



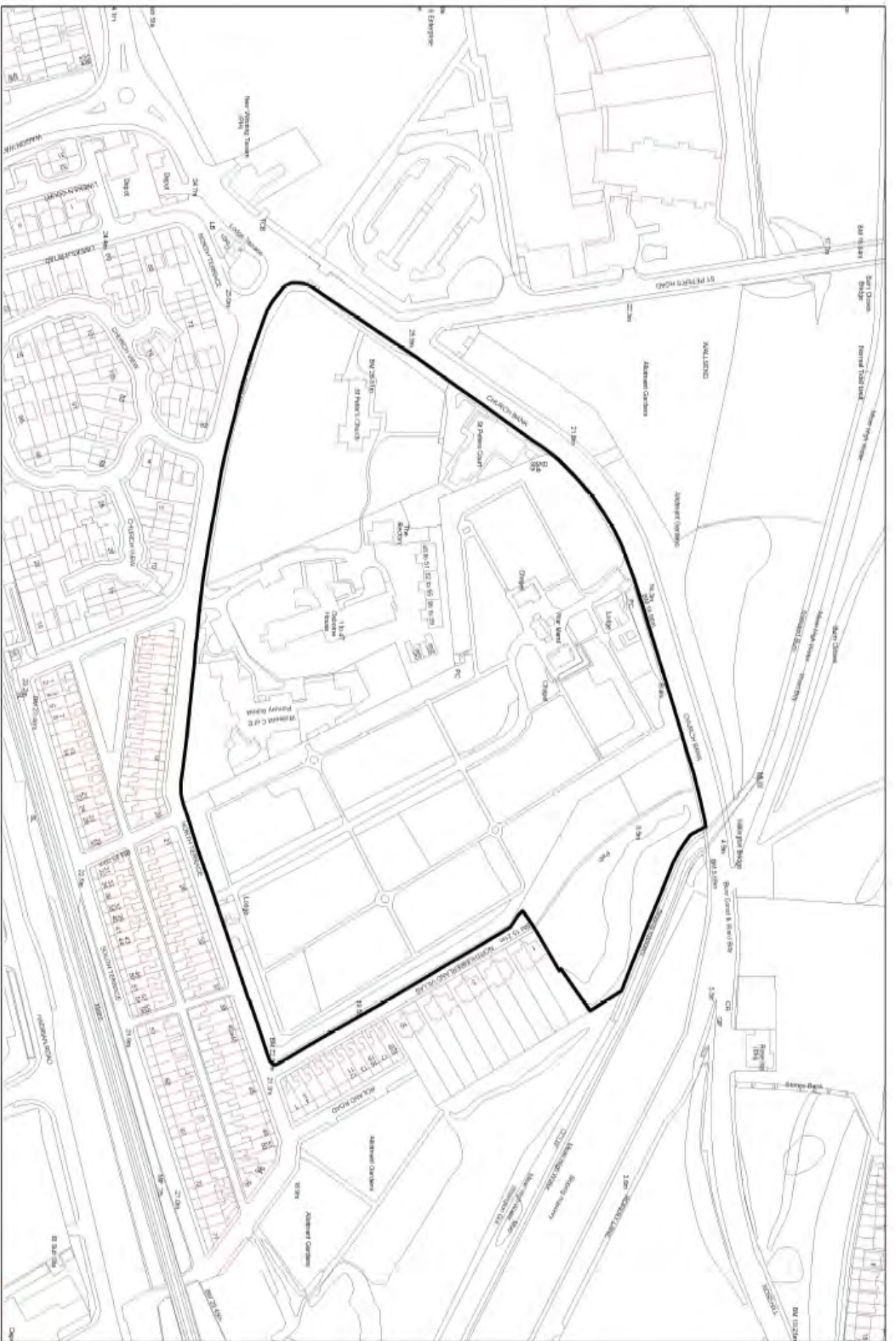
North Tyneside Council

St. Peter's, Wallsend Conservation Area Character Appraisal

April 2010



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St Peter's Conservation Area

Scale 1:1750



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, architectural detailing, materials, views, colours, landscaping, street furniture and so on. Character can also draw on more abstract notions such as sounds, local environmental conditions and historical changes. These things combine to create a locally distinctive sense of place worthy of protection.

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

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

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

1.2 Town Planning Context

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

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

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

25). Government policy in PPS5³ stresses the need for local planning authorities should ensure that they have evidence about the historic environment and heritage assets in their area and that this is publicly documented.

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

St. Peter's, Wallsend conservation area was designated on 4th August 1994. This character appraisal was prepared during Winter 2009 by North Tyneside Council. This draft version will be put out for 4 weeks public consultation from 5th February 2010, and this final version was adopted as North Tyneside Council planning policy in April 2010. 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 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 19).

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 Statement 5: Planning for the Historic Environment, 2010

⁴ North Tyneside Council LDS, March 2005, para 3.8

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 three miles east of Newcastle city centre, with varied housing and large green open spaces. There are around 64 dwellings in the conservation area. The area is in the Wallsend ward.

2.2 Boundary

St. Peter's, Wallsend conservation area was designated in August 1994. The boundary is based on the churchyard of St. Peter's Church and Church Bank Cemetery (*Map 1*).

2.3 Context

2.3.1 Geology

The St. Peter's conservation area is in the Tyne & Wear Lowlands National 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. The impact of coal-related industries and transport routes in wider North Tyneside and Newcastle are important to understanding the Wallsend area's expansion in the nineteenth and early twentieth centuries.

2.3.2 Biodiversity and Geodiversity

St. Peter's boasts a number of areas of biodiversity importance. The majority of the site forms part of a wildlife corridor and the north eastern part is a Site of Nature Conservation Importance (SNCI). See page 22 for associated policies relating to these designations.

Many of the trees are covered by a Tree Preservation Order (see page 22), recognising their amenity value and protecting them accordingly. All trees within the conservation area have protection as part of that status. The heavily treed nature of the conservation area will contribute massively to biodiversity in the area.

2.3.3 Topography and Aspect

The conservation area is situated on the bank leading to Wallsend Burn, which creates a dramatic steepness with the west end of the conservation area being much higher than the east. The

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



Steepness down Church Bank

steepness is prominently felt in the north of the conservation area, especially at Church Bank, but not in the south, with the land levelling out more evenly.

2.3.4 *Setting and External Relationships*

The south and east sides of the conservation area are almost completely bordered by housing of differing ages and styles, displaying the area's phased growth. They include late nineteenth century dense terraces and more spacious villas of a similar age. Those to the east face away from the conservation area, no doubt positioned to take advantage of the views across the burn. Those to the south face into the conservation area. Also to the south is a modern housing development, Church View that has an inward-looking cul-de-sac layout that, despite its name, does not have any relationship with the conservation area. The reasonably dense nature of the housing to the south and east allows for a real appreciation of the open character of the conservation area.



Church View has little relationship to the conservation area



Newly rebuilt Burnside School

The northern extent of the conservation area is bordered by Church Bank, a busy, main route through the area. Beyond the road are allotment gardens, which although are not particularly unattractive, do not relate to the conservation area in any way, and the newly rebuilt Burnside Business and Enterprise College. Such a modern building alongside the 200-year-old St. Peter's Church shows that Wallsend is constantly evolving.

Two locally registered public houses just outside of either end of the conservation area provide interest. These are the New Winning Tavern (south west) and the Rose Inn (north east).

2.3.5 *Views out of the Area*

St. Peter's conservation area's views vary considerably. As discussed above, the south and east sides of the conservation area are almost completely bordered by housing; this blocks views and creates an introspective nature to the conservation area.

The north side of the conservation area is completely different. Despite Burnside Business and Enterprise College to the north west, the views otherwise are open. The topography created by Wallsend Burn means the area is free from development and one can see the landscape on the opposite side of the dip. The most special view is that towards the listed First World War memorial, which was clearly positioned to take advantage of the aspect created by the Burn.

Dense terraces create an introspective nature



War memorial looking towards the conservation area

2.3.6 *Views within the Area*

Views differ throughout the conservation area. Some areas offer a wide, open vista that really allows for an appreciation of the undeveloped nature of the space, especially when contrasted to the dense



Avenue of trees in Church Bank Cemetery, above, and Osborne House, right

housing to the south. Trees block many views; there are many large trees in the conservation area that serve to give an indication of the maturity of the area. On the other hand, trees can work to frame a view: a particularly good example is where the rows of large trees running along the path from the southern entrance of Church Bank Cemetery.



The presence of large, tall buildings in the centre of the conservation area mean that many views are stunted. The size and positioning of Osborne House in particular sees this as a building that blocks views within the conservation area. Luckily the height of St. Peter's Church means its tower is able to transcend Osborne House, and many of the trees, and can be seen from many places within the conservation area.

3 Historical Development

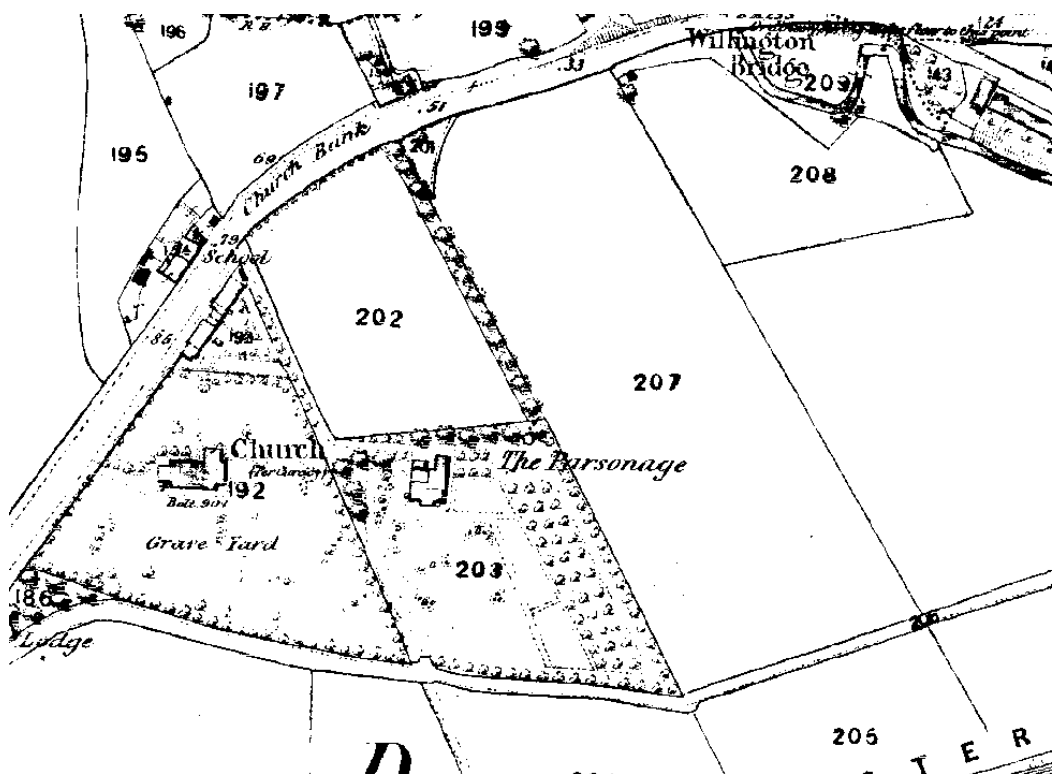
3.1 Development History

3.1.1 Pre-Map History

St. Peter's Church was built to replace the ancient church of Holy Cross, the ruins of which are about half a mile to the north west, on the opposite side of Wallsend Burn. It was decided not to build on the original Holy Cross site but on a field called the "Three Nooked Close" belonging to a Mrs. Waters. It was paid for by a tontine (where each investor pays a sum into the tontine, then receives annual dividends on his capital) and by the Dean and Chapter of Durham. The foundation stone for the church was laid on 10th November 1807 and on 27th April 1809 the church was dedicated to St. Peter, and the burial ground was consecrated.

The stocks were added to the west-facing wall of the church tower in 1816. They were placed here to be used for the punishment of Sabbath breakers.

Large parts of the original church were allotted to the principle estates and mansion houses in the parish so in 1830, two additional side galleries were added "to be free and appropriated forever for the use of the poor". In 1833 a



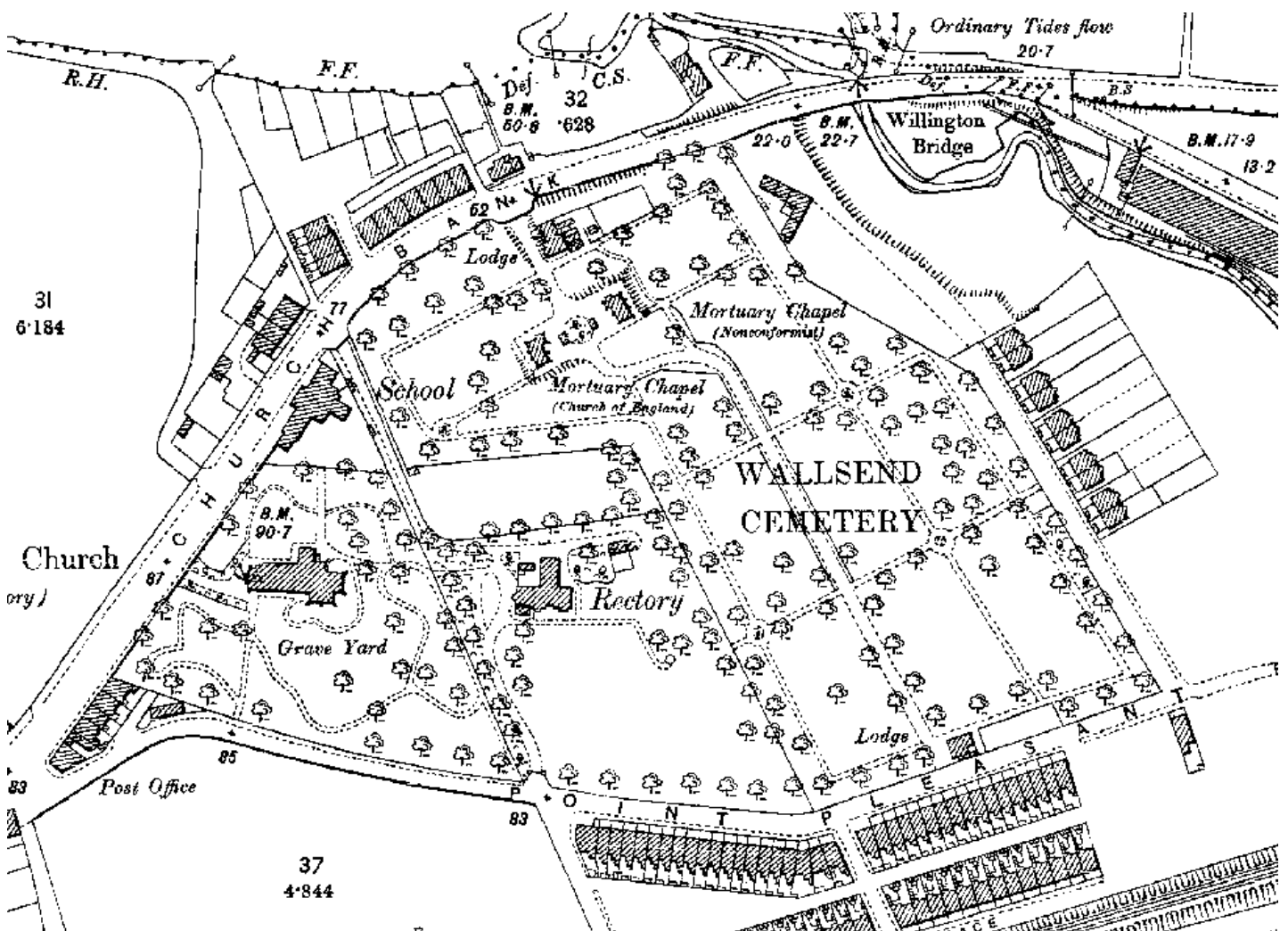
schoolhouse was built on the north side of the churchyard, where St. Peter's Court stands today.

The churchyard was the burial place for miners killed in two of the worst local mining disasters: Heaton Pit Disaster of 1815 where 75 men and boys were killed, and the Wallsend Colliery Disaster of 1835 where 102 men and boys were killed.

3.1.2 First Edition O.S. Map c.1858

By the First Edition O.S. Map, the conservation area had seen some development, as described above. This was solely in the western part of the conservation area; the eastern part remaining undeveloped. The roads that surround the conservation area (apart from Northumberland Villas and Roland Road to the east) were in place, although remain mostly free from any buildings.

3.1.3 Second Edition O.S. Map c.1897



This map shows great change. Outside of the conservation area boundaries are the beginnings of large residential development in the area, including the dense North and South Terraces to the south and the more spacious semi-detached properties of Northumberland Villas. These properties were developed with large gardens that could take advantage of the views afforded to them by the steepness of the adjacent dene.

The largest new change within the conservation area was the establishment of the Church Bank Cemetery. The cemetery has burial records from 1879, which gives a good indication of its opening date. It was built with two lodges (one each at the north and south entrances) and two chapels, one Church of England, the other nonconformist. Between the two chapels, two lychgates were built. Lychgates are porch-like structures, typically positioned at the gateway to a churchyard in which a

coffin might stand while the introductory part of the burial service was read. Church Bank Cemetery's lychgates could not be positioned at the gateway due to their differing denominations.

The school to the north of St. Peter's Church has seen some extension; this is likely to have been done to cope with the growing population of the local area. The font in St. Peter's Church is believed to be the original Holy Cross Church font. It was discovered in the Wallsend Burn sometime in the 1800s and taken to Carville Hall. Mr. Wigham Richardson, local shipbuilder and owner of Carville Hall, gave it to St. Peter's Church in 1891, around the time of the production of this map.

3.1.4 Modern Map c.2000

Subsequent early edition O. S. maps saw little change within the conservation area. However, looking at the modern map (see Map 1 at beginning of the document) reveals that the area has witnessed much change that has occurred relatively recently.

St. Peter's Church of England Primary School was built in the 1950s in the southern end of St. Peter's Rectory's grounds. The Rectory itself was demolished in the 1980s where it was replaced by a modern building and Osborne House sheltered accommodation. The vacant St. Peter's School in the northern part of the conservation area was demolished and replaced by St. Peter's Court in 1996. Recent years have also seen the demolition of the cemetery's southern lodge and housing on the bank side in the north east of the conservation area.

3.2 Archaeology

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

4 Spatial Analysis

The conservation area is based on the two churchyards, plus the modern developments between them.

The churchyards follow typical development patterns of their age and function, especially Church Bank Cemetery, which has a typical municipal cemetery layout of straight paths leading out from the entrances. Obviously due to their functions, the churchyards are low density.

The more modern buildings within the conservation area adopt a more dense development pattern, seemingly to fit as much building into the available plot they have. They also do not have any recognisable particular development pattern; again they seem to have been built in the most appropriate way to maximise the best use of their plots.

5 Character Analysis

5.1 Land Use

The dominant land use in the conservation area is that of a churchyard and this dominance defines its character. The impact that the open space provided within the two churchyards have on the area is profound, helping to provide low density, high amenity pieces of land in the area.

The other uses are residential, with St. Peter's Court, Osborne House and The Rectory providing over 60 homes in the conservation area, and educational, with St. Peter's Church of England Primary School. Being residential care homes/sheltered accommodation, St. Peter's Court and Osborne House are generally quiet, peaceful developments; in contrast the presence of a school sees much vehicular and pedestrian presence at opening and closing times, and throughout the day, general activity associated with a school.

5.2 Hierarchy of Buildings

It can be common for there to be a few buildings in a conservation area that appear more important than the others due to their size or location: without a doubt, in this case it would be St. Peter's Church. The church has stood here for over 200 years, features a high standard of architecture, is in close proximity to a main road and is an important building to many churchgoers. It is therefore truly a landmark building for several reasons.

The chapels in Church Bank Cemetery were originally obviously similar in use to St. Peter's Church, but their size and positioning mean they do not have the same impact. Also their vacancy sadly renders them less prominent.

The large scale and very prominent positioning sees St. Peter's Court vying for attention but its poor quality architecture means that it not be considered highly amongst the hierarchy of buildings here.

5.3 Buildings

5.3.1 Form, Height and Scale

The conservation area does not have one dominant built form, reflecting its incremental development and redevelopment over time. It could be fair to say that most buildings (or group of buildings) are different.

The buildings range from one storey, at St. Peter's Primary School, to three storey at Osborne House. As discussed, the three storeys of this building may be too tall in the context of the building's setting. Pitched, unhipped roofs are a key feature of the buildings, apart from at St. Peter's Court where there a hipped roof is used, and at St. Peter's Primary School where some roofs are flat. The flats roofs within the development are not easily seen from the street however.

There are also differences between the churches, with the chapels at Church Bank Cemetery being much more diminutive than the grander scaled St. Peter's Church. Also of difference is the chapels' steeples, which seem almost delicate compared to St. Peter's Church' robust tower.

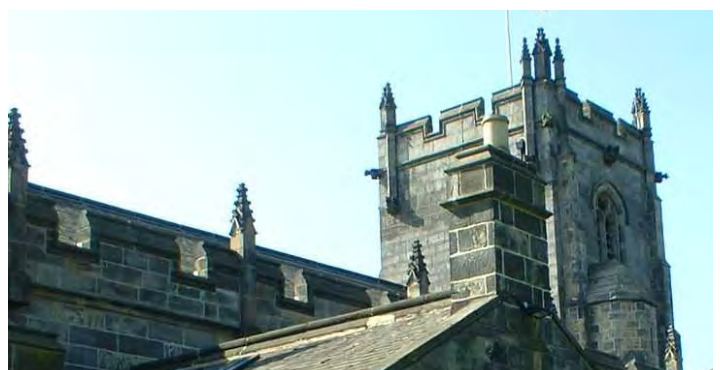
Due to the small number of buildings within the conservation area, it is possible to discuss each in detail.

5.3.2 St. Peter's Church

The church dates from 1809 but restoration in 1892 by W. S. Hicks, that saw the church being enlarged and essentially rebuilt in a perpendicular gothic style, means that little is left of the original building.

The church is constructed of coursed squared sandstone with a sandstone plinth. The roof is Welsh slate. Around the roof are decorative

Welsh slate roof, parapet and pinnacles





Three-stage tower

pinnacles and a battlemented parapet with gargoyles. The main door is on the west face of the church; it is a pointed arched timber door within a chamfered, moulded stone surround.

The landmark feature of the church is its three-stage tower that features squared headed and arched three-light windows in its lower stages and two-light belfry openings in its upper stages. Three-light windows are a major feature of the church; most of which are arched. The windows feature glass by the renowned glass workers Atkinson, Ethel Rhine Strang, Michael Healey and Bacon Brothers.



Timber door in stone surround

Three-light windows



Gravestones, above, and poorly maintained private grave, below



In the churchyard are gravestones dating as old as the church itself. There are also some railed private graves that are unfortunately in a state of disrepair. The churchyard is grassed with the most eastern part being left to grow to encourage biodiversity. There are many trees but they are most common in the northern part of the churchyard. The boundary treatment is a tall irregular sandstone wall that opens at the north west of the site. The opening features tall regular sandstone gate piers with domed tops and decorative steel gates with fleur de lis detail.



Gate piers and steel gates

5.3.3 Church Bank Cemetery Chapels

Burial records and early O.S. maps suggest that these chapels were possibly built in the 1870s. The two chapels, one Church of England, the other nonconformist, are mirror images of each other.

They are constructed of irregular sandstone that has been poorly repointed over the years. Regular sandstone is used at corners as a quoin detail. The roof is Welsh slate with sandstone cross-shaped finials. Timber doors are recessed within



West chapel

pitched roof porches with chamfered pointed arched door surrounds. The chapels feature two-light pointed arched windows on their western and eastern elevations, and larger three-light pointed arched windows on their north and south elevations.

The chapels have steeples that begin as hexagonal, moving to four-sided before finishing with a point. The four-sided section features pointed arched belfry openings. The westernmost chapel has seen extensive rebuilding to its steeple; this is seen in the new, clean stonework.

Unfortunately the buildings are in a terrible state of disrepair. Some of the stonework is crumbling and slates are coming away from the roof. Windows are broken and/or are covered up with timber or plastic sheets. The doors are open leaving the buildings internally at risk to the elements, birds and other animals. The repair and maintenance of the chapels is a major challenge for this conservation area.

Disrepair at the Church Bank chapels, both external and internal



The cemetery has an irregular sandstone wall with pyramidal sandstone topping, apart from the north eastern boundary, which is concrete with a sandstone topping that has evidence of railings that have been lost. On both north and south sides, the entrances feature tall squared sandstone gate piers with decorative toppings and steel gates; however, only those at the south side are original.

Gate piers and steel gates, although only those on the south side (left) are original

The graveyard itself provides great interest. There are many beautiful mature trees, and landscaping is used well in places, such as the avenue of trees from the south entrance. Grounds maintenance could be improved in some areas however. There are some particularly elaborate memorials but sadly many are in poor condition.

5.3.4 Cemetery Lodge

The cemetery lodge can be assumed to date from the 1870s. It is a one and a half storey single dwelling.



Memorials in Church Bank Cemetery

It is constructed of irregular sandstone, with regular sandstone being used for quoins. The pitched, unhipped roof is Welsh slate with no overhang and simple sandstone eaves. A tall, robust chimney features four intact terracotta pots.



Roofs and chimney at Cemetery Lodge

The door is uPVC and sits within a plastic and metal open porch that does not fit with the architectural style of the property. The windows are uPVC casements that are also alien to the property. The building features a

mixture of rainwater goods but does have some original square section iron rainwater goods.

To the rear of the property, an outhouse-type structure appears to have been demolished, leaving an unsightly appearance where vegetation has been left to grow and the exposed walls have been left untreated.



Cemetery Lodge showing uPVC windows and door

5.3.5 Osborne House

Osborne House from south west



not form part of the architecture. Windows are timber and doors are timber with large glass sections. The square section cast iron rainwater goods are simple and unfussy.

Overall the building is of neutral quality. Whilst not being offensive or particularly unattractive, it fails to offer any interest or excitement. Alternatively, the grounds do provide interest, with their well-maintained lawns, flowers and shrubs.

Osborne House was constructed in the 1980s. It consists of a large, three story building and smaller, two storey properties.

The buildings are of red brick in stretcher bond, although the larger building features some ground floor vertical brick detailing and timber paneling. Roofs are pitched and have brown pantiles, with little overhang and plain timber eaves. Chimneys do



Well-maintained grounds at Osborne House

5.3.6 The Rectory

The Rectory was built in the 1980s, replacing an earlier rectory on the same site. A single dwelling, it has a considerable footprint.

It is constructed of light brown brick in stretcher bond. The roof is pitched with brown pantiles. The building has an interesting recessed design feature where the majority of the building the pushed

back from the front building line; this creates a sizeable roof overhang. Eaves are simple, as are the cast iron rainwater goods. Large, robust chimneys have been built into the north and south elevations of the building, and they project some way above the roofline. Although simple, they do provide some architectural appeal. Windows and doors are uPVC. Interestingly, several large windows have been positioned on the west elevation of the building, compared to the smaller windows of the east elevation. This allows the resident to appreciate the views of the splendid St. Peter's Church. A large hedge provides a boundary treatment, which fits in well with the building's positioning within the landscaping of Osborne House's grounds.



The Rectory from east (left) and west (right)

5.3.7 St. Peter's Court

St. Peter's Court was built in 1996. It is a large building, of two storeys in the majority but three storeys facing Church Bank allowing for the change in gradient.



St. Peter's Court from north west; hardstanding dominates

The building is constructed in red/brown brick in stretcher bond, but the ground floor of the north western elevation sees the use of sneaked rusticated sandstone. The pitched, hipped roof features Welsh slate with a red terracotta ridge and two lead and timber cupolas that within the scale of the building seem a little token. There are no chimneys and eaves are treated very simply with unfussy timber. Rainwater goods are brown plastic.

Windows and doors are stained timber. The building makes use of an oriel half dormer window on the south western elevation that adds some interest to an otherwise uninspiring development. The blue plastic lettering on the north western elevation is perhaps not as attractive as it could be, and it is unfortunate that missing letters are not replaced quicker. It is also unfortunate that an electric substation to the north of the building could not have been sited elsewhere; although some good quality materials have been used in its construction, its white door is proving very attractive to vandals and the result is detrimental to the character of the area.

The grounds of the buildings are very small in relation to the size of the building. They have lawns and well-maintained planting but the dominance of hardstanding is unattractive.



Missing letters should be replaced more quickly

5.3.8 St. Peter's Primary School

St. Peter's Primary School is a 1950s building that has seen various extensions and works since. The unplanned nature of the school's development leaves it as a mixture of styles of varying degrees of quality. Set back from the street and surrounded by mature trees, its visual impact is not particularly large.



A glimpse into the school grounds reveals the range of building styles

The masonry of the original buildings and early additions within the group is red brick in stretcher bond. Later additions are in a paler brick. Roofs are a mixture of flat and pitched, some with felt and some with profiled metal sheeting coverings. Chimneys are not a feature of the architecture. Some original metal rainwater goods remain and some have been replaced. On newer additions the rainwater goods are plastic and beige in colour.



Original doors and windows

Windows and doors vary in materials used and design, depending on their age. Within the buildings are examples of original timber, powder coated metal and some uPVC windows and doors.

5.3.9 Other structures



Early 19th century stocks

The conservation area features many other built structures that contribute considerably to its character.



Milestone

To the west of St. Peter's Church is a set of wrought iron stocks that were installed in 1816. They were included on the statutory list in 1986. Also a listed structure is the milestone that sits in the northernmost part of Church Bank Cemetery; it is a late 18th century round-headed sandstone structure that features a large figure 6 on the side facing the road. The original ornate stand for the Sexton's bell remains near the entrance of the cemetery, but the bell itself has been lost and sadly the structure is corroding. Larger structures in the cemetery are the two lychgates positioned between the two chapels. These porch-like structures would have been built to hold a coffin whilst an introductory part of the burial service was read. Church Bank's lychgates are of



Bell stand



Western lychgate

sandstone and painted white timber construction with carved tracery detail. Doors are timber in a pointed arch. Roofs are in Welsh slate with cross-shaped finials. Between the lychgates is a First World War memorial. The memorial is in stone and features a cross of sacrifice atop an octagonal plinth. A crusader's sword in bronze is superimposed on the cross.

5.4 Roads and Pavements

The roads and pavements of the conservation area should be discussed. Many roads and pavements can contribute quite strongly to the character and appearance of the area. Like the development that lines them, ground surfaces have been suburbanised over the decades, overlaying early visual references to 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.



War memorial

Granite setts and steps in Church Bank Cemetery



The roads and pavements here see the almost the exclusive use of tarmac and concrete flags. Within St. Peter's churchyard there is some nice use of new natural stone flags that add much more character than standard concrete. Within Church Bank

Cemetery there are some granite setts and steps that add much to the historic charm of the area, as do the remaining granite kerbs that sporadically line the conservation area, namely on its eastern border.



Natural stone flags in St. Peter's Churchyard

5.5 Undeveloped Space



The conservation area has a large undeveloped area in its north eastern part. This can be seen on the aerial photograph, left. Its steep gradient down to Wallsend Burn renders it difficult to be developed, although early O.S. maps and photographs show that there were some properties positioned at the highest point that were demolished some time before the 1980s and never replaced.

The area is heavily treed with grass and shrubs, although it shows little sign of grounds maintenance. There is a pathway but it is poorly defined, and litter and debris can be found. The effective management of this space is a challenge that this conservation area faces.

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 lack of grounds maintenance is evident



Notice board suggests an involved community

Areas that are maintained well create a sense of community and Local Authority pride. It is easy to feel from the reasonably well-maintained and attractive St. Peter's Church grounds that this is a well-loved place that people enjoy visiting and have great pride in. Features such as the notice board suggest the Church is well patronised by an involved and interested community. Unfortunately the poor state of the Church Bank chapels and some memorials means this feeling is not recreated in the cemetery and this adversely affects the character of the conservation area. English Heritage recognise the pressures on cemeteries and the structures within

them but encourages their maintenance through effective assessment, evaluation, conservation and management⁶.

History plays a part in the creation of atmosphere here. Knowing the long and interesting history of the site (see *Historical Development*, from page 9) makes this conservation area more than just an average place. The loss and replacement of several historic buildings over the years has lessened this feeling somewhat, but there is still plenty of significant older fabric from which to draw interest.



Trees contribute greatly to the character of the area

Due to the number of trees, the feel of the place is also heavily influenced by the seasons. A cold winter's morning strolling in the area can feel very different from a warm summer's evening. Trees also contribute pleasing sounds to the experience of the area: bird song and the rustling of leaves, which are a benchmark of a rich, green environment.

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.

⁶ *Paradise Preserved, An introduction to the assessment, evaluation, conservation and management of historic cemeteries*, English Heritage, 2007

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

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

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

6.1 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.

6.2 Thematic Policy Guidance

Some local policy guidance to deal with certain historic environment issues is already in place, but more specific guidance for this conservation area would be a proactive way of managing future

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

change. Possible topics could relate to some of the architectural features described from page 12, 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.

6.3 Trees, Green Spaces and Public Realm

The Council's Biodiversity Action Plan should be used to inform management of trees and green spaces in the conservation area. An agreed approach to managing 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 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 |
| 3 | Listed Buildings |
| 1 | Locally Registered Buildings |
| 1 | Tree Preservation Orders (TPOs) |
| 0 | Article 4 Directions |

7.1.1 Listed Buildings

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

| Name | Grade | Designated |
|------------------------------------|--------------|--------------------------------|
| Church of St. Peter | II* | 18 th August 1947 |
| Milestone At Church Bank Cemetery | II | 19 th February 1986 |
| Stocks Within St Peters Churchyard | II | 19 th February 1986 |

7.1.2 Local Register

North Tyneside Council has recently put together its register of buildings and parks that are of special local architectural and historic interest (the local register). Unlike nationally listed buildings or registered parks and gardens, local register status does not put any extra planning constraints on a property; rather it would be a material consideration if a development was proposed (i.e. the historical and architectural quality of the building would be taken into consideration when the planning officer was making their decision). In addition, it is hoped that the local register will raise the profile of and give recognition to the buildings, parks, etc. that are of special importance to our Borough. The register will be updated every other year, where new nominations will be considered. The following are included in the Local Register. Please consult us for more information (see page 6).

7.1.3 Tree Preservation Orders

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

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

| Order | Name | Trees | Species |
|-------|---------------------------|-------------------------|--|
| 43 | St. Peter's Rectory, 1976 | 109 individual, 1 group | Sycamore, laburnum, hawthorn, elm, birch, poplar, lime, yew, cherry, willow. |

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 |
|-------|--|---------------|----------------|
| 7357 | Wallsend, Church Bank, Church of St. Peter | Early Modern | Parish Church |
| 7358 | Wallsend, Church Bank, Church of St. Peter, stocks | Early Modern | Stocks |
| 7359 | Wallsend, Church Bank, milestone | Post Medieval | Milestone |
| 10974 | Wallsend, Church Bank, Church of St. Peter, War Memorial | Modern | War Memorial |
| 11299 | Wallsend, Church of St. Peter, The Parsonage | Early Modern | Vicarage |
| 11300 | Wallsend, Church Bank, school | Early Modern | School |
| 11301 | Wallsend, Church of St. Peter, churchyard lodge | Early Modern | Cemetery Lodge |
| 11302 | Wallsend, Church of St. Peter, churchyard | Early Modern | Churchyard |
| 11356 | Wallsend, Church Bank, Wallsend Cemetery | Early Modern | Cemetery |

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.

Nature Importance

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

- (i) no alternative site is reasonably available and the benefits of the development would outweigh the importance of the site; or

(ii) appropriate measures of mitigation of, or compensation for, all the adverse effects are secured, where appropriate through planning conditions or planning obligations. In all cases any adverse effects of development shall be minimised.

Wildlife Corridors

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

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

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

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

Trees and Landscaping in Urban Areas

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

Conservation Areas

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

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

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

Protection of Open Space & Playing Fields

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

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

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

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

- (i) sports and recreation facilities within a site can best be retained and enhanced by means of resources generated through the development of a small part of that site, provided this does not lead to the loss of any part of a playing pitch, or of the essential margins thereof; or

- (ii) any playing field or playing fields which will be lost as a result of the development will be replaced by a playing field or playing fields of an equivalent or better quality, in a location accessible to the existing users, and subject to equivalent or better management arrangements, prior to commencement of development; or
- (iii) there is clear evidence of a surplus of provision of formal recreation and sports facilities.

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

- 8: Development Within Conservation Areas (*see 7.4 below*)
- 9: Residential Extensions - Detailed Design Considerations
- 10: Flat Conversions
- 11: Housing on Backland Sites
- 12: Houses in Multiple-occupation
- 15: Shopfront Design and Signage
- 17: Security Grilles and Shutters
- 30: Siting of Domestic and Commercial Satellite Dishes

7.4 Development Within Conservation Areas (DCPS 8)

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

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

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

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

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

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

Reasons:

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

7.5 Wallsend Area Action Plan

St. Peter's, Wallsend conservation area is one of two conservation areas within the boundary of the Wallsend Area Action Plan (Wallsend Plan). The Wallsend Plan will earmark sites for development and look to protect and enhance unique and attractive historic environments, providing enjoyable places to visit, live and work. This character appraisal will help inform development of the Plan to best support this objective.

Wide ranging public engagement on Issues and Options for the Wallsend Plan has been completed. Further consultation on preferred options will be followed by the publication and adoption of the Plan as part of the LDF.

The River Tyne North Bank Project, for which a Strategic Development Framework Plan was developed after extensive public and stakeholder engagement throughout 2009, forms an integral part of the Wallsend Plan production and will direct regeneration projects across Wallsend and the riverside area in general. For further information on the Wallsend Area Action Plan and North Bank Project visit <http://www.northtyneside.gov.uk/planning>

7.6 The Implications Of Conservation Area Status

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

- demolition
- minor developments
- the protection of trees

7.6.1 Demolition

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

7.6.2 Minor Developments

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

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

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

7.6.3 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.

7.7 Unlisted Buildings In A Conservation Area

When considering the contribution made by unlisted buildings to the special architectural or historic interest of a conservation area, the following questions might be asked⁹:

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

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

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

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

7.8 Sources and Further Reading

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

- *Guidance on Conservation Area Appraisals*, English Heritage, 2005
- *Guidance on the Management of Conservation Areas*, English Heritage, 2005
- *Images of England, Wallsend*, Ken Hutchinson, 2005, Tempus
- *North East War Memorials* website, www.newmp.org.uk
- *North Tyneside Council* website, www.northtyneside.gov.uk
- *Paradise Preserved, An introduction to the assessment, evaluation, conservation and management of historic cemeteries*, English Heritage, 2007
- *St. Peter's, Wallsend Conservation Area Character Statement*, North Tyneside Council, 2005
- *The Buildings of England, Northumberland*, Pevsner et al., 2002, Yale University Press
- *Tyne and Wear Historic Environment Record* website, <http://sine7.ncl.ac.uk/sl/Home.htm>
- *Unitary Development Plan*, North Tyneside Council, March 2002
- *Wallsend Through Time*, Ken Hutchinson, 2009, Amberley Publishing

Other websites that may be of interest include the following:

- www.english-heritage.org.uk
- www.buildingconservation.com
- www.victoriansociety.org.uk/
- www.savebritainsheritage.org/
- www.naturalengland.org.uk



North Tyneside Council

Development Directorate

North Tyneside Council
Quadrant
The Silverlink North
Cobalt Business Park
North Tyneside
NE27 0BY

Tel: 0191 643 2310

Fax: 0191 643 2426

Email: planning.policy@northtyneside.gov.uk