

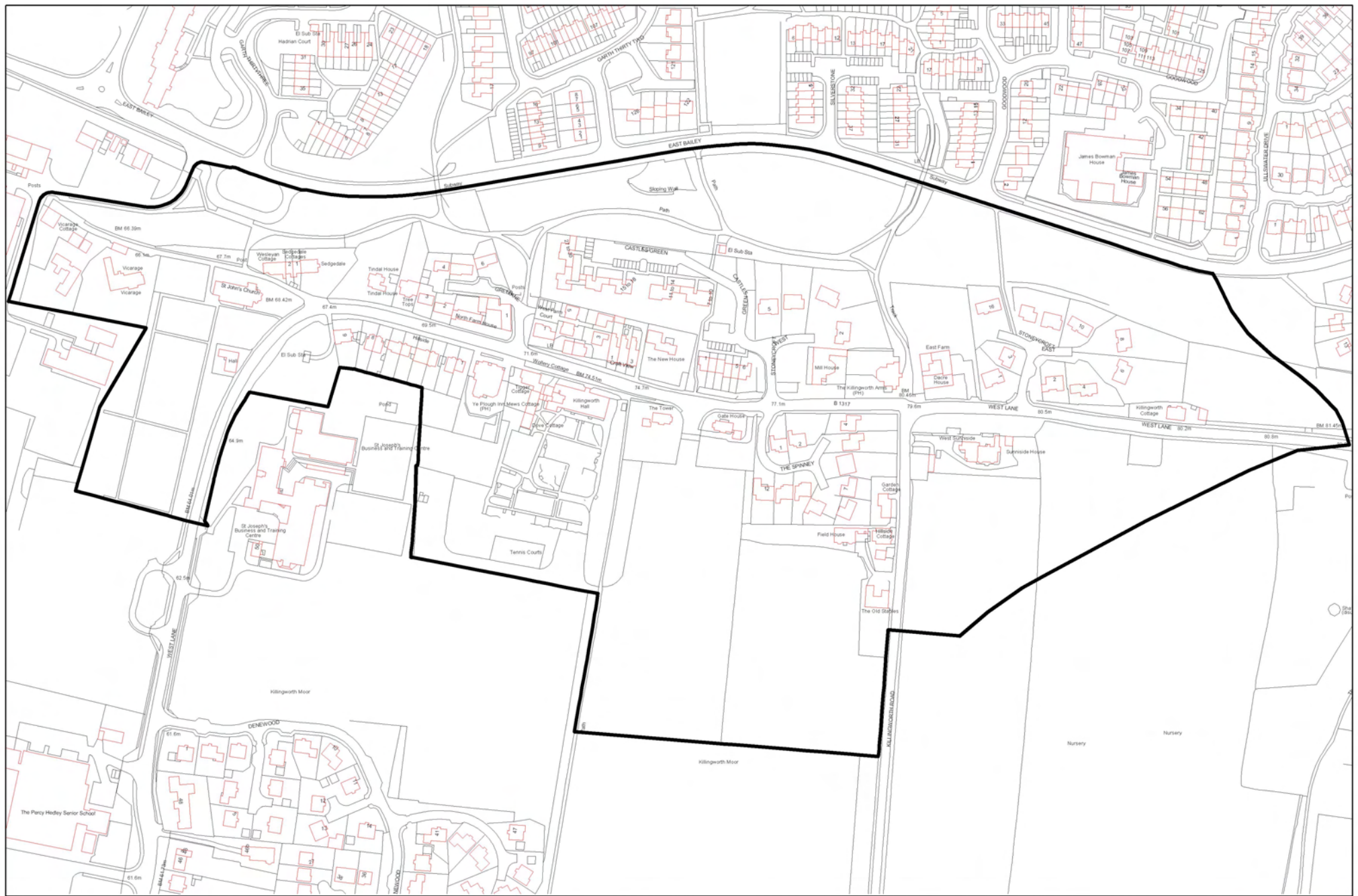


North Tyneside Council

Killingworth Village Conservation Area Character Appraisal

February 2008





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Killingworth Conservation Area

Scale 1:2250

0 50 100 150 Meters



North Tyneside Council

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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.¹ They are designated by the Local Planning Authority using local criteria.

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

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

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

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

1.2 Town Planning Context

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

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

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

35). Government policy in PPG15³ stresses the need for Local Planning Authorities to define and record the special interest, character and appearance of all conservation areas in their districts.

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.⁴ Instead, this appraisal will be adopted initially as an informal statement of Council planning policy. However, in view of its potential value in supporting the LDF, a review of the LDF may propose the appraisals become formal Supplementary Planning Documents in the future. For more information on this, contact the Council (see below).

1.3 This Character Appraisal

Killingworth Village conservation area was designated in November 1974. This character appraisal was prepared during Autumn 2007 by North Tyneside Council. A draft version was put out for 5 weeks public consultation from November 2007, and this final version was adopted as North Tyneside Council planning policy in February 2008. The final version was prepared using feedback from the public consultation. It can be downloaded from www.northtyneside.gov.uk.

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

In accordance with new English Heritage guidance, North Tyneside Council intends to continue its programme of producing corresponding Conservation Area Management Strategies for many of its conservation areas in the next few years (see page 27).

1.4 Further Information

For further information on this conservation area or this character appraisal, please contact the Planning team on 0191 643 2310 or development.control@northtyneside.gov.uk

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.

³ Planning Policy Guidance Note 15: Planning & The Historic Environment

⁴ North Tyneside Council LDS, March 2007, para 3.3

2 Location and Context

2.1 Location

This conservation area is in the west 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 four miles northeast of Newcastle city centre, with varied housing and large green open spaces. There are around 120 dwellings in the conservation area with a resident population of about 300 (extrapolated from the 2001 Census). The area is in the Killingworth ward.

2.2 Boundary

Killingworth Village conservation area was designated in 1974. The boundary is based on the medieval village and the open space and development pattern around it (*Map 1*).

2.3 Context

2.3.1 Geology

The Killingworth area is in the Tyne & Wear Lowlands countryside character area (no.14)⁵ 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 and early boundary walls. 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 Topography and Aspect

The Killingworth Village conservation area sits at the peak of (or certainly very high up) a large dip that slopes down in a southern direction. This is probably most evident by looking at the view from Killingworth Cottage southwards. The topography is also evident whilst within the conservation area, for example, the homes at Hillside are noticeably stepped down along the street.



Houses stepping down Hillside

2.3.3 Setting and External Relationships

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

⁵ Countryside character areas, devised by the Countryside Agency, provide a context to local planning and development. There are 159 areas in England, unique in terms of landform, historical and cultural attributes.

Monkseaton or Westoe in South Tyneside). The importance of Killingworth Village's surrounding open space has been recognised with a unique policy in North Tyneside Council's UDP (see page 30). Beyond this open space to the north is mostly 1960s housing (part of Killingworth Township) and to the south, a range of late 1980s housing developments.

2.3.4 Views out of the Area



View to the north of the conservation area

Views out of the north of the conservation area are mostly made up of built up residential areas and as a result are not of particular quality. Views out of the south are different in that they take advantage of the large amount of open space and the topography of the area.

The most "special" view is the one looking south down from Killingworth Cottage. From here one can see the expanse of green space, Forest Hall, Palmersville, industrial buildings in the distance and as far as Penshaw Monument on Wearside.



Special views to the south and to the west of the conservation area

Another view out of the area of note is the one that can be obtained looking out from the dense tree coverage of the footpath running south of the village to the clear, open area of the St. Joseph's Training Centre football pitches (former Killingworth Moor, see *Development History* below). This view comes as a surprise as one makes their way along the dark path and the trees almost seem to create a frame, which adds to the quality of this outlook.

3 Historical Development

3.1 Development History

3.1.1 Introduction

For many, Killingworth is a township, built in the 1960s to the ideals of a New Town, reached by crossing a lake to meet a vast area of modern housing, industry and retail. But, just to the south east of this later development are the beginnings of Killingworth. This area has a long and interesting development history, from beginnings as a small medieval village. Despite some modern development, its early origins are still very apparent in both layout and some detailed fabric, and much of what came later also has significance in its own right.

3.1.2 Pre-Map History

Although it has been suggested that the history of Killingworth Village can be traced back to 1100, it is documented as being held by the barony of Roger de Merlay III in 1242, along with other nearby

settlements including Longbenton Village. There were nine taxpayers in 1296, eight in 1312 and in a detailed survey of the whole township in 1373, sixteen tenements are listed.

Over the following few hundred years, the area in and around the village was divided a number of ways and changed ownership several times. During the 17th century, the area was known for holding Newcastle Races on Killingworth Moor, a near 2000-acre wasteland site south of the village. Under a wasteland act of 1790, the Moor was enclosed in 1793 by the construction of West Lane, Great Lime Road and Killingworth Road.

By the mid-1700s, the village consisted of a street of cottages and farms. Also around this time, the first few of a number of large homes were being built in and around the village for the wealthy mine owners and businessmen who were moving to the area. These included Killingworth House (built 1732) and Killingworth Hall (rebuilt 1765), both designed by Lancelot Coxon.

In 1865, Killingworth was separated from Longbenton to become its own distinct ecclesiastical parish and St. John the Evangelist Church was consecrated in 1869. The surrounding area of the village was, at this time, quite an important industrial area, with several local collieries, quarries, a clay pit, a sawmill, a brick works and a tile works. Killingworth has also long been noted for its connections with George Stephenson, the great railway engineer, who lived nearby at Dial Cottage.

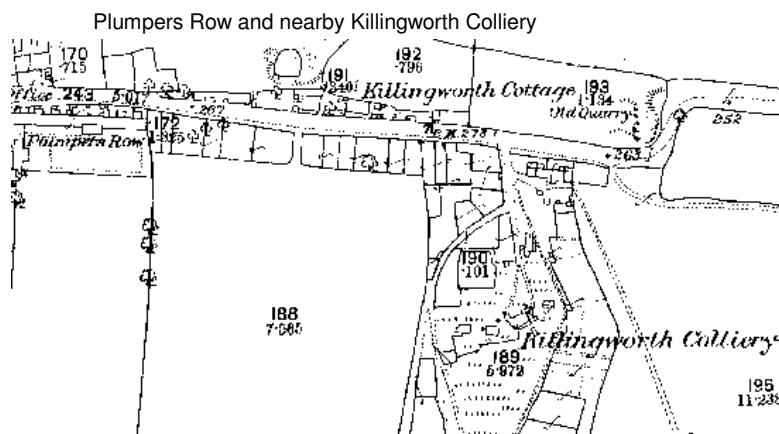
3.1.3 First Edition OS Map c.1858



This map clearly shows the main roads and routes through the conservation area: West Lane and Killingworth Road, as well as routes to the north and east of the village that are no longer present.

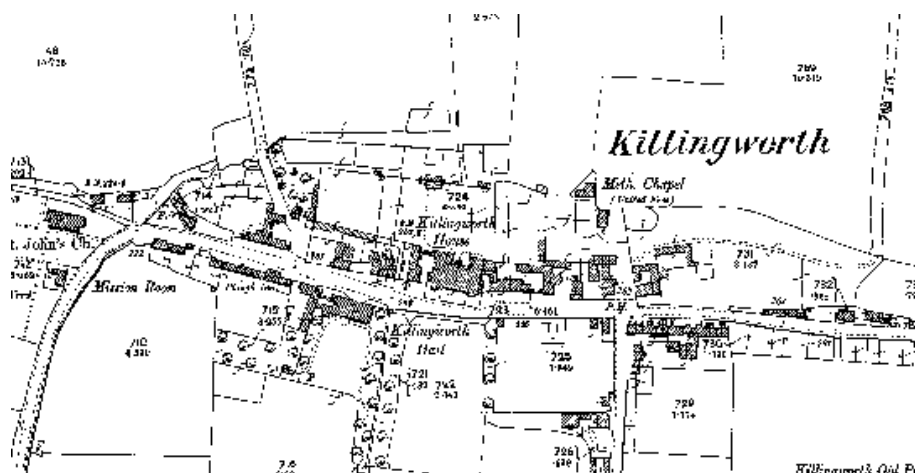
Wesleyan Methodist Chapel in the northwest of the village

At this time, St. John's Church had not been built, but the village was served by a Wesleyan Methodist Chapel at the bend in West Lane. The village is made up of agricultural buildings and their associated land, plus larger homes (Killingworth Hall and Killingworth House) with their grounds. Also present towards the east of the village is Plumpers Row, which due to its proximity to Killingworth Colliery and Quarry, can be associated with these industries. The village is served by the two public houses of The Plough and The Killingworth Arms.



Plumpers Row and nearby Killingworth Colliery

3.1.4 Second Edition OS Map c.1897

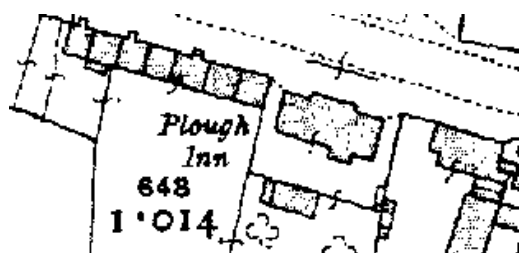


The most significant change we can see is the presence of St. John's Church, its Vicarage, its graveyard and its Mission Room. The Wesleyan Chapel has moved to a site north of the Killingworth Arms Public House.

The majority of the buildings in the village are agricultural, but there has

been the addition of some small terraces. Also there is some ribbon development down Killingworth Road. Killingworth Colliery is now identified as Killingworth Old Pit.

3.1.5 Third Edition OS Map c.1916



We see no significant change in Killingworth Village; perhaps with the closure of Killingworth Colliery there was little reason for people to move to and develop the village. Despite this, the public houses must have been receiving sufficient business for The Plough to justify being rebuilt in 1910, the new building being shown on this map.

The "new" Plough Inn

3.1.6 Fifth Edition OS Map c.1950

Once again, we see little change in Killingworth Village, showing that this area (up to this point in time at least) had seen very little in the way of modern development. There are however, some small changes: the loss of Plumpers Row and Plough Row (and its replacement with semi detached properties: Hillside), and the appearance of two new homes (The Gate House and The Tower) at the land to the east of Killingworth Hall. They are believed to be some of the first concrete buildings in the country and were designed by Carl Eagle (then owner of Killingworth House) as part of a larger scheme that never came to be.

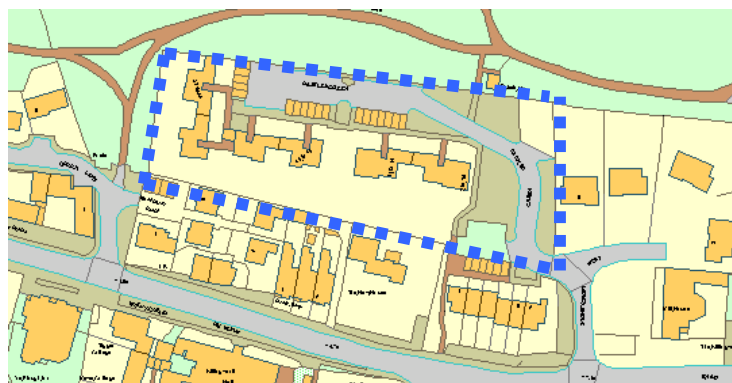
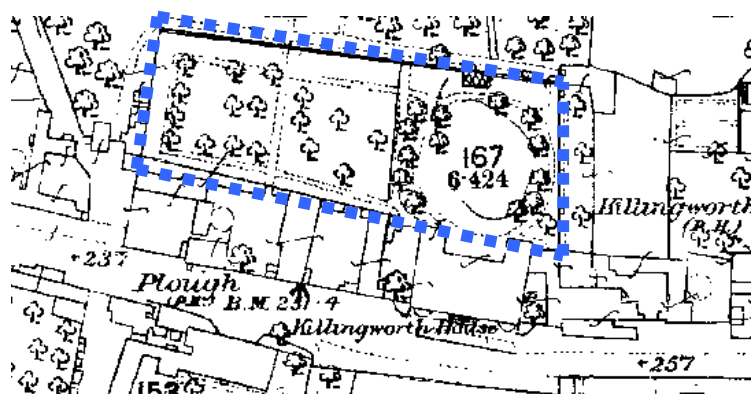
Eagle, an inventor and chemist, came to the area from Austria in 1924 and enjoyed commercial success with his antiseptic, Iglodine.



Killingworth Village c.1950, including new homes at Hillside and the two new concrete properties

3.1.7 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 first major changes in Killingworth Village since its early origins. Although much of the early fabric remains, over the last 30 years there has been a great deal of development in and around the village, building over the former sites of farm land or homes and/or their grounds. An example of this is the homes at Castles Green (former grounds of Killingworth House).



Castles Green is situated in the former grounds of Killingworth House

3.2 Archaeology

There are no scheduled ancient monuments in this conservation area. However, as the supposed site of a medieval village, archaeological investigation could reveal much about such early settlements and could contribute to the understanding of the history of Killingworth and settlement of the Borough.

4 Spatial Analysis

4.1 Development Pattern

The conservation area is based on the medieval village core of Killingworth, plus the open space and development around it. This development of an historic village has left a varied development pattern with most of its medieval rural road layout intact and much of the later development pattern based on pre-existing field boundaries. As the village grew dramatically in the late twentieth century a development pattern responding to the influence of the suburban fashions of the time emerged.

4.1.1 The Village Core

As is traditional of medieval village forms, the original settlement developed as a cluster of buildings at an appropriate point along a main linear route. The route was a main east-west route through the area (now West Lane). As stated by the Historic Environment Record entry for the medieval village (page 30), it does seem clear that it was principally a two-row village, i.e. two strings of buildings lining a wide street. 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 stated in *Historical Development* (page 7), Killingworth Village saw little change in terms of both size and layout up until around 30 years ago. There are examples in the Borough of Medieval villages (for example, Longbenton and Monkseaton) where the arrival of the railway in the late nineteenth century resulted in large suburbanisation around or nearby. This did not happen at Killingworth Village, with Killingworth Station being situated around a mile to the west of the village.

The development of former farm sites and the grounds of former large homes define the modern growth pattern. Castles Green was the first of the newer housing developments and is situated in the former grounds of Killingworth House (demolished in 1955). The homes at The Spinney have been built on the site of an undeveloped plot. Meanwhile the homes at Stoneycroft East are situated on part of East Farm's land, following the demolition of several outbuildings that had fallen into in a state of disrepair.

4.2 Layout, Grain and Density

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

Later insertions and redevelopment tend to follow layouts and densities typical of the time; the most common in Killingworth being the typical late 20th century suburban cul-de-sac layout, for example at Stoneycroft East and West, and The Spinney. The homes at these sites are large but low in density, situated in irregular-shaped, large plots. Hillside has a typical 1930s layout of a street of semi-detached homes. The village even has an example (albeit a small one) of a late Victorian terrace at Croft View: long, narrow homes with offshots.

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

4.3 Views within the Area

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



Narrow, long views along West Lane and wider, shorter views within Stoneycroft West



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

In contrast to this, we see that the cul-de-sac areas of housing have the opposite type of view in that they are short but wide, allowing for the development pattern. For example, Stoneycroft East and West are wide, spacious developments surrounded by trees.



Varied tree coverage in Killingworth Park

The way of long views eventually opens out to a much more open field creating a fuller view. This mixture makes this space very visually interesting. Also interesting is Killingworth Park. This is a large area of space that combines open space and more enclosed areas due to the varied tree coverage. The land west of Killingworth Road shows two extremes in terms of views: the area south of The Tower and



The Gate House offers almost nothing in terms of views due to the thick tree coverage, whilst the area south of Field House provides an open aspect. More on the impact of the spaces in these areas is included from page 21.

Interrupted views and uninterrupted views at different areas west of Killingworth Road

5 Character Analysis

5.1 Character Sub-Areas

Based on their age, layout and character, four different types of development can be identified in Killingworth Village conservation area:

- **Pre 20th century buildings:** for example, Killingworth Hall, Dacre House and Killingworth Cottage.
- **Early 20th century buildings:** for example, Hillside and The Plough.
- **Late 20th century buildings:** for example, The Spinney, Stoneycroft East and West and Castles Green.
- **Open Spaces:** the green areas of Killingworth Park, St. John's Churchyard and land east and west of Killingworth Road.

5.2 Land Use

The dominant land use in the village is residential, although we also see some leisure in the form of two public houses.

Most land uses in the area are those generally found in traditional villages centres: residential, a church, pubs and open spaces. However, local retail and local services such as a post office, library and health services cannot be found here. These service needs can be filled by the presence of the retail (Killingworth Centre), health (Killingworth Health Centre) and community (White Swan Centre) provisions at nearby Killingworth Township centre, some 500 metres to the north west of the village.



Residential is the dominant land use, the majority being single family dwellings

Traditionally there were a few more retail outlets in the area. Killingworth, through its development as an isolated village, had a Post Office and general shop. Presumably these outlets dwindled in popularity and eventually ceased to be following the development in the 1960s of the shopping centre at Killingworth Township.

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

For these reasons it will be important to pay particular attention to controlling 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 27.

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

It is common in historic villages for there to be a few houses that appear more important than the others due to their size or location; in Killingworth's case, these buildings would be Killingworth Hall, and North Farm House, with Killingworth Cottage not far behind. The two pubs also have landmark qualities due to their scale, setting and architectural qualities. In terms of scale, Castle Green flats vie for attention, but being "hid away" from the main street avoids them being fully seen. Newe Vicarage is a large building located centrally within the conservation area, but its modern construction means that it avoids being placed highly in the hierarchy of buildings here.



Scale, setting and architectural quality make some buildings more dominant than others

The thick tree cover found in most of the village prevents the importance and/or grand scale of some buildings being noticed. This would be the case for The Tower and The Gate House, which despite their central location in the conservation area and unusual design, are not too noticeable due to the surrounding tree coverage. Also The Old Vicarage, a large property, which on map appears to be noticeable from West Lane, is a rewarding hidden asset due to the dense tree coverage around St. John's Church.



It could be argued that this is an interesting feature: not all buildings are vying for attention and one is encouraged to explore the area to discover what could potentially be "hiding".



There are two buildings that, by their design, siting and use, do have true landmark qualities: the Parish Church of St. John the Evangelist and its Church Hall (both listed buildings). The buildings sit at the corner of West Lane turning into the village and are therefore very prominent.

5.4 Architectural Qualities

5.4.1 Form, Height and Scale



Two-storey, pitched roof, symmetrical buildings are common amongst the village's older buildings

Most of the pre 20th century buildings have the built form of a two-storey building with a pitched roof. Most buildings of such form are two or three bays wide, the oldest ones often symmetrical (for example, Killingworth Cottage), although this effect has, in some cases, been reduced by extensions. Some use attic space as a third storey. Some buildings are grouped in terraces, namely Croft View. This simple, traditional built form is inherently attractive. It is the basis for most early buildings in the village. Some enliven their shape with bays, porches, offshoots, hips and gables, whilst earlier buildings tend to be simpler. There are also a few examples of one storey properties, for

example Mill House, which is an interesting property in it has retained its agricultural character through retention of its gin-gang (it is doubtful that much historic material remains but the layout however is very apparent) despite modern extensions and refurbishment. The Old Stables, another refurbished agricultural building also has a smaller scale.



Mill House, a one-storey property with retention of agricultural character

The two-storey, pitched roof building is the most common amongst the early 20th century buildings, the majority of which are typical 1930s semi detached homes. The buildings are not symmetrical but



Loss of symmetry caused by over-garage extensions

there are examples at Hillside where two homes form a symmetrical pair (although the symmetry has been lost in some cases where there have been above-garage extensions). Exceptions to this are The Gate House and The Tower, built 1925, which are two-storey with a flat roof, plus a three-story tower. Originally both properties had a castellated parapet but this has been lost at The Gate House. These two properties are certainly unique.

The Tower and The Gate House have flat roofs; the castellated parapet remains at The Tower



Once again, the dominant form of building amongst those dating from the late 20th century is two-storey with a pitched roof. The majority of these properties are not symmetrical. Many of these houses are of a large size, but their mass is broken up with a variety of shaped footprints with offshoots, wings and garages, plus varied roof forms with gables and hips.

Despite the dominance of the two-storey, pitched roof property in the village, the amount of variation within this built form ensures that there is no monotony or repetitiveness.

Varied form and scale at Stoneycroft East



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. The few Georgian buildings remaining here are North Farm House, Dacre House, Killingworth Cottage and Killingworth Hall.

- *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; Tudorbeathan or Old English rustic cottage revival style, a Georgian revival (especially for townhouses), and the Moderne or International style. Art Deco developed during this period, with geometry, abstract shapes, and smooth, sleek lines. The Arts & Crafts style developed further with high quality, individualistic architecture based on traditional, unassuming vernacular ideas that created informal, picturesque and rustic buildings with a great attention to detail, high quality materials and traditional skills.

- *Mid to Late Twentieth Century*

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

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

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:

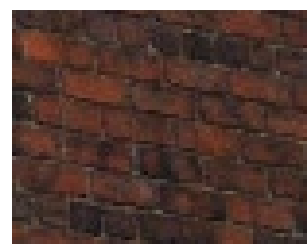
- masonry
- doorways, including porches
- windows, including bay windows
- shopfronts
- roofs, including ridges, eaves, verges, gables and dormers
- chimneys
- rainwater goods, such as drainpipes and gutters

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

5.4.4 Masonry

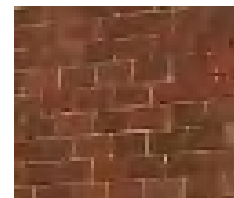
The interesting treatment of masonry is one of the area's defining characteristics. In the conservation area, buildings use a combination of brick, render, stone and several other treatments. Brick is the main material. There are few older examples of bricks but where they are found, they are attractively stained and weathered with warm, uneven tones across elevations. This can be found at 1 Sledgedale Cottages. The brick properties are generally the

Weathered bricks at 1
sledgedale Cottages



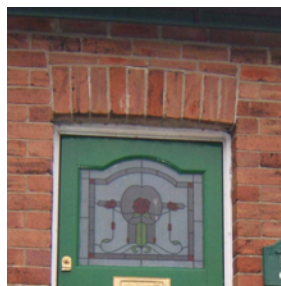
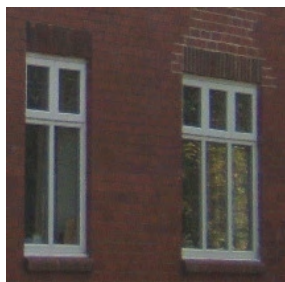
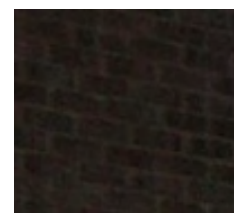
newer properties (i.e. 20th century), but within this there is variation. Broadly, there are a few main brick types in the area:

- smooth, red, bricks (found mostly in the early 20th century),
 - darker, more brown bricks (found mostly in the late 20th century buildings).
- These can range from being slightly grey toned (for example, Castles Green) to being slightly orange toned (for example, West Farm Court).



Red bricks at Tree Tops and more brown bricks at Green Lane

Within these there is variety in the bonds used, illustrating the area's phased growth. The bricks at Sedgedale Cottages are laid in English garden wall bond (mainly three or four rows of stretchers to one of headers). Generally, stretcher bond is used on later buildings.



Brick used to add detail around windows and doors, on chimneys and elevations

Brick is often used for architectural detailing in Victorian and Edwardian properties; as almost all the brick properties here are more modern than that, this is used to a lesser extent. There are, however, some examples: to highlight windows (9 Hillside), doors (Hillside Cottage), chimneys (1 Sedgedale Cottages), corner details (Hillside Cottage) and as patterning in elevations (Stoneycroft East and West).



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 The Plough. Sunnyside is an example of where render is used on upper floors above stone. Examples of where roughcast render is unpainted it should remain so to retain its rich patinated character.



Render above brick at The Plough



Yellow and pink sandstone in the village

Nearly all of the earlier buildings in the village are in stone. The stone is natural, local, yellow sandstone, being either rubble or ashlar, laid in uneven courses. It has gained the rich patina of age, creating an attractive, mature, weathered texture. There are also examples of pink-coloured sandstone (for example, Killingworth Cottage) and red sandstone (for example, used as bands at St. John's Church). Sandstone is used for architectural detailing in some houses, such as Field House, where bay windows, door and window surrounds and quoins are used to enliven elevations. The stone used here however, has been painted. All natural stone would originally have been unpainted and much remains so, patinating to an attractive rich, textured appearance. All unpainted stone should remain unpainted to retain this character. Local sandstone is also used in many historic boundary walls (page 24).



Painted stone detail at Field House



Another masonry treatment of the area used as detailing to enliven elevations, particularly in the early 20th century buildings, is red clay tile hanging. This is common on bay windows, often with shaped patterns.



Red clay tile hanging at 1 Hillside

5.4.5 Doorways



Original porch at Stoneycroft West and added porch at Hillside

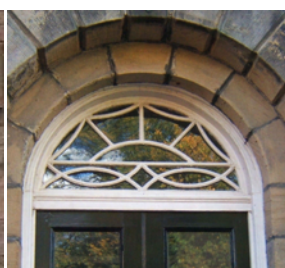
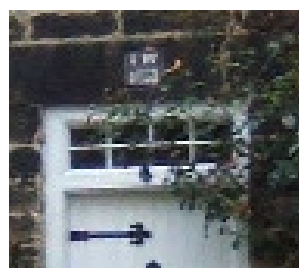


The doorways in Killingworth Village are generally very simple. Many of the homes dating from the early 20th century onwards have hoods or porches and although quite smart, none are elaborate. Within the group, generally the late 20th century buildings have these features built-in as part of the original house (for example, Stoneycroft East and West), while the early 20th century buildings have had them added later (for example, Hillside). Interesting (but still simple in style) doorways can be found at Tindal House and Tree Tops, where the doors are set back from the front of the house within angular entrances. The Plough's entrance is also recessed within a stone surround.



Interesting doorway at Tindal House

the early 20th century buildings have had them added later (for example, Hillside). Interesting (but still simple in style) doorways can be found at Tindal House and Tree Tops, where the doors are set back from the front of the house within angular entrances. The Plough's entrance is also recessed within a stone surround.



Overlights at Sledgedale, Killingworth Cottage and Killingworth Hall

Doorways in the older properties are also uncomplicated. Many are topped with a simple stone lintel and a common feature is an overlight. Some of these are plain, whereas fancier examples can be found at Sledgedale and Killingworth Cottage. The most detailed overlight can be found at Killingworth Hall; this forms part of the

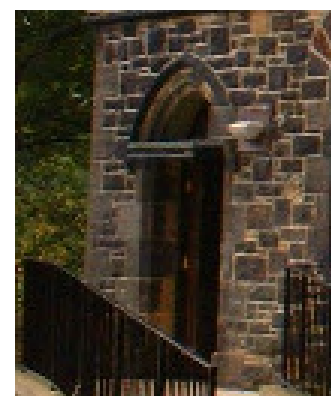
most elaborate doorway in the village, with its large stone porch complete with crowstepped stone gable. This would be expected from a property built as the mansion of the Killingworth family.



Traditional porches at Killingworth Hall and the Killingworth Arms, plus traditional style porch at Garden Cottage

Other examples of porches are at the Killingworth Arms and Garden Cottage. The porches at Killingworth Arms date from at least 1900, but the porch at Garden Cottage is modern, although it has commendably been built in a traditional style.

Unusually, the doorway for St. John's Church is not of particular significance. It is of reasonable detail: it consists of a two-centred arched door under a high pointed drip molded stone surround, but being that is situated on the west side of the church renders it of little note within the character of the village as a whole. St. John's Church Hall has a more toned-down but similar doorway and this can however, be seen from the main street.



Doorway at St. John's Church Hall

Few original timber doors are in place in the area and there are some cases



where new but traditional style doors have been used. The doors at 2 and 3 Croft View are of good traditional style. There are examples of historically inaccurate doors. The most historically appropriate ones are in dark, rich colours such as black, reds, browns, greens and blues, with frames being nearly always white or off white.

Traditional style door at 3 Croft View



Strongly vertical window openings and newer horizontal windows with a vertical emphasis



5.4.6 Windows

Earlier window openings are strongly vertical, one of the defining features of late Georgian and Victorian architecture. Early window openings are simple with square or angled natural sandstone sills and lintels (some of the very oldest properties do not have sills). Many of the later openings are larger and more horizontal, but subdivision of the windows within them still strongly emphasises verticality. Some of the more modern developments within the village feature windows almost square in shape.



There is not much to find in terms of unusual shaped windows in Killingworth Village, apart from the two-centred arches and plate tracery of the windows of St. John's Church. However, a glance into the grounds of Sunnyside East and West reveals some round-headed windows on this building.

Ornate windows at St. John's Church and round-headed windows at Sunnyside East

Bay windows are not found in the very earliest buildings of the conservation area. They are found in the Victorian buildings, for example Croft View (where the single storey bays extend sideways to cover the doorway as a hood), Field House (single storey with flat roof) and Sunnyside East (single storey with pitched roof).



Different forms of bay window at Croft View and Field House



Despite this variation, none are particularly elaborate.



Bay window at 8 Hillside and oriel window at The Plough



However, in most of the early 20th century buildings, bay windows are a definitive feature of the architecture. Here we see two-storey, curved or square bays, with tiles being used to animate the elevations. An unusual use of a bay is at The Plough, where there is an oriel window. This example is quite grand in style, with its curved solid parapet.



Of the conservation area's windows themselves, few survive from the Georgian, Victorian, Edwardian and early twentieth century buildings. Of the few original windows that remain (for

Original windows at the Old Vicarage

example, at Old Vicarage), they add so much to the proportion and character of the building and it would be of benefit to see them retained.



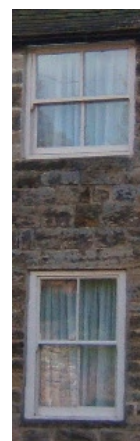
Sliding sash windows, and later examples with decorative glazing bars. Plus, casements with painted glass

Traditional windows in the area's early Georgian buildings would have had multiple panes of glass (generally six, nine or twelve). Hence the windows at Killingworth Hall are not original although they are Victorian. Late Georgian and Victorian buildings would be double-hung vertical sliding timber sashes. As Victorians produced larger

panes of glass, glazing bars were

used less but by the Edwardian period and later, glazing bars were reintroduced as decorative features and the top sash was often smaller than the bottom sash. This can be seen at The Plough. Early to mid twentieth century buildings began to use side and top-hung casements instead of sliding sashes, still with smaller toplights containing leaded, painted or textured glass (for example, Hillside, Tindal House, Tree Tops and Hillside Cottage). Unfortunately, the permitted development rights of homeowners have seen the loss of many original windows. PVCu windows are alien to the pre and early 20th century buildings in the area and are an inferior substitute for traditional timber windows. Some properties however, have opted for good quality traditional style replacement windows (for example, Tigger Cottage).

Traditional style windows at Tigger Cottage



The authentic use of leaded and coloured glass is important to the appearance of the many windows in the early 20th century properties, where each pane is individually leaded into the window, creating intricate and lively reflections that add to the vitality of the architecture. Where it is commendable that some have attempted to recreate this in modern replacements, where lead and/or colour is sometimes applied to a single pane of glass instead, this does not have the same effect, leaving a flatter appearance.



Late Georgian and Victorian window frames were usually painted off-white. Later ones are nearly always white, but it is traditional for some Edwardian and early twentieth century windows to have the timber sub-frame painted a colour, and only the window frame itself painted white, for example, at 1 Hillside.

Window at 1 Hillside

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.



Traditional dual pitch roofs without hips are the basis for much of the buildings in the village, illustrating its simple architectural beginnings. The flat roofs of The Tower and The Gate House are not in keeping with this but do have considerable interest in their own right.

Traditional pitched roof

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 Plough, Tree Tops, Tindal House and Sunnyside.

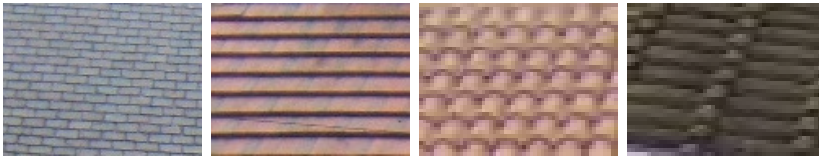
Interesting and varied roof forms at The Plough and Tree Tops

Dormer windows are very rare in the area, the only ones existing being the half-dormers at Sedgedale and in the 20th century extension of Dacre House.

Half-dormer at Sedgedale



Three traditional roof coverings are found across the conservation area. Natural Welsh slate is used on most pre 20th century buildings. Welsh slate is rough looking with slightly uneven edges and subtle variations in shade and tone, often with purple hints, which helps define the richness and texture of the area's character. Most of the remaining buildings across the conservation area use red 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; where they have been replaced they have an unnatural shiny appearance.



Range of roof coverings in the conservation area

Eaves are treated modestly. There is variation on the size of the overhang but eaves on the later buildings generally tend to overhang more. Similarly to eaves, verges are rather modest. On many buildings they are plain, whilst a few do have brick or timber detailing (for example, Sedgedale Cottages, Killingworth Cottage and The Plough) or stone watertabling (for example, Field House).



Simple bargeboard

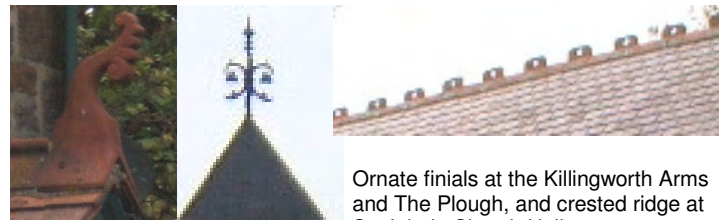
Some properties have bargeboards and again, these are very plain. Most ridges are red clay but some on earlier slate roofs are grey (for example, Dacre House) and those on the later 20th



Simple verge detailing

century properties tend to match the roof covering. Ornate but quite small-scale finials are occasional features, the most attractive examples of these

features can be found at the village's pubs: at Killingworth Arms' porches (terracotta) and at an outbuilding of The Plough (metal). Crested ridges are rare, but can be found at one of the village's more prominent buildings, St. John's Church Hall.



Ornate finials at the Killingworth Arms and The Plough, and crested ridge at St. John's Church Hall

5.4.8 Chimneys

Where they do exist, chimneys add to the roofscape considerably. Unfortunately, very few late 20th century buildings in the conservation area have chimneys, resulting in a much blander roofscapes.



Chimneys are generally found at the ridge on older buildings

In the village's older buildings, main chimneys are usually at the ridge, one at each end of the building, adding to the symmetry. On several of the stone buildings, the chimneys are brick, which suggests that they may have been replaced at some point in time. Many stone chimneys do remain however, and some are incredibly intact, for example at Killingworth Hall.

Some make use of brick detailing and have many pots, such as 1 Sedgedale Cottages. Many pots do survive, most cream or red clay, but some chimneys have seen a great loss of these. The chimneys of The Plough stand particularly proud: wide and tall in red brick with stone detailing and tall red pots. Other examples of where chimneys make an interesting contribution are at Sunnyside West and Tree Tops.

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 example of surviving rainwater goods is the particularly distinctive, large, detailed Edwardian hoppers at The Plough. Many 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. It can sometimes be common for the colour of rainwater goods to match the joinery colour scheme and there is an example of this in the village at the Killingworth Arms.

Distinctive hopper at The Plough



Intact chimney at Killingworth Hall, and particularly tall and proud chimneys at Tree Tops and The Plough



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:

- Killingworth Park
- St. John's Churchyard
- Land east and west of Killingworth Road
- Domestic Gardens

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

Together these represent a significant amount of green open space in the conservation area, and there is more beyond that is not within the boundary. Trees make a significant contribution to most of these spaces and indeed the conservation area as a whole. Killingworth Village is well known for a significant number of mature native trees in its streets, gardens and open spaces (sycamore, ash, horse chestnut and many other species- see TPO details on page 30). This mature green character should be protected and managed into the future to ensure long-term sustainability. All trees are given protection as part of the conservation area status and over 150 trees are formally protected with tree preservation orders. Trees provide light and shade, beauty and a sense of history. Seasonal changes mean



Trees make a significant contribution to the character of the area

they provide variation throughout the year.

The conservation area has some wooded areas, mainly at the land to the south of Gate House and The Tower, which fell out of agricultural use in the 1960s. Access is via the public footpath known locally as “The Crofts”. This woodland forms a valuable part of the Wildlife Corridor detailed in North Tyneside Council’s UDP and is a Site of Local Conservation Interest (see page 31). It has been reported that several wildlife species such as pheasants, foxes, woodpeckers and the occasional deer have been spotted here, as well as the more usual species.

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



5.5.1 Killingworth Park

Killingworth Park, formed in 1976, is one of North Tyneside’s Local Neighbourhood Community Parks, being defined as a park that offers a landscaped environment with some nature conservation interest and a range of facilities such as children’s play court games, sitting out areas and gardens.



Entrance and boundary wall at Killingworth Park



The park has quite a grand main entrance, with feature stone wall and ornate railings. The south boundary sees the retention of an old stone wall. The park is made up of a gravel path circling areas of grass that has been left to grow to encourage nature

conservation (indeed, the west side of the park is a designated Site of Local Conservation Interest), dense tree coverage and large open areas. There is also a children’s playsite and several seats.

This park is a wonderful facility. It is a place where people can walk, play or relax, whilst being a place that encourages biodiversity. It also acts as a boundary between the village and the township to the north.

5.5.2 St. John's Churchyard

St. John's Church was built in 1869, along with its hall and graveyard.

Today the grounds are of considerable character and atmosphere.



Listed wall, railings, gate and piers

It is peaceful space, surrounded by a stone wall with railings, which together with the gate and its piers, is of sufficient architectural and historic interest to merit being a grade II listing. Inside the churchyard is mature tree coverage of several different species. The churchyard is a designated Site of Nature Conservation Importance and is therefore considered as being of regional significance in

terms of biodiversity. Different densities of tree coverage means that the northern part of the churchyard is dark, enclosed and atmospheric, whereas the southern part is more light and open.



North and south areas of the churchyard



5.5.3 Land east and west of Killingworth Road



Land east of Killingworth Road

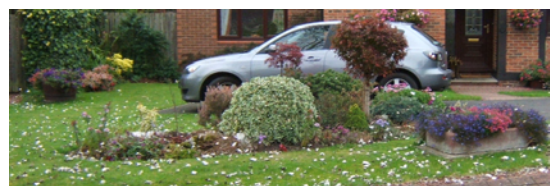
These areas have remained free from development and are also one of the few areas here that are free from trees. The land east of Killingworth Road is made up of agricultural land; this can be seen on the aerial photograph where the cultivation lines are clear. To the west the land (at the time of the preparation of this document) is being used to keep horses. These spaces are special in that they are "sandwiched" between

two built-up areas, but they provide a rural charm and fantastic open vistas, which are rare.



Land west of Killingworth Road

5.5.4 Domestic Gardens



Selection of front gardens

Typical of the low-density layout of the area, gardens help define the thick, green character of the area and are fundamental to its leafy, mature appeal as a residential neighbourhood. Front Gardens are generally small but prominent, whilst back gardens, although usually much larger, are largely hidden from view.

Front gardens are generally well established, well kept (almost all are immaculate) and a strong indicator of civic pride. Most have lawns with beds of shrubs, perennials, the odd ornamental tree, and paths to the front door. In many cases, further interest is created through the use of potted plants and hanging baskets. Some gardens are quite simple and formal; others are more casual and “cottagey”. Much of the 20th century development incorporates a drive into the garden; further infill with hardstanding would dramatically affect the green amenity of the area and is inappropriate.



Railings are rare and the examples that can be found are not original (apart the listed railings at St. John’s Church). Brick walls are rare, only really being evident at Sedgedale Cottages, Tindal House and Tree Tops.

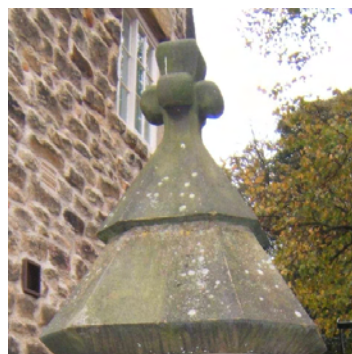


Selection of stone walls



Stone walls are the most prevalent boundary treatment, and within this there is variation, ranging from older and more rustic to newer and more formal. There are a small number of particularly special wall and pier topping details, such as at Dove Cottage and

Mews Cottage, Garden Cottage and of course, the listed examples at St. John’s Church. The most common garden feature in most of the late 20th century housing is to have no boundary treatment at all, creating an open, informal atmosphere.



Special gate piers at Dove Cottage and Mews Cottage, Garden Cottage and St. John’s Church

A note worth mentioning when discussing walls is the retention of so many old stone walls that would have once formed the boundary to a particular plot. A particularly special example of a surviving



Stone wall at Killingworth Park

historic wall is the brick wall forming the north boundary of castles Green; this was the boundary wall of Killingworth House’s grounds. These are important remnants of former development pattern as well as characterful features in their own right. They make a significant contribution and deserve

to be retained.



Brick wall at Castles Green

Because of the way the plots are laid out, back gardens are less visible, but they are generally much larger than front gardens and are just as important in their contribution to the low density, high amenity character of the area. For many, a large, sheltered, well-established back garden will be an indispensable part of living in Killingworth Village, and care should be taken not to weaken their intrinsic significance either by infill development, removing trees, or eroding green maturity. This

maturity is very apparent in places where trees, hedges and garden foliage are prominent above boundaries.

5.5.5 Roads, Pavements and Verges

Many roads, pavements and verges 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.



Dark tarmac road, pavement and concrete kerbs

Some less-used streets like the lane north of St. John's Church have a softer, more relaxed feel than say, West Lane, which should be protected from being stripped away. This does not, however, mean that these areas should be neglected.

Roads are mostly black tarmac. Road markings can be quite

prominent in some places but it appears that Killingworth Village has mostly avoided this. Kerbs are either concrete or granite, the latter very important to the historic appearance of the streets. A rare intact sett entrance to Dove Cottage and Mews Cottage is an important survival, indicating the nature of historic surfaces in the area and generating a rich texture to the scene. A



Traditional setts and modern versions



Stone pavement and granite kerbs

modern version of this has been installed at the entrance to The Spinney that unfortunately does not have the same effect. Pavements are generally either concrete flags or dark tarmac. Towards the east end of the village sees the use of stone pavement flags and granite kerbs, which add significantly to the historic character.



A common feature throughout the conservation area is green verges. Most of these verges are well kept, and range



The range of verges throughout the village

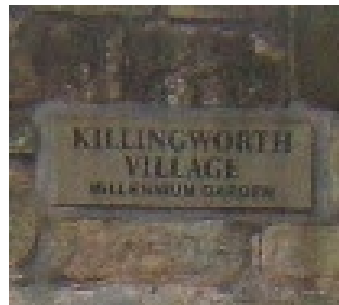
from being very plain with just grass, to having flowers or trees. They contribute to the green nature of the area and add a special character to these streets.



There is little historic street furniture in the area, but one or two pieces are interesting such as a GR wall letterbox. Lampposts are a random mix of modern concrete and metal features, soon to be replaced borough-wide, which should provide an important opportunity to improve the appearance of these features. No historic street nameplates survive; however, considering the amount of modern development and the rural nature of much of the older buildings, it is doubtful whether many (or any) would have been originally in place. Traditional metal replacements would therefore appear somewhat contrived. A wooden signpost gives a nice rural touch.

Letterbox and signpost: examples of street furniture in the village

Other street furniture gives a sense of great civic pride in the village. The names of the awards won positioned at the entrance to the park, the Millennium Garden, the “personalised” bins, the coal carts in the park: they all combine to reveal a great pride in the historic and more recent achievements of the area, and the village’s strong identity. Stone and metal name signs at the entrances of the village have avoided the often too-common municipal look.



The great civic pride in Killingworth Village is evident through street furniture, signs, etc.

5.5.6 Negative Parts

Wholly negative parts are rare. Where there may be examples of where development is perhaps not traditional in style, it in itself is not necessarily unattractive or substandard and is at least hidden away from the main part of the area.

Perhaps the main negative factor of the conservation area is the incremental change that is evident. Slight gradual modernisation has seen a few 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 that do not require planning permission.

Unfortunately, possibly the conservation area’s most prominent and important building, St. John’s Church, has suffered from inappropriate development. The north elevation of the building (where, unlike the south side, an aisle was never built) has a harsh cement covering, which is completely out of keeping with the church’s sandstone construction, and the church’s windows have been covered over with translucent plastic, reducing the effect of their stained glass quality.

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. The area’s buildings and spaces generate particular types of social use that combine to create a stimulating mood and rhythm to the place, of the peaceful nature of Killingworth Park, of doing a spot of gardening, or of a quick drink down the pub. The comfortable, mature nature of the area’s layout and buildings creates a gentle, well-established feel to the place, of an enveloped neighbourhood still characterised by its medieval/rural past but proud of the quality of its later expansion.

Civic pride is certainly very evident in the village. This can be seen in the upkeep of properties and the street furniture, as described earlier in the appraisal. Indeed, Killingworth Village has an active Residents' Association, founded in 1972. The Association have enjoyed a degree of involvement with the planning department, including playing a part in the designation of this conservation area and the formulation of the UDP policy regarding the Killingworth Open Break.

Due to the number of trees and green spaces, the feel of the place is also heavily influenced by the seasons. A cold winter's morning strolling through the village can feel very different from a warm summer's evening relaxing in Killingworth Park. Trees also contribute pleasing sounds to the experience of the area: bird song and the rustling of leaves, which are a benchmark of a rich, green environment. This atmosphere is fortunate not to be challenged by high levels and speeds of traffic that can have a detrimental effect on the atmosphere, as Killingworth Village is not a main through route. 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 Killingworth Village 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 follows⁶:

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

⁶ *Guidance on the Management of Conservation Areas*, English Heritage, 2005

For further information on conservation area management and to find out how you could become involved, use the contact information on page 5.

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 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 35). 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 from page 15, 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

North Tyneside Council's Biodiversity Action Plan should be used to inform management of trees and green spaces in the conservation area. An agreed approach to managing street trees, other trees in the public realm, and those on private land that contribute to the character of the area, should be a

positive step to protecting their contribution well into the future. A review of Tree Preservation Orders would also indicate any further opportunities for controlling the important contribution trees make to the area.

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

7 Other Information & Guidance

7.1 Other Heritage Designations

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

0	Scheduled Ancient Monuments
6	Listed Buildings
0	Locally Listed Buildings
6	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 5).

Name	Grade	Designated
St. John's Church, Killingworth Village	II	27 Feb 1950
St. John's Church Hall, Killingworth Village	II	19 Feb 1986
Gates, Gate Piers, Overthrow, Walls and Railings east of St. John's Church, Killingworth Village	II	19 Feb 1986
Dacre House, East Farm, Killingworth Village	II	19 Feb 1986
Killingworth Cottage, Killingworth Village	II	19 Aug 1976
North Farm House, Killingworth Village	II	27 Feb 1950

7.1.2 Local List

North Tyneside Council has recently put together its list of buildings and parks that are of special local architectural and historic interest (the local list). Unlike nationally listed buildings or registered parks and gardens, local list 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 list will raise the profile of and give recognition to the buildings, parks, etc. that are of special importance to our Borough. Killingworth Village conservation area has no locally listed buildings, although the list will be updated every other year, where new nominations will be considered. Please consult us for more information (see page 5).

7.1.3 Tree Preservation Orders

North Tyneside Council protects trees by making Tree Preservation Orders (TPOs). A TPO aims to protect trees that make a significant contribution to the visual amenity of an area. The Local Planning

Authority can make a TPO in respect of a tree, group of trees or woodland. The effect of a TPO is to make it an offence to carry out most works to trees without the Local Planning Authority's consent.

Not all of the following TPO designations may be completely within the conservation area. Please consult us for more information (see page 5).

Order	Name	Trees	Species
13	Estate Farm, Killingworth 1971	29 & 6 groups	Sycamore, Horse Chestnut, Weeping Ash, Yew, Wild Cherry, Beech
23	Killingworth Hall 1966	23, 3 areas & 3 groups	Sycamore, Horse Chestnut, Tulip Tree, Ash, Beech, Catalpa, Genista, Elm, Oak, Copper, Lime, Poplar, Holly
24	Killingworth Village 1967	50, 2 areas & 6 groups	Horse Chestnut, Birch, Sycamore, Beech, Elm, Ash, Yew, Willow, Hawthorn, Lime, Scots Pine, Poplar, Whitebeam
136	Castles Green, Killingworth 2001	4	Sycamore
140	1 Hillside, Killingworth Village 2001	1	Sycamore
144	The Gate House, West Lane, Killingworth 2002	11	Sycamore, Mountain Ash, Cherry

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
800	Killingworth Village	Medieval	Village

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.

Sites of Nature Conservation Importance (SNCI)

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.

Sites of Local Conservation Interest (SLCI)

E12/4 The Local Planning Authority will in determining planning applications take into account the effect of the proposal on any Site of Local Conservation Interest (SLCI), and the extent to which any adverse effects may be mitigated or compensated (where appropriate through planning conditions or obligations). In any case the Local Planning Authority will seek to minimise any adverse affects.

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.

Open Break – Killingworth

E22 Development within the open land forming a break between the built up areas of Killingworth Village and Forest Hall/Palmersville, as defined on the proposals map, will not be permitted where it would adversely affect that open break or the character of the Killingworth Village Conservation Area.

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.

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.

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

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

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

- Materials to be used.

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

Reasons:

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

7.5 The Implications Of Conservation Area Status

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

- demolition
- minor developments
- the protection of trees

7.5.1 Demolition

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

7.5.2 Minor Developments

Within in a conservation area, legislation⁷ 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 50m³.

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

⁷ Town & Country Planning (General Permitted Development) Order 1997

permission was sought. Examples might be putting up porches, painting a house a different colour, or changing distinctive doors, windows or other architectural details. The Local Authority has to give good reason for making these restrictions, and must take account of public views before doing so.

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

7.5.3 Trees

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

7.6 Unlisted Buildings In A Conservation Area

When considering the contribution made by unlisted buildings to the special architectural or historic interest of a conservation area, the following questions might be asked⁸:

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

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

7.7 Sources and Further Reading

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

- *Bygone Days of Longbenton, Benton, Forest Hall, West Moor and Killingworth*, W. G. Elliott and Edwin Smith, 1999, W. G. Elliott
- *Bygone Days of Longbenton, Benton, Forest Hall, West Moor, Killingworth, Palmersville and Benton Square*, W. G. Elliott, 2000, W. G. Elliott
- *The Parish and Church of St. Bartholomew, Long Benton- A Social History*, W. G. Elliott, 2002, W. G. Elliott

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

- *Killingworth Village Interim Report on Development and Conservation*, Killingworth Village Residents Association, October 1976
- *The Buildings of England, Northumberland*, Pevsner et al., 2002, Yale University Press
- *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>
- North Tyneside Council website, www.northtyneside.gov.uk

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

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



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