, this is not to say they are of worth by virtue of their location alone; both buildings have quality due to their impressive architectural detailing and Eastfield House's green-painted render provides an interesting contrast to the surrounding brick and stone-built properties. The setting of both properties also provide connectivity with the surrounding rural landscape. The Red Lion also serves as a punctuation mark at the east end of the village, helped by its elevated position.



Eastfield House



The Red Lion

There is one building in particular that, by its design, history, siting and use, does have true landmark quality: St. Alban's Church, which is an early 19th century early English style church by architects John and Benjamin Green. The building dominates views into and within the conservation area, as has so for over 150 years, it is of exceptional architectural quality and serves as a focal point for the community. Not to be forgotten is its vicarage, also of impressive scale and architectural quality; however, this building's hidden location down Church Walk prevents from being high in the hierarchy of buildings, at least visually.



St. Alban's Church

Architectural Qualities

Form, Height and Scale

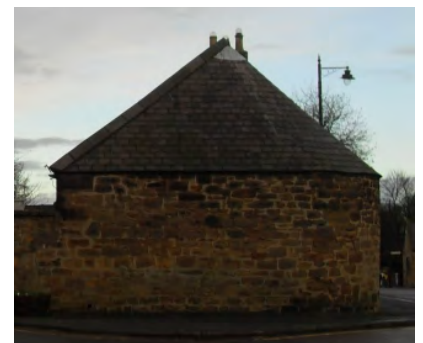


Two-storey, pitched roof buildings are common in the village

and thus avoids monotony. Manor House and Bleakhope House, along with properties on the eastern edge of the conservation area are of three storeys. Conversely, there are also a few examples of one storey properties, for example those associated with West Farm. The westernmost building of this collection is interesting in that it has a rounded corner. 1 to 3 Church Way are one and a half stories tall, with half-dormer windows making use of the roof space.

Buildings of two storeys with pitched, unhipped roofs dominate the conservation area. Most are two or three bays wide. This simple, traditional built form is inherently attractive and is displayed on the very earliest to most recent buildings.

There are variations however that enliven the built form of the conservation area



West Farm



Hipped roof



Double pile roof

Not all roofs are unhipped. Hipped roofs can be found at Bleakhope House, St. Alban's Vicarage, the Cannon Inn and Beechwood Residential Home. The flat roof at 2 Front Street adds an interesting difference to the roofscape, as does 31 Front Street's double pile roof.

Periods and Styles

Due to the area's incremental development history, its buildings are from several different architectural periods, and adopt several different styles. There are buildings from almost every architectural period from Georgian to late twentieth century. The main architectural periods in the conservation area are:

- Georgian

The main architectural style of the eighteenth and early nineteenth centuries was based on Classical style and proportions. Georgian architecture is simple, usually symmetrical and based on polite ideas and designs that often came from style handbooks. The proportions and detailing of Georgian architecture follow rigorous principles, and result in unfussy, straightforward buildings.

- Victorian

Dating from the mid nineteenth century to the turn of the twentieth, Victorian architecture is very varied with many sub-categories, but much is based on showy, confident themes designed to demonstrate the wealth and grandeur of the building owner with splendid, high-class architecture. Rich, traditional materials are used such as brick, stone, iron and timber with good quality, solid construction and plenty of flare. The three strongest Victorian revival styles were Italianate (with low roofs, bracketed eaves and some stucco), Queen Anne (red brick with Dutch gables, white joinery, doorcases and terracotta) and Gothic (defined by verticality, asymmetry, pointed arches, gables and carving). There were also other revival styles and, in reality, much followed an eclectic, yet thoughtful approach to style. In addition, the Arts & Crafts or Vernacular Revival style began in the late nineteenth century, continuing into the mid twentieth.

- Edwardian

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

- Early to Mid Twentieth Century

The post-First World War housing boom saw suburban semi-detached houses and bungalows spread throughout many towns, plus townhouses and shops in revived town centres. Architecture of the 1920s and 1930s developed along three main styles; Tudorbethan or Old English rustic cottage revival style, a Georgian revival (especially for townhouses), and the Moderne or International style. Art Deco developed



during this period, with geometry, abstract shapes, and smooth, sleek lines. The Arts & Crafts style developed further with high quality, individualistic architecture based on traditional, unassuming vernacular ideas that created informal, picturesque and rustic buildings with a great attention to detail, high quality materials and traditional skills.

- Mid to Late Twentieth Century

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

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

Features, Detailing and Materials

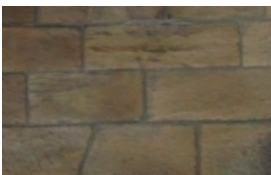
The quality of the conservation area’s architecture relies on a range of architectural features and detailing, which are treated in different ways, influenced by the architectural styles used and the staged development of the area.

The features are:

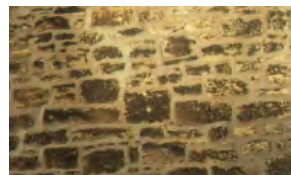
- Masonry
- Doorways
- Windows
- Roofs, including ridges, eaves, verges, gables and dormers
- Chimneys
- Rainwater goods, such as drainpipes and gutters

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

Masonry



ashlar



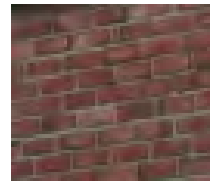
rubble

Nearly all buildings in the main part of the conservation area are in stone. The stone is natural, local, yellow sandstone, being either rubble or ashlar. The grander, larger properties generally adopt more even-laid stonework. It has gained the rich patina of age, creating an attractive, mature, weathered texture. Late 20th century buildings of the conservation area are also constructed of stone.

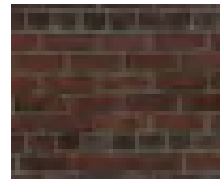


Render above brick

Away from the main Front Street area of the village, namely the Edwardian terraces, the main building material is brick. The bricks used are smooth and red, which with age have attractively stained and weathered with warm, uneven tones across elevations. Stretcher bond is most common, but most homes of Garden Terrace have bricks laid in English garden wall bond (mainly three or four rows of stretchers to one of headers).



Stretcher bond



Garden wall bond

Within these brick properties, stone is used for detailing, albeit modestly, as window sills and window and door lintels. Unfortunately most examples have been painted. All natural stone would originally have been unpainted and some remains so, patinating to an attractive rich, textured appearance. All unpainted stone should remain so to retain this character.

Another masonry treatment briefly used in the area is roughcast render, which was used extensively in late Victorian, Edwardian and early to mid twentieth century buildings, though less so in the terraces. It is often used on upper floors above red brick, and can be seen in the village at 7 to 11 Front Street. The render here is unpainted it should remain so to retain its rich patinated character.

Doorways



Garden House



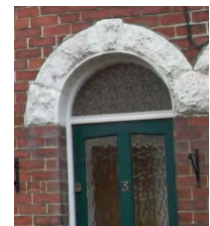
Original doorway

The doorways in Earsdon Village are generally very simple. Many are topped with a simple stone lintel but 27 Front Street has a particularly good molded example, as does Garden House. The original doorway of the building that now contains Bank Top and Unity House remains: a molded stone hood with the date 1782 engraved underneath.

A common feature is an overlight. Most are rectangular and plain. Exceptions are Garden Terrace's rounded overlights and the stained glass example at 20 Front Street.



Simple stone lintel and overlight



Arched overlight



Timber porch



Porches at Church Way

although it is doubtful many of them are original. 19 Front Street has an ornate timber work open porch. The porches at 1 to 3 Church Way are of styles appropriate to the properties and they work to give definition to the elevations. The more modern properties of St. Alban's Close have porches but they are unimaginative examples. 2 Front Street's recessed doorway contributes to an

overall visually striking building.

Character Analysis



Bleakhope House

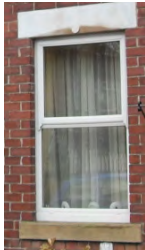


St. Alban's Church

As expected, the more significant buildings in the conservation area have more impressive doorways. St. Alban's Vicarage has an ornamental overlight. Manor House has a flat stone Tuscan doorcase. Bleakhope House has a Tuscan porch. St. Alban's Church has a large pointed arch drip molded stone doorcase.

Timber would have been the original door material for nearly all properties in the village. Where there is an overlight, it would typically follow that the door itself had no glass. Few original timber doors are in place in the area. There are examples of historically inaccurate doors in inappropriate materials and with glazing. The most historically appropriate ones are in dark, rich colours such as black, reds, browns, greens and blues, with frames being nearly always white or off white.

Windows



Earlier window openings are strongly vertical, one of the defining features of late Georgian and Victorian architecture. Early window openings are simple with square or angled natural



Horizontal emphasis

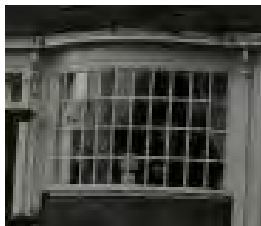
sandstone sills and lintels. Conversely, some of the more modern properties tend to have larger, more horizontally emphasised windows, for example, St. Alban's Close and 12 to 18 (evens) Front Street. However, many of the newer properties in the conservation area have opted for vertically emphasised windows, such as Beechwood Residential Home that has been built in the style of an older property, with similar window proportions.



There is not much to find in terms of unusual or particularly exciting shaped windows in the village, although the multiple light arched examples at St. Alban's Church are very much noteworthy. The rear of Eastfield House features a nice collection of round headed windows. Arched windows can also be found at the Methodist Church.

B a y

windows are not found in the very earliest buildings of the conservation area. They are found occasionally elsewhere in the later buildings, for example 2 Front Street (where the single storey bay extends sideways to cover the doorway), a few on Garden Terrace (single storey with flat roof) and the Red Lion (single storey rounded). Despite this variation, none are particularly elaborate.





Of the conservation area’s windows themselves, few survive from the Georgian, Victorian, Edwardian and early twentieth century buildings. Of the original windows that remain, they add so much to the proportion and character of the building and it would be of benefit to see them retained.

Traditional windows in the area’s Georgian buildings would have had multiple panes of glass (generally six, nine or twelve). Hence the windows at The Garth are not original although they are Victorian. Late Georgian and Victorian buildings would be double-hung vertical sliding timber sashes. As Victorians produced larger panes of glass, glazing bars were used less but by the Edwardian period and later, glazing bars were reintroduced as decorative features. This can be seen at the Red Lion. Early to mid twentieth century buildings began to use side and top-hung casements instead of sliding sashes, still with smaller toplights containing leaded, painted or textured glass (7 to 11 (odds) Front Street). The authentic use of leaded and coloured glass is important to the appearance of these windows, where each pane is individually leaded into the window, creating intricate and lively reflections that add to the vitality of the architecture. In modern replacements where lead and/or colour is sometimes applied to a single pane of glass instead, this does not have the same effect, leaving a flatter appearance.



Leaded windows

Unfortunately, the permitted development rights of homeowners have seen the loss of many original windows. PVCu windows are alien to the pre and early 20th century buildings in the area and are an inferior substitute for traditional timber windows.

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

Roofs, Gables and Dormer Windows

Many roofs in the conservation area are unaltered and are important architectural features that enliven the character of the area considerably.



Typical simple roof



Lively roofscape, Edward Eccles Hall

Traditional dual pitch roofs without hips are the basis for much of the buildings in the village, illustrating its simple architectural beginnings. There are examples of where roofs take on more energy with complex, stepped shapes and a variety of gables and hips bringing the roofscape to life, although this is rare. Edward Eccles Church Hall

possibly has the most interesting roofscape, with pitched roofed gables. The community centre also features gables that enliven its roofscape.

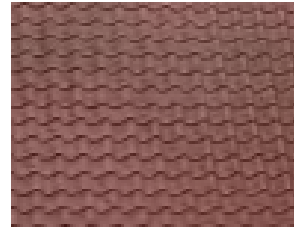
Character Analysis



Natural Welsh slate is used on most pre-20th century buildings. Welsh slate is rough looking with slightly uneven edges and subtle variations in shade and tone, often with purple hints, which helps define the richness and texture of the area's character. Most of the remaining buildings across the conservation area use red interlocking clay pantiles or duller, darker tiles. Much of the original older roofs have a patina and slight roughness brought about from years of weathering; where they have been replaced they have an unnatural shiny appearance.



Welsh slate



Red pantiles



More modern, darker tiles



Rare eaves detailing

Eaves are treated very modestly. On most buildings they are plain, although brick detailing is used at Garden Terrace. Overhangs are virtually non-existent on nearly all buildings. Similarly to eaves, verges are rather modest. Most ridges tend to match

the roof covering. The roof at 2 Front Street is special in that it is a rare example of some architectural flamboyance (relative to the remainder of the village), with its striped slates and crested terracotta ridge.



Interesting detailing at 2 Front Street

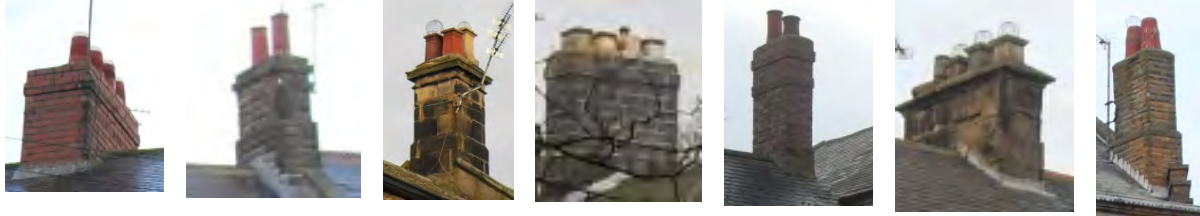


Half dormers, Church Way

Dormer windows are not a traditional design feature in the village, although there are some examples of half-dormers, the most attractive being those at Church Way. Dormers can be found on some of the village's most recent buildings such as The Quarry. Rooflights are also not traditional and it is commendable that there has been few additions of these features.



Chimneys



There is a great range in the chimneys of the



Eastfield House

conservation area. Main chimneys are usually at the ridge of the roof, and they generally match the building material of the whole property. Many pots do survive, most cream or red clay, but some chimneys have seen a great loss of these.

A few of the Victorian buildings display some architectural flair, for example, Eastfield House's several chimneys stand proud of the building. But as with the majority of the village's architecture, chimneys are generally treated with little to no showy details.

Newer properties in the village generally feature either disproportionately small chimneys or none at all, resulting in a much blander roofscapes. An exception to this is The Quarry, whose large, exposed chimney in contrasting stone creates the building's main design feature.

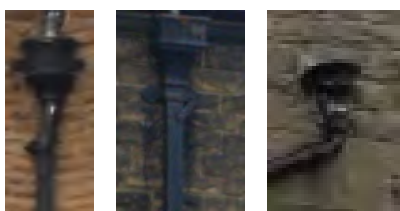


Small chimneys



The Quarry

Rainwater Goods



Gutters and downcomers

(drainpipes) are generally not prominent features of the architectural design and few survive in place. Fortunately some nice examples of surviving rainwater goods exist: 2 and 20 Front Street both feature ornate hoppers and 4 Front Street has some attractive square section downcomers.

Many rainwater goods would have been traditionally cast-iron and painted black. Many have been replaced with plastic, and more recent development often uses plastic, which is more flimsy in appearance. There are examples of modern white plastic rainwater goods that are not historically accurate.

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:

- Earsdon Cemetery/St. Alban's Churchyard
- Land in the north east of the conservation area
- Domestic Gardens

Character Analysis



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

Together these represent a significant amount of green open space in the conservation area, and there is much more beyond that is not within the boundary. Trees make a significant contribution to most of these spaces and indeed the conservation area as a whole. Earsdon Village is well known for a significant number of mature native trees in its streets, gardens and open spaces (sycamore, ash, elm and many other species-see TPO details on page 42). 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 100 trees are formally protected with tree preservation orders. Trees provide light and shade, beauty and a sense of history. Seasonal changes mean they provide variation throughout the year.

The green nature of the area can be seen in the aerial photograph. The collective contribution that these spaces make to urban ecology must be high, and this should be recognised in their future management.



Aerial photograph



Earsdon Cemetery/St. Alban's Churchyard



Open aspect from the cemetery



Older part of cemetery

St. Alban's Church was built 1836-7 along with a small surrounding graveyard. The graveyard saw several subsequent extensions and by the 1930s was the full cemetery we see today. The grounds are of considerable character and atmosphere.



Hartley Disaster Memorial

The older part of the churchyard and cemetery is more organic and random in its layout, whereas the newer part is more municipal and formal, with straight



Avenue of trees

rows of graves, paths and avenues of trees (although the most northern part of the cemetery is not included in the conservation area). This difference creates great interest. Similarly, variances in tree cover mean the spaces differs from very open to very enclosed and atmospheric, again creating interest. Within the more enclosed area of the churchyard is the grade II listed Hartley Disaster Memorial.

The churchyard and cemetery is a site of local nature conservation interest (SLCI), and form part of a wildlife corridor in addition to being part of the green belt. Please see UDP policies on page 47 for more information on what these designations mean.



Land in the north east of the conservation area

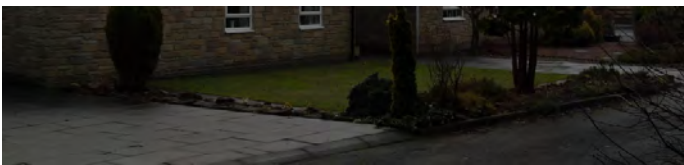
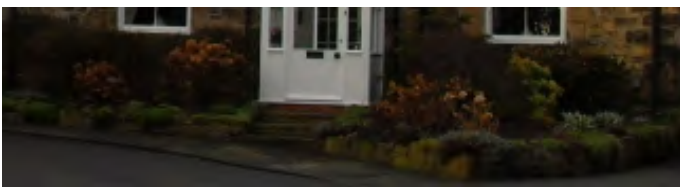


This area have remained free from development and is also free from trees. It will continue to be protected from inappropriate development as part of the green belt. The land (at the time of the preparation of this document) is being used to keep horses. It gently slopes down northwards. This space is special in that it contributes to the area's rural charm and provides a fantastic open vista both out of and into the conservation area.



Domestic Gardens

Within the original village part of the conservation area, gardens help define the thick, green character of the area and are fundamental to its leafy, mature appeal as a residential neighbourhood. Front gardens are generally small but prominent, whilst back gardens, although sometimes much larger, are largely hidden from view, but are just as important in their contribution to the low density, high amenity character of the area. For many, a large, sheltered, well-established back garden will be an indispensable part of living in Earsdon Village, and care should be taken not to weaken their intrinsic significance either by infill development, removing trees, or eroding green maturity.



Front gardens are generally well established, well kept (almost all are immaculate) and a strong indicator of civic pride. Most have lawns with beds of shrubs, perennials, the odd ornamental tree, and paths to the front door. Much of the late 20th century development incorporates a drive into the garden; further infill with hardstanding would dramatically affect the green amenity of the area and is inappropriate.



John Street



Coal openings



The terraced homes show variation in their gardens. Many on Garden Terrace (along with some on Church Way) do not have front gardens, West View have gardens across the street from the houses and most on John Street have no private garden but have a shared grassed and treed area. At the rear of the terraces are small yards with high brick walls, some with rare coal openings.

Some properties (namely the Victorian ones) would have had railings but no originals remain. The notable exception is the railings to the front of the Methodist Church on Front Street. Here cast iron vertical rails set in a sandstone plinth with simple finial detail are a charismatic addition to the visual appeal of the village. Stone walls are the most prevalent boundary treatment, and within this there is variation, ranging from more rustic using rubble to more formal with ashlar.



Railings at Methodist Church



There are a small number of more special wall and pier topping details, such as at Manor House (which are grade II listed) and Eastfield House, but is the case with the village as a whole, showy details are not employed, rather simple, smart pyramidal toppings. A common garden feature in most of the late 20th century housing, namely at Woodland Close, is to have no boundary treatment at all, creating an open, informal atmosphere.

Roads, Pavements and Verges



Modern surfaces with historic granite kerb

Roads are mostly red tarmac, with some black tarmac being used on smaller or back streets. Road markings can be quite prominent in some places but it appears that Earsdon Village has mostly avoided this. Kerbs are either concrete or granite, the latter very important to the historic appearance of the streets. Pavements are generally either concrete flags or dark tarmac, with red tarmac occasionally being used. Road and pavement surfaces are suffering from a lack of maintenance and permitted works,



Granite gully

leaving them with damage and unattractive ill-matching repairs.

Like the development that lines them, roads and pavements have been suburbanised over the decades, overlaying visual references to the early village and suburban sprawl with crisp kerbs and standardised surfaces. This is only to be expected, but where minor evidence of past character exists, such as the granite sett gully in Front Street, this should be retained and preserved.

Character Analysis



Planted verge

A common feature throughout the conservation area is green verges. These verges are very well kept, and range from being very plain with just grass, to having flowers, potted plants or trees. They contribute to the green nature of the area and add a special character to these streets.



Church Way lamp

There is little historic street furniture in the area. Lampposts have recently been replaced as part of a



Signs

borough-wide scheme and are now modern standard examples or, in some parts of the conservation area, modern "historic style". Ornate lighting columns do exist however, in Church Way, which adds to the considerable charm that this little street possesses. They are smaller than contemporary lighting columns and fit perfectly with the scale of the surrounding buildings. Unfortunately the maintenance regime for these columns has been somewhat lacking and some are in need of repair.



Street furniture

Other street furniture gives a sense of great civic pride in the village and combines to add to the village's strong identity. The agricultural history of the village is hinted at via the use with former farming

apparatus used as planting tubs. Some may feel this to be rather twee but it nevertheless enriches the character and rural ambiance of the village. The occasional timber seat in Front Street and sensitively placed planting tubs add to the relaxed atmosphere that the main street enjoys. Stone signs at the entrances of the village have avoided the often too-common municipal look, but the effect is somewhat lost with the immediately adjacent placement of municipal signs.



Atmosphere



The conservation area's character is gained not only from the built fabric and spaces around it, but also the atmosphere it creates. The area's buildings and spaces generate particular types of social use that combine to create a stimulating mood and rhythm to the place, of the peaceful nature of Earsdon Cemetery, of maintaining one of the numerous planters, or of a quick drink down the pub. The comfortable, mature nature of the area's layout and buildings creates a gentle, well-established feel to the

place, of an enveloped neighbourhood still characterised by its medieval/rural past but proud of its later expansion.

Civic pride is certainly very evident in the village. This can be seen in the upkeep of properties, the public spaces and the street furniture, as described earlier in the appraisal. Indeed, Earsdon has an active "Friends of" organisation, set up in the late 1990s. Friends of Earsdon was formed with the key role of planting up and maintaining the public areas of the village. The talent and dedication of the Friends has been recognised via their continued success at the Northumbria in Bloom competition (winners of Best Village 2002 to 2010 inclusive, and Best Overall Entry 2006 to 2010 inclusive) and Britain in Bloom competition, with Gold, Silver and Community awards won in 2007, 2008 and 2009.



In addition to their original horticultural aims, the Friends has grown into a larger, more formal organisation that also undertakes several other activities that have become a part of village social life. For more information on the

Friends of Earsdon, please see their website: <http://www.friendsofearsdon.org.uk/>

Atmosphere



Due to the number of trees and green spaces, the feel of the place is also heavily influenced by the seasons. A cold winter's morning strolling through the village can feel very different from a warm summer's evening. Trees also contribute pleasing sounds to the experience of the area: bird song and the rustling of leaves, which are a benchmark of a rich, green environment. Within the village, this atmosphere is fortunate not to be challenged by high levels and speeds of traffic that can have a detrimental effect. Overall, the buildings, spaces, streets, and their uses combine to generate an area of considerable attraction with an inherently appealing atmosphere.





Loss, Intrusion and Damage

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

Most changes have been as a result of permitted development rights, i.e. works which do not require planning permission. Others may have been given consent in less conservation-minded times, and some may have taken place before the conservation area was designated in 1974. 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 which give the area its distinctive character. This would be more easily achieved with detailed guidance and incentives.

The area's terraces were designed with an inherent uniformity which was intended to give consistency and balance to the street, creating a whole which is always greater than the sum of its parts. This terraced harmony can be easily damaged through loss or change which alters the intended balance along the street, emphasising individual buildings, or parts of buildings to the detriment of the whole terrace. In places, this has harmed the character and appearance of the area.

Loss and Replacement of Original Features

Some original architectural features which 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, 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. 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



Inappropriate PVCu windows

Loss, Intrusion and Damage



frames are thicker and more angular than timber ones, and can not accurately incorporate details such as mouldings, horns, beading and stained glass. PVCu "glazing bars" are often false strips superimposed onto glazing 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) which rarely reflect the particular style of the building. These and other modern window styles, including small top opening lights and those with horizontal proportions, often have clumsy, chunky proportions and are often placed flush with the face of the building, rather than being set back into an appropriate reveal, thus losing depth and shadow to the building's architecture.

- 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 chimneys

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 which have not required planning permission. Such changes are:

- Widespread painting of sandstone detailing that destroys the rich historic patina of time that characterises mature unpainted sandstone.



- Several cases of replacing Welsh slate with artificial slate (which are usually thinner with a flat 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).



Effect of artificial materials on roofscape

- 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 which 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.
- Ill-matching infill repairs (possibly to works undertaken by utility companies and/or the Local Authority) to paths and roads that leave a patchy finish to surfaces, rather than attempting to sensitively repair in matching materials.
- An array of street clutter such as traffic signs, beacons, bollards, postbag boxes and protective fencing. This is particularly prominent at the eastern access and approach to the village.



Ill-placed satellite dishes



Poor quality repairs



Signs at eastern entrance

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 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.



Management

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

Proactively managing Earsdon Village conservation area will therefore be an essential way of preserving and enhancing their character and appearance into the future. In accordance with English Heritage guidance, North Tyneside Council intends to start a programme of corresponding Conservation Area Management Strategies for many of its conservation areas in the next few years. Management topics that could be addressed are as follows :

- 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
- boundary review
- urban design and/or public realm
- regeneration issues
- decision making and community consultation

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

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



Article 4 Directions

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

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

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 Direction would positively help to protect the area's special local character and, if so, there would need to be full public consultation.

Thematic Policy Guidance

Some local 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.

Enhancement Opportunities

Earsdon is a beautiful village that at present is being let down by inconsistent and often unattractive road and pavement materials. The use of inappropriate materials is highlighted in the 2006 character statement. Consideration should be given to any opportunities for enhancement of these features. Guidance on a suitable approach can come from English Heritage's Streets for All: <http://www.english-heritage.org.uk/publications/streets-for-all-north-east/>



Trees, Green Spaces and Public Realm

Trees and green spaces play a massive role in creating the character of this conservation area. The Council's Biodiversity Action Plan should be used to inform management of trees and green spaces in the conservation area. An agreed approach to managing street trees, other trees in the public realm, and those on private land that contribute to the character of the area, should be a positive step to protecting their contribution well into the future. A review of Tree Preservation Orders would also indicate any further opportunities for controlling the important contribution trees make to the area.

Boundary Review

A boundary review of the conservation area is not a high priority. However, it is noted that not all of the cemetery is included within the current boundary. Including all of the cemetery would create a more coherent reflection of the development pattern.

A full boundary review is unlikely to reveal other suitable locations due to the enclosed development pattern of the village.



Other Information and Guidance

Other Heritage Designations

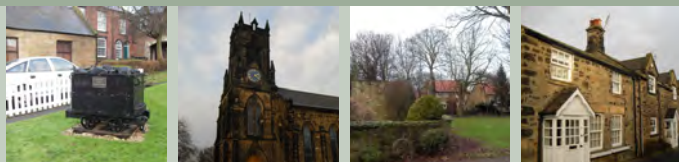
The following heritage designations are found within the conservation area. For information on what these designations mean, go to <http://www.english-heritage.org.uk>

| No. | Designation |
|-----|---------------------------------|
| 0 | Scheduled Ancient Monuments |
| 12 | Listed Buildings |
| 1 | Locally Registered Buildings |
| 4 | 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 |
|---|-------|-------------|
| Bleakhope House, 17 Front Street | II | 27.11.1985 |
| St. Albans Church, Church Way | II | 19.02.1986 |
| Edward Eccles Church Hall and Walls and Piers in Front | II | 19.02.1986 |
| Hartley Disaster Memorial North East of Church of St. Alban, and surrounding wall | II | 19.02.1986 |
| Stable and carriage shed south of Bleak Hope House, and walls and piers adjoining | II | 27.11.1985 |
| The Garth (formerly listed as Whiteside) | II | 08.02.1949 |
| Vicarage of St. Alban | II | 19.02.1986 |
| Walls and piers in front of Bleak Hope House (Garden Walls) | II | 27.11.1985 |
| Manor House, Front Street | II | 08.02.1949 |
| Oven South of the Garth and Wall Attached | II | 19.02.1986 |



| Name | Grade | Date Listed |
|---|-------|-------------|
| Walls and piers in front of Manor House | II | 19.02.1986 |
| War memorial and railings surrounding, Front Street | II | 19.02.1986 |

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).

| |
|----------------|
| 1-6 Church Way |
|----------------|

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.

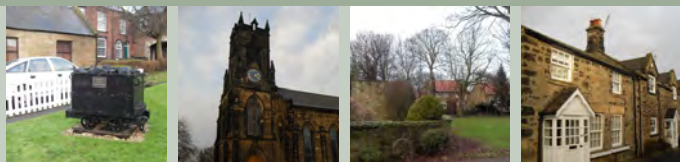
| Name | Trees | Species |
|---|---------------------------------------|--|
| Earsdon Village Tree Preservation Order 1972 | 54 individual trees, 3 areas, 1 group | Elm, beech, willow, sycamore, whitebeam, ash, poplar, lime, weeping elm, horse chestnut, rowan |
| Church Way Earsdon Tree Preservation Order 1976 | 1 individual tree | Sycamore |



| Name | Trees | Species |
|--|--|---|
| Earsdon Village No. 2 Tree Preservation Order 1989 | 43 individual trees, 3 areas, 4 groups | Elm, ash, sycamore, holly, whitebeam, cherry, birch, hawthorn |
| 42 Front Street, Earsdon, Tree Preservation Order 2005 | 1 individual tree | Prunus |

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 Earsdon Village 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 |
|------|--|--------------|---------------------------|
| 729 | Earsdon, polished axe | Prehistoric | Axe |
| 782 | Earsdon, Chapel of St. Alban | Medieval | Chapel |
| 783 | Earsdon village | Medieval | Village |
| 784 | Earsdon common fields | Medieval | Broad Ridge and Furrow |
| 1111 | Earsdon Colliery, Duke and Dutchess Pit | Early Modern | Colliery |
| 1114 | Earsdon Colliery, Church Pit | Early Modern | Colliery |
| 1148 | Earsdon Colliery, Grange Pit | Early Modern | Colliery |
| 1149 | Earsdon, Smithy | Early Modern | Blacksmiths Workshop |
| 1150 | Earsdon, Turnpike Toll House | Early Modern | Toll House |
| 2173 | Earsdon, Quarry | Early Modern | Quarry |
| 2174 | Earsdon, Smithy | Early Modern | Blacksmiths Workshop |
| 4835 | Earsdon, single ditched oval enclosure | Prehistoric | Enclosure |
| 4847 | Earsdon, rectilinear enclosure | Prehistoric | Rectilinear Enclosure |
| 4848 | Earsdon, possible roundhouses | Unknown | Round House |
| 5247 | Earsdon, Church of St. Alban, Hartley Colliery Disaster Memorial | Early Modern | Commemorative Monument |
| 5343 | Earsdon, pillbox | Modern | Pillbox |
| 5344 | Earsdon, pillbox | Modern | Pillbox |
| 5366 | Earsdon, weapons pit and pillbox | Modern | Weapons Pit |
| 5420 | Earsdon, Spigot Mortar Emplacement | Modern | Spigot Mortar Emplacement |
| 5679 | Earsdon, Rectilinear Enclosure | Prehistoric | Rectilinear Enclosure |

County Historic Environment Record Entries



| No. | Site Name | Period | Site Type |
|------|--|---------------|----------------------------|
| 5826 | Earsdon, WW2 Roadblock | Modern | Road Block |
| 7248 | Earsdon, Church Chare, vicarage | Early Modern | Vicarage |
| 7249 | Earsdon, Front Street, Edward Eccles Church Hall | Modern | Church Hall |
| 7250 | Earsdon, Front Street, Church of St. Alban | Early Modern | Parish Church |
| 7251 | Earsdon, Front Street, Manor House | Post Medieval | House |
| 7252 | Earsdon, Front Street, Manor House, walls and piers | Early Modern | Gate Pier |
| 7253 | Earsdon, Front Street, Bleak Hope House | Early Modern | House |
| 7254 | Earsdon, Front Street, Bleak Hope House, walls and piers | Early Modern | Garden Wall |
| 7255 | Earsdon, Front Street, stables and carriage shed | Early Modern | Carriage House |
| 7256 | Earsdon, Front Street, The Garth (Whiteside) | Post Medieval | House |
| 7257 | Earsdon, Front Street, The Garth, oven and wall | Post Medieval | Oven |
| 7258 | Earsdon, Front Street, war memorial | Modern | War Memorial |
| 8400 | Earsdon, West Farm | Early Modern | Farmstead |
| 8401 | Earsdon, Front Street, Cannon Inn | Early Modern | Inn |
| 8402 | Earsdon, Phoenix Inn | Early Modern | Inn |
| 8403 | Earsdon, Front Street, Primitive Methodist Chapel | Early Modern | Primitive Methodist Chapel |
| 8404 | Earsdon, Church Way, primary school | Early Modern | Elementary School |
| 8405 | Earsdon, Earsdon Lodge | Early Modern | House |
| 8661 | Earsdon, White House | Post Medieval | House |

County Historic Environment Record Entries



| No. | Site Name | Period | Site Type |
|------|---|--------------|-----------|
| 9404 | Earsdon, Front Street, No. 21, Smithy Cottage | Early Modern | 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>

Green Belt

E20 A Green Belt is defined which:

- (i) extends the existing green belt across the borough to the coast
- (ii) checks the unrestricted spread of the built-up area of North Tyneside
- (iii) prevents the merging of the following settlements: Killingworth with Wideopen, Dudley/Annitsford and Seghill; Shiremoor/Backworth with Seghill and Seaton Delaval/Holywell; Whitley Bay with Shiremoor, Seaton Delaval/Holywell and Seaton Sluice
- (iv) maintains the separate character of: Seaton Burn, Wideopen/ Brunswick Green, Dudley/Annitsford, and Earsdon
- (v) assists in the regeneration of the older parts of the urban area
- (vi) safeguards the borough's countryside from further encroachment

E20/2 Permission will not be given for any inappropriate development which would be harmful to the green belt by:

- (i) prejudicing a purpose of the green belt
- (ii) prejudicing fulfillment of an objective of the green belt
- (iii) failing to maintain high environmental standards which are expected in the green belt

E20/3 Within the green belt there will be a presumption against planning permission being given for new buildings unless they are for the following purposes:

- (i) agriculture and forestry
- (ii) essential facilities for outdoor sport and outdoor recreation
- (iii) essential facilities for cemeteries
- (iv) essential facilities for other uses of land which preserve the openness of the green belt and do not conflict with the purposes of including land within it
- (iv) alteration and replacement of existing dwellings



(vi) extension of existing dwellings, provided these did not increase the size of the original dwelling by more than 25% in terms of the gross floor area or involve a material increase in its height and it did not create a new dwelling.

E20/4 Where a new building is proposed, for a purpose covered by policy E20/3 such development will be expected to be located and constructed in such a way that it would minimise visual detriment to the landscape. The conversion of an existing building or location of a new building within or adjacent to an existing building group would normally be preferable in these circumstances.

E20/5 Proposals for the siting of a residential caravan within the green belt will be considered as if the proposal was for a new dwelling.

E20/8 A programme of environmental improvement schemes will be carried out within the green belt as resources permit. The overall aim of this programme will be to enhance the landscape and its nature conservation value and improve the environment for activities within it such as recreation and agriculture. Priority will be given to land which is derelict, or on the urban fringe, or alongside transport or recreation corridors.

Protection of Open Space & Playing Fields

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

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

- (i) result in a reduction in the open nature of the land where this causes a significant loss of local amenity; or
- (ii) result in insufficient provision for informal recreation in the locality; or
- (iii) adversely affect the environment or adjoining land uses. unless existing use is shown to have had an excessive adverse impact on the local neighbourhood in terms of noise, disturbance or other reason.

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

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



R2/6 In considering proposals for development within major areas of recreational open space identified on the proposals map (1) Open space within the coastal protection zone defined in policy E26 (2) Rising Sun Country Park (3) Wallsend Denes (4) Backworth Hall estate permission will only be given for development relating to the enjoyment of open space and recreation, the design of which reflects the quality of the landscape and natural environment of these areas.

Conservation Areas

E1/2 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

E1/3 The Local Planning Authority will in considering a proposed development give particular weight to the contribution made to the enhancement of a conservation area by the development in applying other policies and standards of the plan.

Sites of Local Conservation Interest

E1/4 The Local Planning Authority will in determining planning applications take into account the effect of the proposal on any Site of Local Conservation Interest (SLCI), and the extent to which any adverse effects may be mitigated or compensated (where appropriate through planning conditions or obligations). In any case the Local Planning Authority will seek to minimise any adverse effects.

Wildlife Corridors

E1/6 Development which would adversely affect the contribution to biodiversity of a wildlife corridor identified on the proposals map will not be permitted unless:

- (i) no alternative site is reasonably available, or
- (ii) appropriate measures of mitigation of, or compensation for, all the adverse effects are secured, where appropriate through planning conditions or obligations.

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

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

Development Within Conservation Areas (DCPS 8)



Development Within Conservation Areas (DCPS 8)

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

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

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

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

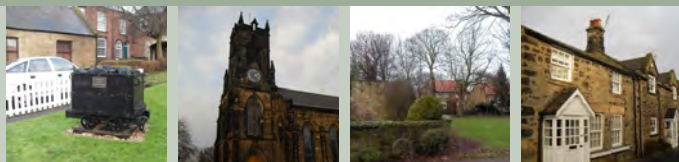
- Materials to be used.
- Car-parking scheme to be agreed (including materials to be used).
- Landscaping including the retention of existing planting and other features.



- Details of refuse disposal.
- Hours of operation (commercial activities).
- Details of means of enclosure.
- Restrictions on permitted development rights to control extensions, fences, etc.
- Details of advertising.
- Details of appearance of any means of odour suppression.
- Details of means of escape in case of fire.

Reasons:

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



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⁽⁶⁾ 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.

6 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



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 :

- 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.



Sources and Further Reading

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

- Earsdon Village Conservation Area Character Appraisal (2006), North Tyneside Council.
- Unitary Development Plan (March 2002), North Tyneside Council.
- The Buildings of England: Northumberland (1992), John Grundy et al.
- Sitelines, the Historic Environment Record website of Tyne and Wear, <http://www.twsitelines.info/>
- North Tyneside Council website, <http://www.northtyneside.gov.uk/planning>
- Friends of Earsdon website, <http://www.friendsofearsdon.org.uk/>

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

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