

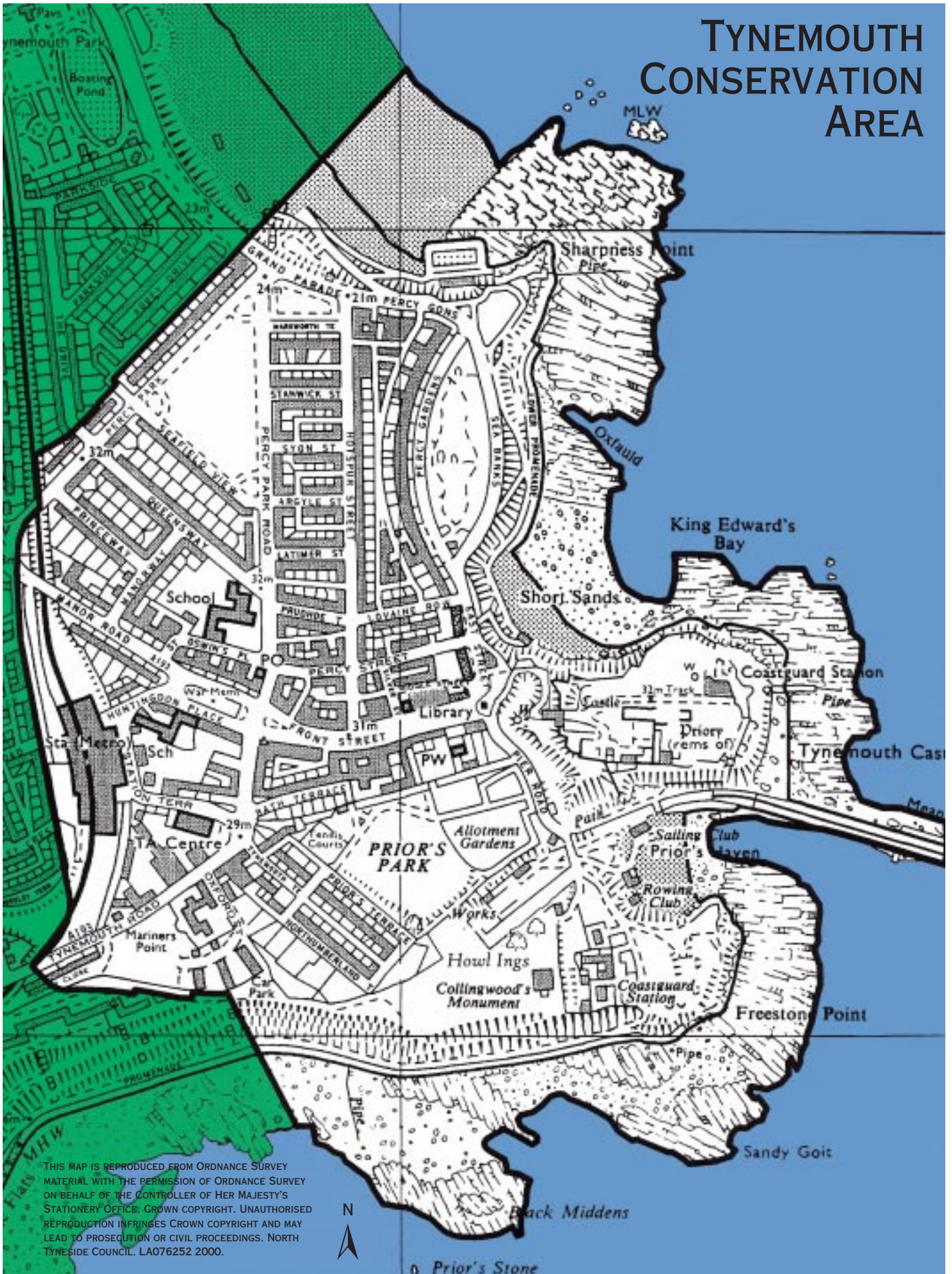
TYNEMOUTH

VILLAGE CHARACTER STATEMENT



“A jewel on the North East coast”

TYNEMOUTH CONSERVATION AREA



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TYNEMOUTH VILLAGE CHARACTER STATEMENT

To residents and visitors alike Tynemouth is a remarkable place. At the mouth of the Tyne between Cullercoats and North Shields, it is a suburb of the Tyneside conurbation and yet manages to retain an atmosphere and character all of its own.

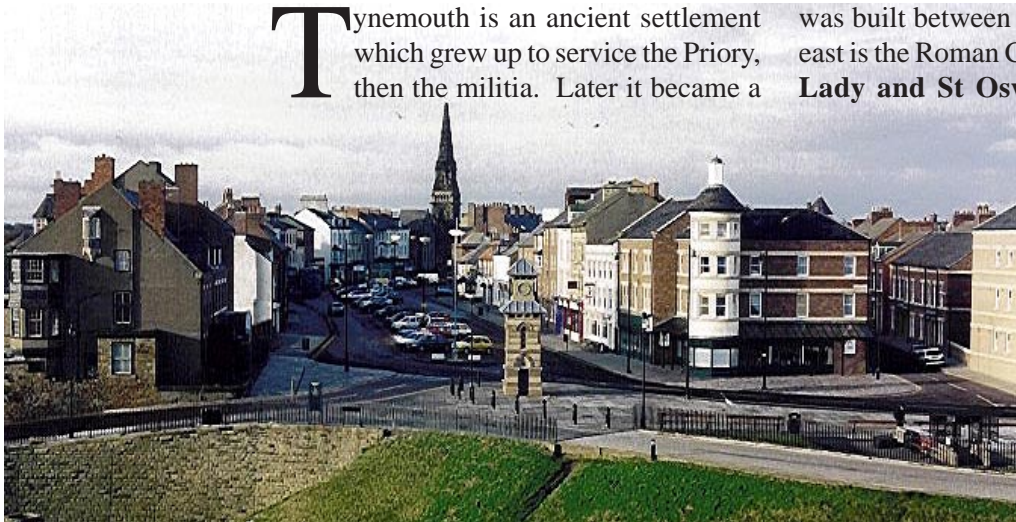


Tynemouth is a village in an urban setting and in this Statement - the first of its kind about an urban rather than a rural village - we hope to capture its unique character, to influence future planning decisions and to help manage - not prevent - the process of change.

*In short, we hope to preserve
Tynemouth's character.*



TYNEMOUTH TODAY



FRONT STREET FROM THE PRIORY.

Tynemouth is an ancient settlement which grew up to service the Priory, then the militia. Later it became a

was built between 1838 and 1841. To the east is the Roman Catholic **Church of Our Lady and St Oswin**, one of the oldest Catholic churches locally. Two redundant places of worship complete the picture: the former Wesleyan chapel in Percy Street is now the Priory Theatre, whilst the former **Congregational Church** of 1868 is

spa and resort for the rich of Tyneside seeking a ‘sea cure.’ With the dawning of rail travel, visitors from up and down the country began to flock here. Tynemouth became a place to stay, a place to holiday, a place to relax.

Its unique history and character, its position on the North East coast and its appeal to visitors from across the globe have shaped its growth. It is a ‘place to be proud of’, ‘timeless and unique’ and a ‘jewel on the North East coast.’

Access to Tynemouth is easy. There are excellent Metro train and bus systems to Newcastle, Gateshead, South Shields and the airport. Newcastle, with its high profile shopping centre, is only nine miles away and North Shields Fish Quay can be reached by a brisk riverside walk. Nearby is the quayside from which there are half-hourly sailings by passenger ferry across the Tyne to South Shields. A few miles further upstream is the ferry terminal to Scandinavia.

Two churches serve the people of Tynemouth. **Holy Saviour’s** to the west

now an indoor shopping mall. This church has great streetscape value, with particular emphasis on the 150 ft. high steeple which acts as a focus to the village, especially from the sea, the pier or the Spanish Battery.

Tynemouth is well served by a variety of **public meeting places** including Holy Saviour’s church hall and the Photo-graphic Society’s rooms above the branch library in Front Street. Tynemouth also retains many features of a village such as a post office and local village association.

There are **two schools** in Tynemouth Conservation Area, Priory Primary School and the King’s School. A new hall in the latter is also available for public use.

Leisure activities include walking, sailing, rowing and fishing clubs, with easy access to nearby football, rugby, squash, cricket, tennis, golf and bowls clubs. Sea surfing is a growing sport.

There have always been plenty of pubs in Tynemouth. In 1860 there were 17 licensed premises in the Village, mainly small, one-roomed places. The tradition survives: today it has 24 licensed premises including public houses, clubs, hotels, restaurants and off-licences. At weekends, Front Street fills with drinkers, mainly young men and women intent on a good night out.

“excellent historic architecture”

“a place to be proud of”

“an interesting mix of old and new”

RECOMMENDATIONS

- PRESERVE THE CHARACTER OF TYNEMOUTH.
- RENOVATE INAPPROPRIATE SHOPFRONTS IN SYMPATHY WITH THE VILLAGE’S TRADITIONAL LOOK.

TYNEMOUTH PAST

Religious and military buildings have occupied the sea-girt headland site at Tynemouth since the 8th century. The present sandstone ruins are of the 11th century priory church which replaced an earlier Anglo-Saxon church in 1090. The surrounding castle was enlarged in Elizabethan times by the fortified curtain wall on the landward side of the site and the nearby Spanish Battery. An army presence remains with the TA.

As its population grew, Tynemouth expanded inland. The **medieval street pattern** can still be observed in East Street and in the parallel layout of Front Street, Middle Street and Percy Street - formerly Back Street. Much of the architectural quality of Front Street derives from the preponderance of **17th, 18th and early 19th century houses** with robustly chimneyed, varying pitched roofs covered in pantiles or slate, and their vertically proportioned deep-set sash windows set in handmade local brick and dressed stone.

The popularity of Tynemouth as a



dormitory for the middle classes of industrial Tyneside began in the **early 19th century** and increased enormously with the arrival of the railway and the opening of the Tynemouth Terminus in 1847. This led to the construction of a number of terraces of substantial three storey houses with basements, all in an elegant **late Georgian classical** style.

Many of these seem unaltered in

NOT PREVENTING IT



PHOTO COURTESY AIRFOTOS LTD

appearance. The most obvious additions are **dormer windows** and **PVCu**. Those added prior to the end of the Edwardian period, with their slate roofs and sash windows, are less visually damaging than those inserted during the last half century before protection by listing or conservation area status was introduced.

The impressive crescent of houses at **Percy Gardens** was developed piece-meal from the 1860s behind landscaped gardens overlooking King Edward's Bay. There are magnificent sea views from here, though much of the frontage and roofline has been marred by past **i n s e n s i t i v e** conversion to flats.

An ext-ension of the crescent runs parallel with the cliffs upto the recently renovated Grand Hotel, built in the mid-1870s.

ABOVE: THE CASTLE AND PRIORY ARE A SCHEDULED ANCIENT MONUMENT IN THE CARE OF ENGLISH HERITAGE.
LEFT: THE FINE SWEEP OF PERCY GARDENS.

"a lovely coastline and beaches"

"retains a village feel"

- PROVIDE AN ADEQUATE NUMBER OF LITTER BINS WHICH ARE IN CHARACTER WITH THE VILLAGE.
- ENHANCE THE VILLAGE WITH STREET LAMPS AND BUS SHELTERS IN CHARACTER.

RECOMMENDATIONS

THE DUCAL CONNECTION

The Duke of Northumberland was once the major landowner in the village. Originally common land north of the village, the Duke's estate was developed from the 1860s onwards. This explains the many ducal family names to be found in the village such as **Percy Street**, **Warkworth Terrace** and **Syon Street**. The long stretch of **Hotspur Street** in the east to **Percy Park** in the west consists of densely packed terraces of good quality late Victorian houses enlivened by brick and stone bay windows and well-detailed joinery. The Duke still owns many open

spaces in Tynemouth including **Percy Park (the Seafield)**, **Prior's Park**, the **Village Green**, the garden at **Percy Gardens**, and the open area in front of the houses in **Warkworth Terrace**.

Houses from the **1920s, 1930s and 1950s** complete the village environment. There has been **little new building** since the war though the 1980s and 1990s have seen the construction of new apartments at Mariners Point and the imposing apartment blocks of King Edward's House and Prior's House developed on the long-gone seaward ends of Front St, Middle Street and Percy Street.



THE DUKE OF NORTHUMBERLAND'S 'TURKISH CRESCENT' ON GATES REINSTATED THROUGH THE CAP SCHEME.



THE RAILWAY STATION

displays, welcomed thousands of day trippers to the coast.

The present station is on the Tyne and Wear Metro line and has been the centre of a successful, though unfinished, conservation scheme of its own in recent years. The station concourse is now in private hands and since 1982 has become a

"complete the renovation of the railway station"

Completed in 1882, the **railway station** replaced several earlier terminus stations to the west when the loop line was completed to Whitley Bay (part of the original 1847 terminus station still exists on the west side of Oxford Street and has been successfully incorporated into Mariners Point). In its heyday the 1882 station, with its elegant iron columns and glass roof canopy and colourful floral



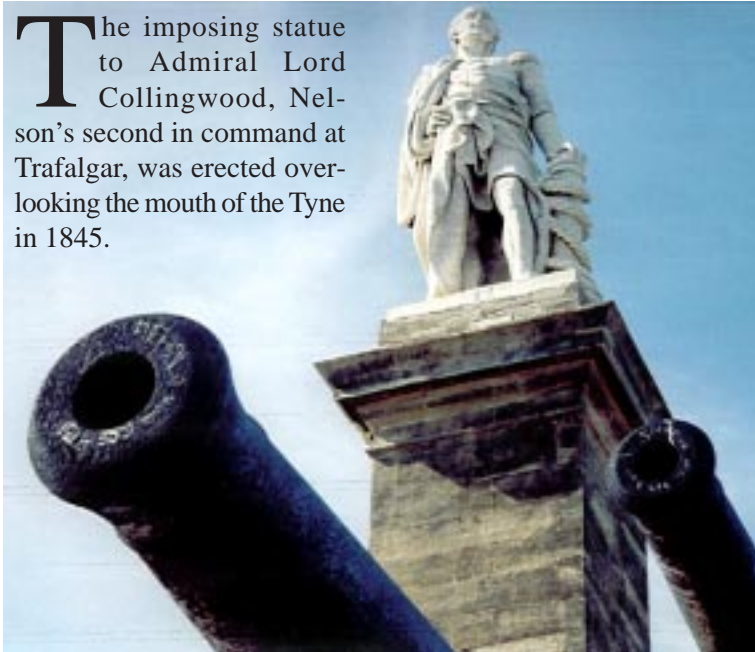
venue for fairs, flea markets and arts events. Tynemouth Station is one of the finest Victorian railway stations in the country and has been used as a location in many TV dramas and films.

RECOMMENDATIONS

- COMPLETE THE RESTORATION OF THE CANOPIES OR THEY MAY BECOME BEYOND REPAIR.
- REVIEW PARKING PROVISION AT THE STATION IN LIGHT OF ITS EXISTING AND POSSIBLE FUTURE USES.

BESIDE THE SEASIDE

The imposing statue to Admiral Lord Collingwood, Nelson's second in command at Trafalgar, was erected overlooking the mouth of the Tyne in 1845.



It took nearly half a century (1854-1895) to build the breakwater pier out to sea from the headland to protect ships entering the treacherous rocky mouth of the river. The pier was an outstanding engineering feat at the time.

The original construction, the foundations of which can still be seen at low tide, was curved like the south pier of the river but storms demolished it and the new pier was rebuilt in a straight line.



Tynemouth Volunteer Life Brigade's picturesque timber Watch House was opened in 1887 and still fulfils its original purpose of saving lives.

Today it is also a museum and forms a focus for the sheltered bay of Prior's Haven, a foreshore environment attractive alike to weekend sailors, sea anglers and sightseers.



GREEN SPACES & NATURAL LIFE

Despite the generally built-up environment, **green spaces** can still be found throughout the village and are considered to be vital to Tynemouth's character: for instance, **Seafield**, the wide triangle of grass between the linear terrace houses of Percy Park and Percy Park Road, and Seafield View; and

the **Village Green**, lined with mature sycamore trees and enclosing two war memorials and a statue of Queen Victoria. **Prior's Park, the Howl Ings, Sea Banks, King Edward's Bay, Sharpness Point** and **the Spanish Battery**, all provide valuable oases of calm.

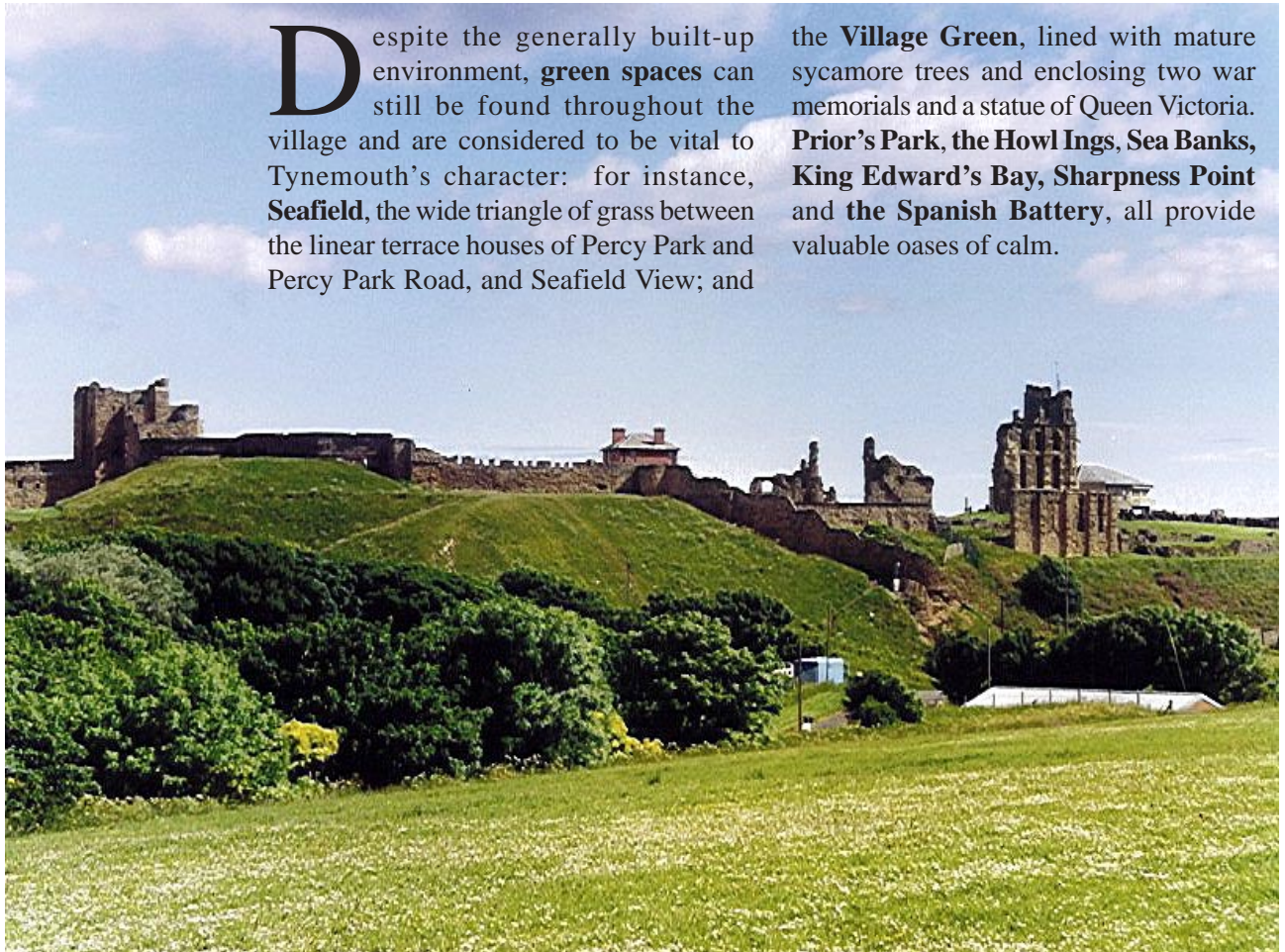


PHOTO TYNEMOUTH SEALIFE CENTRE



PHOTO COLIN BRADSHAW

Although outside the conservation area, and the area covered by this VCS, Northumberland Park, Tynemouth Golf Course, Tynemouth Park and the green areas beyond are considered **important buffer zones** and **wildlife corridors** or **links**, deserving sensitive consideration.

Tynemouth boasts a number of **areas of scientific importance**. The cliffs (of geological interest) and the Black Middens (of ornithological interest) have been designated as Sites of Special Scientific Interest (SSSI). The Howl Ings around the Collingwood Monument and the Prior's Park allotments are Sites of Nature Conservation Importance (SNCI), and the whole coastline is part of the Northumberland Coast Special Protection Area (SPA).

RECOMMENDATIONS

- EXISTING OPEN SPACES IN THE VILLAGE SHOULD REMAIN OPEN.
- IMPROVEMENTS TO THESE OPEN SPACES SHOULD BE CONSERVATION-LED, BASED ON HISTORICAL RESEARCH, WITH A VIEW TO GIVING BETTER ACCESS AND ENHANCING THE CHARACTER OF THE CONSERVATION AREA.

THE SPEED OF CHANGE

It is easy to assume that our town-scape never changes, but our cover poster from 1931 is noticeably out of date. The Plaza, featured prominently in the background, was burned out in 1996 and subsequently demolished. The open air swimming pool has been filled in to create a rock pool but is largely disused.

The pace of change within the village is quite breathtaking. For instance, in the period leading up to the publication of this document, the following changes took place in the village. Some of these had a positive impact on the Village, others less so:

- *The former church hall next to the Land of Green Ginger, recently an antique shop, became a new pub releasing a previous pub building for other uses.*
- *Some out of character modern windows were removed and original designs reinstated.*
- *The area including the War Memorial on the Village Green has been improved.*
- *A traditional shopfront was reinstated at the Stanley Racing Betting Shop, with grant assistance from the HERS Scheme.*
- *Unsympathetic alterations have been removed, and windows, railings and stonework have all been reinstated at No.61 Front Street.*
- *The Clocktower has been restored with moneys from the CAP Scheme and the area around has been re-paved. Traffic calming measures and new pavement have been incorporated.*



TYNEMOUTH'S DISTINCTIVELY WIDE FRONT STREET AS DEPICTED IN THE LOGO FOR THE TYNEMOUTH VILLAGE ASSOCIATION. THE ASSOCIATION HAS BEEN A CATALYST FOR CHANGE SINCE 1987 WHEN IT FIRST QUESTIONED THE RUN-DOWN STATE OF THE VILLAGE AND BEGAN TO ENCOURAGE A GREATER RECOGNITION OF ITS CONSERVATION AREA STATUS.

- *Several buildings have had iron railings re-introduced to their frontages.*
- *Three shops changed use (green-grocers, gift shop and dress shop).*
- *Two shops closed and lay empty for months.*
- *Another pub, the Royal Sovereign, was refurbished and turned into a fun pub called the Furry Pear.*
- *Permission was given to turn the Old Assembly Rooms and Squash Court behind the Arcade into flats.*
- *A new Italian restaurant was given a long lease within the privately owned area of Tynemouth Station.*
- *New housing was built on the former Rington's tea depot in Hotspur Street.*

"timeless and unique ... but spoilt by buildings which are out of character with the historic nature of the village"

• APPLICATIONS FOR NEW BUILDINGS SHOULD BE CAREFULLY CONSIDERED IN TERMS OF BEING APPROPRIATE TO THEIR IMMEDIATE SURROUNDINGS.

RECOMMENDATIONS

THE CONSERVATION AREA PARTNERSHIP

Most of Tynemouth was designated a **Conservation Area** in 1971 (see p.2). There are currently **49 listed buildings** in the conservation area.

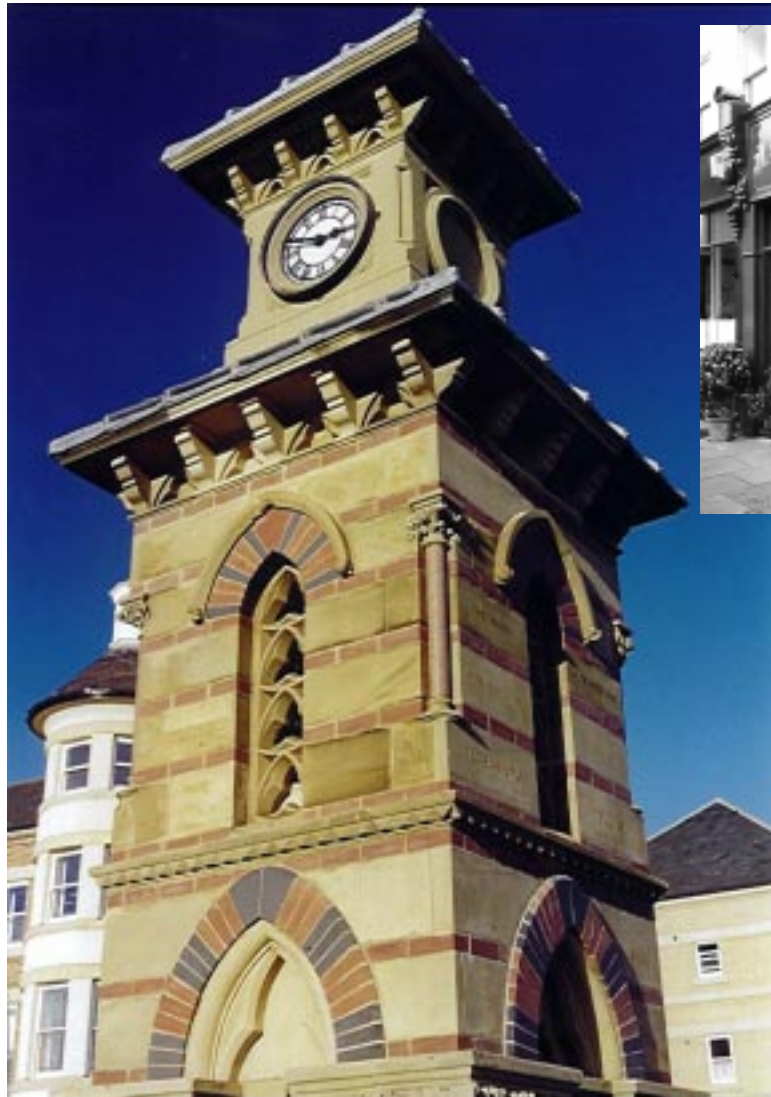
Other buildings should be protected for their architectural or historic interest.

Anyone who feels strongly that a building, or a group of buildings, should be added to the **National List**, can write to the Secretary of State for Culture, Media & Sport in London, enclosing plenty of detail.

If buildings are not added to this List but are of importance in a local context, consideration should be given to their inclusion in the **Local List**.

In 1998, the Village became the subject of a **Conservation Area Partnership** grant scheme. £338,000 was made available by North Tyneside Council and the Heritage Lottery Fund to renovate and restore public as well as private properties. Grant-aided regeneration work has continued with the benefit of a **Heritage Economic Regeneration Scheme**.

For example the Clock Tower and its immediate surroundings have been transformed by renovating the tower itself



IAN SHARP ANTIQUES WITH A NEW SHOP FRONT IN A TRADITIONAL STYLE WITH SOME FUNDING FROM THE CAP SCHEME.

THE NEWLY RESTORED CLOCKTOWER IN FRONT STREET, PARTLY FUNDED BY THE CAP SCHEME.

and improving the pavements and road system around it. **Renovation and restoration of older housing and shopfronts are eligible for grants** if sympathetic improvements are made.



NEW RAILINGS OUTSIDE 1 FRONT STREET, INSTALLED UNDER THE CONSERVATION AREA PARTNERSHIP SCHEME.

WORTH CONSERVING



VICTORIAN
BAY
WINDOW
AT 26
PERCY
GARDENS.

Inappropriate, often small alterations to features such as these may appear insignificant in themselves, but together they can spoil the character of the Village.

TWO REINSTATED
GEORGIAN-STYLE
WINDOWS AT 8
BATH TERRACE.



*“Individuals’
own choices in
altering their
properties are
the heritage
that future
generations
have to live
with”*

VICTORIAN DORMER
WINDOW IN ITS
ORIGINAL STATE,
TOGETHER WITH AN
UNALTERED CHIMNEY
STACK AT WEST
HOUSE, NEWCASTLE
TERRACE.

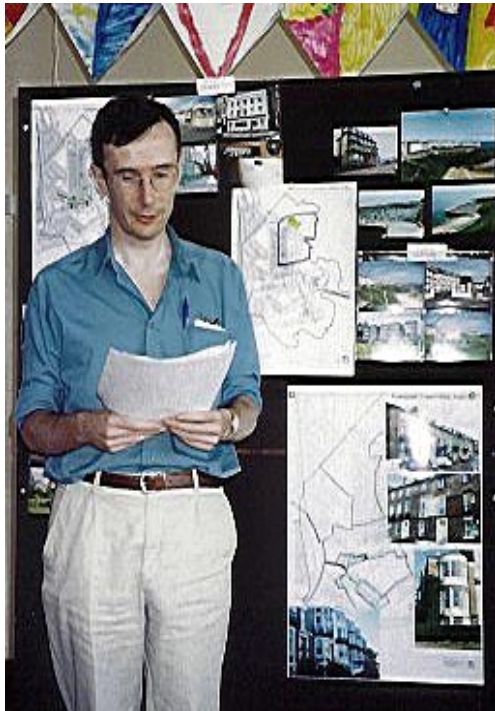


ORIGINAL
WINDOW IN
1930S
HOUSE AT 5
WARKWORTH
TERRACE.

FINE LATE GEORGIAN PERIOD
DOORWAY AT 1 FRONT STREET.



HOW WE COLLECTED THE INFORMATION



The information for this Village Character Statement was collected over the six months from July to December 1999.

We were determined to reach as many people as possible – residents in the Conservation Area as well as visitors, those with business interests in Tynemouth, and young people. This is how we went about it:

- *A Village Character Workshop was held in Priory Primary School in July. A questionnaire, devised by the Design Team, was completed after people had walked round various*



parts of the Conservation Area in groups of about six.

- *They were asked to choose what they liked and disliked about the buildings and areas they had seen. The teams then reassembled in the school to compare the results and one member from each team prepared a five-minute dissertation on the character of the area they had surveyed.*
- *A second workshop later in the year announced progress on the work of the Design Team and people filled in a second, extended, questionnaire.*
- *People attending a Saturday flea market on Tynemouth Station were approached personally and asked the same questions.*
- *Schoolchildren and local Scouts also filled in the questionnaire.*
- *A shortened version was sent to members of the Village Association and another to visiting business people.*
- *Members of the Design Team also 'cold-called' on residents.*

In all over 200 people responded to our written questions. The verbal comments made at the workshops bring the number of people who contributed to about 300.

The draft document was publicised by leaflets throughout the conservation area, newspaper publicity, displays in the local library, the post office and the Central Library in North Shields. Residents were invited to borrow draft copies for perusal. Over 70 people provided many pages of useful and positive comment.

IN THEIR PRESENTATION, A TEAM LEADER AND HELPER EXPLAIN THE CHARACTER OF THEIR SELECTED AREA.



TEAM MEMBERS
WORKING IN THEIR
RESPECTIVE GROUPS
FOLLOWING THE
SURVEY OF THEIR
CHOSEN AREAS.

A LEGACY FOR THE FUTURE

Young people are as concerned as adults about issues such as traffic management and waste disposal. They too see open spaces and the coast-line and riverside as integral parts of the character of Tynemouth.

They are aware of our heritage and the need to preserve it. Like all **young people**, they are looking for 'something to do.' They know the value of outdoor facilities but would also like to see increased use of existing indoor sports and leisure facilities to enhance Tynemouth.

TWO YOUNG SOLDIERS
FROM THE TYNE TEES
SQUADRON OF THE
TERRITORIAL ARMY,
TYNEMOUTH.



YOUNG PEOPLE
REPRESENT THE
FUTURE OF
TYNEMOUTH AND WILL
HAVE TO LIVE WITH
THE LEGACY OF
CONSERVATION
ACTIONS TAKEN TODAY.



*Young People will have to live
with our planning decisions*

WHAT THEY SAID ABOUT TYNEMOUTH

“a maritime village soaked in atmosphere... but spoiled by neglect”



AN ATTRACTIVE DOORWAY FROM THE 1740S SET IN A WALL OF HANDMADE BRICKS. THE STONE HOOD IS TYPICAL OF THOSE ONCE FOUND ELSEWHERE IN THE CONSERVATION AREA.

In all, 214 people, including 37 children aged 14 and under, completed our questionnaires. Some of their comments are quoted in the blocks to the side of the pages in this booklet.

The results of the questionnaires and workshops clearly show that the people of Tynemouth are proud of their village. Residents and visitors alike described Tynemouth in affectionate terms.

They liked

- *The fine buildings in Front Street.*
 - *The coast itself, for both residents and visitors. The beaches, the pier, the promenades and other open areas are very popular for walks.*
 - *The recreation: drinking, relaxing, shopping and observing wildlife.*
 - *Percy Gardens, Tynemouth’s superb Victorian crescent facing the sea.*
 - *The Grand Hotel and the East Street development by King Edward’s Bay.*
- *The Priory and Castle, which came high on the list of chosen buildings in Tynemouth, part of its long history and something that makes us feel unique.*
 - *The river, the pier and the Collingwood Monument, complementing our maritime history.*
 - *The elegant houses, streets and the Station. They clearly remind people of bygone days.*
 - *The open spaces and park areas.*
 - *The Land of Green Ginger - Tynemouth’s mini shopping mall inside the disused Congregational Church.*

But almost half of the total responses (231 comments) qualified their admiration of Tynemouth with comments like:

- *“but spoiled by... neglect... litter... poor facades... inappropriate features of buildings...”*

Other Comments

Some of the other comments made during the consultations include:

- *Consideration should be given to the display of important or major planning applications in the Village.*
 - *The Village is in need of clean, safe and accessible public toilets. The existing ones are difficult to access and not fully supervised.*
- *The local shopping area must be balanced and not jeopardised by having too many of one thing.*
 - *The people of Tynemouth should be fully consulted before any proposals for the area are prepared, particularly those relating to traffic and parking.*
 - *Better use of existing buildings to provide more indoor facilities for the under-14s.*
 - *If the conservation area were extended, suggested areas include: Tynemouth Lodge Hotel and the old Correction House, Tynemouth Park and the associated shoreline, Holy Saviour’s Church, Edwardian and 1930s housing on Broadway and King Edward Road.*

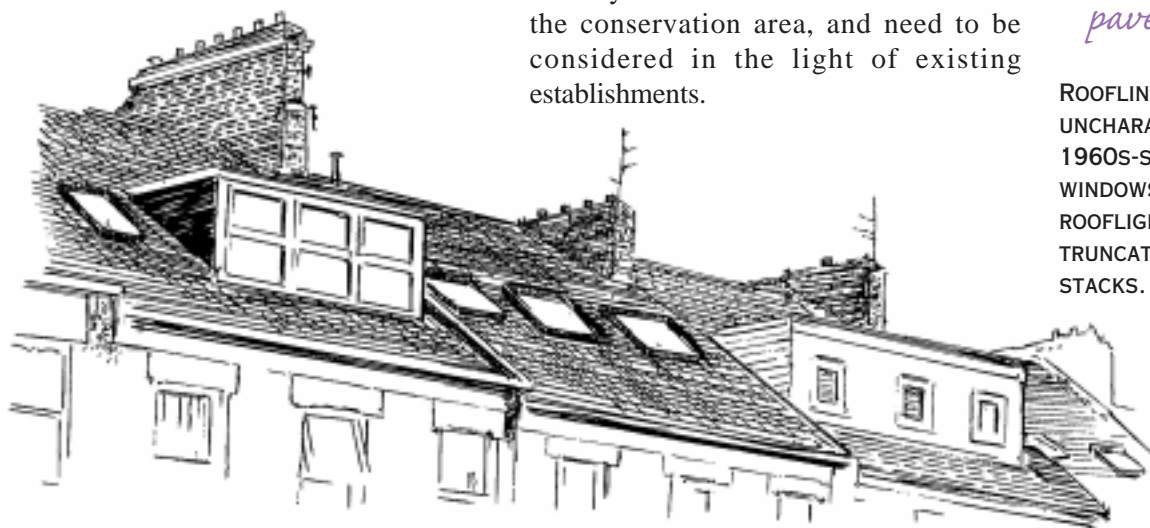
RECOMMENDATIONS

- **IN ORDER TO RETAIN ATMOSPHERE, CONTINUE ENCOURAGING THE SYMPATHETIC RENOVATION OF OLDER HOUSING, AND THE REINSTATEMENT OF APPROPRIATE WINDOWS AND RAILINGS, ETC.**
- **REVIEW THE PROVISION OF PUBLIC TOILETS IN THE VILLAGE.**

**TYNEMOUTH
VILLAGE
CHARACTER
STATEMENT**

They disliked

- *Problems connected with Front St:
Although many of its buildings were admired, Front Street was criticised because of its parking problems, litter, and the crowds of drinkers who spill out onto the pavements on warm nights. Some felt that these drinkers, and the taxis that wait for them with engines running, threaten the very character which gives the village its identity.*



“retains a village feel, but is spoiled by traffic, parking problems, and crowds of drinkers spilling out onto the pavements”

ROOFLINE SPOILED BY UNCHARACTERISTIC 1960S-STYLE DORMER WINDOWS, LARGE ROOFLIGHTS AND TRUNCATED CHIMNEY STACKS.

- *Inappropriate streetlamp standards in the centre of the street.*
- *Some shop frontages which are out of character with the historic nature of the village:*

Walters supermarket was the most often mentioned, but so too were:

- *the CIU Club opposite it,*
- *the sign on Booze Busters off-licence,*
- *Auto Silencers.*
- *Empty rooms above shops with visible rubbish or in need of renovation.*
- *The Furry Pear pub frontage.*

Away from Front Street, one building was singled out by 22 people - visitors and residents alike - as an inappropriate development. This was Priors Court, a block of flats built in 1973 to fill a gap in Percy Gardens, spoiling the crescent, people said. It seemed to be in the wrong setting and they suggested that any future infill development should reflect and complement its neighbours.

It was felt that proposals for new drinking establishments must be carefully considered as they can have an adverse impact on the amenity of residents and the character of the conservation area, and need to be considered in the light of existing establishments.

Several people referred to the lack of maintenance of the seafront and riverside, and inadequate shelters for older folk.

<ul style="list-style-type: none"> • CONSIDER THE ADVERSE IMPACT OF TOO MANY DRINKING PREMISES. • REVIEW TRAFFIC AND PARKING PROVISION AND CONSIDER PARKING LEVELS IN LIGHT OF COMPETING DEMANDS FROM VARIOUS USERS (RESIDENTS, BUSINESSES, VISITORS). • THE UNDER-USED CAR PARK BEHIND PRIOR’S HAVEN SHOULD BE MADE MORE SECURE AND ATTRACTIVE TO VISITORS. 	<p>RECOMMENDATIONS</p>
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CONSERVING AND IMPROVING THE VILLAGE

Visitors and residents alike have commented that Tynemouth has already been spoilt by inappropriate change. But they believe Tynemouth to have a strong and vibrant character, and want to be involved in its future. Consequently, the objectives for the future should be to manage change in order to preserve and improve the village.

In order to achieve this objective, they said all new development should:

- *respect the character and appearance of the conservation area and recognise the 'village nature' which it retains.*
- *not challenge the well established balance between 'landmark' buildings (e.g. churches) and 'townscape' buildings (e.g. terraces of houses) in the conservation area.*
- *be designed to 'blend in' rather than 'stand out' and not be in a 'visual fight for supremacy' along the street.*
- *reflect the design principles of each part of the conservation area. For example, it was felt that the Castle and Priory, the former Congregational church in Front Street, the Grand Hotel, the Drill Hall, the Collingwood Monument, and the railway station are all well separated by traditional buildings which combine to create Tynemouth's townscape.*
- *add to the architectural richness of the area. For example, a building can be distinctive but should be in context.*
- *respect the medieval origins and street pattern of the village by, for example, building to the back-of-pavement and respecting the long plots with narrow street frontages which are the basis of the village's*

current layout.

- *provide access and service accommodation in back lanes wherever possible.*
- *not clutter frontages with service paraphernalia.*
- *not encroach onto existing open spaces.*
- *preserve the balance between buildings, streets and open space that is such a fundamental part of Tynemouth.*

The mix of uses as we see it today is still based very much on the village theme: housing is supported by a variety of local shops and services, together with facilities like schools, churches, medical practice and leisure activities.

Percy Park Road and Front Street form a local shopping area which acts as a focus for the community and visitors.

Buildings

Many buildings are three storeys in height, particularly grander terraces such as Percy Gardens, Percy Park and Tynemouth Place. However, there are important areas with two storeys, including a mix of Victorian and 1930s houses.

The conservation area is a mix of high-density housing coupled with large tracts of open space which divide, and provide the setting for, the building groups rather than intermingling with them.

Much of the village is domestic: the grander frontages make an interesting comparison to the more practical and functional rears; several landmark buildings - a church, the station - punctuate these residential ranges.

It is important that development should generally reflect the local vernacular and the design principles of the age of that part of the conservation area.

TYNEMOUTH VILLAGE CHARACTER STATEMENT

Rooflines

Many rooflines have been ruined by the haphazard insertion of rooflights, dormers and roof terraces, and by capped chimneys. Rooflines are a crucial part of the character of buildings and streets. They have often been altered inappropriately, for example by changing the material used from the original slate to man-made tiles or, even worse, disfiguring felt covering. On the positive side, the variety of impressive chimneys that remain in Tynemouth is to be applauded.

Windows

Windows have frequently been renewed, sometimes with very obtrusive replacements. New windows and doors should be properly proportioned, set back to the original line, and in keeping with the rhythm of neighbouring buildings. Large 'picture' windows look out of place, as do buildings which appear to have been 'squashed' resulting in window heights

which don't match, such as Edwin House, the block of flats on the north side of Manor Road near Front Street.

Building Materials

The materials, often brick, local sandstone and natural slate, should be retained and restored using good conservation principles. Rendering and painted stonework or brickwork, often poor later alterations which detracts from the intended appearance, should be prevented.

Corbels

Corbels, or console brackets, still grace many shopfronts. They are a common feature where shopfronts were added when houses were converted into shops from 1860 to 1880. The exuberant mix of styles is typical of work carried out by builders rather than architects. These are the important features of traditional shopfronts which are so often removed or covered over by new shop-owners.



ORNATE CORBELS, MANY FROM THE MID-VICTORIAN PERIOD ONWARDS, STILL GRACE SHOPS IN TYNEMOUTH.



SOME OF THE EARLY VICTORIAN HOUSES IN HUNTINGTON PLACE.

THE VILLAGE GREEN FROM FRONT STREET.



The Spaces in Between

Tynemouth's open spaces, including the Green, the Spanish Battery, Prior's Haven, Howl Ings, the riverside and the seafront in general, are an integral part of the overall character of the village, and relieve the housing density. These spaces should remain open with long-term plans drawn up for their future restoration and enhancement. The plans should be based on historical research, ecological issues and other

relevant considerations, and should aim to improve their appearance, access, and interpretation. Conservation bodies and users of the open spaces should have an input into the preparation of these plans. Sensitive tree management and additional flower beds, which make Tynemouth so attractive in summer months, could also be incorporated.

The Streets

The quality of the 'streetscape' is every bit as important to the village character as its buildings and open spaces. Many things contribute to the streetscape, from pavement surfaces, road marking, bus shelters, traffic signs, lighting and railings to boundary walls.

New street furniture should be of a high quality and should reflect the period of the surrounding buildings wherever possible. Existing historic features should be preserved and enhanced. Pavement surfaces should be repaired or replaced with appropriate traditional materials. Boundary walls should not be removed to create off-street parking bays as this destroys the line of the street.

Keeping the Old Names

Tynemouth's long history is reflected in all aspects of the village: in buildings and their layout, in street and pub names: the ducal names - Hotspur Street, Warkworth Terrace, Syon Street, etc. - and names like the Royal Sovereign (formerly the Bath Hotel and now, sadly, the Furry Pear), the Spanish Battery and Manor Road. Every effort should be made to retain traditional and relevant names in the village.

TYNEMOUTH VILLAGE CHARACTER STATEMENT

Pubs and Bars

The number of pubs and bars has continued to increase and these uses, partly depending on such factors as the style of operation (e.g. youth market), can affect the quality of life of nearby residents.

Such changes should not be allowed to adversely affect the character of the Village.

A balance between the function of premises - not too many of one thing but a mix - is the key to a successful and varied centre for Tynemouth.

Tynemouth's Ancient Origins

The headland was probably occupied from at least the late Iron Age, whilst the Village's regular street and plot pattern, still visible today, emerged in Medieval times. The Priory, Castle and Spanish Battery areas are of major regional archaeological significance but also railway and maritime

infrastructure have both left industrial archaeology of considerable importance.

The great age of many buildings means that potentially there is much archaeology preserved beneath them, so developers should consider the need for archaeological assessment and evaluation.

The County Archaeologist's *Archaeological Assessment and Strategy for Tynemouth* (2000) should be consulted for all new proposals in the Village. The 'standing' industrial archaeology should be preserved, recorded and interpreted where appropriate.

Right and Wrong Rooflines

Some alteration work carried out over the years has resulted in a dilution of Tynemouth's roofscape. Below are some pitfalls to avoid and examples to follow.



ABOVE: POOR ROOFLINE WORKS - THE ORIGINAL STACK NEAR THE CENTRE OF THE PICTURE HAS NO POTS REMAINING, WHILST OTHER STACKS HAVE BEEN CUT TO LESS THAN HALF THEIR ORIGINAL HEIGHT OR HAVE STUBBY MODERN POTS. A LARGE UNATTRACTIVE DORMER WINDOW HAS BEEN ADDED TO THE ROOF ON THE RIGHT.



NOT PREVENTING IT



BELOW FAR LEFT: AN ORIGINAL VICTORIAN DORMER WINDOW IN NEWCASTLE TERRACE WITH A SOUND CHIMNEY STACK. NOTE THE WINDOWS BELOW ARE SET BACK IN THEIR 'REVEAL'.

MIDDLE LEFT: A VARIED AND INTERESTING COLLECTION OF POTS, BUT WITH CHUNKY CONCRETE ROOF TILES.

LEFT: GOOD CAST-IRON RAINWATER GOODS AT KING'S SCHOOL.

Going shopping

Shopfronts in traditional designs, materials and colour, should complement each other and blend together rather than loudly compete for attention, as corporate schemes often do.

Commercial signs and advertising should be refined and discreet, respecting the

traditional nature of the street scene. Well-designed signs can actually enhance the character of the area as well as encourage visitors to shop and browse, e.g. Ian Sharp Antiques. Large plastic signs of many shops in Tynemouth were disliked almost universally as being gaudy and ugly.

Poorly designed or ‘tacky’ signs will generally only deter shoppers and degrade the otherwise good quality of the local shopping environment.

Consideration should be given to improving the council-owned site of the empty newsagent’s shop next to the public library.

Maintaining shopfronts is just as important as getting a good design in the first place.

RIGHT: A TRADITIONAL TYNEMOUTH SHOPFRONT.



ABOVE: LADY AT VILLAGE GATE’S SHOPFRONT IS A GOOD RESTORATION OF TYNEMOUTH’S ORIGINAL WALTER’S. RIGHT: THE EXISTING STORE OPPOSITE WITH LARGE PLASTIC SIGNS, CORPORATE IDENTITY AND EMPTY ROOMS ABOVE.

Complementing, not Competing

- *Development should reflect the general design principles of that part of the conservation area.*
- *Commercial signs and advertising should reflect the traditional nature of the street scene.*
- *New shopfronts should be traditional in design, materials and colour, respecting the style of the host*

building, complementing each other and blending together.

- *Appropriate street furniture should be preserved and enhanced where possible, should be of high quality and should reflect the period of the surrounding buildings.*
- *Traditional and relevant names should be retained in the village.*

RECOMMENDATIONS: A TRADITIONAL BALANCE

- **Continue to encourage the sympathetic renovation of older properties. Suggestions include:**
 - *Replacement windows should be of good quality design, retaining original size, proportions and, where possible, materials.*
 - *Replacing dormer windows with those of the same size and style for the period of the property. If they are too large for the roof scale they may spoil the appearance, and even the re-sale value of the property.*
 - *Using wood rather than plastic doors and matching the quality and style of the original property.*
 - *Using real roof slates instead of plastic or concrete tiles on older properties; and pantiles or concrete tiles on inter-war properties as appropriate.*
 - *Encourage the reinstatement of traditional railings, gates and balconies with correct replicas.*
 - *Missing features such as pilasters, finials on dormer windows, and other items traditional to the property type should be reintroduced or existing ones restored.*
 - *Residents and building owners should research the history of their properties and restore them in character, possibly seeking expert opinion. A good place to start would be the Local History section of the Central Library at North Shields.*
 - *Chimneys should be retained in original style, renovated to correct proportions and where possible, with pots of the correct period.*
- *Using stone or brickwork which is in keeping with surrounding buildings.*
- *Householders beware: often it is*
- **Consider carefully the impact of drinking places.**
- **Preserve and maintain open spaces.**
- **As both residential and commercial premises become in need of repair and renovation, encourage the use of natural or ‘heritage’ colours and colour schemes for painted surfaces. An example might be cream rather than white.**
- **Natural brick or stonework should not be painted.**
- **Improve maintenance of verges and flower beds.**
- **Provide adequate numbers of litter bins which are in character with the village.**
- **Relieve traffic problems and improve safety by introducing traffic calming measures. These could include:**
 - *a 20mph speed limit in some streets,*
 - *developing play streets,*
 - *installing more pelican crossings.*
- **Front Street in particular warrants special attention in relation to traffic and parking.**
- **Improve car park security behind Prior’s Haven.**
- **Enhance the village. Suggestions include:**
 - *more tree-planting and flower beds.*
 - *street lamps and bus shelters which are ‘in character’.*



EXAMPLES OF ORIGINAL CAST IRON RAILINGS TO BE SEEN IN TYNEMOUTH.



- The former open-air swimming pool now acts to protect the beach and cliff from further erosion. Consideration should be given to future uses to make it more useable and attractive which could include making it into a level surface and integrating it with the promenade.
- Complete the restoration of the railway station whilst protecting and maintaining its character, setting and environment.
- Review car-parking provision at Tynemouth Station in light of its existing and possible future uses.
- Erect historical marker plaques at appropriate places in the village.
- Protect from development and enhance the historical open spaces like the Green, the Spanish Battery and the seaside and riverside areas in general.
- Encourage the reduction and removal of inappropriate features such as poorly sited satellite dishes, plastic guttering and obtrusive lighting.
- Review provision of public toilets in the Village.
- Consider whether more buildings should be proposed for inclusion in the national List.
- Consider issuing an Article 4 Direction to withdraw certain permitted development rights.
- Propose a Local List of buildings not presently on the national List, but worthy of protection. *They might include:*
 - Lorne House and Broadstone in Front Street and 2,3,5,6,7,8 for group value.
 - Tynemouth Pl for group value.
- Percy Street 7-36 and 60-77.
- Northumberland, Prior's and Collingwood Terraces for group value.
- Old Coastguard Cottages, the Rocket House, Pier Cottage and the Old Saltwater Baths.

And Finally...

Property owners and other developers should consult the range of documents available to help shape their proposals and influence how, or if, alterations are made to Tynemouth's buildings and spaces.

North Tyneside Council's Unitary Development Plan (UDP) is the principal point of reference for all development and planning issues. Other documents to be consulted include the following, with those indicated with * being available from North Tyneside Council:

- *The series of leaflets on building conservation issues produced by the Tyne & Wear Specialist Conservation Team, particularly the one on roofs which focuses on Tynemouth.**
- *'A Householder's Guide to Installing Satellite Dishes'.**
- *'Designs on Your Home', general design advice on house alterations.**
- *'Living In a Conservation Area', published by the Tyne & Wear Specialist Conservation Team.**
- *Planning Policy Guidance Note 15, about development in the historic environment, published by the Government and available from local HMSO offices.*
- *Planning Policy Guidance Note 1 (General Policy & Principles), also published by the Government, which contains general advice on design.*



PHOTO MICK CONROY

SUNRISE OVER THE PIER AND PRIORY.

Planning Decisions should be about

MANAGING CHANGE, NOT PREVENTING IT.

If residents and businesses of Tynemouth continue to make well-intentioned but ill-conceived alterations to their properties, the character of Tynemouth will be further eroded and we will lose the very elements which were instrumental in the Conservation Area being designated in the first place.

CHOICES MADE BY THIS GENERATION WILL BE THE HERITAGE OF THE NEXT.

North Tyneside Council gives its approval to the Tynemouth VCS:

This document is planning guidance for Tynemouth Conservation Area prepared by the Village Character Statement Design Team.

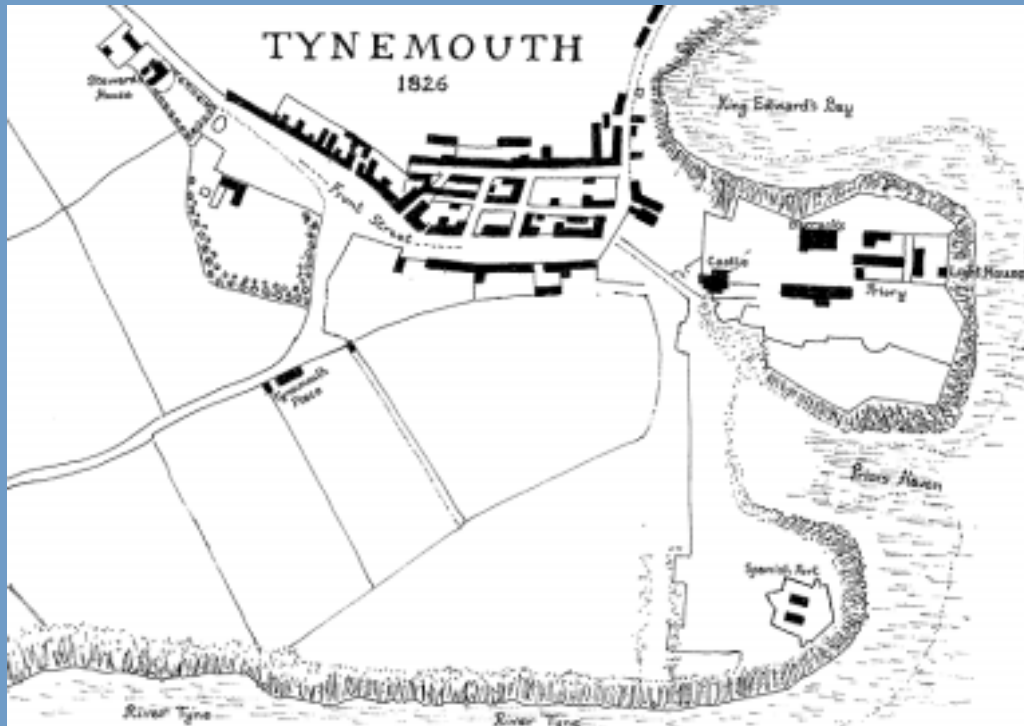
It supplements the planning policies and proposals in the North Tyneside Unitary Development Plan (UDP) and should be read in

conjunction with that document. In particular, it will help in interpreting Policies E16/3A, E16/5A, E16/6 and DCPS8 (relating to development in conservation areas).

It will also assist interpretation of other policies in the UDP where they apply (including those relating

to listed buildings, open space and recreation, nature conservation, shopping, housing, the coast, archaeology, advertisements, derelict land and design).

The Council officially adopted this document as Supplementary Planning Guidance in July 2003.



COPY OF MAP OF
TYNEMOUTH
PUBLISHED 1826
(COURTESY OF
FRANK GRAHAM)

TYNEMOUTH VILLAGE CHARACTER STATEMENT

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TYNEMOUTH
VILLAGE
CHARACTER
STATEMENT
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