



North Tyneside Council

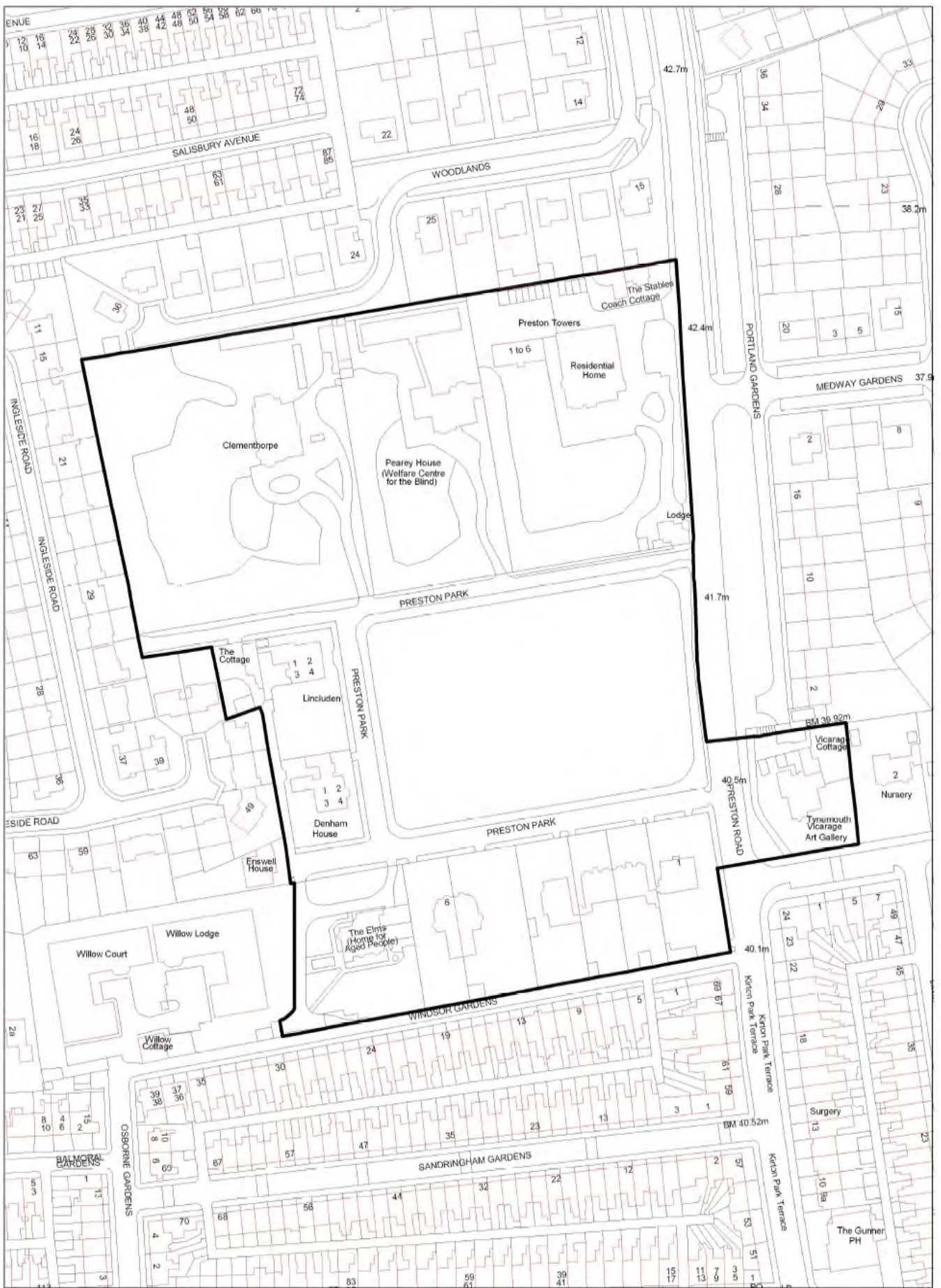
Preston Park Conservation Area Character Appraisal November 2009



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Preston Park Conservation Area

Scale 1:1250

0 10 20 30 40 50 Meters



North Tyneside Council

1 Introduction

1.1 Conservation Areas

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

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

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

The first conservation areas were created in 1967 and now over 9,100 have been designated, varying greatly in character and size. There are currently 17 in North Tyneside, as set out below:

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

1.2 Town Planning Context

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

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

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

28). Government policy in PPG15³ stresses the need for Local Planning Authorities to define and record the special interest, character and appearance of all conservation areas in their districts. PPG15 is due to be replaced by PPS15⁴, a draft of which is currently out for consultation.

The current development plan for North Tyneside is the Unitary Development Plan (UDP), adopted March 2002. Under the government's new planning system, the Council is working to update this as a Local Development Framework (LDF), a portfolio of planning documents used to plan and control development across the Borough. One of these documents, the Local Development Scheme (LDS) sets out how the LDF will be prepared. It explains that the Council attaches a high priority to the protection and enhancement of the built environment but is not intending at this stage to include this or other Conservation Area Character Appraisals as a formal part of the LDF.⁵ Instead, this appraisal will be adopted initially as an informal statement of Council planning policy. However, in view of its potential value in supporting the LDF, a review of the LDF may propose the appraisals become formal Supplementary Planning Documents in the future. For more information on this, contact the Council (see below).

1.3 This Character Appraisal

Preston Park conservation area was designated on 19th March 1981. This character appraisal was prepared during Summer 2009 by North Tyneside Council. A draft version was put out for four weeks public consultation and a final version was adopted as North Tyneside Council planning policy in November 2009. It can be downloaded from www.northtyneside.gov.uk.

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

In accordance with new English Heritage guidance, 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 23).

1.4 Further Information

For further information on this conservation area, this character appraisal, or to provide feedback on the appraisal, please contact the Council's Planning Policy Team at planning@northtyneside.gov.uk or call 0191 275 2752.

Information can also be provided in other languages and alternative formats e.g. Braille, audiotape and large print.

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1

2 Location and Context

2.1 Location

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

The conservation area is part of a wider suburban area around eight miles east of Newcastle city centre, with varied housing and large green open spaces. There are around 40 dwellings in the conservation area within 13 separate properties. The conservation area is in the Preston ward.

2.2 Boundary

Preston Park conservation area was designated in March 1981. The boundary is based on the open space of Preston Park and the Victorian/early Edwardian properties surrounding it (*Map 1*).

2.3 Context

2.3.1 Geology

The Preston Park conservation area is in the Tyne & Wear Lowlands National Character Area (no.14)⁶ that is characterised by gently undulating and rolling land incised by river valleys and tributaries. Carboniferous coal measure rocks create this landform, stretching from southeast Northumberland through to Co. Durham, which comprises of shales and soft sandstones with numerous coal seams. Permian rocks overlaying those outcrop as cliffs at the coast. There are also glacial lake deposits of fine silts and clays.

This geology has somewhat influenced the character of the conservation area. Local sandstones were used in some of the buildings, walls and gate piers. The impact of coal-related industries and transport routes in wider North Tyneside and Newcastle are important to understanding this area's expansion in the nineteenth and early twentieth centuries.

2.3.2 Biodiversity

Preston Park is not covered by any biodiversity designations but the majority of the trees are covered by Tree Preservation Orders (see page 26), recognising their amenity value and protecting them accordingly. All trees within a conservation area have protection as part of that status. The heavily treed nature of Preston Park will contribute massively to biodiversity in the area. Woodpecker, Tawny Owl, Sparrow hawk, Pheasant, and Partridge have been spotted within the Park and it is likely to benefit from its relative juxtaposition with Preston Cemetery, which is a Site of Nature Conservation Importance. Due to its green nature and high levels of biodiversity, the conservation area provides a ruralised ambience within an urban setting. Appropriate habitat management consistent with the character and appearance of the conservation area is the balance to be achieved here.

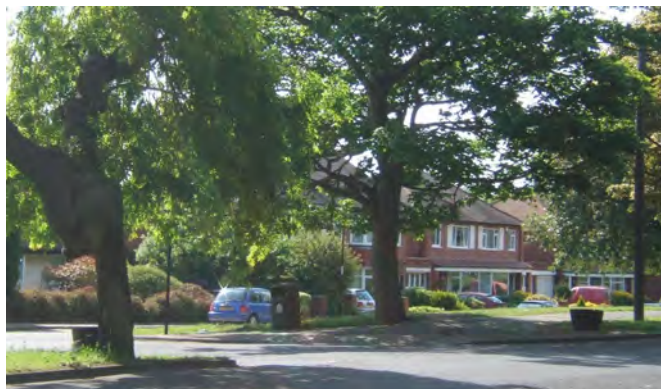
2.3.3 Setting and External Relationships

⁶National 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.

Preston Park conservation area is surrounded by housing on all sides, with the more densely-built late 19th/early 20th century terraced properties to the south and the less dense, later properties on all other sides. Despite this more sparse nature, these properties do not match Preston Park and its surrounding properties' open and spacious development pattern. Immediately to the south west of the conservation area are the two nursing homes, Willow Lodge and Willow Court that although match the conservation area in terms of their open space and its green nature, lack the architectural quality of those properties within the boundary.

The eastern boundary of the conservation area is (mostly) formed by Preston Road. This has been a main north-south route through the area for at least 150 years.

2.3.4 Views out of the Area



Attractive homes to the east, with street trees along Preston Road

Three of the four sides of the conservation area are bordered by private properties and therefore the views from these sides cannot be seen. This adds to the private and introspective nature of Preston Park. If views from the north, west and south peripheries could be seen, they would reveal the residential character of the surrounding streets, with perhaps Woodlands to the north being the most interesting, with its range of individually-designed detached properties, good tree coverage and remnants of historic boundary treatments.

The east side of the conservation area is not bordered by private property and this allows for some views. Further to the east are attractive semi-detached homes, separated from the conservation area by Preston Road. Preston Road provides views both north and south, with perhaps those to the south the most appealing, with the visual rhythms provided by the terraced housings' bays and dormers. While the presence of a main road such as this can have negative impacts such as noise and potential dangers, Preston Road avoids being too visually unappealing through its numerous street trees.



Looking south, visual rhythms provided by bays and dormers

2.3.5 Views into the Area



Views into the conservation area are dominated by its tree coverage, highlighting its green character. From the north and south side, the predominant view is of brick walls, which as stated earlier, adds to the private nature of the conservation area. However, the green character can be seen above these walls. When viewing the conservation area from the west, glimpses of its large properties (namely Lincluden and Denham House) between houses from Ingleside Road suggest a very grand area.

View from east; trees dominate the view into the conservation area

3 Historical Development

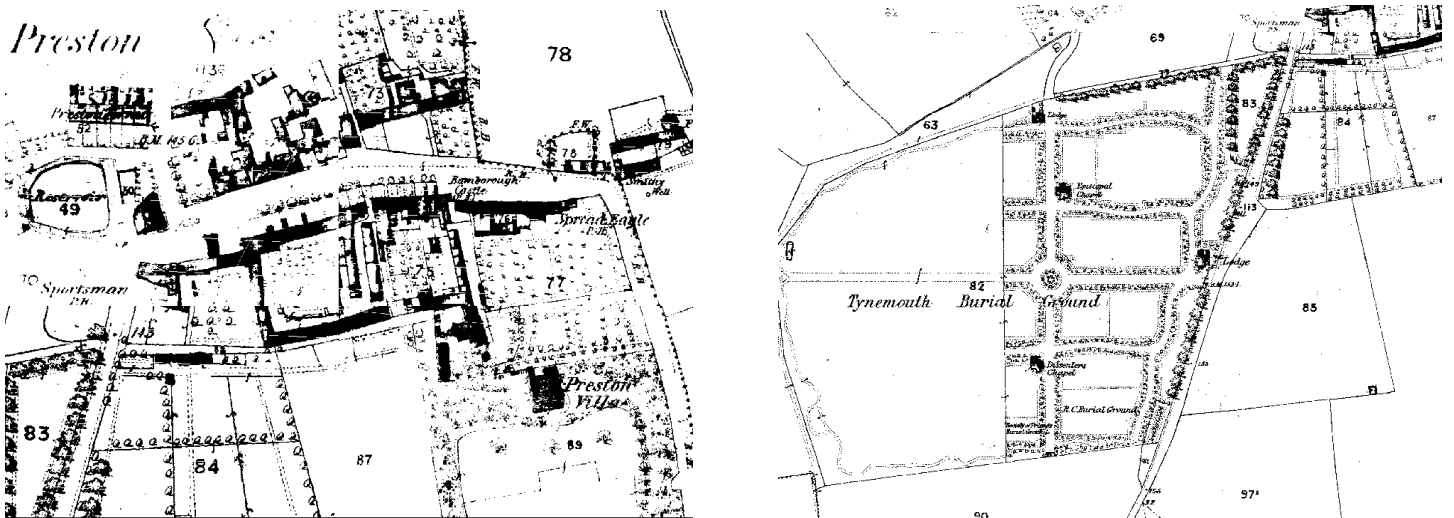
3.1 Development History

3.1.1 Pre-Map History

Preston Park developed just south of the medieval Preston Village, which lay in the ownership of the Priory and Convent of Tynemouth in the tenth century. Within the village was a manor, which was one of ten in the Priory's ownership. By 1294, the land was divided into seven and a half holdings, and there were also five freeholders and nine cottagers.

Meanwhile, North Shields was growing in the shipping, shipbuilding and coalmining industries and this necessitated further expansion, seen in development from the river northwards. The riverside "old town" saw late 18th century/early 19th century development in the form of the New Quay and Dockwray Square, and the "new town" on the town's higher ground, centring around Northumberland Square, saw growth early in the 19th century.

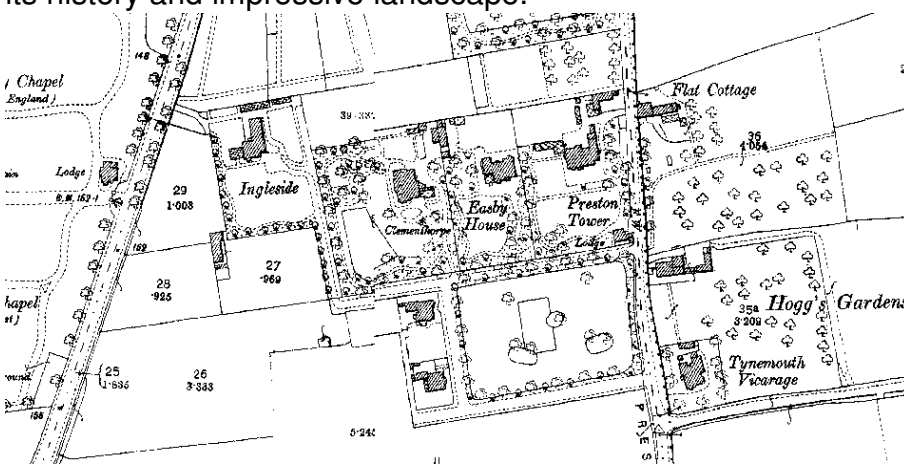
3.1.2 First Edition O.S. Map c.1858



Preston Village, left, and Preston Cemetery, right. There had yet to be any development within the conservation area

By the First Edition Ordnance Survey (O.S.) map, the conservation area had yet to be developed in any way, yet the surrounding area had. Preston Village has a typical medieval, east-west two-row layout, with at least two public houses in the form of the Sportsman and the Spread Eagle. Preston Villa, a large home with its own grounds is situated in the south east of the village. Large homes and farms were also established further south down Preston Road, just to the immediate east of the current conservation area boundary.

A recent development in the area at this time was Preston Cemetery. In 1850 the threatened closure of the parish burial ground led the Council to buy the land. The cemetery was laid out to provide wooded walks, with Anglican and Nonconformist chapels built in the centre, and opened in 1856. The Anglican chapel was adapted to contain a crematorium in 1959. This cemetery is interesting in the fact that it was the first burial board in the area. Situated around 200 metres to the west of the conservation area, Preston Cemetery is included on North Tyneside's Local Register in recognition of its history and impressive landscape.



3.1.3 Second Edition O.S. Map c.1897

This map reveals the beginnings of the conservation area; it features Preston Tower, Easby House (now known as Pearey House),

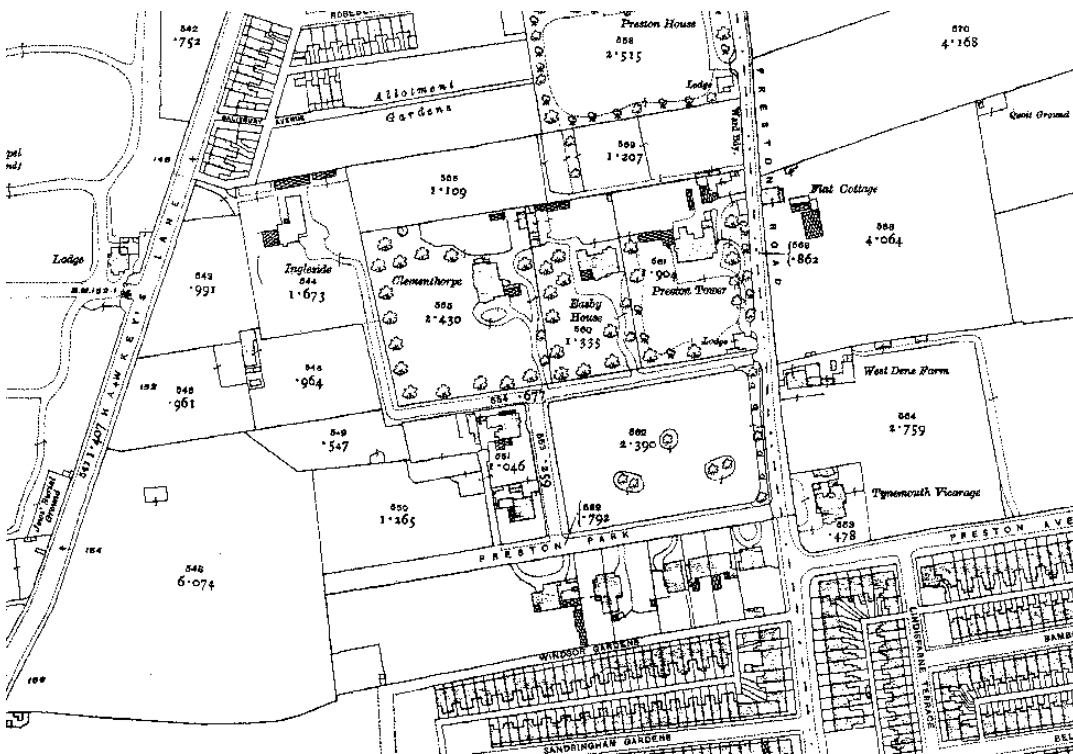
Homes had been built and Preston Park had been laid out by the time of the production of the 2nd Edition O.S. map

Clementhorpe, Ingleside (no longer exists), Lincluden and Denham House.

The development of the area commenced after John Fenwick sold the area of land that was to become Preston Park to four local families to build four prestigious villas. The plans for the first house, Clementhorpe, embraced the principle of the form of development we see today. A plan deposited in 1866 (when a conservatory was added) indicates a line of future buildings to the east of the Clementhorpe with the comment that the land in front of the houses should be covenanted to remain open forever. Indeed, the building of Easby House and Preston Tower in the 1870s did adhere to this. Preston Tower was built by an Edward Shotton in 1875 and was home to the Robinsons of the Stag Line from 1884 to 1939. In the 1880s, the erection of Lincluden and Denham House closed the west side of the park.

Also on this map is Tynemouth Vicarage, on the east side of Preston Road. This building is believed to pre-date those around Preston Park.

3.1.4 Third Edition O.S. Map c.1916

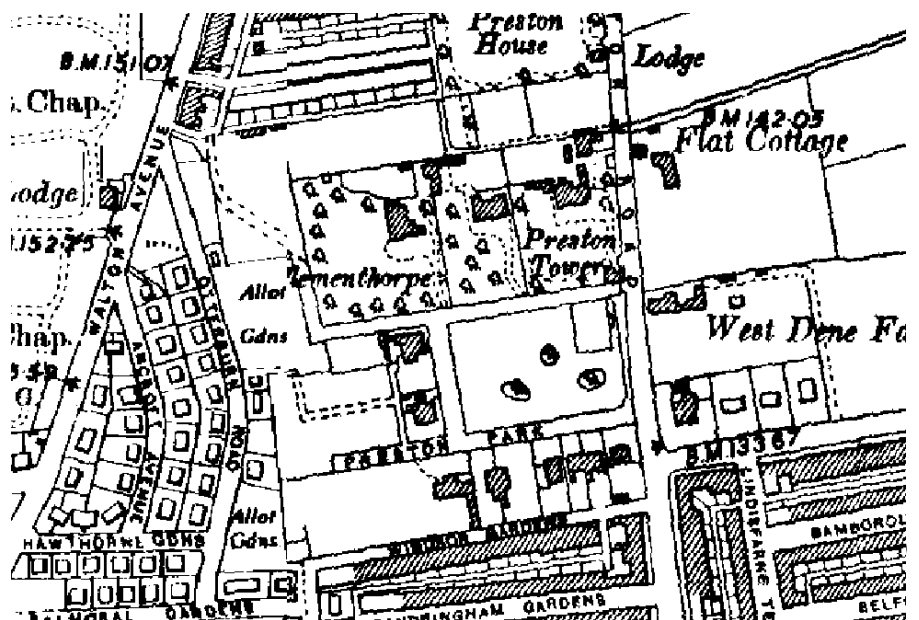


By the time of the production of this map, the south side of the park had been enclosed with the development of the properties known as The Elms, The Grove, Wellbury, Capel Curig, St. Trillian's, Ellengowan and The Villa. The Elms was built in 1902 for prominent local businessman Richard Irvin. The wider area saw growth also at this time, with streets of terraced housing being built to the north west and south east of the conservation area.

The south side of the park is now enclosed

3.1.5 Fifth Edition O.S. Map c.1950

The property known as Ingleside is no longer present, having been demolished shortly after the Second World War. It is reported to have been an Italianate villa built circa 1878 for local ship owner Joseph Robinson. In following years, the space was redeveloped to contain the residential street of Ingleside Road – outside of the conservation area boundary.



The property in the north west known as Ingleside has been demolished

On this map, some of the open spaces adjacent to the conservation area have been identified as allotment gardens.

3.1.6 Modern Map c.2000

Looking at the modern map (see Map 1 at the beginning of the document), the major changes within the area are the infill of the open spaces on the outskirts of the conservation area. The loss of open space further enforces the special unique nature and importance of Preston Park.

Within the conservation area itself, there has been some modern development in the way of the late 1980s apartments and garages within the grounds of Preston Towers and the mid-1990s Armitage Court within the grounds of Pearey House. Developments of note outside of the conservation area are the two large nursing homes just outside the south west of the boundary, built in the mid-1990s and Woodlands, a 1970s housing estate built on the former site of Preston House.

3.2 Archaeology

There are no scheduled ancient monuments in this conservation area. However, as the local area has several interesting entries on the Tyne and Wear Historic Environment Record, archaeological investigation could reveal much about such early settlements and could contribute to the understanding of the history of this area and settlement of the Borough.

4 Spatial Analysis

4.1 Development Pattern

The conservation area is based on the Victorian planned open space of Preston Park, plus the properties around it. The properties, along with their grounds, are very typical Victorian Villas built for the wealthy. The central, covenanted open space is rare, if not unique, in the borough. The development of the conservation area occurred in around 50 years and has seen little (immediately obvious) major modern amendments or additions; it therefore has no variation in development patterns. However, it is the unchanged nature of the conservation area that (amongst other factors) makes it so special.

4.2 Layout, Grain and Density

This conservation area has unique layout, unlike anywhere else in the borough. Although there are several examples of Victorian and Edwardian Villas in large grounds throughout North Tyneside (for example, at Benton, Killingworth, Monkseaton and Wallsend), there is no other place that can boast such a noticeably spacious layout, which is achieved here not only by the grounds of the properties but by the undeveloped space of Preston Park.

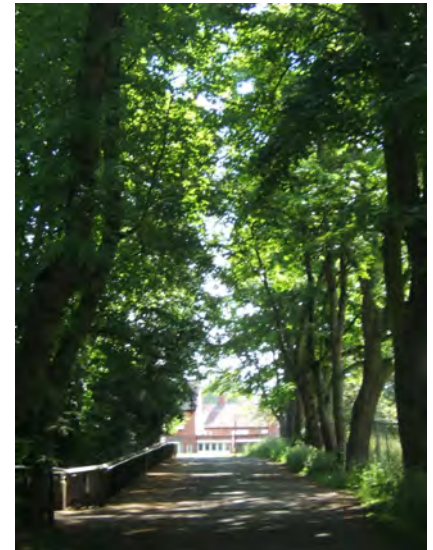
As discussed in *Development History* above, the majority of the homes in the conservation area were built around the covenanted space of Preston Park and they were built to address the space. This is especially clear in the later properties, where their smaller grounds do not mask their orientation like at the earlier properties.

A pattern in the density of the properties is that the later ones tend to have a smaller footprint and grounds than the earlier ones. This is reflected by comparing the three earlier properties on the north side of the park to the later seven properties on the south side. Therefore, despite having a formal layout based on Preston Park, the variations in properties' density and scale results in the conservation area showing some spatial variety.

4.3 Views within the Area

Road on north side of Preston Park

Views within the conservation area are controlled by the heavy tree coverage in the central open space. In summer months this is particularly evident. The presence of numerous trees within private gardens results in many of the properties being partially obscured; this encourages the visitor to explore further to view more of the buildings, and also creates an “exclusive” feeling to them. Properties that escape this are the Old Vicarage and Vicarage Cottage: the only properties in the conservation area located outside of Preston Park. As well as interrupting views, trees in the conservation area can work to frame a view; this is most obvious along the roads, where trees on either side work to form an attractive avenue.



5 Character Analysis

5.1 Land Use

The land uses in this conservation area are residential and open space. This dominance defines its character and is typical of such a Victorian development.

All of the properties were constructed as single-family dwellings. Conversions of single-family dwellings to flats has occurred in the properties of Lincluden and Denham House, and The Elms, Pearey House and Preston Towers have been converted into a Home for the Aged, a Welfare Centre for the Blind and a Residential Care Home respectively. Should conversions continue it could begin to harm character and appearance if they result in incremental changes to elevations, leave gardens un-green and communal areas unmanaged, if greater parking demands have knock-on effects such as increased hard-standing or removal of boundary walls, or if there were a general decline in residential amenity. For these reasons it will be important to pay particular attention to controlling increases in the number of dwellings in this area. The high number of remaining 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 23.

The impact that the open spaces have on the area is also profound (from both an aesthetic and biodiversity point of view), helping to provide low density, high amenity pieces of land in the area.

5.2 Hierarchy of Buildings



It can be common for there to be a few buildings in a conservation area that appear more important than the others due to their size or location: here it would be the three properties on the north side of Preston Park due to their scale and large surrounding grounds. The local architect, Francis Robert Newton Haswell, designed Clementhorpe, Lincluden, and Preston Tower. Haswell, who set up in North Shields in 1856 after studying under J. Middleton of Darlington, was a

The Haswell-designed Preston Towers (above) with its Lodge (top right), stables and Coach House (bottom right)

prolific architect who produced many churches, chapels and schools all over the north of England. His principal local buildings include a former bank at 105 Howard Street, and the Memorial Methodist Church, Albion Road, both in North Shields and both grade II listed buildings. Other local Haswell buildings of note are the locally registered public houses the Duke of Wellington (East Howdon), the Garricks Head (North Shields), and the Cumberland Arms (Tynemouth). His buildings at Preston Park represent the best examples of his residential work. As well as being a prodigious architect, Haswell was also a keen conservationist, being a member of both the Northumberland and Durham Archaeological Society and of the Preservation of Ancient Monuments Society.

Of the three Haswell buildings in the conservation area, Preston Towers possibly sits at the top of the hierarchy, due to its easily seen positioning on Preston Road, its feature tower and its numerous outbuildings - including a lodge, a coach house and stables – signs of a truly important building.

Also of prominence in the conservation area is the Old Vicarage (and to an lesser extent, Vicarage Cottage). These buildings stand out due to being not part of Preston Park, being on a prominent corner site, and being rare stone-built buildings in the area.

5.3 Architectural Qualities

5.3.1 Form, Height and Scale



Denham House's converted garage: one of the single storey buildings in the conservation area, all of which are outbuildings

The conservation area has the dominant built form of two storey houses. Some properties use their attic space as a third storey, but none exceed two storeys, apart from Preston Tower, which does in parts have three storeys (mostly its modern extensions) and has a four storey tower. Other exceptions are certain single storey outbuildings, such as Preston Tower's Lodge and Denham House's garage, which has been converted to provide living accommodation.

With each building, or in two cases, pair of semi detached buildings, the design is different, and thus much architectural individualism is displayed with gables, hips and differing shaped footprints.

5.3.2 Periods and Styles

Due to the area's development history, its buildings are from few different architectural periods. The main architectural periods in the conservation area are:

- *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 Gothic (defined by verticality, asymmetry, pointed arches, gables and carving), Italianate (with low roofs, bracketed eaves and some stucco) and Queen Anne (red brick with Dutch gables, white joinery, doorcases and terracotta). There were also other revival styles 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 (see below).

- *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.

High quality housing from the late Victorian and Edwardian periods is often some of the most desirable and valuable in urban areas, with comfortable, well-built, well-presented dwellings. It is likely that all of these buildings will have been specifically designed with a flare for high quality architecture.

5.3.3 Features, Detailing and Materials

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

The features are:

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

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

5.3.4 Masonry

Brick is the main material and is the basis of most buildings' warm, well-matured visual appearance. Bricks used vary considerably, older ones generally rougher in texture and mottled in appearance, newer ones more smooth and crisp and generally darker in appearance. All have attractively stained and weathered with warm, uneven tones across elevations. The modern apartment extension at Preston Towers differs in that it features beige coloured bricks.



Mottled bricks in English garden wall bond, left, and darker bricks in stretcher bond, right

Within these there is variety, illustrating the area's phased growth. Most is laid in English garden wall bond (mainly three rows of stretchers to one of headers) or, in the slightly later buildings, in stretcher bond. Clementhorpe differs here in that it features English bond: alternating rows of headers to stretchers. Pointing - the way mortar is finished off between the bricks - is generally flush or slightly recessed. As bricks in



Two different types of brick detailing at Capel⁴
Curig

the older buildings are more rough, pointing tends to be more visually prominent, whilst the crisper lines of later brickwork makes pointing finer and less noticeable. Brick is occasionally used instead of stone for architectural detailing, to highlight windows, elevations and chimneys.



Roughcast render at St. Trinian's

Roughcast render, which was used extensively in late Victorian, Edwardian and early to mid twentieth century buildings, can only be found in this conservation area at St. Trinian's and Ellengowan, where it can be seen enlivening the upper floors and bay windows. Roughcast render should remain unpainted to retain its rich patinated character.

The conservation area has few stone buildings; they are The Old Vicarage and Vicarage Cottage. The stone used is irregular natural, local, yellow sandstone.



Examples of stonework in the conservation area



Sandstone is used for architectural detailing in almost all buildings, where bay windows, door and window surrounds, eaves and quoins are used to enliven elevations. This has been used generally quite simply, keeping the stonework reasonably plain and unfussy. In some cases, however, stone has been used more extravagantly, such as on Pearey House, with its detailed stonework on bays and Corinthian pilasters.

Other uses of more decorative stonework are the castellated bays at The Grove, Welbury and The Villa and the balustraded bay at Denham House that includes the building date. Preston Towers sees several uses of stonework on the building, including its balustraded tower, Italianate window surround and porch with Doric columns. Stone is also used in boundary treatments, discussed later.

Much of the stone used in the conservation area has been painted. All natural stone would originally have been unpainted and some does remains so, patinating to an attractive rich, textured appearance. All unpainted stone should remain unpainted to retain this character.

5.3.5 Doorways

Preston Park sees a great variety in doorways, adding to this area's special quality. They can range from relatively simple to elaborate.



Left to right, Preston Towers, The Grove, St. Trinian's and the Old Vicarage

Porches feature heavily here, from open stone (for example, Preston Towers) to enclosed glazed (for example, The Grove and Welbury). Particularly special five-sided, glazed, bonnet-roofed porches can

be found at St. Trinian's and Ellengowan. Also of note is the robust-looking stone porch at the Old Vicarage.



Lincluden, left, with stone surround, arched overlight and original timber door; and Pearey House, right, with Corinthian pilasters



Of the buildings that don't have porches, stone surrounds are mostly in place. Of these, Lincluden's almost church-like pointed arched doorway is of particular merit, as is the previously discussed doorway at Pearey House.

Early O.S. maps show that most of the homes in Preston Park were built with conservatories (or, as previously discussed, had them added soon after, like at Clementhorpe). They would have been constructed of timber and were integral to the overall design philosophy of the villas. It is known that at least Denham House retains its Victorian conservatory. Modern, uPVC conservatories are alien to the pre and early 20th century buildings in the area.

The doorways of the modern developments within Preston Towers and at Armitage Court are not of particular merit.

The original doors of the majority of the properties in the conservation area would have been timber, without glazing. Above most doors is an overlight; the arched example at Lincluden being particularly characterful. The conservation area has seen a loss of original doors and there are some examples of historically inaccurate doors, i.e. uPVC, glazed and historically unsympathetic colours. The most historically appropriate ones are in dark, rich colours such as black, reds, browns, greens and blues, with frames being nearly always white or off white.

5.3.6 Windows



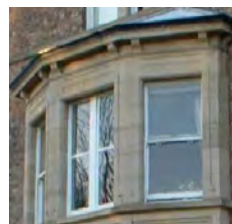
Angled stone sills and lintels at Lincluden

Earlier window openings are strongly vertical, one of the defining features of Victorian and early Edwardian architecture. Most early window openings are simple with square or angled natural sandstone sills and lintels. Many of the openings in the modern developments are more horizontal, but subdivision of the windows within them still strongly emphasises verticality. The modern extension at Preston Towers however has successfully incorporated vertical windows within the building. There are a small number of different shaped windows in the conservation area, such as the oriel window The Villa and the round-headed windows at the Old Vicarage and Preston Towers.

Vertical windows at Pearey House, left, and Preston Towers, right



Round-headed windows at the Old Vicarage



Bay windows are a prominent feature of the conservation area and within this there are variations. There is a variety of single and two-storey, angled, curved or square bays used to animate the elevations. Some



Examples of bay windows in the conservation area

match the house in materials whilst others are enlivened with contrasting sandstone, brickwork or render, plus slate or lead roofs. Most flat roofed bays have solid parapets but interesting castellated bays can be found at The Villa, The Grove and Welbury, along with the balustraded bay at Denham House that includes the building date. Also of note are the bonnet-roofed bays at St. Trinian's and Ellengowan, and Pearey House, which features both an angled and a square bay. Bay windows are attractive, prominent features that help define the distinctive grand nature of the architecture in this area.

Of the conservation area's windows themselves, many survive from the Victorian and Edwardian buildings, plus from the modern developments. Where original windows do remain, they add so much to the proportion and character of the building and it would of benefit to see them retained.



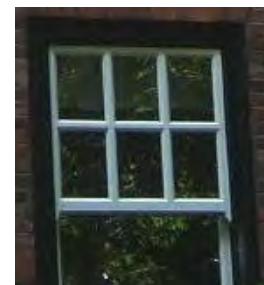
Original windows: sliding sash at Pearey House, glazing bars on top sash at The Elms, leaded sash at The Villa and leaded casement at Capel Curig

Traditional windows in the area's Victorian buildings would be double-hung vertical sliding timber sashes. As Victorians produced larger panes of glass, glazing bars were used rather sparingly but by the Edwardian period and later, glazing bars were reintroduced as decorative features, usually only in the top sash (for example, at The Elms), which was often smaller than the bottom sash. Early to mid twentieth century buildings began to use side and top-hung casements instead of sliding sashes, still with smaller toplights often containing leaded, painted or textured glass.

The authentic use of leaded glass is important to many windows, where each pane is individually leaded into the window, creating intricate and lively reflections that add to the vitality of the architecture. Lead is sometimes applied to a single pane of glass instead, but this does not have the same effect, leaving a flatter appearance.

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.

Victorian window frames were usually painted off-white. Later ones are nearly always white, but it is traditional for some Edwardian and early twentieth century windows to have the timber sub-frame painted a colour, and only the window frame itself painted white, for example, at Denham House (although as a Victorian property, this might not be historically accurate).



Black painted sub-frame at Denham House

5.3.7 Roofs, Gables and Dormers

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



In the conservation area, roofs generally have complex, stepped shapes bringing the roofscape to life. A variety of gables and hips are used to create dramatic, cascading forms that are key to this area's special interest. Some roofs here have a gable to the street, varying in size and design, from the quite modest - just peaks above windows (for example, Lincluden) - to what can be almost a full additional storey in the roof space (for example, The Grove and Welbury). Designs are quite varied, demonstrating individuality and architectural quality.

Range of gables at Lincluden, left, and The Grove and Welbury, right

Quite special roof features can be seen at Denham House and Lincluden, who have characterful spire-like features on their former garage and tower at rear respectively.

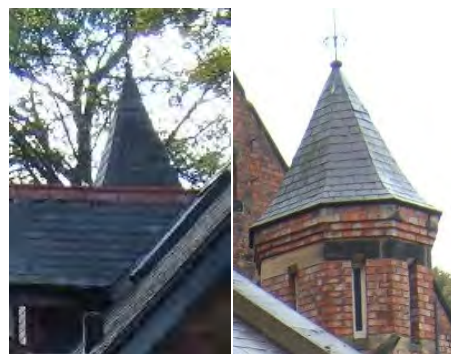
Spire features at Denham House left, and Lincluden, right

Dormer windows are quite rare in the area and of the ones that do exist, many are found at the rear of the property. A building that does prominently feature dormer windows is Denham House.



Dormer at Denham House

Natural Welsh slate is used on most of the 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. Armitage Court differs in that it features dark pantiles. Much of the original older roofs have a patina and slight roughness brought about from years of weathering. Unfortunately where original roof coverings are replaced they can have either a bland or an unnatural shiny appearance; this should be avoided in Preston Park conservation area.



Park conservation area.



Stone verge at the Old Vicarage, top, and timber verge at Pearey House, bottom

Eaves are treated in a variety of ways but are mostly quite modest. Eaves here do not follow the typical trend of a larger overhang on later buildings, with some of the largest overhangs being on the earliest properties such as the Old Vicarage. Similarly to eaves, verges are rather modest. On many buildings they are plain, whilst some do have brick detailing (for example, The Elms), stone detailing (for example, the Old Vicarage) and timber detailing (for example, Pearey House). Most ridges are red clay but some on earlier slate roofs are grey (for example, Clementhorpe). Ornate but quite small-scale terracotta finials are occasional features and crested ridges can also

be found; these features are found especially on the south side of Preston Park.

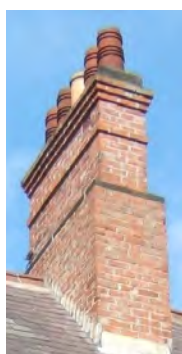


Crested ridge and finial at Capel Curig

5.3.8 Chimneys



Range of chimneys in the conservation area



Chimneys add to the roofscape considerably, and the grand size, attention to detail and good retention of many chimneys in the conservation area is impressive. Properties mostly have more than one chimney, representative of their large size, and the main chimney is usually positioned at the ridge.

Most chimneys are stout and sturdy in appearance with sizeable proportions, even on the smaller properties, such as The Lodge. They generally make use of exceptional brick and stone detailing. Most pots survive, either in red or cream clay, and again there is great attention to detail with some square and conical shaped examples in addition to the more conventional round shapes.

The late 20th century buildings in the conservation area do not have chimneys, resulting in a much blander roofscapes. Fortunately their obscured positioning results in a diminished impact on the character of the conservation area.

5.3.9 Rainwater Goods



Gutters and downcomers (drainpipes) are generally not prominent features of the architectural design but many survive in place, even if discretely. The quality and periods of the architecture in the area mean almost all rainwater goods would have been cast-iron painted black; much of this survives. There are examples where rainwater goods have been painted historically inaccurate colours. Few good hoppers can be obviously seen but they can be found, such as at The Villa, The Grove and Welbury.

Rainwater goods at The Grove and Welbury

5.3.10 Boundary Treatments



Historic railings at Lincluden, top, and Preston Park, right

Most properties here would have had front boundary treatments made up of a low brick wall with stone coping and iron railings. Few original boundary railings remain in the conservation area, most likely to be lost during the



Stone gate pier at Lincluden, left, and brick gate pier with stone and terracotta pier at Welbury, right

Second World War, although there have been some replacements – albeit not exact replicas. Original estate railings can be found in place around the Park and on the north side of Lincluden’s grounds. Although not strictly a boundary treatment, the white hand rail leading to Pearey House stands out against the dark treed background. It’s possible that renewal of the rail in due course will provide an opportunity to improve its appearance consistent with the requirements of Disability Discrimination Act. Properties have decorative gate piers, mostly constructed of brick



Stone name signs and spherical pier topping



Gate pier and surviving lamp standard, left, and rear boundary brick wall, above

with stone detailing, and in some cases, terracotta detailing. Lincluden’s gate piers differ in that they are constructed solely of stone. On the south side of Preston Park, the gate piers generally have the high-status feature of the properties’ name



Stone rubble wall at Vicarage Cottage, above, and stone gate pier at the Old Vicarage



and a spherical pier topping. The boundary walls of the Old Vicarage and Vicarage Cottage differ to those surrounding the Park in that they are stone, reflecting the properties' building material. The walls are rubble with a rusticated stone coping. Both the Old Vicarage and Vicarage Cottage have large stone gate piers. Almost all original walls and gate piers remain but a noticeable exception is at Clementhorpe, where insensitive modern replacements can be found.

Other boundary treatments to note are the brick walls at the rear of many properties (that form the boundary of the conservation area), that despite being rear walls, still show good attention to detail with a rounded coping, and the large stone gate piers that can be found at the entrance to Preston Park. These piers serve to remind us of the area's "exclusive", private nature, although sadly the gates have been lost. A surviving lamp standard on the southernmost pier is a characterful and important remnant.

5.4 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 Preston Park and domestic gardens. Together these represent a significant amount of green open space in the conservation area, and there is more beyond that is not within the boundary. The green nature of the area can be seen in the aerial photograph.



It is a particularly well-treed area and trees make a significant contribution to these spaces. There are three Tree Preservation Orders in place (see page 26 for details), but all trees are given protection as part of the conservation area status.

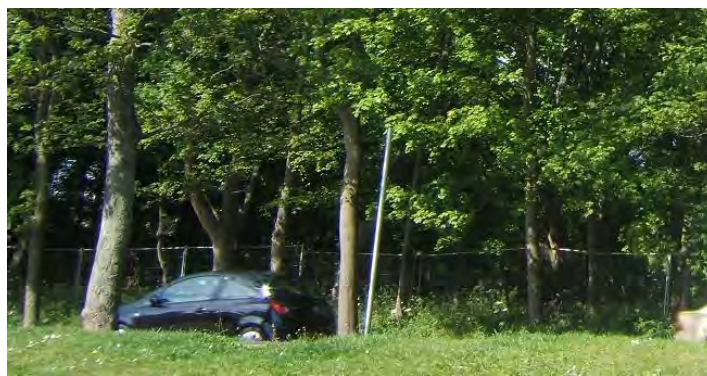
The collective contribution that these spaces make to urban ecology must be high, and this should be recognised in their future management.

5.4.1 Preston Park

The conservation area focuses around a rectangular park, which gives the small enclave its name. Preston Park is an open area of approximately one hectare. The Park previously had an ash surfaced tennis court in the north east corner, as can be seen on early O.S. maps, but this has since been lost.

The space is now very natural, with mostly open grassland surrounded by a heavily wooded boundary giving the area some rural sense of place in an urban setting; this stems from its origins when the area would have been considered to be in the “countryside”. Not only does this green nature have visual appeal but it also provides a rich source of biodiversity. The presence of Preston Park is unique and adds considerably to the prestigious atmosphere of the conservation area.

As discussed earlier, the Preston Park was covenanted late in the nineteenth century. The open space is also covered by an Article 4(1) Direction, which was put in place in 1996, to protect it from insensitive development.



Preston Park is an important rural enclave in an urban setting, but is currently marred by a metal fence, highly visible from both within the conservation area, left, and from outside, right

At the time of writing, a tall metal fence that is considered detrimental to the visual amenity of the conservation area surrounds Preston Park. Its negative impact is apparent from both within and from outside of the conservation area.

5.4.2 Domestic Gardens



Examples of front gardens in the conservation area



Within the conservation area, many properties find themselves within large grounds, rather than having a typical front and back garden. Where this more typical layout exists (generally on the south side of the conservation area) back gardens are often the larger of the two gardens. However that is not to say that the front gardens are not of a reasonable size. A way in which this is evident is by the many properties that have seen their front gardens turned into parking area for vehicles and still have space for lawns and planting. The majority of front gardens are generally well established and well cared for. Many have lawns, with flowers and shrubs, bushes of varying size

and trees ranging from ornamental to large-scale.

Because of the way the plots are laid out, back gardens are less visible, but as important in their contribution to the low density, high amenity character of the area. For most, a large, sheltered, well established garden is an indispensable part of living in Preston Park conservation area and care should be taken not to weaken their intrinsic significance either by infill development, removing trees, or eroding green maturity.

5.4.3 Roads and Pavements

Roads and pavements can contribute quite strongly to the character and appearance of an area. Within Preston Park, both the roads and pavements are a mixture of black tarmac and rubble, with



Road surfaces within Preston Park have a natural feel but are in a poor state of repair

evidence of degraded historic stone penning. These surfaces have eroded over time and despite this giving a rural feel appropriate to the area, in places a lack of maintenance sees the surfaces in a poor state of repair. Care should be taken to ensure that the erosion does not escalate to further unsatisfactory levels. Some granite kerbs remain within Preston

Park, along with some historic stone road surfaces, and where evidence of past character such as this exists it should be retained and preserved.



More suburbanised surfaces outside of Preston Park

Outside of the Park area, towards the Old Vicarage and Vicarage Cottage, the roads and pavements are more suburbanised, as would be expected from the busy nature of Preston Road and the suburban developments surrounding it. Roads

are black tarmac, and road markings are not overly prominent, which is appropriate. Kerbs are concrete and pavements are concrete flags, and all are well maintained. Where these materials are only to be expected in this part of the conservation area, their presence in the western part of Preston Park does not seem appropriate.

There are few lampposts within the conservation area, but what does exist consists of a range of standard metal examples. North Tyneside Council is currently undertaking a borough-wide replacement scheme that should bring unity to these features.

5.4.4 Negative Parts

Wholly negative parts are rare. Issues of concern however are the signs at Preston Towers that do not respect the character and appearance of the conservation area, both in terms of size and colour. Also areas of issue are the road and path erosion and metal fence

Inappropriate large signs at Preston Towers



The utilities building near the entrance of Pearey House's grounds is inappropriately sited



surrounding Preston Park discussed in further detail above.

The modern developments of Armitage Court and the flats at Preston Towers are not typical of the built forms or architectural styles of the area, but are at least hidden away from the core of the area. In contrast, a small utilities building near the entrance of Pearey House's grounds does little to enhance the conservation area and could have been more appropriately sited.

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

Article 4(2) Directions could be put in place in the conservation area to prevent and reverse the effects of incremental damage. These, however, are long-term solutions.

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

5.5 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 comfortable, mature nature of the area's layout and buildings creates a well-established feel to the place, of an enveloped settlement characterised by and proud of its quality. Civic pride that recognises this should be generated and nurtured. Indeed, there are active residents' groups in this area.

As has been discussed throughout the document, the conservation area has a very prestigious feel to it, generated through the high standard of architectural features, the scale of buildings and their grounds, the gate piers to Preston Park, and the properties' introspective layout.

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 in the conservation area can feel very different from a warm summer's afternoon. Trees also contribute pleasing sounds to the experience of the area, with bird song and the rustling of leaves, which are a benchmark of a rich, green suburban environment. Preston Road means that traffic and its associated noise and potential dangers are present, but not so much to considerably negatively affect the character of conservation area, especially so from within Preston Park, where the road can barely be seen or heard.

6 Management

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

Proactively managing Preston Park conservation area will therefore be an essential way of preserving and enhancing their character and appearance into the future. In accordance with new English Heritage guidance, North Tyneside Council intends to start a programme of corresponding Conservation Area Management Strategies for many of its conservation areas in the next few years. Management topics that could be addressed are as follows⁷:

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

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

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

6.1 Article 4(1) and Article 4(2) Directions

The open space at the centre of the conservation area (i.e. Preston Park) is covered by an Article 4(1) Direction, which was put in place in 1996. There are currently no Article 4(2) Directions in the conservation area.

Making an Article 4(1) or 4(2) Direction would require planning permission to be sought for certain types of development that would otherwise be permitted without the need for consent. Directions are made to further protect character and appearance from minor, incremental changes that, over the years, can accumulate to cause considerable harm to character. Article 4(1) or 4(2) Directions can control (not an exhaustive list):

- enlargement, improvement or alteration of a house;
- provision of hardstanding;
- installation, alteration or replacement of a satellite dish;
- demolition of a building;
- erection, alteration or demolition of a gate, fence, wall or means of enclosure;
- provision or alteration of a building, enclosure or pool; painting of the exterior of building or enclosure;
- construction of an access to a highway;
- provision of machinery required temporarily in connection with works being carried out on, under or over the land.

⁷ *Guidance on the Management of Conservation Areas*, English Heritage, 2005

A review should be carried out to see whether an Article 4(2) Direction would positively help to protect the area's special local character and, if so, there would need to be public consultation.

6.2 Site Specific Design Guidance or Development Briefs

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

6.3 Thematic Policy Guidance

Some local 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. Possible topics could relate to some of the architectural features on page 13, such as windows or roofs, the aim being to encourage a particular approach to works to individual buildings that preserves and enhances the overall character.

6.4 Trees, Green Spaces and Public Realm

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

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

7 Other Information & Guidance

7.1 Other Heritage Designations

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

0	Scheduled Ancient Monuments
0	Listed Buildings
0	Locally Registered Buildings
3	Tree Preservation Orders (TPOs)
1	Article 4 Directions

7.1.1 Listed Buildings

The conservation area has currently no entries on the Statutory List of Buildings of Special Architectural or Historic Interest (listed buildings). Listing 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).

7.1.2 Local Register

North Tyneside Council has recently put together its register of buildings and parks that are of special local architectural and historic interest (the local register). Unlike nationally listed buildings or registered parks and gardens, local register status does not put any extra planning constraints on a property; rather it would be a material consideration if a development was proposed (i.e. the historical and architectural quality of the building would be taken into consideration when the planning officer was making their decision). In addition, it is hoped that the local register will raise the profile of and give recognition to the buildings, parks, etc. that are of special importance to our Borough. There are currently no entries on the local register from within this conservation area. The register will be updated every other year, where new nominations will be considered. Please consult us for more information (see page 6).

7.1.3 Tree Preservation Orders

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

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

Order	Name	Trees	Species
53	Preston Village 1962	13 individual trees, 3 areas	Elm, Ash, Sycamore, Mountain Ash, Laburnum
51	Woodlands 1981	103 individual trees, 6 groups, 1 area	Elm, Sycamore, Beech, Weeping Willow, Silver Birch, Holly, Alder, Poplar, Horse Chestnut, Ash, Hawthorn, Rowan
102	The Elms, Preston Park 1994	16 individual trees, 1 group	Sycamore, Lime, Elm, Ash, Poplar

7.1.4 Article 4 Directions

The open space at the centre of the conservation area (i.e. Preston Park) is covered by an Article 4(1) Direction, which was put in place in 1996. See page 24 for further details or contact the Council (see page 6).

7.2 County Historic Environment Record Entries

The conservation area has no entries in the Tyne & Wear HER (previously known as the Sites & Monuments Record, SMR), although there are several others just outside of the boundary. The Tyne & Wear Specialist Conservation team holds the HER. Records for these entries can be viewed at <http://sine7.ncl.ac.uk/sl/Home.htm>.

7.3 Unitary Development Plan Policies

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

has started the process of replacing its UDP with a Local Development Framework, more information on which can be found at www.northtyneside.gov.uk.

Trees and Landscaping in Urban Areas

E14 The local planning authority will seek to protect and conserve existing trees and landscape features within the urban environment and will encourage new planting in association with development and wherever possible in other suitable locations.

Conservation Areas

E16/2 Development which would not preserve or enhance the character and appearance, or setting of a conservation area, will not be permitted. In assessing a development, particular consideration will be given to:

- (i) its design, scale, layout and materials,
- (ii) the impact on trees,
- (iii) the treatment of surrounding spaces, and
- (iv) its relationship to surrounding development

E16/3 The Local Planning Authority will in considering a proposed development give particular weight to the contribution made to the enhancement of a conservation area by the development in applying other policies and standards of the plan.

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.

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

- 8: Development Within Conservation Areas (*see 7.4 below*)
- 9: Residential Extensions - Detailed Design Considerations
- 10: Flat Conversions

- 11: Housing on Backland Sites
- 12: Houses in Multiple-occupation
- 15: Shopfront Design and Signage
- 17: Security Grilles and Shutters
- 30: Siting of Domestic and Commercial Satellite Dishes

7.4 Development Within Conservation Areas (DCPS 8)

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

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

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

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

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

Reasons:

Conservation areas are particularly attractive and sensitive areas of the Borough where the Council has particular responsibilities to ensure that their environmental character is preserved or enhanced.

Accordingly, all development proposals will be expected to be of the highest quality of design, should respect the existing scale and character of the area, be constructed in appropriate traditional materials, and include landscaping where possible.

7.5 The Implications Of Conservation Area Status

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

- demolition
- minor developments
- the protection of trees

7.5.1 Demolition

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

7.5.2 Minor Developments

Within in a conservation area, legislation⁸ states that there are certain cases where permission must be obtained before making alterations that would normally be permitted elsewhere. This is to ensure that any alterations do not detract from the area's character and appearance. The changes include certain types of exterior painting and cladding, roof alterations including inserting dormer windows, and putting up satellite dishes that are visible from the street. The size of extensions to dwellinghouses that can be erected without consent is also restricted.

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

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

7.5.3 Trees

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

⁸ The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008

contribution the tree makes to the character of the area and if necessary make a tree preservation order to protect it.

7.6 Unlisted Buildings In A Conservation Area

When considering the contribution made by unlisted buildings (i.e. any unlisted built structure) to the special architectural or historic interest of a conservation area, the following questions might be asked⁹:

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

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

7.7 Sources and Further Reading

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

- English Heritage (2006) *Guidance on conservation area appraisals*
- Hollerton, E (2000) *Around North Shields The Second Edition*
- Morrison, J. (date unknown) *Sitelines* www.twsitelines.info
- North Tyneside Council (date unknown) www.northtyneside.gov.uk
- North Tyneside Council (2002) *Unitary Development Plan*
- North Tyneside Council (2005) Preston Park Conservation Area Character Statement

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

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

⁹ Taken from *Guidance on Conservation Area Appraisals*, English Heritage, August 2005



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