



North Tyneside Council

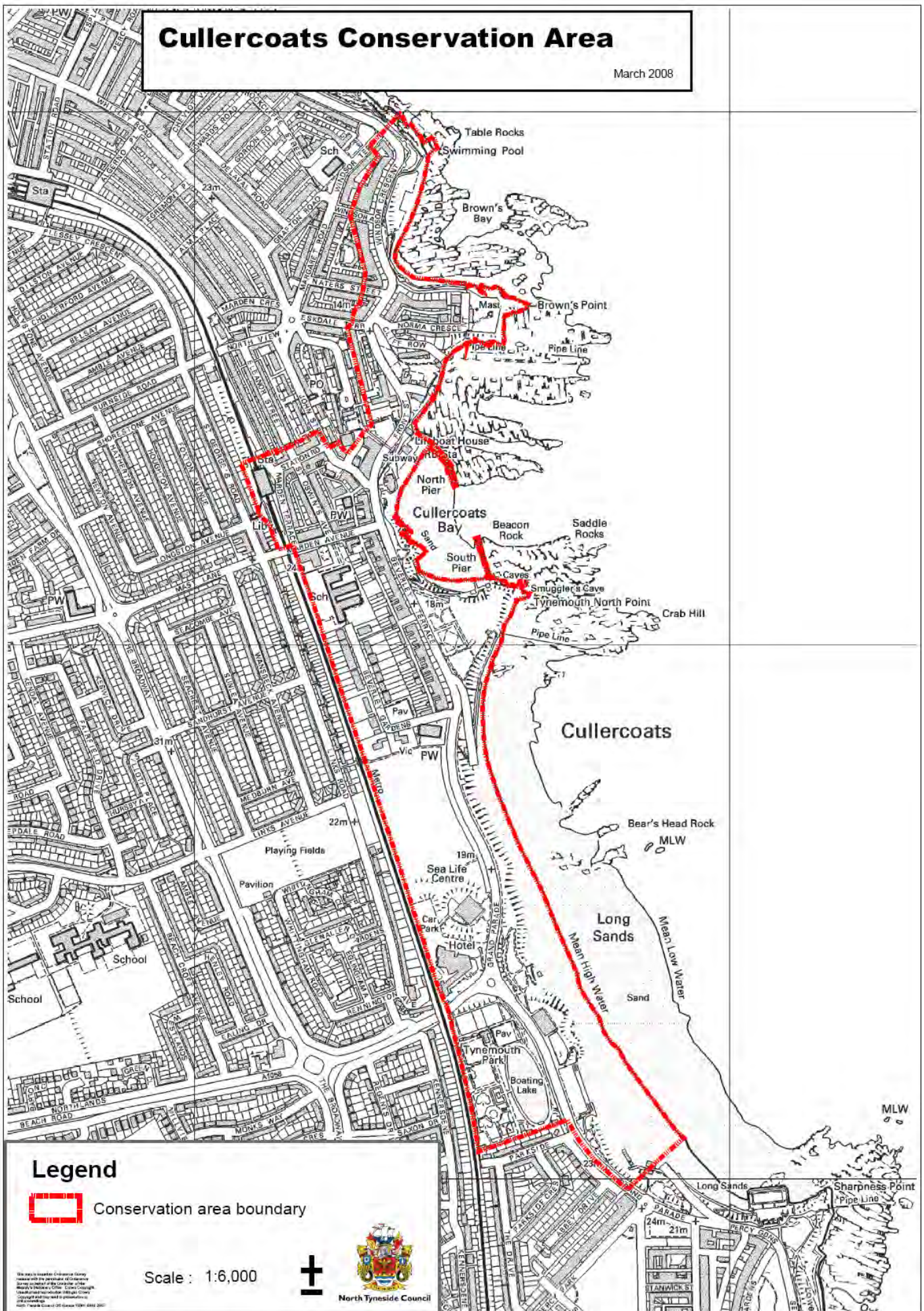
# Cullercoats Conservation Area Character Appraisal

July 2009



# Cullercoats Conservation Area

March 2008



## Legend

 Conservation area boundary

Scale : 1:6,000



North Tyneside Council

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Map 1

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# **1 Introduction**

## **1.1 Conservation Areas**

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

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

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

The first conservation areas were created in 1967 and now over 9,300 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.<sup>2</sup> The Local Planning Authority also has extra powers in conservation areas over demolition, minor developments, and tree protection (see page

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<sup>1</sup> Planning (Listed Buildings & Conservation Areas) Act 1990, s69.

<sup>2</sup> Planning (Listed Buildings & Conservation Areas) Act 1990, s72 and s71

40). Government policy in PPG15<sup>3</sup> stresses the need for Local Planning Authorities to define and record the special interest, character and appearance of all conservation areas in their districts.

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.<sup>4</sup> 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).

Cullercoats conservation area is within the boundary of the Coastal Area Action Plan (AAP). The AAP will earmark sites for development, improve the environment and seek to provide places that people can enjoy. The AAP is currently at its first stage with an Issues Paper. This does not outline sites for development, set any standards, but will gather opinions and issues that can be worked upon through the plan making process that will cumulate in a document that will form part of the LDF. As part of the plan making process, studies have been commissioned to form part of the evidence base for the Coastal AAP, including the Hotel Accommodation study, Retail Centres study, Coastal Masterplan and the Green Infrastructure study. Please see <http://www.northtyneside.gov.uk/planning> for further details.

### **1.3 This Character Appraisal**

Cullercoats conservation area was designated on March 2008. This character appraisal was prepared during Spring 2009 by North Tyneside Council. This draft version will be put out for 5 weeks public consultation from April 2009, and a final version was adopted as North Tyneside Council planning policy in July 2009. It can be downloaded from [www.northtyneside.gov.uk](http://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 32).

### **1.4 Further Information**

For further information on this conservation area, this character appraisal, please contact the Council on 0191 275 2000 or visit the Council's website at [www.northtyneside.gov.uk](http://www.northtyneside.gov.uk).

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<sup>3</sup> Planning Policy Guidance Note 15: Planning & The Historic Environment (proposed to be combined with PPG16 to form a new draft Planning Policy Statement, Spring 2009)

<sup>4</sup> North Tyneside Council LDS, March 2005, para 3.8

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

## ***2 Location and Context***

### ***2.1 Location***

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

The conservation area is part of a wider suburban area around nine miles northeast of Newcastle city centre, with varied housing and large green open spaces. There are around 590 dwellings in the conservation area with a resident population of about 1100 (extrapolated from the 2001 Census). The area is in the Cullercoats, Whitley Bay and Tynemouth wards.

### ***2.2 Boundary***

Cullercoats conservation area was designated in March 2008. The boundary is based on the old village, Victorian and Edwardian growth and the bay (*Map 1*).

### ***2.3 Context***

#### ***2.3.1 Geology***

The Cullercoats area is in the Tyne & Wear Lowlands National Character Areas (no.14)<sup>5</sup> 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 older buildings. 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***

Cullercoats boasts a number of areas of scientific importance. The cliffs and beaches of the conservation area have been designated as an Area of Coastal Protection, which runs the length of the North Tyneside Coast. The protection afforded to the coast due to this designation is that its conservation valuable natural qualities and man-made features are balanced with conflicting

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

interests, such as tourism and recreation. Much of the coast and greenspace in the east of the conservation area forms part of the Tynemouth to Seaton Sluice Site of Special Scientific Interest (SSSI) and the Northumberland Shore SSSI. SSSIs are designated by Natural England under the Wildlife and Countryside Act 1981, and benefit from statutory protection under that Act. Consideration of development proposals in or near them is subject to special procedures reflecting their key flora and fauna importance. Similarly, this part of the North Tyneside coast is incorporated in both the Northumbria Coast Ramsar site and Northumbria Coast Special Protection Area (SPA). These are European nature conservation designations and a high level of protection in accordance with European Directives must apply to Ramsar sites and SPAs. Most of the eastern part of the conservation area forms part of a wildlife corridor that runs the length of the North Tyneside coast in recognition of the contribution the green space in the area makes to the green infrastructure network of the Borough. Wildlife Corridors are designated in recognition of the importance of links between nature conservation sites in promoting biodiversity.

The conservation area does not have many trees, but there are some parts where a relatively dense cover does exist, for example, Beverley Gardens. All trees are given protection though conservation area status.

### ***2.3.3 Topography and Aspect***

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

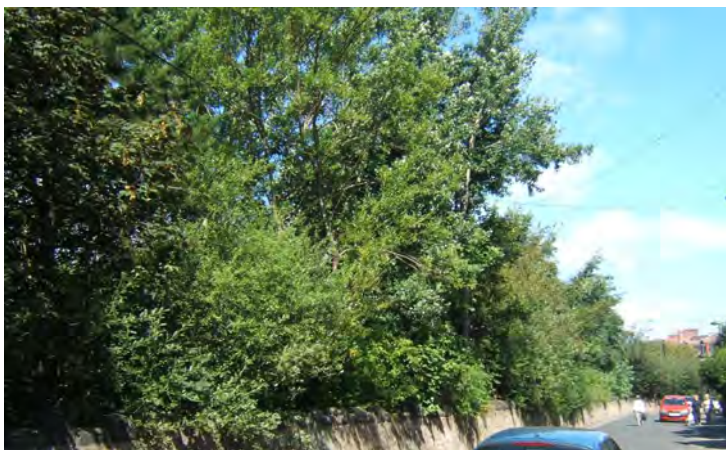
Houses stepping down Promontory Terrace



### ***2.3.4 Setting and External Relationships***

By virtue of its position, Cullercoats conservation area is completely bordered to the east by coast. To the south is Tynemouth Village conservation area. The conservation area is bordered to the west by a Metro line, and beyond this, an area of inter-war semi detached properties, that although are pleasant, are of a different character to that found within the conservation area itself. North of the boundary are mostly terraced properties; many are similar to those found within the boundary but somewhat lack the character and appearance to justify inclusion.

### ***2.3.5 Views out of the Area***



Thick tree cover on Marden Terrace shields views to the east

Views to the east are shielded in several areas by a thick tree cover, for example, on Marden Terrace trees work to lessen the view onto the Metro lines. To the north the views are made up of built up residential areas and as a result are not of particular quality.

The presence of Tynemouth Village to the south allows for wonderful views in this direction. Particularly special features that can be seen for the south end of Cullercoats conservation area are the Tynemouth outdoor pool, the Grand Hotel and the Watchtower.





The coastal position of the conservation area allows for some spectacular views out to sea.

Views to Tynemouth and out to sea

## **3 Historical Development**

### **3.1 Development History**

#### **3.1.1 Introduction**

Although known to many as a historic village, Cullercoats is “young” compared to its neighbours, such as Tynemouth, Whitley and Earsdon. Despite this relative youth, Cullercoats can compare with its neighbours in that it still has a great wealth of historic interest.

#### **3.1.2 Pre-Map History**

Cullercoats was first mentioned in surveys and maps in the 17<sup>th</sup> century, although with a number of different names including *Culvercoats*, *Culler Corners* and *Collar Coates*. However, its frequent omissions from various surveys in this time meant that the area had yet to fully make its mark.

After various local residents became partners in Whitley Colliery, 1677 saw the building of a wooden pier at Cullercoats to export coal. Soon after two salt pans were established in the bay. Following the successful expansion of both trades, Cullercoats was created as its own distinct township in 1690.

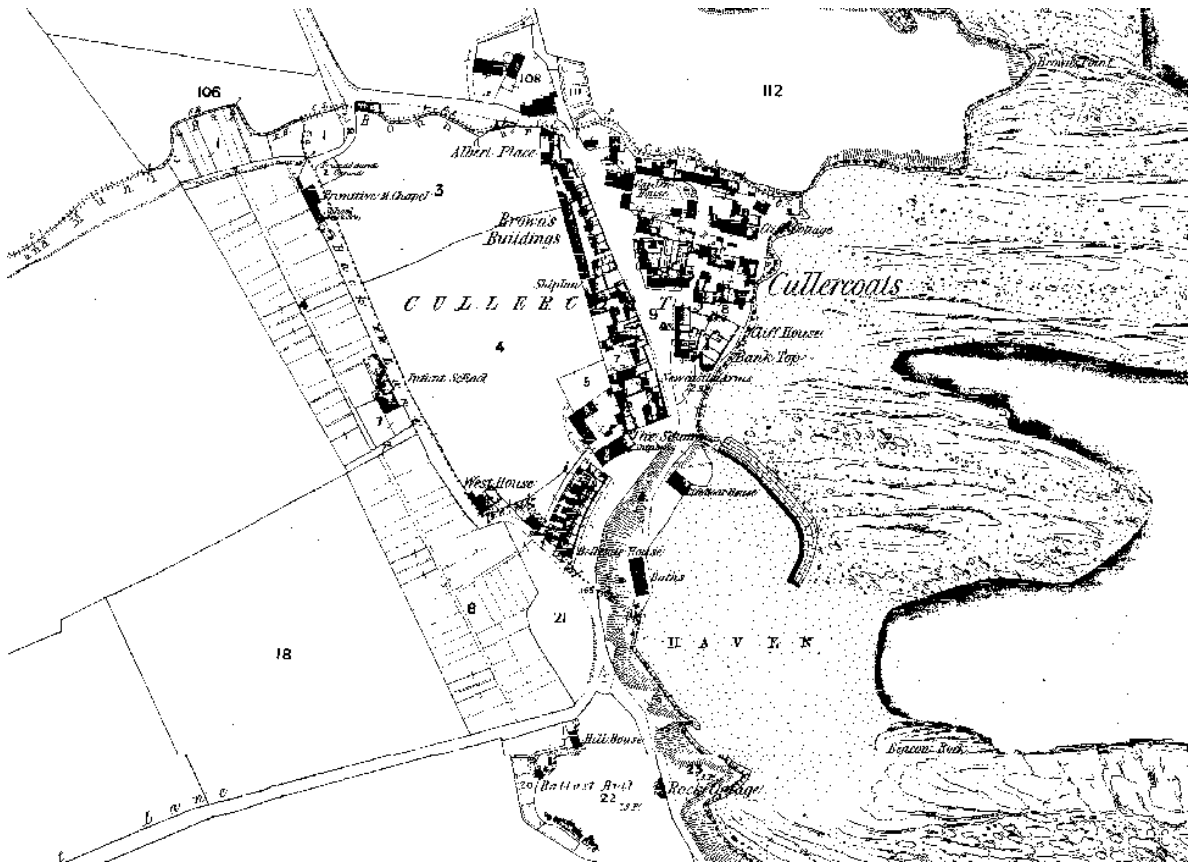
The Whitley and Cullercoats collieries closed in 1724 and the salt pans moved to Blyth in 1725. Following this, much of the Cullercoats population turned to fishing.

A reprise in local coal mining in the early 19<sup>th</sup> century saw the rebuilding of the stone North and South Piers in 1848. These are the piers that still stand today.

It was around the 1820s when Cullercoats began to establish itself as an artists’ colony, with Newcastle artists including John Wilson Carmichael discovering the appeal and charm of the area. Throughout the nineteenth century, several artists flocked to Cullercoats to capture its coastline, splendid buildings and the characterful fishermen and fishwives. Other artists who came to Cullercoats are William Henry Charlton, John Falconar Slater, Robert Jobling and the world-renowned Winslow Homer, who traveled from his native North America to stay in Cullercoats in 1881. Works by Homer are in the collection of many of the world’s most prestigious museums and galleries, and he is regarded as one of the leading figures in the history of American art. Winslow Court has been named in his honour, and a blue plaque erected on the building to commemorate his stay in the village.

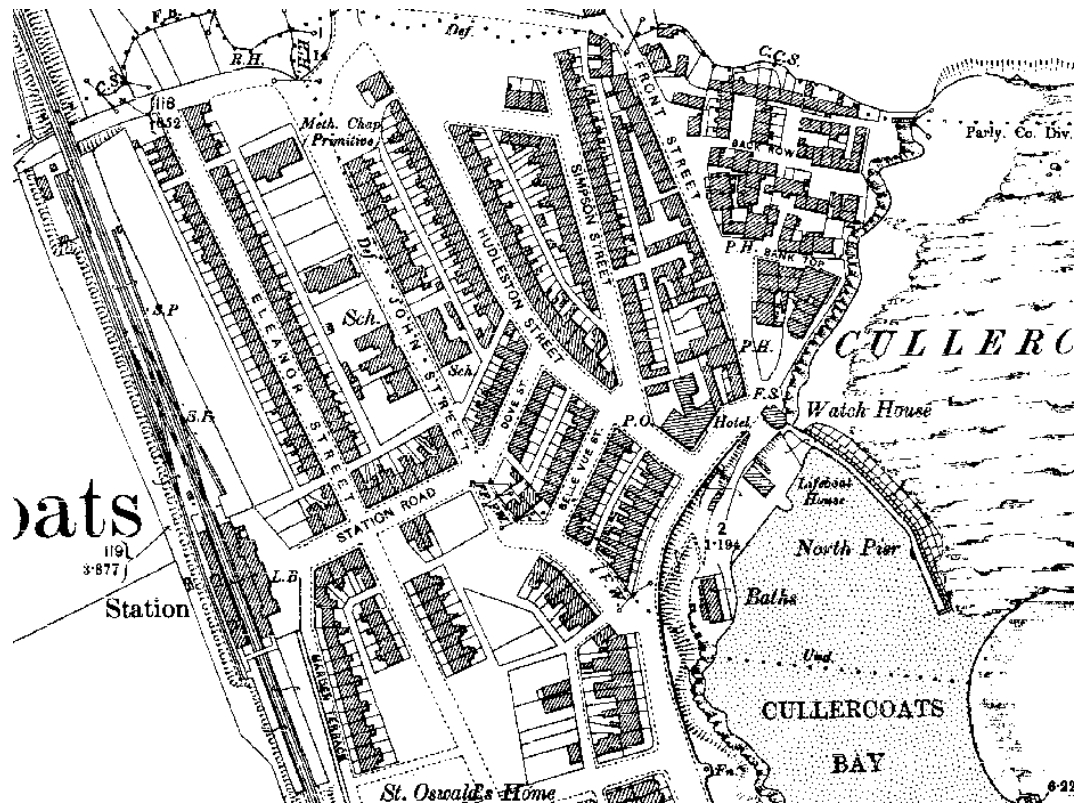
**3.1.3 First Edition O.S. Map c.1858**

With the exception of a few large homes dotted around the surrounding area, the only developed part of the conservation area is around the north side of the bay. By now, Cullercoats had established itself as a small village, with a school, a Primitive Methodist chapel, several public houses (two Ship Inns, the Queen's Head and the Newcastle Arms) saltwater baths and a Lifeboat house. Residences in the village ranged from several grand, large properties such as Cliff House to fishermen's cottages, including Brown's Buildings, which were built in 1838.



**3.1.4 Second Edition O.S. Map c.1897**

Cullercoats had expanded rapidly since the production of the previous map. Several terraces had been built; again there was a range here, from the fishermen's cottage-style Simpson Street to the impressively scaled Beverley Terrace, showing that Cullercoats was not only a fishing village but now a fashionable dormitory for Newcastle's affluent. There had also been the development of Cullercoats Station, built 1882, which saw the area grow as a resort for tourists.

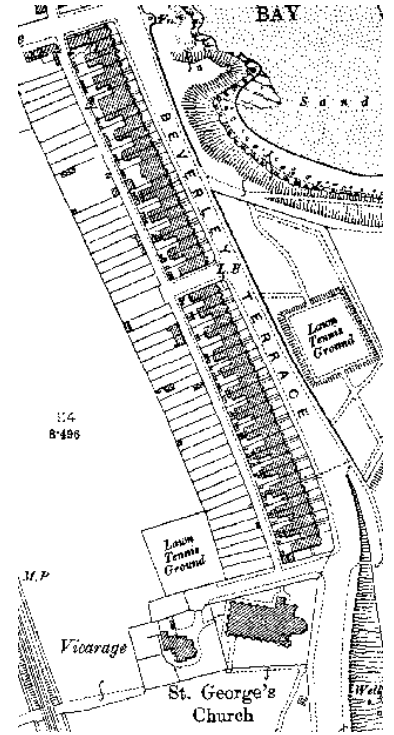


Second edition O.S. map, showing the development of the village, along with the new station

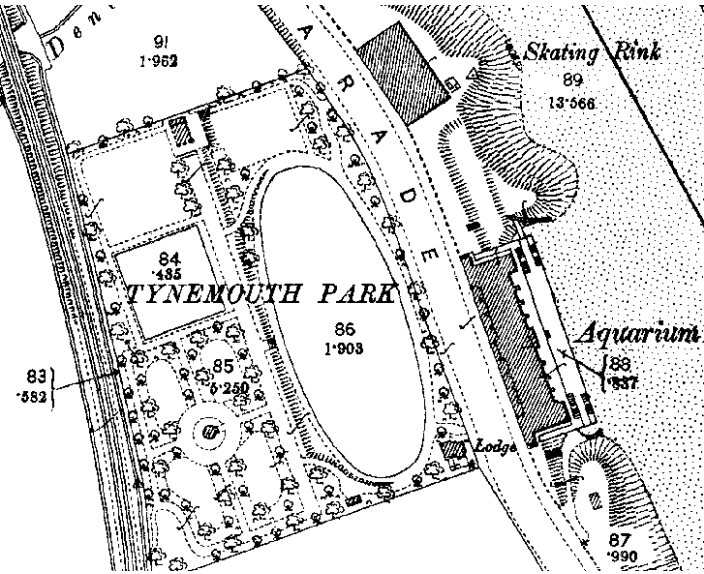
There had been a growth of Lifeguard presence in the area, with the Rocket House, built in 1867 as an apparatus house for the local life brigade (the second in the country, the first being at Tynemouth) and the Watch House, finished in 1879. Although neither are now being used for their original purpose, they are both Grade II listed buildings and contribute enormously to the character of Cullercoats.

St. George's Church and Beverley Terrace

Another building that contributes to not only Cullercoats, but also North Tyneside and indeed, England, is St. George's Church. Built between 1882 and 1884 for the sixth Duke of Northumberland as a memorial to his father, this large, grand sandstone church is now a Grade I listed building, and thus is regarded as being within the top 2.5% of most architecturally and historically important buildings in England.

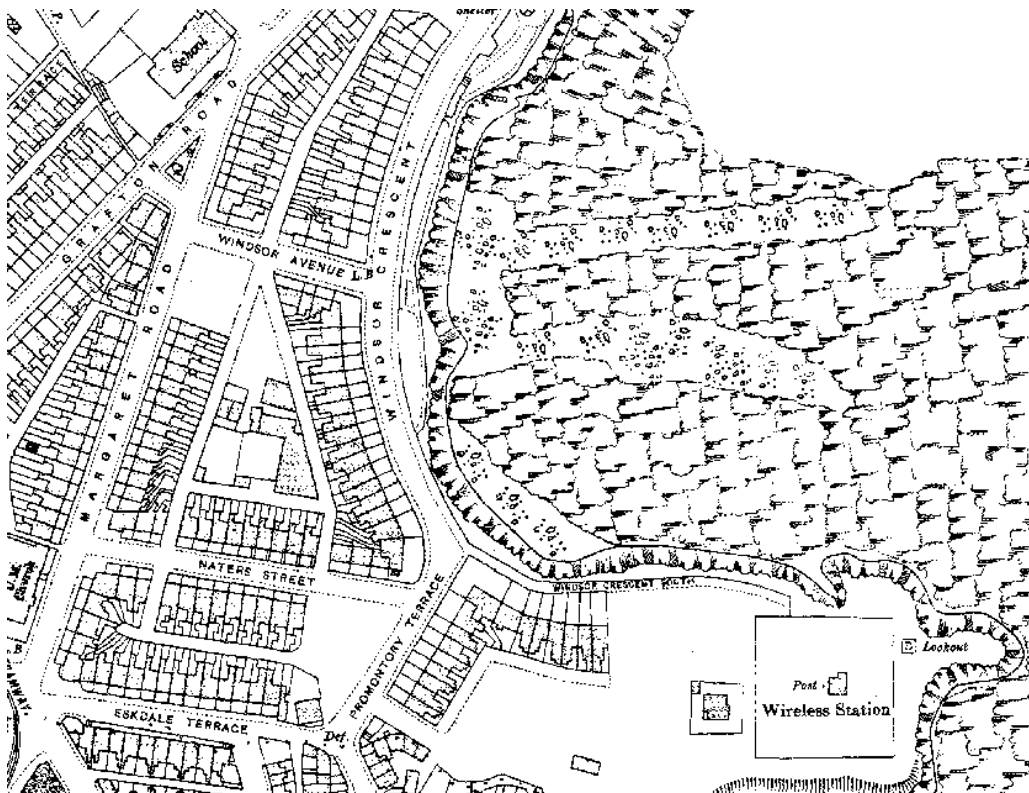


Tynemouth Park, Skating Rink and Aquarium



By this time, the Cullercoats and Tynemouth area had established itself as a popular place for recreation and entertainment. This is evident on this map through the arrival of Tynemouth Park and Tynemouth Plaza Ballroom. The park was opened in 1893, following a negotiation between Tynemouth Council and the Duke of Northumberland for the lease of a plot of seven acres of his land. When opened, the park (or recreation ground, as it was then known) had a large pond, three bowling greens, and ornamental gardens with a bandstand. The Plaza Ballroom, often referred to as The Aquarium or Tynemouth Plaza, opened in 1878, and offered facilities such as a bar, ice rink and an aquarium. Over the years the building took on several other uses such as a theatre and amusement arcade. A very large building, The Plaza held a visual prominence on the coast for almost 120 years, until it was lost in a fire in 1996.

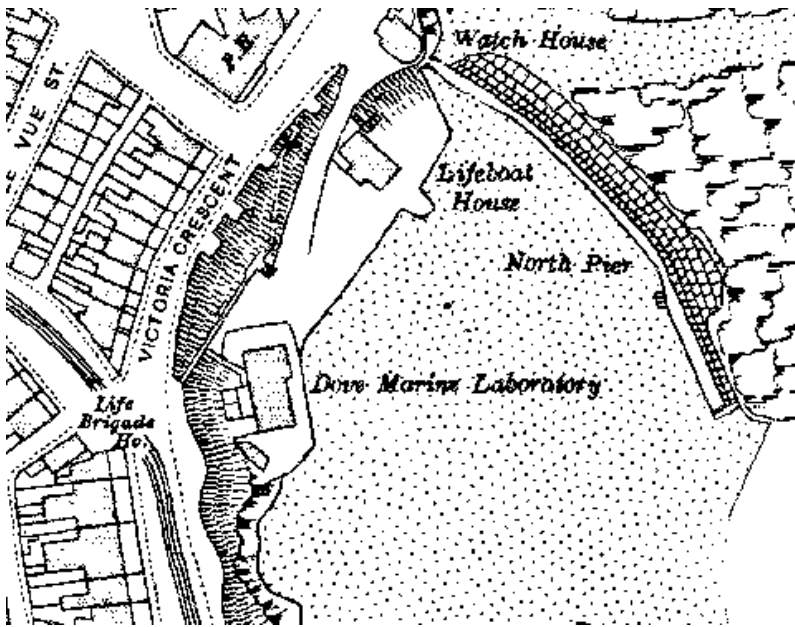
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### 3.1.5 Third Edition O.S. Map c.1916

We see further expansion of Cullercoats village here, with terraces to the north being built, for example, Windsor Crescent and Promontory Terrace, and to the south there has been the development of Beverley Gardens, a street of large detached and semi-detached properties.

Further expansion in the northern part of the conservation area and the new Wireless Station



Dove Marine Laboratory in Cullercoats Bay

Another new development that can be seen on this map is the Dove Marine Laboratory. A marine laboratory had been established on the site since 1897, when the Northumberland Sea Fisheries Committee and Armstrong College, Newcastle, had worked together to open the Marine Zoology Department, to study the coastal waters with special reference to the development and improvement of the local fishing industry. Following a devastating fire at the laboratory in 1904, local landowner Wilfrid H. Hudleston was approached, who agreed not only to make the site available for a new, larger, laboratory, but also offered to finance its construction. The building was opened in 1908 and was named, at Mr. Hudleston's request, after one of his ancestors, Eleanor Dove.

Along with the Dove Marine Laboratory, also putting Cullercoats at the forefront of pioneering science at this time was the new Marconi Wireless radio telegraphy station at Brown's Point, built 1906. It is considered that this is an exceptionally early and well-preserved example of a building associated with the initial development of radio telegraphy.

### 3.1.6 Fourth Edition O.S. Map c.1938



The newly developed Norma Crescent and Fishermen's Mission and Methodist Church

New developments in the north of the conservation area were the establishment of Norma Crescent and a new Fishermen's Mission and Methodist Church on the corner of Eskdale Terrace and Promontory Terrace. This new facility was opened in September 1931, after the nearby original hall proved inadequate to the needs of the Mission.

Otherwise this was a quiet time within in the conservation area, with those spaces outside the boundary seeing most development. For example, the area west of the railway line expanded rapidly in the inter-war years, with the development of several streets of semi-detached homes typical of the time.

### 3.1.7 Fifth Edition O.S. Map c.1950

This map sees no further development within the conservation area, apart from the Park Hotel. Built in 1938 and opened in 1939, the hotel has a distinct presence on the coast with its Art Deco style.

### 3.1.8 Modern Map c.2000

Looking at the modern map (see Map 1 at the beginning of the document), it is very noticeable to see the major changes in Cullercoats Village since its early origins. The properties on Front Street have been replaced with more modern accommodation during a redevelopment of the late 1960s/early 1970s, including Victoria Court, and on Bank Top. Cliff House is probably the only remnant of the village's early development, and the fishermen's cottages on Simpson Street an important remnant that illustrate Cullercoat's fishing heritage.

Apart from the loss of much of the original village core, there is little in the way of major change within the conservation area. There has, however, been the gain of the 1950s superbly detailed Cullercoats Primary School and the modern Blue Reef Aquarium. As discussed previously, 1996 saw the loss of The Plaza, leaving a large gap where it once stood.

## **3.2 Archaeology**

There are no scheduled ancient monuments in this conservation area. However, as the 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 Cullercoats and settlement of the Borough.

An archaeological excavation was carried in February 2008 on the site of the former art studio of the American artist Winslow Homer at the site of the now destroyed cottage known as 12 Bank Top (the area to the north of the Watch House and to the south east of Cliff House). The excavation was intended to evaluate the extent of preservation at the site of the building. The excavation revealed some debris from the demolition of the cottage, although no clear structural elements of the cottages survived.

# **4 Spatial Analysis**

## **4.1 Development Pattern**

The conservation area is based on the village core of Cullercoats, plus the development around it. This development of the historic village has left a varied development pattern with little of its original layout intact. As the village grew dramatically in the late nineteenth and early twentieth centuries a development pattern responding to the influence of the suburban fashions of the time emerged.

### **4.1.1 The Village Core**

Cullercoats is unique in North Tyneside in that it differs from the other village-based conservation areas in the borough by not being medieval in origin. It therefore did not grow from a typical two-row settlement as we have seen elsewhere such as Longbenton and nearby Tynemouth.

The early development pattern appears random, and mostly clustered on the cliff top immediately to the north of the bay. Front Street, which forms part of the road running along the coast, provides a boundary between the cliff-top buildings and other buildings in the village, including Brown's Buildings, the Ship Inn and the Newcastle Arms. These buildings run along Front Street, in a pattern more typical of early villages. Little of this early development remains, the most prominent survivor being the Grade II\* listed Cliff House, which was built around 1768. Cliff House suffered a devastating fire in December 2004 that saw it placed on the English Heritage Buildings at Risk Register. Sensitive repairs saw the building saved and restored to its former glory, and it subsequently removed from the register. What exists amongst the survival in this village core area now is open space and the modern Cliff Row, with more modern accommodation along Front Street, including Victoria Court.

Some of this early basic development pattern survives intact through the inward looking development pattern. However, despite this survival, nearly all of the buildings lining the streets in and around the village are now from the nineteenth and twentieth centuries.

#### **4.1.2 Modern Growth**

As with many urban areas, Cullercoats grew in size as the railway arrived to the village. It would be wrong to say that this was the only reason, however, as some suburban-style growth had occurred before the development of the station. For example, the terrace at Victoria Crescent is present on the First edition O.S. map of c.1858.

Following this late 19<sup>th</sup>/early 20<sup>th</sup> century suburbanisation, the most profound change in Cullercoats was the major redevelopment of the village in the late 1960s/early 1970s. During this time, much of the early village buildings, such as fisherman's cottages, were demolished and replaced with modern accommodation that follows the line of Front Street. The angst created by the redevelopment still resonates in many of the locals today; the feeling being that much of the village's character and history was lost through an insensitive scheme. The cottages on Simpson Street however, do remain as a reminder of the past and what was lost during the redevelopment.

#### **4.2 Layout, Grain and Density**

The village core's early layout was a dense, seemingly randomly laid-out mix of large homes and small, terraced cottages. This layout has completely changed: this area is now quite low density with green spaces and a boat park forming the majority of the space. Of the buildings that do exist here, there is little in the way of order, apart from the tight terraced layout of Cliff Row, a hark back to the former dense village form.

Later insertions and redevelopment within Cullercoats tend to follow layouts and densities typical of the time; the most common being the typical late 19<sup>th</sup> and early 20<sup>th</sup> century terraces: long, narrow homes with offshoots. Norma Crescent has a standard inter-war layout of a street of semi-detached homes. Beverley Gardens has a typical early 20<sup>th</sup> century affluent suburban layout of detached or semi-detached large homes in sizeable grounds. Similar layouts are evident in other conservation areas such as Benton and Monkseaton.

The southern part of the conservation area has a completely different density and layout pattern to the north. The area is predominately open space, with the Beaconsfield and Tynemouth Park. Although there are only a few buildings in this area, they are large buildings, for example, the Park Hotel, and this results in them having a considerable impact.

Because of the incremental way in which the village has developed, the grain of the conservation area is a mixture of regular - the uniform nature of the long terraces - and irregular – the spaces of the part-redeveloped village. The incremental development history, the adjustments to the layout over time, the variations in density and scale, and the irregular grain all go to create an area of considerable spatial variety.

#### **4.3 Views within the Area**

Views within the conservation area are controlled by the development pattern; consisting mostly of long terraces, these views are mostly long and uninterrupted. Oblique



Rhythm created by bays and dormers, St. Oswin's Avenue



Rhythm created by offshoots, Beverley Terrace

views of the streets and terraces tend to bring the architecture to life, its bays, gables, dormers and garden subdivisions in particular creating attractive visual rhythms. Similar oblique linear views to the rear of some of the terraces are less intrinsically attractive except where groups of surviving offshoots echo the grain and rhythm of the front elevations.

In contrast to these linear, enclosed views are the open views created by the area's many open greenspaces, such as the land at Beaconsfield and the gardens opposite Beverley Terrace. The wide, uncluttered views created by these spaces prove this is a conservation area of great variation and interest.

The shape of the conservation area, formed naturally along the coastline,

allows for the ability to appreciate other parts of the conservation area from afar. The grand scale of St. George's Church allows the building to be seen from the majority of these viewpoints and beyond.



Views of other parts of the conservation area from afar: Beverley Terrace from Norma Crescent

A good, unfolding experience of the area (known as "serial vision") is had by travelling both north and south along Front Street. The winding nature of the street, along with the placement of certain buildings, namely the Watch House and the Queen's Head, encloses the views before opening out to reveal what was obscured.



Serial vision heading either way along Front Street

## 5 Character Analysis

### 5.1 Character Sub-Areas

Based on their age, layout and character, three different types of development can be identified in Cullercoats conservation area:

- **Village Core:** for example, Cliff Top, Front Street and bay area.
- **Late 19<sup>th</sup>/early 20<sup>th</sup> Century suburbanisation:** for example, Windsor Crescent, Beverley Terrace and metro station.
- **Southern area:** for example, Beaconsfield, Tynemouth Park and the buildings within both.

### 5.2 Land Use

The dominant land uses in the conservation area is open spaces and residential, although we also see some leisure in the form of a public house, a social club and restaurants. The area's role as a tourist and recreation centre is evident through the Park Hotel, the Blue Reef Aquarium, Tynemouth Park, amusement arcade and a fish and chip shop.

Most land uses in the area are those generally found in traditional villages centres: residential, churches, pubs and open spaces. However, local retail and local services such as a post office and library cannot be found here. These service needs are filled nearby; a post office and a library are both just outside the boundary on John Street and St. George Street respectively.

The dominance of residential use defines the character of much of the conservation area. Nearly all of the **Late 19<sup>th</sup>/early 20<sup>th</sup> Century suburbanisation Sub-Area** is made up of single-family dwellings. Conversions of single-family dwellings to flats dominate certain areas though, in particular Beverley Terrace. Should this continue it could begin to harm character and appearance if they result in incremental changes to elevations, leave gardens un-green and communal areas unmanaged, if greater parking demands have knock-on effects such as increased hard-standing or removal of boundary walls, or if there were a general decline in residential amenity.

For these reasons it will be important to pay particular attention to controlling increases in the number of dwellings in this area. There are few blocks of flats, but the high number of dwellinghouses also means particular attention should be paid to the impact permitted development rights might have on the character and appearance of the area over time. This is discussed more under *Management* from page 32.

The impact that the open spaces have on the area is also profound, helping to provide low density, high amenity pieces of land in the area.

### 5.3 Hierarchy of Buildings



RNLI Lifeboat House

It is common in historic villages for there to be a few buildings that appear more important than the others due to their size or location; in Cullercoats village's case there are several buildings with prominence; these buildings would be the Queens Head, the Watch House and the RNLI Lifeboat House. Victoria Court and the newly developed Winslow Court vie for attention, but this is simply due to their overly large scale rather than their architectural quality.



Winslow Court dominates this part of the conservation area

Away from the **Village Core** there are many more buildings of note that demand attention. The Park Hotel dominates the corner of Beach Road and Grand Parade, but it's only its eastern most part, with its Art Deco splendour that is of landmark quality. The metro station, although not on architectural par with its neighbours at Tynemouth or Whitley Bay, still has a presence, especially with regards to what



The Park Hotel and Cullercoats Metro Station, both buildings of importance within the conservation area



it represents: one of the defining factors of the area's development, the key to the area's tourism history and the use it provides today in providing transport to residents and visitors of Cullercoats. The 1950s Cullercoats Primary School is a special building of large scale with good detailing typical of its time. The building's positioning, hidden away from a main street, means it cannot be seen easily but this does not mean its quality should be ignored. Similarly, the Vicarage of St. George's Church is hidden away from the main street but is a building of great quality, which is reflected in its grade II listing. Believed to have been designed by Pearson, the architect who designed St. George's Church, the Vicarage is a multi-gabled stone property with several large feature chimneys.



Church of St. George

There are particular buildings in the conservation area that, by their design, scale and siting, do have a true landmark qualities. First is the Parish Church of St. George. The church, and especially its tall spire, dominates the conservation area, and indeed the coastal area of North Tyneside. Cliff House, with its bright white render stands out on the landscape, helped by its prominent positioning on the bank top. Alternatively, the coastal topography masks the large scale of the Dove Marine Laboratory, but

viewing the building from within Cullercoats Bay really allows for an appreciation of the building's size.



Cliff House

The uniform nature of the buildings in the **Late 19<sup>th</sup>/early 20<sup>th</sup> Century suburbanisation Sub-Area** means there is little planned hierarchy here, although some terraces, namely Beverley Terrace, do have a greater presence than elsewhere due to their grander scale, design and positioning.

## 5.4 Architectural Qualities

### 5.4.1 Form, Height and Scale

The **Village Core Sub-Area** does not have one dominant built form, reflecting its incremental development and redevelopment over time. It could be fair to say that each building (or group of buildings) is individual. One of the largest groups in the area is Simpson Street, with single storey, pitched roof, two-bay wide buildings. The fishermen's cottage-style homes on Victoria Crescent are similar, but their steeper roof makes them larger buildings. In complete contrast there is Winslow Court, which by virtue of its mansard roof, is four storeys in height. The buildings in the bay take on quite considerable variety in their detailed form, with decorative gables, dormers, towers and differing roofs.



One storey Simpson Street and similar Victoria Crescent

In the **Late 19<sup>th</sup>/early 20<sup>th</sup> Century suburbanisation Sub-Area** the dominant built form is two storey, two bay house with pitched roof. In the terraced properties these roofs tend to be unhipped but this differs for many of the detached or semi-detached homes, such as on Norma Crescent where the roofs are hipped.



Many properties use the attic space as a third storey but an architecturally unsympathetic dormer often represents this. In Beverley Gardens, the properties display more individualism than can be



The Dove Marine Laboratory, with its varied form

seen in other streets, with gables, hips and differing shaped footprints. Other noticeable anomalies are the flat roofed Dove House on John Street and the one storey, double fronted Beacon House on Beverley Terrace, built so to allow for use of its navigational beacon.



Typical unhipped roof



Beacon House

traditional hipped roof, the café adding interest with its domed clock tower. The Park Hotel is very interesting in its form, with the majority of the building being flat roofed, as typical of its Art Deco style. However, up from the roof projects a further floor with a more traditional looking hipped roof. It also has a varied footprint, although most of this is due to several modern extensions.

In the **Southern area**, again there is a variation in built forms. The Blue Reef Aquarium is a modern, flat roofed building of around two storeys in height. The Palace Building (a former public shelter) and the Longsands Café are one storey in height with a more



Single storey Longsands Café with its clock tower

## 5.4.2 Periods and Styles

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

- *Georgian*

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

- *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.

- *Early to Mid Twentieth Century*

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

- *Mid to Late Twentieth Century*

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

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

### **5.4.3 Features, Detailing and Materials**

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

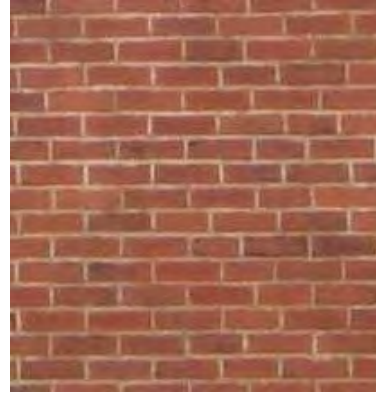
The features are:

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

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

## 5.4.4 Masonry

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



Mottled red bricks and smooth white bricks in English garden wall bond and evenly toned red bricks in stretcher bond

- mottled red-brown bricks in Victorian buildings
- smoother, white bricks in Victorian buildings
- more evenly toned red bricks in the early to mid twentieth century buildings.



Brick detailing at 30 and 32 Beverley Gardens

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

Brick is occasionally used instead of stone for architectural detailing, to highlight windows, doors, gables, eaves and chimneys. 30 and 32 Beverley Gardens make particularly good use of brick detailing to enliven their elevations.

Another masonry treatment used in the area is roughcast render, which was used extensively in late Victorian, Edwardian and early to mid twentieth century buildings, though less so in the terraces. It is often used on upper floors above red brick, such as at 7 Beverley Gardens. Cullercoats also has several examples of where roughcast render is used on the whole building, such as in Beverley Gardens and the more modern properties on Front Street. Examples of where roughcast render is unpainted it should remain so to retain its rich patinated character. There are also many examples within the conservation area where a smoother render has been employed, such as on Norma Crescent, the Park Hotel and Cliff House.



Grade II listed Rocket House



Use of roughcast render in the conservation area

There are also many examples within the conservation area where a smoother render has been employed, such as on Norma Crescent, the Park Hotel and Cliff House.

The conservation area has few stone buildings, however where they do occur they enjoy the benefit of listed building status; they are: Church of St.

George, its Vicarage, Cliff House (rendered), the Watch House and the Rocket Garage (painted). The stone is natural, local, yellow sandstone.

Sandstone is used for architectural detailing in many houses, where bay windows, door and window surrounds and quoins are used to enliven elevations. This has been used generally quite simply, keeping the stonework reasonably plain and unfussy. In some cases, however, stone has been used more extravagantly, such as on the Dove Marine Laboratory, where a moulded feature gable is in place. Also at Monks Haven on Beverley Terrace, stone is used in an elaborate stone porch with roman composite pilasters. The west side of St. Oswin's Avenue makes good use of quite delicate stone detailing above windows. Cullercoats Primary School has a good artificial stone portico.

Use of stone detailing throughout the conservation area



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.

There are two buildings within the conservation area that are not constructed from the more conventional material seen in the majority of the area; Dove House, on John Street and the Blue Reef Aquarium. The former is made up of a combination of brick, pebbledash and stack bonded Westmorland slate cladding. The latter is constructed of smooth narrow vertical aluminium panels.

### 5.4.5 Doorways

The doorways in Cullercoats conservation area are generally very simple. Although more decorative examples can be found, as seen with Monks Haven, and St. George's Church and its Vicarage, where there are moulded stone surrounds.

Many homes have a simple stone hood above the door, with subtle detailing. Where there is no hood, a stone lintel has generally been employed; these can range from rather simple (for example, on Promontory Terrace) to more elaborate (for example, Windsor Crescent). There are some rare examples of where the home's name has been carved into the lintel. Some properties' doorways have a stone surround;



Simple hoods and more elaborate lintels

this is usually seen in the larger, grander properties, such as on Beverley Terrace and Cliff



Home's name carved into stone lintel



Stone door surround at Cliff House and stone porch at the Queen's Head



House. The door of the Queen's Head is recessed into a large stone porch with feature curved window.



Range of doorways on Beverley Gardens

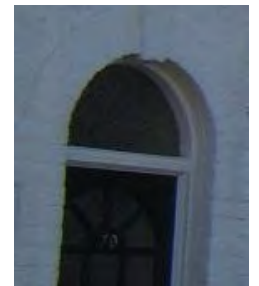
Beverley Gardens sees a great variety in doorways, adding to this street's special quality. Some have decoratively carved timber hoods and number 22 has a particularly special round open porch with composite columns. In general, porches are not a prominent

feature in the conservation area, although there is a good collection of pitched roof examples at the western end of Southcliff. Several properties have had porches added that are not historically accurate.



Good original doors at 6 and 8 John Street

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 round-headed examples on Simpson Street being particularly characterful. The conservation area has a poor retention of original timber doors and there are many examples of historically inaccurate doors, i.e. uPVC, glazed and historically unsympathetic colours. The most historically appropriate ones are in dark, rich colours such as black, reds, browns, greens and blues, with frames



Round-headed overlight at Simpson Street

being nearly always white or off white. The doors of later properties are usually

part-glazed, often with intricate glazing bar patterns. Once again, it is the properties on Beverley Gardens that show great variation here.

### 5.4.6 Windows



Vertical windows throughout the conservation area

Earlier window openings are strongly vertical, one of the defining features of late Georgian, Victorian and early Edwardian architecture. Most early window openings are simple with square or angled natural sandstone sills and lintels.

Many of the later openings are larger and more horizontal, but subdivision of the windows within them still strongly emphasises verticality. Notable exceptions of this however are the Park Hotel and Cullercoats Primary School, whose windows have a strong horizontal emphasis in keeping with their Moderne styling. There has also been a loss of vertical emphasis



Horizontal emphasis at Cullercoats Primary School and the Park Hotel



Differences in windows within the conservation area's more modern developments

where central mullions have been removed from between windows in some properties. Some of the more modern developments within the village have attempted to recreate the vertical emphasis within their windows, notably Winslow Court and Bede Court. Beverley Villas and Victoria Court, on the other hand, feature square windows.



Range of interesting windows within the conservation area

There are a small number of different shaped windows in the conservation area, such as the oval window at 22 Beverley Gardens, the round-headed window at Monks Haven and the round, porthole style

window at Cullercoats Primary School. 24 Beverley Gardens has a particularly interesting concertina style window. St. George's Church features some beautiful arched and traceried windows.



Range of bay windows within the conservation area

Bay windows are a prominent feature of the conservation area, especially within the terraced streets. 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

Bay windows add to the grand nature of the conservation area



match the house in materials whilst others are enlivened with contrasting sandstone, brickwork or render, plus slate roofs. Most flat roofed bays have solid parapets but interesting double-height castellated bays can be found at Monks Haven. Also of note are the turret style bays that extend up into further storey on Windsor Crescent, and Beacon House, which features both an angled and a square bay. Some properties on Beverley Terrace use decorative ironwork on or above bays, but sadly much of this has been lost. Bay windows are attractive, prominent features that help define the distinctive grand nature of the architecture in this area.

Edwardian and early twentieth century buildings. Of the few original windows that do remain, they add so much to the proportion and character of the building and it would of benefit to see them retained.

Traditional windows in the area's early Georgian buildings would have had multiple panes of glass (generally six, nine or twelve). No original Georgian windows exist in the conservation area. Late Georgian and Victorian buildings would be double-hung vertical sliding timber sashes. As Victorians produced larger panes of glass, glazing bars were used less but by the Edwardian period

Of the conservation area's windows themselves, few survive from the Georgian, Victorian,



Original Victorian windows at Beverley Terrace



Glazing bars used in the top sash on Beverley Gardens

and later, glazing bars were reintroduced as decorative features and the top sash was often smaller than the bottom sash. There are a few remaining examples of these windows on Beverley Gardens, Marden Avenue and St. Oswin's Avenue. 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. Unfortunately, the permitted development rights of homeowners have seen the loss of many original windows. uPVC windows are alien to the pre and early 20<sup>th</sup> century buildings in the area and are an inferior substitute for traditional timber windows.

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

### 5.4.7 Roofs, Gables and Dormers

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



Hipped roofs at Norma Crescent

Overall Cullercoats sees many variations in roof forms, resulting in a diverse and interesting character. Traditional dual pitch roofs without hips are the basis for much of the buildings in the conservation area, especially the terraces that dominate the **Late 19<sup>th</sup>/early 20<sup>th</sup> Century suburbanisation Sub-Area**. Hipped roofs do feature in the conservation area, such as at Norma Crescent.

There are several examples of flat roofs, with variable success in terms of quality; they work best where they form part of the building's overall architectural style, such as at

Cullercoats Primary School. The Park Hotel unusually combines a part flat roof with a part hipped roof, which adds to the building's interest.



Flat roof at Cullercoats Primary School



Unusual roofscape at the Park Hotel



Examples of varied roofscapes within the conservation area (and on following page)





There are examples of where roofs take on more energy with complex, stepped shapes bringing the roofscape to life. A variety of gables and hips are used to create dramatic, cascading forms that add to this area's special interest. Some roofs have a gable to the street, varying in size and design, from the quite modest - just peaks above windows - to what can be almost a full additional storey in the roof space. Designs are quite varied, demonstrating individuality and architectural quality. Good examples of this are at the vicarage of St. George's Church, the RNLI Lifeboat House and several properties on Beverley Gardens.



Cat-slide dormers on Victoria Crescent

Dormer windows are a feature of the architecture in some parts of the conservation area. In the **Village Core Sub-Area** they are not prominent, but can be seen on some properties on Victoria Crescent, where cat-slide dormers feature, and at Winslow Court, where dormers feature heavily on the building's mansard roof. There are more dormers in the **Late 19<sup>th</sup>/early 20<sup>th</sup> Century suburbanisation**

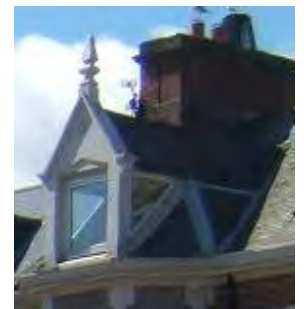


Dormers on the mansard roof at Winslow Court

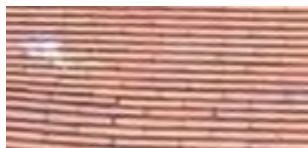
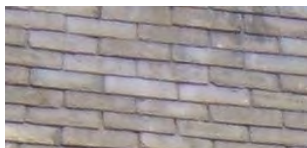
**Sub-Area** although the majority are either inappropriate new examples (too large, badly placed, incorrect shape, poor choice of materials) or originals with insensitive alterations. These, especially the former, have an adverse effect on the conservation area's roofscape.

Modern rooflights can be found on some properties in the conservation area. These too are often too large and inappropriately placed.

Despite new windows, a well-retained dormer on Beverley Terrace



Three traditional roof coverings are found across the conservation area. Natural Welsh slate is used on most pre 20<sup>th</sup> century buildings. Welsh slate is rough looking with slightly uneven edges and subtle variations in shade and tone, often with purple hints, which helps define the richness and texture of the area's character. Most of the remaining buildings across the conservation area use red clay plain tiles, red interlocking clay pantiles or duller, darker tiles. Much of the original older roofs have a patina and slight roughness brought about from years of weathering.



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

Unfortunately many original roof coverings have been replaced, and where they have been, they can have either a bland or an unnatural shiny appearance.



Eaves are treated modestly. There is variation on the size of the overhang but eaves on the later buildings generally tend to overhang more. The eaves at Longsands Café have an overhang large enough to

Large overhanging eaves at Longsands Café

Stone verge





Plain timber bargeboard at the Fishermen's Mission

create a porch-like feature beneath. Similarly to eaves, verges are rather modest. On most buildings they are plain, whilst a few do have brick, stone or timber detailing. Some properties have bargeboards and again, these are very plain, such as those at the Fishermen's Mission. Most ridges on earlier slate roofs are grey and there are many examples of red clay also. Those on the later 20<sup>th</sup> century properties tend to match the roof covering. Crested ridges are rare, but can be found occasionally, for example at Norma Crescent.



Red tile crested ridges at Norma Crescent

### 5.4.8 Chimneys

Chimneys add to the roofscape considerably, and the grand size of many chimneys in the conservation area is impressive.



Range of impressive chimneys in the conservation area, with pots intact

In Cullercoats, most main chimneys are usually at the ridge. Some make use of brick and stone detailing, are large and

grand in scale, and have many pots. Many pots do survive, most cream or red clay, but some chimneys have seen a great loss of these. Cliff House has blackened pots that contrast with its bright white render. Also many chimneystacks have been truncated, significantly altering the roofscape. The chimneys of the properties on Norma Crescent deserve a mention for being of a much larger scale than similar semi-detached properties elsewhere in the borough, although these too have seen some pot loss. Unfortunately, very few late 20<sup>th</sup> century buildings in the conservation area have chimneys, resulting in a much blander roofscapes.



Large chimneys at Norma Crescent

### 5.4.9 Rainwater Goods

Gutters and downcomers (drainpipes) are generally not prominent features of the architectural design and few survive in place. Fortunately an excellent example of surviving rainwater goods can be found at Monks Haven, Beverley Terrace, which has large decorative hoppers and square brackets with fleur-de-lis motifs. Many rainwater goods would have been traditionally cast-iron and painted black. Many have been replaced with plastic, and more recent development often uses plastic, which is more flimsy in appearance. There are examples of modern white plastic rainwater goods that are not historically accurate.



Decorative rainwater goods at Monks Haven

### 5.4.10 Shopfronts



Shopfronts make a contribution to the conservation area, especially with the particular types of commercial uses - amusement arcade, restaurants, fish and chip shop - on Victoria Crescent adding much to the character of the area. Despite the character of a

The characterful uses on Victoria Crescent are not matched by their charmless shopfronts



Retention of features: finials and pilasters, left, and curved recessed doorway, right. Good retention of original features at Smithy's

bustling tourist resort generated by these uses, the shopfronts themselves have little charm, a collection of large plastic signs with not much in the way of architectural quality. An examination of old photographs of this area however, does show that some good quality architectural features could be salvageable or restorable. Similarly, the Shopfronts elsewhere in the conservation area have seen some unsympathetic changes over the years, but there is often evidence of more traditional features still in situ, for example, the decorative finials and pilasters at Quality Pizza and the curved recessed doorway at The Electronics Shop. One particularly good example of a shopfront that has resisted most modern alterations is Smithy's, which has retained a traditional painted fascia, cornice and decorative corbels.

#### 5.4.11 Other Structures



Adamson Memorial drinking fountain

There is little historic street furniture in the area, but a few pieces are interesting. The first being the Adamson Memorial drinking fountain, a Grade II listed building, erected in 1888 to commemorate Lieutenant B.J.H. Adamson, who went missing at sea in September 1887 whilst commanding H.M.S. Wasp. A recent restoration undertaken by North Tyneside Council saw the fountain return to its former glory.

Also of interest are the two tall wooden masts with navigational beacons, one on the cliff top and one to the rear of Beacon House. Boats approaching Cullercoats Harbour knew it was safe to turn and enter the harbour when both masts could be seen in a direct line. The two masts, along with the Watch House, Rocket House and Lifeboat House, work to remind us of Cullercoats' maritime importance.

Lion's Head Fountain

The Locally Registered Lion's Head Fountain can be found at the southern end of the conservation area at Longsands. It is a spring water drinking fountain, considered to be from early 1800s and used until around 1920, by which time it had been polluted by local mine workings. Buried with sand over the years, this is a fascinating structure and its interest is added to by its disappearance and reappearance through time.



North Pier



Piers have been features of Cullercoats since 1677, when a wooden pier was erected in the bay to aid in the export of coal. The stone North and South Piers present today were built in

1848, with the North Pier being of the best architectural quality, with its sinuous form and curved north east facing revetment.

Former service buildings at the rear of Beverley Terrace show that good, functional architecture can make a positive contribution to character also.

Structures that are not historic, but certainly do add much to the character of the area are the dinosaurs at the Lost World Adventure Golf at Tynemouth Park. While perhaps not to everybody's taste, they have brought a certain animation and sense of fun to the Park, which adds to the conservation area's recreational character.

## ***5.5 Contribution of Spaces***

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

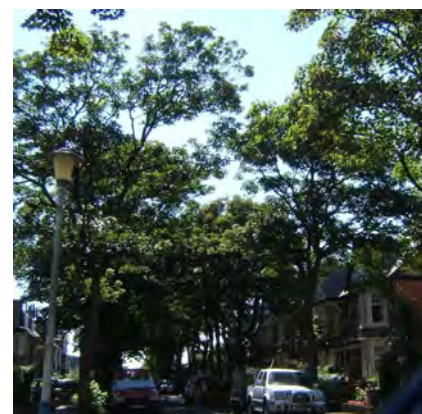
- Tynemouth Park
- Beaconsfield
- Gardens opposite Beverley Terrace
- Boat Park
- Domestic Gardens

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

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



It is not a particularly well-treed area, apart from the particularly leafy street of Beverley Gardens and on Marden Terrace, where trees shield the residential properties from the Metro line. There are no Tree Preservation Orders in place, but all trees are given protection as part of the conservation area status.



The leafy street of Beverley Gardens

### 5.5.1 Tynemouth Park

Tynemouth Park was opened in 1893, following negotiations between Tynemouth Council and the Duke of Northumberland for the lease of a plot of seven acres of his land. The ground had a large pond, three bowling greens, and ornamental gardens with a bandstand. The pavilion (now Longsands Café) and tennis courts (now a crazy golf) did not come into existence until 1930, after more land was leased from the Duke.

Despite the loss of the bandstand, the park has generally kept its layout identical to when it was first opened. Its historic importance has been recognised through its adoption onto North Tyneside's Local Register.



This park is a wonderful facility. It is a place where people can walk, play or relax, and gives a great sense of the area's historic and present-day recreational character.



### 5.5.2 Beaconsfield

Beaconsfield, in the southern part of the conservation area, provides a substantial amount of greenspace (see aerial photograph above). The field is the former site of Beaconsfield House, a large property that for some time served as a Barnardo's children's home. The property was demolished in the late 1950s and the site has remained undeveloped since.

Beaconsfield provides a large open aspect that is a fantastic setting for the magnificent St. George's Church. It is a wonderful place to walk and enjoy the views along the coasts and out to sea. The east side of the space also makes a contribution to North Tyneside's biodiversity by being part of a wildlife corridor.

### 5.5.3 Gardens opposite Beverley Terrace

These gardens are shown on the second edition O. S. map, with the central part being described as a lawn tennis ground. By the 3<sup>rd</sup> edition O. S. map, the space appears to have seen some



landscaping and planting, which, when comparing with a present-day map, has remained the same since. Like Beaconsfield, the space also forms part of a wildlife corridor.

The gardens themselves are sunken, a popular feature of coastal areas, and not too dissimilar to the Panama Gardens at nearby Whitley Bay. A popular spot to sit and admire the floral displays or the coastal views, this space is as special now as it was a hundred years ago, when locals would stroll around the gardens in their Sunday best.

#### 5.5.4 Boat Park

Whilst perhaps not being the most attractive of the conservation area's open spaces, what the boat park lacks in appearance it more than makes up for in character. The presence of these small vessels in the heart of what was the old village reminds us of Cullercoats' maritime tradition.



The boat park is a characterful part of the conservation area

#### 5.5.5 Domestic Gardens

Gardens differ greatly, showing the interesting variations within the conservation area.

In the **Village Core Sub-Area**, properties generally have a small or no front garden and a yard to the rear. In the **Late 19<sup>th</sup>/early 20<sup>th</sup> Century suburbanisation Sub-Area**, properties are characterised by a modest front garden and a small back yard or garden. There are exceptions, for example, Beverley Terrace, where the properties have a large back garden with outhouses across a back lane in addition to their yards. Also Beverley Gardens, where properties have substantial leafy back gardens. The well-established, green nature of Beverley Terrace's and Beverley Garden's gardens are revealed in aerial photographs and although less visible, are just as important as front gardens in their contribution to the low density, high amenity character of the area. For many, a large, sheltered, well-established back garden will be an indispensable part of living in this part of Cullercoats, and care should be taken not to weaken their intrinsic significance either by infill development, removing trees, or eroding green maturity.

Most properties here would have had front boundary treatments made up of a low stone plinth with iron railings. No original boundary railings remain in the conservation area, most likely to be lost during the Second World War. It is worth pointing out however, that there are some remnants of original railings within gardens, such as at 47 Beverley Terrace. Some properties have seen the installation of flimsy-appearing, ill-advised replacements. While most properties have left just the stone plinth, many have built historically inaccurate brick or stone walls. Some of the later terraces, i.e. those in the more northern part of the conservation



Rare surviving railings

Gardens within the conservation area

area, have taller brick walls with a terracotta or stone plinth. Within the gardens themselves, we see lawns with beds of shrubs, perennials, the odd ornamental tree, and paths to the front door. There are examples of where gardens have been covered with hardstanding. Although potted plants have enlivened many of these spaces, hardstanding in general is inappropriate and further infill would dramatically affect the amenity of the area.

### **5.5.6 Roads and Pavements**

Many roads and pavements can contribute quite strongly to the character and appearance of the area. Like the development that lines them, roads have been suburbanised over the decades, overlaying visual references to the early village and suburban sprawl with crisp kerbs and standardised surfaces. This is only to be expected, but where minor evidence of past character exists, this should be retained and preserved.

Roads are mostly black or red tarmac. Road markings can be quite prominent in some places. Kerbs are generally concrete or granite, the latter being important to the historic character of the streets. Pavements are concrete flags or dark tarmac.



Granite kerb on John Street

Lampposts have recently been replaced as part of a borough-wide scheme, bringing unity to what was a random mix of modern concrete and metal features.

Few historic street nameplates survive but those that do should be retained where possible.

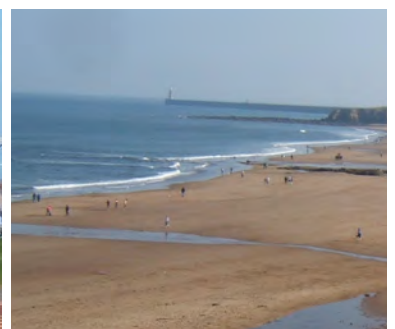
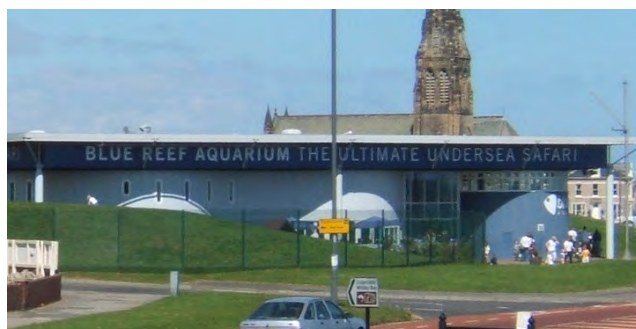
### **5.5.7 Negative Parts**

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

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.

## **5.6 Atmosphere**



The conservation area's character is gained not only from the built fabric and spaces around it, but also the atmosphere it creates. There are so many facets to Cullercoats that a considerable amount of character is created here: the grand Victorian nature of the large terraces, gardens and recreation ground; the maritime character created by the navigational masts, Rocket House, Watch House, and Lifeboat House; the sense of the fishing village represented by the boat park and quaint cottages on Simpson Street; the tourist buzz created by the Metro Station, the Blue Reef Aquarium, the Park Hotel, the fish and chip shop, and of course the wonderful beaches of Cullercoats Bay and Longsands that provide fantastic spaces for recreation and those special views out to sea. Cullercoats Bay sees an extra-special buzz every summer with the Cullercoats Harbour Day, which sees the beach come alive with stalls, live music and hoards of visitors, all with the aim of raising money for the RNLI. Longsands beach has Blue Flag status in recognition of its information, water quality, safety and management.



The feel of the place is also heavily influenced by the seasons. A cold winter's morning strolling along Beaconsfield feels very different from a warm summer's afternoon's relaxing on the beach or enjoying a drink outside one of the pubs. The sounds and smells of the sea contribute to the experience of the area, along with the smell from the fish and chip shop, or the sounds of those playing on the beach. This atmosphere can however, be challenged by high levels and speeds of traffic that can have a detrimental effect on the atmosphere.

Overall, the buildings, spaces, streets, and their uses combine to generate an area of considerable attraction with an inherently appealing atmosphere.

## **6 Management**

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



Proactively managing Cullercoats 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 follows<sup>6</sup>:

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

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

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

## **6.1 Article 4(2) Directions**

There are currently no Article 4(2) Directions in the conservation area. Making an Article 4(2) Direction would require planning permission to be sought for certain types of development that would otherwise be permitted without the need for consent. Directions are made to further protect character and appearance from minor, incremental changes that, over the years, can accumulate to cause considerable harm to character. Article 4(2) Directions can control:

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

Directions would only apply to dwellinghouses and only control development that fronts a highway, open space or watercourse. It would also be normal to only select the most relevant of the above categories to control, and to apply the Direction only to specific parts of the conservation area. A

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

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, produced by the Tyne & Wear Specialist Conservation Team (see page 41). 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 17, 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. Additionally, the Council have recently commissioned the production of a Green Infrastructure Strategy for North Tyneside. This will inform and compliment growth within the borough and provide evidence for the LDF.

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](http://www.english-heritage.org.uk).

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

### 7.1.1 Listed Buildings

Entries on the Statutory List of Buildings of Special Architectural or Historic Interest cover the whole building (including the interior), may cover more than one building, and may also include other buildings, walls and structures in the building's curtilage. Contact us for more advice (see page 6).

Name	Grade	Designated
St George's Parish Church, Beverley Gardens	I	24 Oct 1950
Cliff House, Bank Top	II*	23 Dec 1971
Adamson Memorial Fountain, Beverley Terrace	II	19 Feb 1986
Watch House, Bank Top	II	14 Feb 1985
Former Life Brigade House, John Street	II	19 Feb 1986
St George's Church Vicarage, Beverley Gardens	II	19 Feb 1986

### 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. The register will be updated every other year, where new nominations will be considered. The following are included in the Local Register. Please consult us for more information (see page 6).

Beacon House, 42 Beverley Terrace
Cullercoats Metro Station, Station Road
Dove Marine Laboratory, Cullercoats Bay
Queen's Head, Front Street
Royal National Lifeboat Institute Lifeboat House, Cullercoats Bay
Tynemouth Park, Grand Parade
Lion's Head Fountain, Longsands

### 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.

There are currently no TPOs in Cullercoats conservation area.

## 7.2 County Historic Environment Record Entries

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

No.	Site Name	Period	Site Type
727	Cullercoats, runic forgery	Unknown	Inscribed Stone

737	Cullercoats, Quaker burial ground	Post Medieval	Friends Burial Ground
1194	Cullercoats, Ballast Hill	Early Modern	Ballast Hill
1195	Cullercoats, Cullercoats Station	Early Modern	Railway Station
1196	Cullercoats, Mine Shaft	Early Modern?	Mine Shaft
1920	Tynemouth, Long Sands Beach, Bronze Age Flint Scraper	Prehistoric	Smoothing Equipment
1986	Tynemouth, Long Sands, Lion's Head Fountain	Early Modern	Fountain
2213	Cullercoats, Life Boat House	Early Modern	Lifeboat Station
2215	Cullercoats, Cullercoats Harbour	Post Medieval	Harbour
4655	Cullercoats, Long Sands, WW2 Roadblock	Modern	Road Block
4670	Cullercoats, Pillbox	Modern	Pillbox
5056	Cullercoats, Pier	Early Modern	Pier
5057	Cullercoats, Life Brigade Watch House	Early Modern	Watch House
5058	Cullercoats, Dove Marine Laboratory & Salt Water Baths	Modern	Marine Laboratory
5059	Cullercoats, Rocket Garage	Early Modern	Coastguard Station
5237	Cullercoats, South Cliff, medieval architectural fragment	Medieval	Building Stone
5359	Cullercoats, pillbox	Modern	Pillbox
5360	Cullercoats, pillbox	Modern	Pillbox
5462	Cullercoats, Brown's Bay, Mesolithic site 1	Prehistoric	Flint Scatter
5463	Cullercoats, Brown's Bay, Mesolithic site 2	Prehistoric	Flint Scatter
5480	Cullercoats, salt pans	Post Medieval	Salt Works
5519	Cullercoats, Brown's Point, Radio Telegraph (Y) Station	Modern	Radio Telegraphy Station

### **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](http://www.northtyneside.gov.uk).

#### **Nature Importance**

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

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

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

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

### ***Wildlife Corridors***

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

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

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

### ***Trees and Landscaping in Urban Areas***

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

### ***Conservation Areas***

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

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

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

### ***Sites of Archaeological Importance***

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

### ***Coastal Protection***

*E26* An area of coastal protection is defined on the proposals map, whose open character will be maintained and where possible enhanced. Its tourism and recreational potential will be encouraged to

the extent that this does not adversely affect its landscape and nature conservation value. Land management practices which would achieve a balance of these interests will be encouraged.

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

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

### ***Protection of Open Space & Playing Fields***

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

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

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

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

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

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

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

- 8: Development Within Conservation Areas (*see 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 Coastal Area Action Plan (AAP)**

Cullercoats conservation area is within the boundary of the Coastal Area Action Plan (AAP). The AAP will earmark sites for development, improve the environment and seek to provide places that people

can enjoy. The AAP is currently at its first stage with an Issues Paper. This does not outline sites for development, set any standards, but will gather opinions and issues that can be worked upon through the plan making process that will cumulate in a document that will form part of the LDF. As part of the plan making process, studies have been commissioned to form part of the evidence base for the Coastal AAP, including the Hotel Accommodation study, Retail Centres study, Coastal Masterplan and the Green Infrastructure study. Please see <http://www.northtyneside.gov.uk/planning> for further details.

## **7.6 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

### **7.6.1 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.

### **7.6.2 Minor Developments**

Within in a conservation area, legislation<sup>7</sup> states that there are certain cases where permission must be obtained before making alterations that would normally be permitted elsewhere. This is to ensure that any alterations do not detract from the area's character and appearance. The changes include certain types of exterior painting and cladding, roof alterations including inserting dormer windows, and putting up satellite dishes that are visible from the street. The size of extensions to dwellinghouses that can be erected without consent is also restricted to 50m<sup>3</sup>.

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.

### **7.6.3 Trees**

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<sup>7</sup> Town & Country Planning (General Permitted Development) Order 1997



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

## **7.7 Unlisted Buildings In A Conservation Area**

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

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

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

## **7.8 Sources and Further Reading**

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

- *Cullercoats Art Trail*, North Tyneside Council, 2009
- *Guidance on conservation area appraisals*, English Heritage, 2006
- North Tyneside Council website, [www.northtyneside.gov.uk](http://www.northtyneside.gov.uk)
- *Photographs of the Borough of Tynemouth Past and Present*, Tynemouth Photographic Society, 2002, North Tyneside Libraries
- *Tynemouth and Cullercoats*, John Alexander, 1999, Tempus
- *Tynemouth and Cullercoats. The Second Edition*, John Alexander, 2001, Tempus
- *The Buildings of England, Northumberland*, Pevsner et al., 2002, Yale University Press
- *The People's History, Cullercoats*, Ron Wright, 2002, The People's History Ltd.
- *Unitary Development Plan*, North Tyneside Council, March 2002
- Sitelines, the Historic Environment Record website of Tyne and Wear, <http://sine7.ncl.ac.uk/sl/Home.htm>

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

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<sup>8</sup> Taken from *Guidance on Conservation Area Appraisals*, English Heritage, August 2005

- *Living In a Conservation Area*, Tyne & Wear Specialist Conservation Team (available free of charge from North Tyneside Council)
- [www.english-heritage.org.uk](http://www.english-heritage.org.uk)
- [www.buildingconservation.com](http://www.buildingconservation.com)





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