



North Tyneside Council

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# Tynemouth Village Conservation Area Management Strategy

Supplementary Planning Document

April 2014

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1.

## Tynemouth Village Conservation Area Management Strategy



## 1. Tynemouth Village Conservation Area Management Strategy

Tynemouth Village has major historic value, with evidence dating back 2000 years. It enjoys a superb location with both a seaside and riverside setting. As well as being a highly attractive place in which to live, it is a tourist destination. Tynemouth Priory, on the headland overlooking the mouth of the Tyne, is indeed an icon of Northumbria.

There have been considerable developments in Tynemouth Village over the years, particularly in the 1800s, when it was at the forefront of design. For the foreseeable future, it is important that change and any more developments respect this past and that there is a positive strategy for management.

### 1.1 Conservation Areas

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

Conservation areas are about character and appearance. This can derive from many factors including individual buildings, groups of buildings, streets and spaces, architectural detailing, materials, views, colours, landscaping, street furniture and so on. Character can also draw on more abstract notions such as sounds, 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 well-maintained neighbourhood character to sustain property values.

In terms of the Council's own investment in specific projects, these remain the responsibility of Cabinet and Council as appropriate; where applicable having due regard to relevant planning policies.

The first conservation areas were created in 1967 and now over 10,000 have been designated across England and Wales, varying greatly in character. North Tyneside has 17, as shown below.

Of particular relevance are the Cullercoats Conservation Area, which immediately adjoins the Tynemouth Village Conservation Area to the north, and the Fish Quay Conservation Area, which is almost contiguous to the south west.

### Conservation areas in North Tyneside

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

### 1.2 Why manage conservation areas?

Change is inevitable in conservation areas. The challenge is to manage change in ways which maintain and, if possible, strengthen the area's special qualities. Character is rarely static and is prone to incremental, as well as dramatic, change. Some areas are in a state of decline and suffer from lack of investment. In others, the qualities that make the area appealing also 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 controlled. Proactively managing Tynemouth Village Conservation Area will therefore be an essential way of preserving and enhancing its character and appearance for everyone.

### 1.3 This Management Strategy

The project was initiated by the Elected Mayor in August 2013 following a request from the Tynemouth Village Association to create a community-led conservation area management strategy. This is in view of the previously adopted community-led Character Statement (2003) and Character Appraisal (2010) being more descriptive in nature and limited in their strength in the planning process. It was considered that a “stronger” document was required and thus, a management strategy for Tynemouth Village was necessary.

In addition the Elected Mayor provided a small fund in order to involve the North of England Civic Trust, provide leaflets, consultation and final document preparation. This document will, if adopted, form a basis for decision-making and guidance for the management of the area in the future.

A community-led Character Statement was adopted in July 2003<sup>2</sup>. A Character Appraisal produced by the Council was adopted in April 2010<sup>3</sup>. These previous documents laid the foundation for the proposals contained in this Strategy, and continue to be a valuable resource.

This Strategy was adopted by North Tyneside Council as a Supplementary Planning Document (SPD), as defined in the relevant planning regulations<sup>4</sup>. A SPD is one that provides further detail and guidance on how to apply existing planning policies, specific to a particular topic or geographical area, and has considerable weight in planning processes.

This Strategy should be reviewed every five years or so.

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

<sup>2</sup> Tynemouth Village Conservation Area Character Appraisal, North Tyneside Council, April 2010

<sup>3</sup> Tynemouth Village Character Statement, North Tyneside Council, July 2003

<sup>4</sup> The Town and Country Planning (Local Planning) (England) Regulations 2012





2.

## Context and Objectives



## 2. Context and Objectives

### 2.1 Context

#### 2.1.1. Legislation

The Council has a statutory duty in exercising its planning powers to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. It also has a duty, from time to time, to draw up and publish proposals for preservation and enhancement, and to consult local people on them<sup>5</sup>.

The Council has extra powers in conservation areas over demolition, minor developments, and tree protection.

#### 2.1.2 National Policy and Guidance

Government policy is in the National Planning Policy Framework (NPPF). One of the NPPF's 12 core principles is to conserve heritage assets, including conservation areas, in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations<sup>6</sup>.

If guidance on the implementation of the NPPF is published in the future, this may be relevant. English Heritage's guidance on conservation area management sets out key good practice<sup>7</sup>. Other conservation area guidance, notably from the English Historic Towns Forum, is also relevant.

#### 2.1.3 Local Policy and Guidance

The development plan for North Tyneside currently comprises 'saved' policies from the Unitary Development Plan (UDP), adopted in 2002<sup>8</sup>. This Management Strategy supplements the following policies from the UDP (other UDP policies will also apply):

- E16/2: Development within Conservation Areas
- Development Control Policy Statement No. 8 Development Within Conservation Areas

The Council is working to replace the UDP with a Local Plan. A Consultation Draft of the Local Plan was published in November 2013<sup>9</sup>. Relevant policies in that Draft are:

- DM/9.2 Design of Development
- DM/9.3 Extending Existing Buildings
- S/9.4 Improving Image
- AS/9.6 Public Realm Improvements at the Coast
- S/9.10 Heritage Assets

- DM/9.11 Protection, Preservation and Enhancement of Heritage Assets

- DM9/12 Archaeological Heritage

The following SPDs are relevant<sup>10</sup>:

- Design Quality SPD
- Buildings and Parks of Local Architectural and Historic Interest SPD

Other planning documents produced in the future may also be relevant. Also, non-planning documents from across the Council should be considered relevant to any future management in Tynemouth Village, for example, documents relating to environmental sustainability such as North Tyneside Council's Climate Change Strategy 2010-2015<sup>11</sup>.

### 2.2 Objectives

#### 2.2.1 Vision and Aims

Tynemouth Village Conservation Area is widely recognised as "a remarkable place<sup>12</sup>" enjoying a superb location with both a seaside and riverside setting. As well as being a highly attractive place in which to live, it is a tourist destination not only for the North East but beyond. It boasts two Blue Flag beaches (Long Sands and King Edward's Bay - voted 4th Best Beach in Britain on Trip Advisor in 2013) and is a finishing point for several long-distance cycle ways. Tynemouth Priory, on the headland overlooking the mouth of the Tyne, is an icon of Northumbria.

There is however, always scope for improvement. Not all development over the last 50 years has been beneficial or to a standard of design and materials expected in a place of such outstanding character and history.

Tynemouth Village is inevitably showing signs of wear and tear and is a little tired in places. Further improvements are needed to conserve what we have and enhance it even further. Change is a sign of continuing life, but it needs to be handled with care and sensitivity to ensure alterations from new development, and other investment are of the highest quality.

#### 2.2.2 Objectives

The objectives of this Management Strategy are:

- to revitalise Tynemouth Village Conservation Area through proactive and coordinated conservation, planning, regeneration and management action,

- to conserve and enhance the character and appearance of the conservation area, and to increase understanding and enjoyment of its heritage for today and for future generations,
- to secure public funds to boost economic viability and social wellbeing,
- to encourage private investment in maintenance, repair, restoration and high quality new work,
- to enhance and manage the public realm and protect views and setting,
- to work in partnership with local people, groups, businesses and other interested organisations, and seek to integrate their requirements.

#### 2.2.3 Local Involvement

The Council will foster local community involvement in the conservation area, including, where possible:

- carrying out consultation,
- developing local capacity,
- encouraging projects led by the community,
- heritage skills training.

The Council has a Statement of Community Involvement (SCI)<sup>13</sup> for planning matters that sets out their commitment to informing the local community of what is going on in their area and encouraging participation in the planning process. A variety of planning processes will affect Tynemouth Village. The main ones are Local Development Documents (such as this Strategy) or development management (such as planning applications). The SCI explains how the community are able to get involved in these processes so that they are able to guide decisions affecting the places important to them.

The population of Tynemouth Village has contributed hugely to this document; first in actually preparing it and also through inputting their ideas and feedback through its consultation. It is important that their quality of life within Tynemouth Village's special surroundings is sustained into the future, which is at the heart of this document. In turn, their continued efforts in conserving this special place and maintaining a strong partnership with the Council will ensure that we all have a Village we can be proud of.

The Council will continue to engage with the group who prepared the document through meeting every six months or so, where its implementation can be monitored and discussed.

#### 2.2.4 Corporate Approach

As an SPD, this Strategy is primarily a tool to be used in planning decision-making processes. However, as the preservation and enhancement of the character and appearance of conservation areas is of corporate-wide concern, it must be taken into consideration by all functions of the local authority. It is also important that the different parts of this Strategy are not dealt with separately; to achieve the best outcome, it needs to be dealt with as a whole, with Council departments working together to positively manage the future of the conservation area in a way that appropriately integrates all its requirements.

### What is conservation?

Conservation is about managing change, not preventing it. The basic idea is to protect the 'significance' of a place, i.e. the characteristics that give it enough special interest to be designated as a conservation area.

The basic principles of conservation management are:

- **UNDERSTAND** the heritage affected by the decision first,
- assess the heritage's **SIGNIFICANCE**,
- analyse how it is **VULNERABLE** to (or can be **ENHANCED** by) the decision,
- make the decision to best **PROTECT** (or maximise **ENHANCEMENT** of) the heritage's significance.

These principles will be promoted to all who make or influence decisions affecting the conservation area. The broad themes of conservation in this management strategy are:

- **INFORMED CONSERVATION:**  
Managing change in the historic environment by first being sure you understand what is being changed, and then moderating the impact it will have on the place's significance.
- **CONSTRUCTIVE CONSERVATION:**  
Managing the historic environment to reinforce its significance whilst accommodating the changes necessary to allow people to continue to use and enjoy it.

You can find out more about conservation at:

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

<sup>5</sup> Planning (Listed Buildings & Conservation Areas) Act 1990, s72 and s71

<sup>6</sup> National Planning Policy Framework, DCLG, March 2012, para 17

<sup>7</sup> Understanding Place: Conservation Area Designation, Appraisal and Management, English Heritage, 2011

<sup>8</sup> North Tyneside Unitary Development Plan, North Tyneside Council, 2002

<sup>9</sup> North Tyneside Local Plan: Consultation Draft, North Tyneside Council, November 2013

<sup>10</sup> Design Quality SPD, North Tyneside Council, September 2010; Buildings and Parks of Local Architectural and Historic Interest SPD, North Tyneside Council, November 2008.

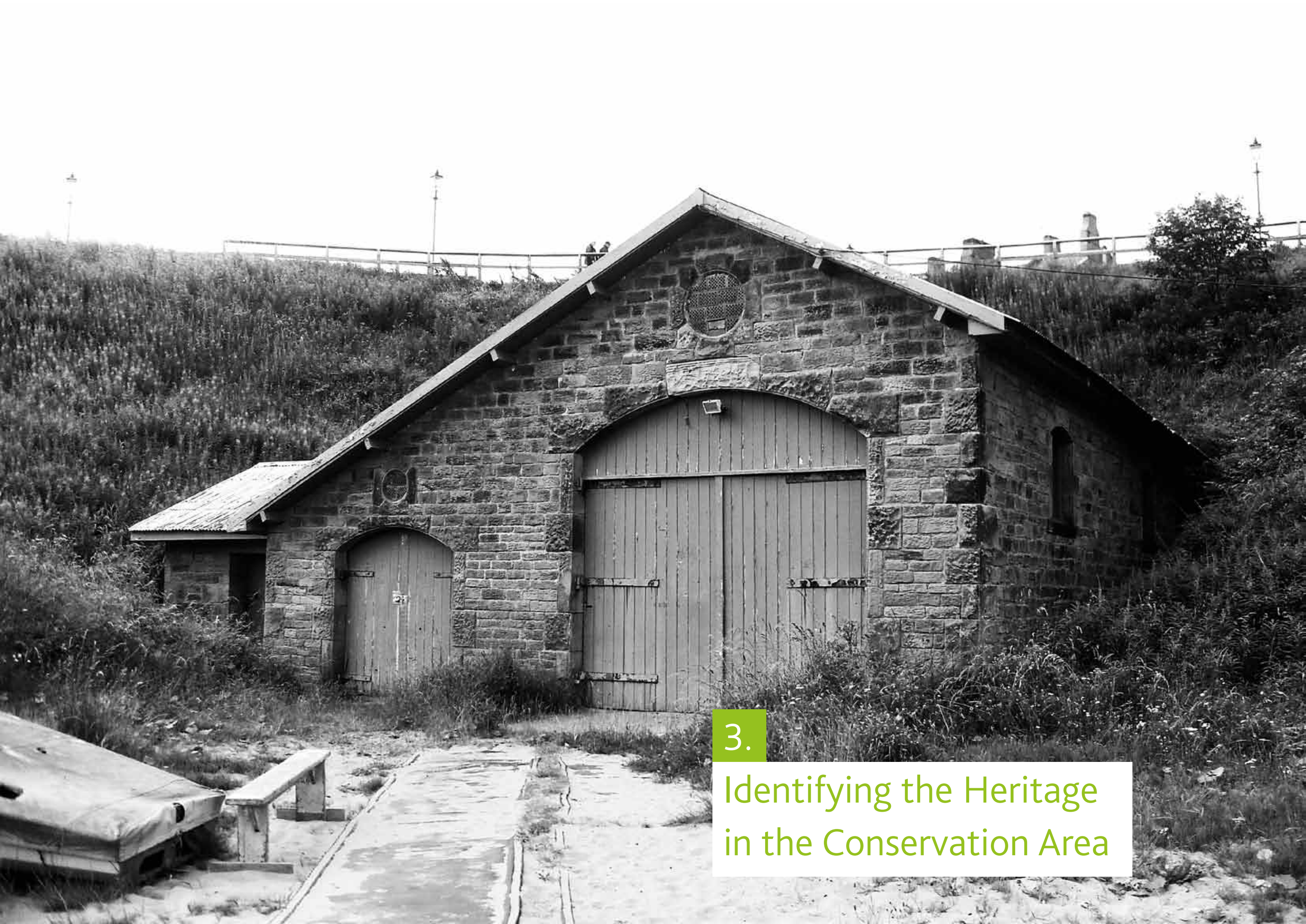
<sup>11</sup> Climate Change Strategy 2010 – 2015, North Tyneside Council  
[http://www.northtyneside.gov.uk/pls/portal/NTC\\_PSCM.PSCM\\_Web.download?p\\_ID=523509](http://www.northtyneside.gov.uk/pls/portal/NTC_PSCM.PSCM_Web.download?p_ID=523509)

<sup>12</sup> Tynemouth Village Character Statement, North Tyneside Council, July 2003, page 3

<sup>13</sup> Statement of Community Involvement, North Tyneside Council, April 2013

[http://www.northtyneside.gov.uk/pls/portal/NTC\\_PSCM.PSCM\\_Web.download?p\\_ID=515185](http://www.northtyneside.gov.uk/pls/portal/NTC_PSCM.PSCM_Web.download?p_ID=515185)





3.

Identifying the Heritage  
in the Conservation Area



## 3. Identifying the Heritage in the Conservation Area

### 3.1 Introduction

First, we must know what heritage there is in the area. This section addresses:

- the character appraisals,
- the boundary of the conservation area,
- non-designated heritage assets, such as buildings of local interest which are not listed, and archaeological remains underground which we may not know about,
- research and interpretation.

As well as physical heritage such as this, there will also be other types of heritage in the area that this Strategy cannot address, but are touched on here. They include:

- artefacts and collections which might be held about the area, such as old photographs or documents,
- local history and stories about the area's people and places, including those written down and those that people have in their memories.

This kind of heritage should also be identified and addressed where possible.

### 3.2 Character Appraisal

Tynemouth Village Conservation Area has two excellent descriptions of why it is a special place.

#### 3.2.1 Context

Government policy in the NPPF says councils should have up-to-date evidence about the historic environment to assess the significance of heritage assets<sup>14</sup>.

English Heritage say that appraisals should be used to develop a robust framework for planning decisions and management actions in conservation areas. They should guide new development and be a material consideration when determining applications and appeals. They are also useful to engage the local community. Appraisals should be reviewed every five years or so<sup>15</sup>.

#### 3.2.2 Position

Tynemouth Village Conservation Area was designated in 1971. An award-winning Village Character Statement was written for the conservation area by the community in 2003 and adopted by the Council<sup>16</sup>. A Character Appraisal was adopted by the Council in 2010<sup>17</sup>. Both documents are still valid and are used to help manage change in the area.

#### 3.2.3 Implementation

##### Character appraisal

The Council will review the 2010 Conservation Area Character Appraisal every five years or thereabouts using relevant guidance. Where needed, the Council will revise the adopted appraisal as soon as possible after review. The review process will include public consultation. The Council will continue to use the 2003 Village Character Statement as planning guidance alongside the 2010 Character Appraisal.

The Character Appraisal is a crucial tool to the understanding of the conservation area. The Council will keep it up-to-date and use it to inform decisions that have an influence over the conservation area's special interest.

Opportunities to involve local people will be explored. Relevant guidance will be used to carry out the review.

### 3.3 Conservation Area Boundary

The most special parts of the neighbourhood should be in Tynemouth Village Conservation Area.

#### 3.3.1 Context

Legislation places a duty on the Council to regularly review the coverage of conservation areas in its boundaries<sup>18</sup>. Guidance suggests review should take place every five years or so<sup>19</sup>.

#### 3.3.2 Position

The Council carried out a review of the boundary in 2009, which led to the inclusion of Northumberland Park and Holy Saviours Church. In preparation for this Management Strategy, the community identified several possible changes that should be considered at the next review, as set out below.

#### 3.3.3 Implementation

##### Boundary review

The Council will seek to review the conservation area boundary every five years or so using relevant guidance. Where needed, the Council will revise the boundary as soon as possible after review. The review process will include public consultation. At the next review, the Council will consider the following suggested changes:

1. Move the boundary between Tynemouth Village and Cullercoats Conservation Areas to be in line with Beach Road, so the southern part of Cullercoats Conservation Area becomes the northern part of Tynemouth Village Conservation Area. This would better reflect that townscape here (e.g. Long Sands, Tynemouth Park) relates to Tynemouth Village rather than Cullercoats.
2. Include Sir James Knott Memorial Flats, the Promenade and bankside to the south currently excluded from both Tynemouth Village Conservation Area and Fish Quay Conservation Area.
3. Exclude modern development at Oxford Street but not the old Tynemouth station.
4. Complete further research into architectural and historic interest to decide if there is sufficient special interest to designate: (a) development between King Edward Road, Northumberland Park and Tynemouth Station, and (b) development around Algernon Terrace, Edith Street and the historic development pattern of the railway heading north. It has been suggested that the former was developed as a "commuter estate" following the development of the railway, with clear delineation of social structure.
5. Complete further research into architectural and historic interest to decide if there is insufficient special interest on Queensway, Princeway and Manorway (but not including Seafield View or Kings Priory School) potentially leading to de-designation here.

The conservation area is the core of the neighbourhood's special interest. The boundary must reflect that part of the neighbourhood that has special architectural or historic interest with a character and appearance which it is desirable to preserve or enhance. Guidance suggests that the boundary:

- should be coherent and, wherever possible, follow features on the ground,

- should not be drawn too tightly, so excluding integral parts on the periphery but, equally, should not include parts which do not have special interest to avoid devaluing the designation,
- should ensure the setting is adequately protected, including landscape features such as open spaces and roads,
- should ensure all relevant legislation is used, including in relation to trees,
- should consider more recent architecture and history which might now be regarded as having special interest.

Boundary review does not always lead to extension; it might remain the same or be reduced.

There is no legislative procedure for modifying boundaries but guidance suggests the same process as for designation should be followed, i.e. a committee decision, an advertisement in a local newspaper and the London Gazette, and other statutory notifications. Involving the local community is good practice and helps people understand the change. This would involve promoting the start of the review process, consulting on a proposed revised boundary, and taking feedback into account.

### 3.4 Non-designated Heritage Assets

Tynemouth Village has lots of national heritage, but what about the lesser-known local heritage?

#### 3.4.1 Context

Some parts of the area might be significant but not enough to be made listed buildings or scheduled monuments, etc. These 'non-designated heritage assets' can include buildings of good local character, sites of archaeological interest and features such as street furniture or historical open spaces. Such assets can make an important positive contribution over and above what they bring to the conservation area.

The NPPF says the effect proposals have on the significance of such heritage assets is a material consideration<sup>20</sup>.

English Heritage says local people and the Council should jointly decide what in a neighbourhood is worthy of some protection in the planning system. Assets should be recorded in a Local List (known as the Local Register in North Tyneside). This gives clarity to developers and others working in the neighbourhood, including the Council<sup>21</sup>.

<sup>14</sup> National Planning Policy Framework, DCLG, March 2012, para 169

<sup>15</sup> Understanding Place: Conservation Area Designation, Appraisal and Management, English Heritage, 2011, paras 1.6-1.10 and 1.18

<sup>16</sup> Tynemouth Village Character Statement, 2001 (adopted by the Council in June 2003)

<sup>17</sup> Tynemouth Village Conservation Area Character Appraisal, April 2010, North Tyneside Council

<sup>18</sup> Planning (Listed Buildings & Conservation Areas) Act 1990, s69(2)

<sup>19</sup> Understanding Place: Conservation Area Designation, Appraisal and Management, English Heritage, 2011

<sup>20</sup> National Planning Policy Framework, DCLG, March 2012, para 135

<sup>21</sup> Good Practice Guidance for Local Listing, English Heritage, 2011



Policy E17/5 of the North Tyneside Unitary Development Plan says the Council will give protection to buildings of local architectural or historic interest<sup>22</sup>. Further guidance in the application of this policy is provided in the Buildings and Parks of Local Architectural and Historic Interest SPD<sup>23</sup>.

Policies S/9.10 and DM/9.11 of North Tyneside's Local Plan (Consultation Draft) set out the intention to protect, enhance and promote all of the Borough's heritage assets, including those that are non-designated<sup>24</sup>.

#### 3.4.2 Position

North Tyneside Council has an adopted Local Register, which is to be reviewed in the coming years. The Tyne & Wear Historic Environment Record (HER) holds records of historical and archaeological sites. This is maintained by the County Archaeologist.

Given its location and the earliest known settlements, the conservation area is likely to have significant but as yet unknown underground archaeological resources. In 2004, the Council and partners published an archaeological assessment and strategy for Tynemouth which sets out why it is important archaeologically and what should be done to understand and protect the archaeological resource in the village, through research and planning control<sup>25</sup>.

#### 3.4.3 Implementation

### Non-designated heritage assets

1. From time to time, the Council will work with local people to identify non-designated heritage assets in the conservation area and its setting. They will be recorded in the Local Register and/or the Tyne & Wear Historic Environment Record.
2. The significance of the assets will be taken into account when determining proposals that affect them, including those which do not need permission but where other influence is possible (e.g. through public funding).

The conservation area provides a good level of protection to the overall townscape scene, but some features could benefit from more focussed attention to protect what makes them important. The Cumberland Arms and Percy Gardens Lodge, whilst not statutory listed buildings, are two of the most prominent and architecturally pleasing buildings in the area, and are good examples of this. Their special local interest goes beyond just their contribution to the conservation area, and they are rightly included in the Council's Local Register.

### Heritage assets in the area

• World Heritage Site	0
• Scheduled Monument	1
• Listed Building entry (I)	0
• Listed Building entry (II*)	2
• Listed Building entry (II)	49
• Registered Battlefield	0
• Registered Park & Garden	0
• Conservation Area	1
• Local Register entry	22
• HER entry	143 (excluding any already included above)
• Tree Preservation Order	5

#### 3.5 Research and Interpretation

### What do we know about Tynemouth Village's past? How can we tell its story in the local area?

#### 3.5.1 Context

Research is important to improving our knowledge of the history and evolution of the conservation area. Interpretation helps us to understand what is important about the conservation area and allows us to enjoy it. The Regional Research Framework for the Historic Environment promotes research to help to understand, progress and appreciate the region's historic environment<sup>26</sup>. The Tynemouth archaeological assessment sets a research framework for the village<sup>27</sup>.

#### 3.5.2 Position

The history of the Tynemouth area is formidable and is set out in more detail in the two adopted character appraisals and the archaeological assessment<sup>28</sup>. It is known to date back to Roman times and in the 7th Century a monastery was located on the site of the Priory, although having been sacked, it was then re-established in 1085 by monks from St. Albans, and the Castle was given licence to crenelate in 1296.

The long military history of Tynemouth can be seen for example in the Spanish Battery (named after Spanish mercenaries stationed there) that was first fortified in 1545. For many years there has been a village in the shelter of the Priory and archaeological evidence has indicated a cemetery and medieval soil horizons in Front Street and surround, in addition to the archaeology dating back two millennia in the Castle and Priory.

A map in 1826, reprinted on the 2003 character statement, shows a medieval village settlement in the area of Front Street and nearby; thereafter some Georgian development occurred as Tynemouth Village became popular, and later with the various railway stations the Victorians developed Tynemouth Village as both a dormitory for middle class residents and for visitors alike.

Several books are devoted to Tynemouth and its surrounds: many of those that cover nearby areas are primarily photographic; there are also detailed books on the Priory and Castle, a book about the haunted buildings of Tynemouth and a historic novel. These are in addition to many mentions of Tynemouth Village in history books about the region, such as that by John Sykes in 1833. A sample list is provided below.

There are already several 'blue plaques' in the conservation area, such as for Garibaldi at Kings School, Harriet Martineau, Pen Bal Crag, Annie Maud Burnett, John Green and Benjamin Green, Electrical Engineers, the Station, the first Tynemouth Station, Master Mariners Homes and Tynemouth Lodge Hotel. Several more plaques are being considered to mark the centenary of World War One.

#### 3.5.3 Implementation

### Research And Interpretation

The Council will:

1. Prepare and encourage others to prepare interpretation of the area's special local interest, investigating opportunities for relevant on-site printed and digital media.
2. Encourage local history groups and others to carry out and publish research into the area's architecture and history, taking into account where relevant the Regional Research Framework for the Historic Environment.
3. Pursue with local people opportunities for research an interpretation projects.

There are many possibilities for research and interpretation in the conservation area, including those listed here. These include small-scale incidental activities and larger-scale thematic projects. An example of the latter is the plaques being prepared for 2014 for dwelling houses following research to identify World War One soldiers who lived in Tynemouth Village. This is part of the wider ongoing Tynemouth World War 1 Commemoration Project<sup>29</sup> Many projects will require only small amounts of funding and can encourage the regeneration of the Village.

### Possible research and interpretation projects

#### Collections Of Photographs

Whilst there are already such collections, there are always more old and not-so-old photographs being found, and 'old and new' pictures are always needed to allow us to appreciate how Tynemouth Village has changed and continues to change. A new approach could include additional community projects to present family photographs in exhibitions as well as in book form.

#### History Of The House/Shop Investigations

This might include researching for a compendium of house histories in the conservation area, or to the history of commercial and business premises in the area.

#### Local Community Projects

This should include local information-gathering from oral, social and local history sources and perhaps have a family focus such that visitors and residents alike can relate to the heritage of the area. Popular projects for some of the key sites could include Tynemouth Outdoor Pool, Tynemouth Volunteer Life Brigade and the history of the railway stations

#### Website And/Or Book Development

There are already a number of websites covering several aspects of Tynemouth Village, but there is room for more of these, especially those reflecting recent changes and comparing them to older ones. A small guide to the conservation area and its history could also constitute a project in conjunction with the Tynemouth Antiquarian and Historical Society and perhaps be accompanied by a video-guide. Further walking tours with audio-guides using mobile phone apps could aid visitors in understanding Tynemouth Village and also help regeneration.

#### On-Site Interpretation And Smart-Phone App Guides

The Council already produces a range of walking tour and trail leaflets for the coastal area. However, this could be extended to identify short walking tours specific to Tynemouth Village. It could also include development of a smart-phone app. There could be versions reflecting on wildlife, buildings and history, for children as well as for adults. More fixed interpretation boards could be considered but care should be taken to avoid street and visual clutter. In addition, a project to identify where further plaques could be sited, based on past residents or important buildings, would be worthwhile.

<sup>22</sup> North Tyneside Unitary Development Plan, North Tyneside Council, 2002

<sup>23</sup> Buildings & Parks of Local Architectural & Historic Interest SPD, North Tyneside Council, November 2008

<sup>24</sup> North Tyneside Local Plan: Consultation Draft, North Tyneside Council, November 2013

<sup>25</sup> Tynemouth, An Archaeological Assessment & Strategy, North Tyneside Council / City of Newcastle / Northumberland County Council / English Heritage, 2004

<sup>26</sup> Shared Visions: North-East Regional Research Framework, D Petts & C Gerrard, EH / Durham Uni, 2006

<sup>27</sup> Tynemouth, An Archaeological Assessment & Strategy, North Tyneside Council et al, 2004

<sup>28</sup> Tynemouth Village Character Statement, 2001 (adopted by the Council in June 2003); Tynemouth Village Conservation Area Character Appraisal, North Tyneside Council, April 2010; Tynemouth, An Archaeological Assessment & Strategy, North Tyneside Council et al, 2004 Tynemouth World War 1 Commemoration Project <http://www.tynemouthworldwarone.org/>

<sup>29</sup> Tynemouth World War 1 Commemoration Project <http://www.tynemouthworldwarone.org/>



### 3. Identifying the Heritage in the Conservation Area

#### Street Theatre

Some is already carried out on occasion, e.g. at the Priory by English Heritage and Tynemouth Pageant. But this could be further developed into Front Street, perhaps with EH or with theatre groups to explore the haunted theme, for example. It could be linked into events on Front Street, such as the occasional markets, and the regular markets at the Station to encourage public transport use.

#### A selection of texts concerning Tynemouth

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4.

Protecting and Enhancing  
the Conservation Area



## 4. Protecting and Enhancing the Conservation Area

### 4.1 Introduction

Identifying and protecting the heritage will not look after the conservation area, or release all of its potential. There are always opportunities for enhancement, whether by the Council or others who are investing in the area. This section deals with:

- conservation-led regeneration,
- public realm, green spaces and trees,
- permitted development rights,
- design,
- maintenance and repair,
- monitoring and enforcement,
- enhancement opportunities.

This chapter contains detailed guidance and strategy to help manage the area into the future.

### 4.2 Regeneration

#### How can investment in the historic environment help with social and economic regeneration?

##### 4.2.1 Context

*"Regenerate: bring new and more vigorous life to an area, especially in economic terms; revive."* (Oxford English Dictionary). Conservation-led change plays a vital role in social and economic regeneration across the country<sup>30</sup>.

The NPPF says that, when considering a positive strategy the historic environment, councils should take into account the wider social, cultural, economic and environmental benefits that conservation can bring. This should include addressing heritage assets which are most at risk through neglect, decay or other threats<sup>31</sup>.

English Heritage stresses the need to tackle causes of low investment, not just the repairs. It says heritage-led regeneration can contribute to a sense of place, quality of life and sustainable neighbourhoods<sup>32</sup>.

We could take as a model of regeneration the Grainger Town area of Newcastle, the late Georgian development whose spokes are Grey Street, Clayton Street and Grainger Street. By the 1990s much of it was shabby, crumbling and unattractive to anyone contemplating setting up a shop, restaurant or business or making it their home. The Government-financed Granger Town Initiative gave it a new lease of life. It is now a quarter that draws people to shop, dine, work, dwell and invest in.

In comparison, Tynemouth Village has not suffered economic decline and continues to fulfil its historic *raison d'être* as a seaside destination and dormitory town. The conservation area has the special character of being a historic village within an urban setting to the west but delineated by coast and river on its other sides. This is the focus that draws a flow of visitors, the economic lifeblood that sustains a greater variety of restaurants, bars, shops, heritage and leisure amenities than can be found in a typical suburb.

Within this pleasing array, however, there are pockets of neglect and certain aspects that are performing below their potential. With judicious investment and sensitive management these could become nodes of growth. Some could become flagship developments which, added to existing attractions, could create the critical mass to increase Tynemouth Village's pulling power beyond being merely one of the region's "best kept secrets."

##### 4.2.2 Position

Some notable improvements to the fabric and life of the conservation area have been recent. The Station is now a classic example of what restoration can achieve. The £2 million Heritage Lottery grant and the dedication of the Friends of Tynemouth Station have enabled it to transcend its transportation role and become a destination in itself.

The £1.3 million grant awarded for Conservation Area Partnership 1998 -2004 has been instrumental in enhancing the public space around the clock tower, the Green and Huntingdon Place, and in repairing and improving many commercial premises on Front Street with new traditional shopfronts and other features. This is detailed in the Spring 2004 partnership newsletter on the Council's website<sup>33</sup>. Eyesore frontages such as the former Barclay's Bank have been changed for the better, also touched on in other sections of this Strategy.

Yet there is always more that can be done to use active conservation as an economic stimulus, making Tynemouth Village's good features even better, and making neglected ones excellent.

Broadly speaking there are three main areas of opportunity for regeneration:

- sport and leisure,
- heritage sites,
- Front Street.

Here, the present situation regarding each one is set out.

#### Position: Sport and leisure

The natural quality of Tynemouth Village's **bays and sands** and their headland setting have long attracted generations of families from Newcastle, North Tyneside and beyond. Visitors from outside are surprised. Many make favourable comparisons with Cornish and continental resorts. In 2013, Tripadvisor listed Long Sands as Britain's 4th best beach. Private initiatives such as the beachside café on Long Sands, the Surf Shop, Surf School, Surf Café and the pop-up restaurant on King Edward's Bay have all progressively improved the visitor experience. The Sailing Club and Rowing Club cater for their sports' devotees at Prior's Haven. The former is currently undergoing a major internal refurbishment and could accommodate at least double its existing membership.

The growing band of year-round **swimmers and beach users** are badly under-catered for. Changing amenities as at the Panama Club in Whitley Bay with hot showers and toilets are needed. These would also encourage more people and families at all times of the year to put more than a toe into the refreshing Blue Flag grade sea water. Access and management would be needed.

For **cyclists**, Tynemouth Village is the confluence and end/start point of some of Sustrans' most popular routes. Of course, they make use of same amenities as other visitors, but there is surely an opportunity for a welcome point or facility. It is understood that the Grand Hotel may be pursuing this. Adequate cycle parking facilities should be provided at an appropriate location in the Village.

The **Outdoor Pool** is the major focus of any survey asking for suggestions to improve Tynemouth Village. This unresolved eyesore could become an astounding attraction. Together with the Station, the Outdoor Pool can become an example of how regeneration can make a place even better than it was originally because it allows people to enjoy a bigger experience.

Within Tynemouth Village there may not be sufficient provision for public play facilities for older children. The beach, however, is a large natural play area in the and has enormous value for play.

#### Position: Heritage Sites

Tynemouth Village is fortunate that its major historic site, the **Priory and Castle**, is under the care of English Heritage; the potential for more culture and history-led events is clear and visitors to these would clearly improve its contribution to the village's economy. **The Pier** is looked after by the Port of Tyne but could more be done to enhance its character and use?

The Tynemouth Volunteer Life Brigade (TVLB) **Watch House** is a unique feature with more potential than is currently realised; plans are afoot to conserve it and improve its use for visitors and for learning. **The Lion's Head Fountain**, a Victorian feature at the mouth of a natural spring on Long Sands, was exposed recently to the wonderment of beach users. But it is prone to being silted up and quickly buried.

**Northumberland Park**, North Tyneside's first municipal park, was opened in 1885 and is one of the most prominent heritage assets in the area. A typical Victorian municipal park that combines enclosed woodlands with open spaces, and formal walkways with play areas, it is a space of great quality and appeal. It is linked to Tynemouth Station by a pleasant leafy path. Historic interest is provided through the listed mediaeval remains of St. Leonard's Hospital and a pet cemetery in the north west corner. The amazing potential of this special place was recognised by the Council who submitted a successful bid for Heritage Lottery Funding and the associated restoration work is well underway. Broad aims of the restoration are to restore lost heritage features, provide new visitor facilities, improve management and maintenance and improve access. It is envisaged that the works will be complete towards the end of 2014. This work is excellent for the conservation area and beyond, enhancing the environment and improving visitor experience, and it is hoped that it can act as an impetus for further regeneration work in the area such as at Prior's Haven and along the coast.

#### Position: Front Street

Front Street is vibrant and prosperous and apparently not immediately in need of economic regeneration. But could it be improved? That depends on an individual's perspective, and the views of residents and businesspeople may well differ from those of visitors.

The over-preponderance of bars and cafes could turn Front Street into Osborne Road, Jesmond, which has poor townscape character dominated by a single use. In Front Street, everything possible should be done to maintain a balance of outlets and restore the variety that enhances a village's character. Planning legislation to achieve this however can be limited, and so every encouragement should be given to a variety of businesses to thrive.

Through traffic and queuing taxis tend to dominate Front Street, particularly at weekends and holiday times and speeding traffic is a concern for many here and elsewhere in the Village, in spite of there being a 20 mph limit across the whole conservation area. More widely than Front Street, including Percy Park Road and the sea front, are the potential problems of litter and the perennial headache of parking. Could Tynemouth Village be declared a plastic free zone? Should the possibility of park-and-ride schemes be explored?

<sup>30</sup> For example: Heritage Dividend, English Heritage, 2002; Heritage Works: The Use of Historic Buildings in Regeneration, English Heritage, n/d; Heritage & Growth, English Heritage, 2011

<sup>31</sup> National Planning Policy Framework, DCLG, March 2012, para 178

<sup>32</sup> www.helm.org.uk

<sup>33</sup> Tynemouth Conservation Area Partnership Newsletter, NECT, Issue 4, April 2004, [http://www.northtyneside.gov.uk/pls/portal/NTC\\_PSCM.PSCM\\_Web.download?p\\_ID=525877](http://www.northtyneside.gov.uk/pls/portal/NTC_PSCM.PSCM_Web.download?p_ID=525877)



### 4.2.3 Implementation

#### Regeneration

The Council will:

1. Put conservation at the heart of regeneration, and involve local people in plans and proposals.
2. Continue to explore regeneration opportunities in partnership with others, including seeking funding, to promote the investment in buildings and spaces for the economic benefit of the conservation area and its setting.
3. Pay particular attention to (a) sport and leisure, (b) heritage sites, and (c) Front Street, seeking to join up regeneration and visitor sites and facilities to support a 'critical mass' of economic benefit for the conservation area.
4. Support development proposals for uses in Tynemouth Village that would add to its vitality and viability without undermining its overall attraction and would not adversely impact on the character, function and vitality of the street or surrounding environment.
5. Consider the implementation of a Cumulative Impact Policy in order to better manage drinking establishments and associated anti-social behaviour.
6. Promote the benefits of heritage-led regeneration to local people, owners, developers and decision-makers.
7. Ensure the area's special requirements are taken into account in regeneration plans affecting it or its setting.

English Heritage shows built heritage can be a valuable catalyst for regeneration and that economic prosperity leads to enhancement, building repairs and maintenance<sup>34</sup>. The Council will therefore continue its work to ensure the economic viability of the conservation area remains buoyant, concentrating on the following themes. All regeneration plans will be developed with public consultation.

The Council has a Coastal Regeneration Framework, which puts forward ideas to reinvigorate the coast from St. Mary's Island to the Fish Quay by an improved image of the area, building on its natural, cultural, heritage and tourism assets. There are obvious connections, complementary activities and flow between Tynemouth Village Conservation Area and its two neighbouring conservation areas, Fish Quay and Cullercoats.

**Regeneration is important in its own right but additionally is linked closely with Enhancement Opportunities, discussed in Section 5 at the end of this document where carrying out regeneration is considered in more practical detail.**

### 4.3 Public Realm, Green Spaces and Trees

**What can be done with the streets and spaces that make Tynemouth Village a pleasure to be in?**

#### 4.3.1 Context

Conservation areas are designated because of streets and spaces as well as their buildings. Roads, paths, street furniture, trees, open spaces and other features combine to create the public realm. In Tynemouth Village's case, its spectacular location at the meeting of river and coast is a priceless local asset and (by reason of the daily ferry from the Netherlands and visiting cruise ships), an international gateway to the whole of the region and beyond.

The character of historic conservation areas like Tynemouth Village gains much from open spaces, established trees, hedges and greenery, both in the public domain and in people's gardens. The area is blessed with a range of wildlife sites, including those of local, national and international importance. These are protected accordingly through local and national planning policies and international legislation, and are managed locally through the Council's Biodiversity Action Plan<sup>35</sup>.

The mature tree cover in the Tynemouth area is one of the most important factors contributing to the character of the conservation area. All trees within the conservation area are protected by law<sup>36</sup> whereby anyone proposing to cut down, top or lop a tree is required to give six weeks' notice to the Council who can then decide if the tree(s) should be further protected by tree preservation order (TPO)<sup>37</sup> in the interests of amenity. The Council will not usually support any proposal that would lead to the loss of trees, hedges and shrubs which contribute to, or in the future might contribute to, the character of the Conservation Area. TPOs provide an additional protection for significant trees and groups of trees. However should a protected tree be removed for justifiable reasons of health and safety or good arboricultural management practice, there is a requirement under the Town and Country Planning Act to plant a replacement tree to ensure tree cover is maintained. The Council will use its appropriate enforcement powers to ensure such trees are replaced. The Council supports the establishment and maintenance of a diverse and varied level of tree cover within the Conservation Area to achieve the goals of sustainability as well as providing numerous ecological benefits.

English Heritage says co-ordination is key to public realm<sup>38</sup>. Streets For All, published jointly with the Department of Transport, urges full integration of highways and traffic issues<sup>39</sup>. English Heritage also encourage protection of trees, and addressing biodiversity.

North Tyneside's UDP refers to the 'great opportunity for improvements to be made' in the environment of the Borough (5.6) and identifies the coastal strip as a 'high quality environment' (5.5). Great emphasis should be placed on connectivity, responding to local distinctiveness, maintenance, and the use of government guidance in Manual for Streets and Manual for Streets 2, which contain detailed guidance on public realm and green space issues<sup>40</sup>.

#### 4.3.2 Position

The public realm in Tynemouth Village Conservation Area is rich, diverse and mostly high quality. The sea front, riverside, open spaces, Northumberland Park (whose regeneration is near completion), the recently refurbished Victorian Station and the many fine streets of late Georgian and early Victorian terraces combine to give Tynemouth Village a special character and high popularity as a tourist destination.

The Tynemouth Village Character Appraisal (2010) divided the area into three zones, each with a distinctive public realm: the Village Core, the 19th century and early 20th century terraces, and the Inter-War semi-detached housing area. The seafront and riverside make a fourth zone. The amount of through traffic (including buses) and the pressure on available parking places are perennial problems, exacerbated by the popularity of Tynemouth Village as a visitor destination, especially at weekends. Anti-social behaviour is an attendant problem, as is non-local parking on some streets, harming the character.

There are six significant areas of **green open space**:

- Northumberland Park,
- Prior's Park,
- the Green,
- the Spanish Battery,
- the area around and to the west of Collingwood Monument,
- the Seafield.

Mature **trees**, chiefly sycamore, dominate Prior's Park and Northumberland Park and the Green. The consultation with visitors and residents has indicated that open spaces are very much valued and form part of the character and should remain so.

**Domestic gardens** on all the residential streets also make a contribution to the character and appearance of the conservation area, some of it negative with too much hard standing.

Tynemouth Village also has two **hard surfaced open spaces** of cultural significance;

- the eastern end of Front Street around the Priory when closed to traffic
- the Station concourse.

Both spaces are used successfully for public performance (especially at the Mouth of the Tyne Festival), and the Station concourse is also an attractive location for the display of artwork and other cultural events, and has the advantage of being covered.

**Front Street** can more than compare with any such village thoroughfare in England, but is at present dominated by traffic and parked cars, and is not fulfilling its potential. In addition, the large number of licensed premises in Front Street has a significant impact on the public enjoyment of this space, giving rise to anti-social behaviour.

In some side streets traditional surfaces of granite setts have been covered by tarmac, notably Percy Street West, St. Oswin's Place, and Lovaine Row, adversely affecting their character. The character of the village core is further marred by the Tyneside flats in Percy Street East and Middle Street, some of which are severely dilapidated.

The **seafront and riverside** are a major part of what brings people to Tynemouth Village, but they are greatly in need of attention: repair and improvement of facilities. Both King Edward's Bay (the Short Sands) and the Long Sands enjoy Blue Flag status and the latter are a surfing destination of national significance. Facilities at both beaches however could be improved. The Outdoor Pool is considered an eyesore but there is potential for development, as currently proposed by the Friends of Tynemouth Outdoor Pool. The historic Lion's Head Fountain lies buried beneath the sand.

Close examination of the **street furniture and historic materials**, especially along the sea front, reveals the high priority given in the Victorian and Edwardian eras to long-term investment in public realm by the use of the best materials and highest standards of design. Unfortunately this has not been applied consistently latterly with the use of more standard quality furniture, materials and designs, e.g. for railings and some paved areas. Some projects in the recent past have demonstrated that well-designed, high quality public realm can bring great benefit, such as the work to improve the setting of the clocktower. This is the theme that should be followed in public realm works, seeking the emphasis on longer term investment in the civic pride that well designed, high quality public realm can bring.

<sup>34</sup> Heritage Works: The Use of Historic Buildings in Regeneration, English Heritage, n/d, p1

<sup>35</sup> Newcastle and North Tyneside Biodiversity Action Plan, 2010 [http://www.northtyneside.gov.uk/pls/portal/NTC\\_PSCM.PSCM\\_Web.download?p\\_ID=540335](http://www.northtyneside.gov.uk/pls/portal/NTC_PSCM.PSCM_Web.download?p_ID=540335)

<sup>36</sup> Town & Country Planning Act 1990, s211

<sup>37</sup> Town & Country Planning Act 1990, Part VIII

<sup>38</sup> Understanding Place: Conservation Area Designation, Appraisal and Management, English Heritage, 2011, para 3:15-3:19

<sup>39</sup> Streets For All: North East, 2005, English Heritage and Department for Transport

<sup>40</sup> Manual for Streets, Department for Transport, 2007; Manual for Streets 2, Department for Transport, 2010



Tynemouth Village, like any place, can suffer from issues such as litter, chewing gum on streets, bins needing emptying and dog fouling. As visitors are drawn to Tynemouth Village, it is important that it is as well-presented as possible, and this includes sufficient provision and emptying of litter bins. Basic issues like this can cumulatively create a large impact and could serve to somewhat taint positive endeavours such as those set out in this document. To be effective, it is believed improvement needs to come "from the bottom up", meaning that individuals need to be responsible for litter control as well as the Council. Two further public realm issues are that Tynemouth Village is the start/finish of **national cycling routes** and has only a pole to mark this, and that the road bridge at the foot of Pier Road is a bottleneck on which pedestrians, cyclists and motorists converge, representing a potential accident spot.

**Some examples of public realm features that could be improved**

**Tynemouth Branch Library, Front Street**



Work required to meet a statutory requirement but only done to meet minimum requirements. Opportunity to upgrade to a more appropriate conservation style.

**Front Street island**



Example of a recently completed highway works that uses standard materials rather than conservation/heritage materials.

**Litter bins**



Standard plastic litter bins, many of which have broken door mechanisms. In 2000, during the Conservation Area Partnership work, the public were involved in selecting a metal litter bin design for Front Street, but these have not always been repeated. There is a litter bin replacement programme planned during 2014/2015. Front Street litter bins have been identified for replacement.

**Approach to Long Sands**



The high quality and distinctive design of the historic railings on the right hand side have not been matched by the more recent replacements on the left.

**4.3.3 Implementation**

**Public realm, green spaces and trees**

The Council will:

1. Embrace history and character in the public realm, creating and maintaining a high quality, locally distinctive scene.
2. Consider a rolling programme of replacement of poor quality street furniture, facilities (including appropriate toilets, benches and shelter) and materials with those of high quality and long life.
3. Consider where appropriate the use of guidance in Manual for Streets, Manual for Streets 2, Streets For All North East and other published guidance on dealing with the public realm in historic areas.
4. Apply highways and traffic legislation and guidance sensitively, and design works in a way which recognises the conservation area's special interest. For example, the 20mph area needs to be better marked, but could be done sensitively.
5. Plan, design, implement and maintain public realm and highways works in collaboration with historic environment and design specialists, especially in Front Street.
6. Maintain public realm and environment to appropriate standards.
7. Give full consideration to the needs of all people in safely, easily and independently accessing the Village and its facilities, especially disabled, children and elderly people.
8. Endeavour to promote and assist in facilitating arts and cultural events in the Station Concourse, and public performance in both the Station concourse and in Front Street, as part of its arts and culture programme. Such events should continue to be well-managed so as to not unacceptably affect the amenity of residents.
9. Continue the current policies and practice regarding trees in the conservation area and consider further enhancements to the policy, including further tree preservation orders where appropriate.
10. Ensure the protection and management of biodiversity on the coastal and riverside banks, the parks and the railway corridor.

The public realm is used by everyone and draws visitors to Tynemouth Village. Its maintenance and enhancement should therefore be a very high priority for the local economy. Design and maintenance should demonstrate best practice and civic pride. There should be early collaboration between Council functions, and a shared understanding across professional disciplines of historic environment protection, urban design and highways engineering. This is needed to avoid repetition of existing visually poor public works in the conservation area that have been implemented in recent years.

**The Public Realm is important in its own right but additionally is linked closely with Enhancement Opportunities, discussed in Section 5 at the end of this document where working on the public realm is considered in more practical detail.**

However, the following table should guide management of the public realm in the conservation area. All works should involve the highest quality, and the most enduring solutions and materials that can be afforded. A general rule of thumb is 'less is more'.



#### 4. Protecting and Enhancing the Conservation Area

PUBLIC REALM MANAGEMENT GUIDELINES				
	VILLAGE CORE	LATE-GEORGIAN AND EARLY VICTORIAN TERRACES	INTER-WAR SEMI-DETACHED HOUSING AREA	SEA FRONT AND RIVERSIDE
<b>CHARACTER</b>	Charming array of 18th and 19th century and earlier buildings of various styles and massing, enclosing a high quality streetscape leading down from the Green to the historic ruins of the Priory. Contains vibrant business core.	Handsome terraces of large 19th century housing in a well-treed environment overlooking the coast and the river.	Red brick housing, generously proportioned, green gardens but streets lacking trees or greenery.	Dramatic open coastline dominated by headland of Tynemouth Priory, and riverside promenade with open banks above.
<b>ROADS</b>	Use a broadly well-designed, appropriate variety of road surfaces in Front Street, including tarmac, granite setts and pavers to demarcate pedestrian areas and to slow traffic. Consider a shared surface scheme. Where feasible and resources allow in surrounding streets (e.g. Percy Street West, St. Oswin's Place and Lovaine Row), remove tarmac to reveal setts beneath, ensuring 'access for all' standards. Where red surfaces are used, retain them where possible. Use minimal markings.	Use plain tarmac, relieved by setts and pavers where appropriate. Huntingdon Place has had its granite setts restored and it would be positive to see this pursued in other appropriate areas, ensuring 'access for all' standards. Where red surfaces are used, retain them where possible and where external funding is available, new red surfaces could be explored. Use minimal markings.	Use tarmac and setted gulleys, incorporating historic materials where appropriate. Where red surfaces are used, retain them where possible and where external funding is available, new red surfaces could be explored. Use minimal markings.	Use tarmac and setted gulleys, incorporating historic materials where appropriate. Where red surfaces are used, retain them where possible and where external funding is available, new red surfaces could be explored. Use minimal markings.
<b>PATHS</b>	When required consider replacing concrete slabs and tarmac pavements with good quality natural material, such as York stone where possible, especially Front Street. Surfaces should be safe and useable. Re-use existing natural materials (e.g. kerbs, setts). New materials can be reconstituted conservation grade. Surfaces for the visually impaired should contrast in tone or texture, not colour	As per Village Core.	As per Village Core.	As per Village Core, with particular focus on the promenade.
<b>FURNITURE</b>	Street clutter should be kept to an absolute minimum. This includes road signs, on-street advertisements and estate agent boards. There should be sufficient litter bin provision. All street furniture should be of high quality design. Where appropriate matching surviving historic examples or good quality replicas such as the bollards surrounding the Clock Tower. Plain black is generally the most widely used colour. Street furniture should be used sparingly and sited sensitively. Litter bins need to be permanent features, not wheelie bins and should be suitably maintained.  Benches can be very useful and desirable. However they need careful consideration. New locations must be chosen sensitively, taking into account of need (e.g. steep routes), visual impact and potential for anti-social behaviour. Robust materials suitable for marine environment need to be used. Repair of benches should be sought rather than removal	As per Village Core.	As per Village Core.	As per Village Core. Benches are a particular visual clutter issue in some areas of the coast and riverside. The number and location of benches need to be rationalised more effectively and sited in a more sensitive manner (e.g. Spanish Battery).  Restoration and better use of amenity shelters is encouraged. A small number of new shelters should be considered in suitable locations.

#### 4. Protecting and Enhancing the Conservation Area

<b>WORKS</b>	Engineering works should be minimal, high quality and visually discreet	As per Village Core	As per Village Core	As per Village Core. Better use of the Prior's Haven car park (e.g. removing the two hour limit) is a particular opportunity to divert vehicles away from the Village core and provide parking facilities for Haven users.
<b>PARKING</b>	Continue to manage traffic and parking movements in line with recently introduced scheme which includes integrated parking and traffic movement plan for the whole of Tynemouth Village. Review periodically in consultation with residents and businesses. Use minimal signs and road markings. Discourage in-curtilage parking to ensure gardens stay green.	As per Village Core.	As per Village Core.	As per Village Core. Better use of the Prior's Haven car park (e.g. removing the two hour limit) is a particular opportunity to divert vehicles away from the Village core and provide parking facilities for Haven users.
<b>TREES</b>	Robust programme of appropriate tree planting in appropriate areas and continued approach of not usually supporting the loss of trees, hedges and shrubs which contribute to, or in the future might contribute to, the character of the conservation area. Enforce replacement tree planting where a protected tree has been removed, to ensure no erosion of tree cover. The choice of species should be influenced by the location and the species of trees in the vicinity.  Street trees should only be planted where the Council can commit to their ongoing maintenance.	As per Village Core.	As per Village Core.	As per Village Core, while ensuring sufficient correct habitats for our internationally protected bird species.
<b>CYCLE TRACKS</b>	n/a	Use plain Bitmac with delineation using granite sets.	Use black coloured Asphalt in keeping with existing surfaces in and around Tynemouth. Where external funding is available, red coloured asphalt will be explored. Use minimal markings.	Use black coloured Asphalt, incorporating historic materials where appropriate. Where external funding is available, red coloured asphalt will be explored. Use minimal markings.



## 4. Protecting and Enhancing the Conservation Area

### 4.4 Permitted Development Rights

#### How can we better manage visually intrusive works to properties through the planning system?

##### 4.4.1 Context

The General Permitted Development Order (GPDO) automatically grants planning consent for a range of minor developments to householders and other types of use including shops<sup>41</sup>. These are known as permitted development rights (PDRs).

PDRs are more restricted in a conservation area for some types of development. However this still does not prevent various developments being carried out which, over time, can combine to harm the area's special interest.

The GPDO allows the Council to remove harmful PDRs using an Article 4 Direction. This means consent would be needed for certain developments at properties covered by the Direction<sup>42</sup>.

English Heritage encourages use of Directions to control harmful cumulative change, but cautions against blanket use<sup>43</sup>. Indeed, the NPPF says Directions should be fully justified as they increase regulation and remove rights<sup>44</sup>.

PDRs can only be removed where they exist. The conservation area as a whole is not suitable for blanket coverage of a Direction because there are a number of buildings that do not have PDRs and so already need to seek consent for relevant development. These include listed buildings, of which there are many in Tynemouth Village, and flats (as opposed to houses). Therefore, removing PDRs must necessarily be selective.

It is also the case that removing PDRs cannot lead to automatic reversal of previous harmful alterations. So removing PDRs on such properties might be considered as 'closing the stable door after the horse has bolted' as the harm is already done, making it very hard to justify including them in a Direction.

However, this does not prevent the Council and the community from encouraging the use of traditional designs when new works are carried out without the need for consent in order to help restore architectural character harmed in the past.

##### 4.4.2 Position

There are currently two Article 4 Directions in the conservation area:

- one covers 14 properties in the Spanish Battery area,
- one covers 146 properties in the rest of the conservation area.

A Note has been prepared to guide works to windows in areas affected by Article 4 Directions, specifically in Tynemouth Village<sup>45</sup>.

The reality in Tynemouth Village is that in the Conservation Area, homeowners frequently make changes and alterations that are not at all in keeping with the principles of protecting or enhancing the special interest of the area. For example, there remains a large number of PVCu windows that have replaced wooden ones and other alterations such as box dormers, doors, boundary treatments (e.g. walls, gates, railings) and roof coverings that accumulate to harm the special interest of the area. There is evidence of cumulative harm from such development and it can be said that the special interest of the area is being eroded over time because of PDRs.

There is therefore more than can be done in both monitoring the impact of PDRs and in encouraging good designs which reflect the character and appearance of the conservation area, both through the planning system when consent is needed and by encouragement when it is not (e.g. publishing design guidance and giving verbal advice).

##### 4.4.3 Implementation

#### Permitted development rights

The Council will

1. Continually assess the impact of permitted development rights (PDRs) on character and appearance.
2. Consider widening the use of Article 4 Directions to control the impact of harmful PDRs on those properties in the conservation area that have them and, if this is done, prepare further guidance on development likely to receive consent as a result of the Direction.
3. Offer advice, guidance and encouragement to developers to reduce or remove the impact of harmful PDRs.

If a further Article 4 Direction were pursued in the future, it would be in a positive light, guiding change rather than preventing it, using design guidance to help. It will be important to examine any new risks to the area from national changes to PDRs by central Government, which are occurring more frequently in recent years.

The following pages assess the current threat to character from PDRs, considering each relevant part of the GPDO.

## 4. Protecting and Enhancing the Conservation Area

THREATS TO THE CHARACTER OF TYNEMOUTH VILLAGE CONSERVATION AREA			
Part	Development	Discussion	Threat
Part 1 Class A	Dwellinghouses: Enlargement, improvement or other alteration	There is evidence of harm to the conservation area, particularly to the unity of terraces, which are important as they are such a large part of the housing in Tynemouth Village. Impact depends greatly on the materials used: PDRs exist where materials are of a "similar appearance" to those of the existing building. This means replacing like-for-like is allowed, but case-by-case judgement is needed where new materials differ from existing ones – whether they have a similar appearance will differ for each case.	HIGH
	Dwellinghouses: Windows and doors	There is considerable evidence of changes to windows and doors which have eroded the dominance of the area's traditional features: <ul style="list-style-type: none"> <li>• For other than more recent than inter-war houses, traditional windows are usually double-hung painted timber sliding sash windows. For later houses, wooden casement frames are traditional.</li> <li>• Traditional doors are painted timber, usually without windows. Replacement windows include PVCu or timber with different subdivisions, opening arrangements, construction, component profiles and detailing. Replacement doors include PVCu or timber with different glazing, panelling, construction, component profiles and detailing. Any combination of these changes have had a negative impact on the area's character.</li> </ul> <p>The most important priorities for windows are those set out in the Council's Windows Guidance for the conservation area's existing Article 4 Direction<sup>46</sup>:</p> <ul style="list-style-type: none"> <li>• existing traditional timber sash windows should be repaired first, or if not possible, replaced with good quality replicas to the original design</li> <li>• existing unsuitable replacement timber or PVCu windows should be replaced with good quality replicas to the original design.</li> </ul> <p>The guidance sets out sound advice on which modifications might be acceptable in replacement timber windows to improve their operation and heat retention. PVCu is completely outside the character of the area and PDRs should not apply when it is being used to replace timber. PDRs exist where materials are of a "similar appearance" to those of the existing building. At present, it is sometimes the case that PVCu is considered to have a similar appearance to timber and homeowners are therefore able to make these changes without obtaining planning permission. This is having a significant adverse impact on the character and appearance of homes that are not already covered by an Article 4 Direction. This needs to change as PVCu is not comparable to timber and should not be considered of a similar appearance. Where there is no similar appearance, PDRs would not apply and consent would need to be applied for. Developers are advised to seek advice before carrying out development.</p>	HIGH
	Dwellinghouses: Roofing materials	There is evidence of changes to roofing materials which have eroded the prevalence of traditional Welsh slate and traditional tiles, as discussed in the character appraisal. Materials used instead include concrete tiles, artificial slate, natural slate from other sources and plastic coatings. These have a significant effect on the roofscape character, which is a dominant part of the street scene in the conservation area. Artificial slate is unlikely to have a similar appearance to Welsh slate as the subtleties of tone and texture are not the same, which can be visually harmful when seen en masse from the street. Where there is no similar appearance, PDRs would not apply and consent would need to be applied for. Developers are advised to seek advice before carrying out development.	HIGH
	Dwellinghouses: Extensions	There is evidence of these at the rear of older properties and over the garages of inter-war houses. Permitted development allowances in conservation areas are smaller than outside of them but the cumulative impact can still be very noticeable.	MED
Part 1 Class C	Dwellinghouses: Other roof slope alterations	Extensions into the roof spaces are commonplace in several parts of the area. Modern Velux-style rooflights, and any rooflight positioned without visual reference to the façade below or which uses contrasting colours to the roofscape colours, do have a negative impact on the traditional appearance of the area's historic terraces. But conservation-style rooflights positioned in line with principle windows below can be acceptable.	HIGH

<sup>41</sup> Town & Country Planning (General Permitted Development) Order 1995, Article 3

<sup>42</sup> Town & Country Planning (General Permitted Development) Order 1995, Article 4 para 2

<sup>43</sup> Guidance on the Management of Conservation Areas, English Heritage, 2006, paras 5.13-5.22

<sup>44</sup> National Planning Policy Framework, DCLG, March 2012, para 200

<sup>45</sup> Tynemouth Village Conservation Area, Article 4(2) Direction: Window Guidance Note, North Tyneside Council, July 2008

<sup>46</sup> Tynemouth Village Conservation Area, Article 4(2) Direction: Window Guidance Note, North Tyneside Council, July 2008



Part 1 Class D	Dwellinghouses: Porches	The addition of porches to front façades is not having a big impact on character. There is some evidence of them in the inter-war housing but not to great detriment.	LOW
Part 1 Class F	Dwellinghouses: Hardstandings	The area's residential streets, especially for houses built since the Victorian period which tend to have larger gardens, have a very green character. But there are many instances where gardens have become hardstanding, using surfaces which are not sympathetic and which increases water run-off. Hardstanding PDRs have been made stricter in recent years but can still be exercised when adequate drainage is put in place. Further alterations would be detrimental to the character of the area and this should be monitored.	MED
Part 1 Class G	Dwellinghouses: Chimneys and flues	The character appraisals highlight harm to the area where chimneys have been dropped in height capped or have lost decorative features. Chimneys are an important part of the area's architectural quality and further losses would be regrettable.	MED
Part 2 Class A	Minor Operations: Gates, fences, walls or other enclosures	There is evidence in several parts of visual harm caused by having different walls, railings and fences, and at different heights, materials, colours and detailing. Some variation can be absorbed without harm, but excessive variety will erode the area's special character, particularly where the unity of terraces is harmed. Of special importance is the existence of hedges as they have a unifying impact over the variety of walls and railings. Historic railings, which are rare, should be retained and repaired. Reinstatement of railings in suitably robust designs and materials is encouraged.	MED
Part 2 Class C	Minor Operations: Exterior painting	There is evidence that masonry paint on façades is posing a major threat to character. Not only does it destroy the unity of terraces and harm the visual balance of other streets, but it also covers over the subtle variations in patina and tone that illustrate the way Tynemouth Village has grown and developed through time, 'flattening' the scene.	HIGH
Part 3 Class 1	Change of use to multiple use	Houses of Multiple Occupation in terraced houses present some risk to the conservation area: higher numbers of households may put pressure on local services, parking and residential amenity and lead to a higher turnover of people, where some may have little stake in the community. This could harm character, for example, leading to pressure for alteration or extension of houses, loss of green gardens or boundaries, economic decline or a breakdown in the social balance which characterises the area. The established nature of family living is a strong background influence over the character of Tynemouth Village Conservation Area and this should not be put at risk.	MED
Part 12	Local Authorities	There is some impact from work as a result of PDRs given to local authorities such as street furniture. These should be managed through internal team working with those responsible, mainly in highways and engineering functions but also others such as parks and amenities.	HIGH
Parts 17, 24, 25	Statutory undertakers	There is some impact from work as a result of PDRs for statutory undertakers (e.g. water, gas, electricity and telecoms). These should be managed by monitoring of reinstatement works and the use of follow-up powers where standards are not met.	MED
Part 32	School and other buildings	Since the relaxation of PDRs, there is some risk that development in the area could harm the conservation area because of the size and siting allowances, and hardstanding provisions. This is best tackled by constructive dialogue with the owners over future development proposals.	MED
Part 40	Domestic renewable energy	PDRs to install, for example solar panels, heat pumps, wind turbines and biomass systems etc are not currently an issue. This is a new provision that should be monitored in the future.	LOW
Part 42	Shops and commercial premises	Class A that allows for the extension of commercial premises does not apply to conservation areas and the risks from development covered by Classes B and C are unlikely due to the size of the premises in the Village	LOW

<sup>47</sup> National Planning Policy Framework, DCLG, March 2012, paras 114 and 116  
<sup>48</sup> North Tyneside Local Plan: Consultation Draft, North Tyneside Council, November 2013  
<sup>49</sup> North Tyneside Unitary Development Plan, North Tyneside Council, 2002, DCPS No.8 p121  
<sup>50</sup> North Tyneside Unitary Development Plan, North Tyneside Council, 2002, DCPS No.15 p133

## 4.5 Design

Alterations and new buildings should be high quality to reflect the special character of the area.

### 4.5.1 Context

Both local and central government attach great importance to good design. The NPPF says that, whilst not preventing appropriate innovation, design should respond to local character and identity, and be visually attractive as a result of good architecture <sup>47</sup>.

The Council's Consultation Draft Local Plan encourages high design standards and makes clear that addressing the historic environment is integral to good design <sup>48</sup>. North Tyneside's UDP (2002) contains relevant Development Control Policy Statements, including the following statements:

- No.8 emphasizes strongly the need for new development to 'preserve and enhance the character of the conservation area' <sup>49</sup>. All design should be to the highest standards, use materials appropriate to the local area, and complement neighbouring buildings. The impact of new development on traffic generation and parking, and (in the case of commercial properties) of servicing, refuse storage and collection, all need to be carefully assessed.
- No.15 says 'original shop front detailing should be retained/ restored, and any new work should complement such features' <sup>50</sup>. In a conservation area such as Tynemouth Village, with a vibrant business area at its heart, particular care will be needed with the design of shop fronts.

Further Development Control Policy Statements that have relevance to Tynemouth Village Conservation Area include those on Residential Extensions <sup>51</sup> and those relating to traffic, parking and design detail <sup>52</sup>.

The Council's Design Quality SPD <sup>53</sup> is a key consideration when new developments are proposed; it sets out the principles of good design and best practice that need to be at the forefront of projects

In addition, there is other relevant national guidance on design from Design Council CABE, English Heritage, the Georgian Group, the Victorian Society and others. Buildings in Context: New developments in historic areas (English Heritage and CABE) includes important principles for which would serve Tynemouth Village well <sup>54</sup>.

<sup>51</sup> North Tyneside Unitary Development Plan, North Tyneside Council, 2002, DCPS No.9 p122  
<sup>52</sup> North Tyneside Unitary Development Plan, North Tyneside Council, 2002, DCPS No.14 p129  
<sup>53</sup> Design Quality Supplementary Planning Document, North Tyneside Council, 2010  
<sup>54</sup> Building in Context: New developments in historic areas, English Heritage / CABE, 2001

### 4.5.2 Position

The conservation area is defined by a mix of designs, including many Georgian or earlier, many Victorian, some inter-war and a smaller amount of more recent buildings. The vast majority of the buildings follow recognised architectural styles and are high quality, recognising their place in the village alongside neighbouring buildings. The 2003 and 2010 character appraisals highlight the importance of a careful and unified approach in the area. This is particularly true since Tynemouth Village has regeneration possibilities to build on existing success with visitors, and poor design can only work against this. The character appraisals highlight several issues where good design is needed to enhance conservation area character:

- household alterations and extensions
- shopfronts and commercial premises
- public realm (addressed in 4.3)

Tynemouth Village is already well developed and includes dense built form within the conservation area plus the open coastal and green spaces that are integral to its character and appearance, so whilst there is only very limited new development opportunity, there remains the possibility to alter and extend existing properties.

There have been several significant improvements to shopfronts and removal of eyesores in recent years, with the insertion of new shopfronts in traditional style. Actions that protect and improve the area, or those that remove unsympathetic alterations will add to the drive for enhancement of the area and should be encouraged.

A big part of the conservation area's character is defined by the established Georgian, Victorian and later residential terraced housing. The character appraisal highlights the importance of unity in all terraces that are designed to have a common appearance along the street, even where they may have been developed piecemeal such as at Percy Gardens. Several aspects can detract from this architectural unity, chiefly the subsequent insertion of dormers that are obtrusive both in scale and detailing. Whilst the original dormer windows are recognised as a traditional component of such terraces, new dormers with flat roofs, over large picture windows, and that run the whole length of the property, greatly detract from the architectural character of these buildings.



## 4. Protecting and Enhancing the Conservation Area

### 4.5.3 Implementation

#### Design

The Council will:

1. Promote good design in the area in accordance by firmly applying relevant policy and guidance and having strong regard to best practice.
2. Pay special attention to the way new design responds to the area's traditional character and appearance, taking into account the different character zones in the area.
3. Pay special attention to:
  - shop fronts and commercial premises,
  - householder alterations and extensions, especially windows, doors and dormers.
4. Preserve and enhance the area through collaboration with designers and developers, where possible seeking opportunities to remove unsympathetic alterations or additions.
5. Pay special attention to addressing breaches using the legislation available.

The box below sets out some principles for design matters in the conservation area. These include detailed principles for shopfronts. These will be applied across the conservation area, but discussions have already been held between the group preparing this Strategy and the Co-op store on Front Street to consider ways of improving the contribution of this major local resource to the street scene. This is discussed in more detail in Enhancement Opportunities at the end of this document.

In every design case, whether commercial, domestic or other, the Council will collaborate with the developer and their designer to achieve the best solution to protecting the area. Where possible, the Council will seek opportunities to remove existing unsympathetic alterations or additions from buildings. This will add to the drive for enhancement of the area.

## 4. Protecting and Enhancing the Conservation Area

### DESIGN PRINCIPLES FOR THE CONSERVATION AREA

General	All alterations, extensions or new developments in the Conservation Area should have the highest respect for the existing character of Tynemouth Village. They should be in proportion to surrounding buildings and spaces in terms of size and scale, and use high quality materials.
Style	The design of new development, whether it be a small extension or a whole new building, will generally be supported if it represents good quality traditional-style design or good quality modern design. However, any new development, whether contemporary or traditional, will require considerable design expertise to relate well to adjoining buildings of earlier periods.
Windows and doors	Windows and doors should match the character and period of the building in both fenestration and materials. The preservation, and where appropriate the restoration, of original windows and doors in all properties is of paramount importance. Where inappropriate modern windows and doors are being replaced, the new replacements must be in the vernacular of the age of the building.  Fenestration is a key element in maintaining the character of the Conservation Area. In the Village core and terraces, sliding sash windows should be retained at all costs, and restored wherever they have been changed from this.  uPVC is generally unacceptable in properties of the age and style we have in this conservation area.
Dormer windows	Terraces largely define Tynemouth Village, and a poorly designed dormer can significantly affect the streetscape. Whatever the age of the property or the property type, any new dormer should be related carefully to the character and materials of the building. Regular verticality is crucial and dormers should relate to the pattern of windows in the rest of the building. It may be the case that no dormer window is acceptable at all in particular buildings, e.g. where dormers are not traditional features.  Existing large box dormers that dominate the roofscape must not set a precedent or be a design cue. Should the removal of these unattractive features not be possible, there is scope for improving those that currently exist such as incorporating colours and materials to blend with the existing roof, and subdividing the windows vertically with mullions.
Existing or replacement roofs and chimneys	Roofs on terraced houses here are traditional natural slate (usually Welsh) and should continue to be so. Roofs on inter-war houses should be tiled in the vernacular. The use of natural materials is essential, and the recycling of materials is very much encouraged.  Chimneys and gable ends should be in the vernacular and removal or capping of existing chimneys is not supported. Opportunities to sensitively rebuild lost chimneys are encouraged.
Rainwater goods (pipes, gutters)	If replacement is needed, or as part of any new build, these should reflect the traditional profile and materials of traditional guttering and pipes.
Renewable energy	The incorporation of the means of harnessing renewable energy should be encouraged, provided that due regard is given to the impact on the architectural character of the building and the appearance of the wider conservation area.
Shopfronts	Retail properties in the conservation area should have shop fronts that respect the historic nature of their properties and the street scene. The retention and reinstatement of traditional shop front features and colours is supported. The shop at 4 Percy Park Road (currently occupied by Ruby and Frank) is considered as possibly the Village's most charming original shopfront and was added to the North Tyneside Local Register in 2007. Every encouragement should be given to retail businesses to replace inappropriate shop windows, over-large fascias, or intrusive signs, with shop fronts in keeping with the historic Village core. For example, large plate glass windows should be replaced with sub-divided windows of smaller panes. Full window graphics that create 'dead frontages' should not be used and existing ones should be replaced. Some principles of good traditional shopfront design are as follows: <ul style="list-style-type: none"> <li>• Shopfronts are a showcase and must speak well of the owner and trader.</li> <li>• The shopfront is part of the street scene not just the host building.</li> <li>• The shopfront should respect the proportions and scale of the host building.</li> <li>• If a shop is in two adjoining buildings, shopfronts should reflect each building.</li> <li>• Bits of old shopfront are rare and valuable. Hidden fabric should be conserved.</li> <li>• Intrusive shopfronts should be seen as temporary features to be replaced.</li> <li>• Illuminated shopfronts are considered inappropriate in this conservation area.</li> <li>• Where no historic shopfront survives, a new traditional design is usually best.</li> <li>• Good design is not necessarily about style but high quality is crucial.</li> </ul>



Gardens	<p>These contribute much to the green environment of the Village although many have been lost to hardstanding. Although the installation of hardstanding can in some cases be permitted development, in those cases where it does require planning permission it should not be permitted. Where hardstanding has already been installed, we would encourage property owners to soften the effect by tree and bush planting round the edges.</p> <p>Protection and reinstatement of traditional boundary treatments is required. There has been some commendable reinstatement of railings, which should be encouraged and supported.</p> <p>Some properties in the conservation area have large gardens, whether at the front, back or set separately from the host property (those at Bath Terrace being a good example of the latter). These gardens contribute significantly to the green and historic character of the Village and should not be allowed to be eroded through development including building or hard surfacing.</p>
Landscaping and setting	<p>Planting and landscaping conditions should be attached to planning consents for extensions to existing buildings or new development, when appropriate.</p>

## 4.6 Building Maintenance and Repair

Keeping an eye on the condition of buildings and land, and keeping them in use, is important.

### 4.6.1 Context

Good conservation is founded on appropriate routine maintenance. This minimises the need for larger repairs and is the cheapest way of looking after an historic building. Regular, modest repairs keep buildings weathertight. Routine maintenance to avoid water getting in can prevent much more expensive work later on.

English Heritage encourages the use of a heritage at risk strategy for vacant buildings in poor repair, stressing the need for prevention<sup>55</sup>.

### 4.6.2 Position

The major project to repair and restore the Station was completed in 2012. This was the single most difficult problem of maintenance and repair in the conservation area and demonstrates the huge positive social and economic impact that putting and keeping historic buildings in good condition can have.

Northumberland Park is currently subject to a programme of repair, refurbishment and enhancement, with the project due to complete in late 2014. There is a strong focus on reinstating lost heritage features such as railings and a bandstand, but also on maintaining the planting and the lake, and ensuring they remain in good condition and repair into the future.

The Council has published guidance on maintaining historic buildings on its website, but it is not widely distributed<sup>56</sup>. There is also the Window Guidance Note discussed under Permitted Development Rights above<sup>57</sup>, which was specifically prepared for Tynemouth Village to guide correct maintenance and, where necessary, replacement of windows. This is also available on the Council website.

The Council keeps a Heritage At Risk Register for its listed buildings; this was last updated in 2008. This assesses risk based on condition and, where relevant, vacancy. On that Register in Tynemouth Village are:

- South African War Memorial (listed Grade II) – identified as 'at risk'
- Queen Victoria statue (listed Grade II) – identified as 'vulnerable'.

Vacancy is not recognised as a widespread issue in Tynemouth Village but four sites do present a noticeable problem:

- The ongoing vacancy of 35 Front Street, the single storey building next to the Library, does harm the vibrancy of an otherwise bustling street and raises uncertainty about its continued maintenance.
- The long-term vacancy of Pier Cottage, Pier Road, is of major concern, especially considering its architectural and historic interest, and prominent position.
- The former Coastguard Station inside the Priory site has been vacant for many years. Its future is tied to that of English Heritage, which controls the building. Whilst being a large modern imposition on the site, it also has great economic potential to bring regeneration to the conservation area like the other vacant buildings.
- The Outdoor Pool is also disused and in a poor state of repair. This is due to be tackled through the project which is currently being developed to conserve, develop and bring it back into use, mentioned in Regeneration above (see 4.2).

There are several examples in Tynemouth Village where insufficient maintenance and attention to appearance are considered to be negatively affecting the character and appearance of the conservation area, including:

- The TVLB Watch House, where support is currently ongoing to ensure the charity that owns this important historic site is able to care for its heritage appropriately.
- The TA Centre.

- Some of the Tyneside flats in Percy Street and Middle Street, but it is understood that work is underway to make improvements here.

Some land is also in poor condition. Parts of the Howl Ings area are poorly kept; tackling this is part of the aspirations set out by the Council for Prior's Haven and adjoining areas. Similarly, parts of Prior's Park are not in good condition, notably the boundary walls, and this is addressed under Public Realm, above (see 4.3).

### 4.6.3 Implementation

## Building maintenance and repair

The Council will:

1. Encourage property owners to carry out maintenance and repairs to buildings and land in the conservation area, through, for example, distributing its published guidance more widely.
2. Provide further information and guidance on the best approach and the financial benefits.
3. Encourage training and demonstrations for owners, building contractors and officers to encourage best practice.
4. Review the Heritage At Risk Register regularly, and use it to target efforts to bring about maintenance and repair. Look to include locally registered buildings in the Heritage At Risk register in the future.
5. Consider preparing a full strategy to deal with heritage at risk should long term vacancy and/or lack of maintenance become widespread.

Encouragement is the best way to deal with matters of building condition, but in extreme cases the Council will always consider using its statutory powers to rescue a building at risk from its condition or vacancy (see 4.7, "Monitoring and Enforcement"). Priority should be given to resolving the long standing vacancy sites alongside tackling listed buildings at risk.

The buildings and sites identified above are important in their own right but are closely linked with Enhancement Opportunities, discussed in Section 5 at the end of this document where dealing with poor condition and vacancy are considered in more practical detail.

The following box gives useful guidance on maintenance and repair for homeowners.

## A Stitch In Time

The saying 'a stitch in time saves nine' is entirely consistent with building maintenance.

Small problems such as blocked gutters or slipped slates can, if left, quickly lead to big problems that are very costly to sort out. Well-intentioned but ill-advised or unnecessary repairs can unwittingly harm a property, too. For example, money can be wasted on repointing sound mortar, or replacing windows which only need minor repairs.

Misleading advice from unskilled builders, salespeople and the media can pressurise owners in to building works which can damage the appearance of an historic building and even reduce its value.

Not all experienced professionals understand the needs of historic buildings and can do more harm than good if methods and materials are not suitable. For example, rather than keeping moisture out, cement-based mortars, renders and pebbledash usually cause long term harm by trapping damp in a building.

Do maintenance little and often and inspect regularly. You only need to do enough to keep the place wind and water-tight and free from structural problems.

- You can get more advice on building maintenance from this handy guide, called *Stitch In Time*, downloadable for free from: [www.ihbc.org.uk/publications/stitch/stitch](http://www.ihbc.org.uk/publications/stitch/stitch)
- Every November, the SPAB organises National Maintenance Week to encourage people to look after their property. Find out more at: [www.maintainyourbuilding.org.uk](http://www.maintainyourbuilding.org.uk)
- English Heritage has webpages on Looking after Your Property at: [www.english-heritage.org.uk](http://www.english-heritage.org.uk)

## Building Maintenance for Homeowners - Typical Year Planner

### Every spring

- Inspect roofs for:
  - broken and displaced slates or tiles,
  - ridge and verge slates/tiles needing re-bedding or repointing,
  - lead flashings and gutter linings with holes in,
  - perished felt under layer.

<sup>55</sup> Buildings At Risk, English Heritage, 1998, p7

<sup>56</sup> Repair and Maintenance of Heritage Buildings, North Tyneside Council, [http://www.northtyneside.gov.uk/pls/portal/NTC\\_PSCM.PSCM\\_Web.download?p\\_ID=530244](http://www.northtyneside.gov.uk/pls/portal/NTC_PSCM.PSCM_Web.download?p_ID=530244)

<sup>57</sup> Tynemouth Village Conservation Area Article 4(2) Direction Window Guidance Note, North Tyneside Council, July 2008 [http://www.northtyneside.gov.uk/pls/portal/NTC\\_PSCM.PSCM\\_Web.download?p\\_ID=224398](http://www.northtyneside.gov.uk/pls/portal/NTC_PSCM.PSCM_Web.download?p_ID=224398)

- Check for:
  - deteriorating render finishes or brick and stone faces,
  - unsound pointing to walls, parapets and chimneys.
- Check air brick vents are unobstructed and that, everywhere around the base of the building, the ground level is at least 150mm below the damp proof course (if there is one).
- Trim back ivy around openings and at eaves. Where large areas of ivy need to be removed, cut the main stems at low level and leave the ivy to die back before gently removing it at a later date. This will minimise damage to mortar or render.
- Arrange for external painting as required. Check the condition of glazing and putty and operation of doors and windows.
- Remove old birds' nests from high level areas such as chimneys and gutters. Install wire mesh grilles to prevent further nesting. Sweep chimneys that are in use.
- Arrange for routine servicing of boilers and inspection of gas appliances and flues.

### Every late spring/summer

- Check all timber floors for excessive deflection.
- Take any opportunity to examine underfloor voids for dampness, rot and the adequacy of ventilation.
- Check the condition of staircases and balconies and whether they meet current safety regulations (particularly in respect of height of balustrades in buildings used by the public).
- Examine interiors, including partitions and doors.
- Examine wall and ceiling finishes.
- Check washers to ballcock valves and taps in cold and hot water and heating systems.

### Every autumn

- Clean out gutters, hoppers, downpipes and gullies as often as necessary during and after leaf fall.
- Clean out manholes and use rods in drains.
- Inspect for broken manhole covers and gulley grates

### Every winter

- Determine which (if any) trees and shrubs might be a potential problem such as growing into roofs or collapsing onto the building in high winds. Remember the Local Planning Authority require 6 week's notice before any works to trees are undertaken.
- Clear snow regularly from vulnerable areas.
- Inspect roof spaces for:
  - water and vermin,
  - adequacy of ventilation,
  - the condition of the entire roof structure including insulation.
- Check water-based heating systems and bleed radiators. Check for even heat distribution throughout building.

### Annually

- Arrange servicing of fire extinguishers, where relevant.
- Check boundary walls, fences and gates.
- Check paved areas, paths and steps.
- Check operation of panic bolts/latches to emergency exit doors, where relevant.

### Every five years

- Arrange for testing of electrical systems, where relevant.

## 4.7 Monitoring and Enforcement

### Making sure breaches of planning regulations are properly dealt with keeps things right.

#### 4.7.1 Context

Planning controls are the main way of ensuring that the special architectural and historic interest of the conservation area is protected. Non-compliance with planning requirements must be dealt with quickly and fairly if public confidence in and support for planning and conservation are to be maintained.

Enforcement against unauthorised works must be started within four years of the date of substantial completion of the development.

English Heritage suggests using a comprehensive dated photographic record to aid enforcement in the historic environment <sup>58</sup>.

#### 4.7.2 Position

The Council has two Planning Enforcement Officers who handle complaints received on suspected breaches of planning control. The Enforcement function relies upon the public and Council representatives to notify them of suspected breaches. When breaches are identified, the Council considers whether and how to take action in a timely and cost-effective way.

Tynemouth Village suffers from a proliferation of A-Boards that can serve to create visual clutter and cause obstruction. A-Boards are not regulated by the Planning Enforcement team, rather by the Highways team. The Highways team have produced a policy document <sup>59</sup> about how A-Boards should be correctly used. We support the policy but would like to see it more stringently monitored and enforced against to ensure the correct balance between supporting our local traders and creating a bustling shopping area with protecting the character and appearance of the conservation area.

A further issue in the Village is advertisements such as 'temporary' promotional banners and estate agents' boards that can have a detrimental effect on the appearance of the conservation area. As set out below, unauthorised adverts should be investigated and dealt with; however many adverts of this nature can fall within permitted development and in these cases we would urge those seeking to display adverts to be considerate to their environment when doing so.

#### 4.7.3 Implementation

### Monitoring and enforcement

The Council will:

1. Respond to complaints related to planning requirements and highway advertisement requirements and consider any necessary follow-up action in a timely and cost-effective manner.
2. Prepare and keep up to date a dated photographic record of the conservation area for use in monitoring.
3. Seek to resolve planning breaches through negotiation but, where necessary, consider using statutory powers including a Section 215 Notice, Urgent Works Notice, Repairs Notice and Compulsory Purchase Order to deal with the effects of poor condition or vacancy.

Keeping an eye on the way the area changes is important to ensuring character and appearance are protected in the long term. This includes monitoring for the effect of permitted development rights (see 4.4 above) as well as compliance with consents.

The local community can help with monitoring the conservation area for possible breaches of planning and advertisement control and reporting them to the Council's Enforcement Officers.

The following unauthorised works will be given a high priority:

- demolition or threat of demolition of a listed building, or alterations to or removal of features with high significance to the special architectural or historic interest of a listed building,
- the demolition or threat of demolition of an unlisted building which makes a positive contribution to the character and appearance of the conservation area,
- the topping, lopping or cutting down trees, or the threat of this.

The following unauthorised works will be given a medium priority:

- works which have a moderate impact on the special architectural or historic interest of a listed building,
- works which may cause harm to character and appearance,
- the display of advertisements which detract from the character and appearance of the conservation area.

If negotiations fail, the Council will consider serving a relevant notice in accordance with good practice <sup>60</sup>:

- **Section 215 Notice:** Can be served on any land or building to remedy the adverse effects to the neighbourhood's amenity from their condition or unsightly nature <sup>61</sup>.
- **Urgent Works Notice:** For vacant listed buildings or unlisted buildings contributing positively to the conservation area. Allows the Council to carry out urgent works needed for preservation, and for recovery of costs from the owner <sup>62</sup>.
- **Repairs Notice:** To secure more extensive works for the long term preservation of a listed building (only). Should it fail in a specified time, the Council can consider compulsory purchase <sup>63</sup>.
- **Compulsory Purchase Order:** If all else fails, the Council can acquire the building compulsorily to ensure its preservation <sup>64</sup>.

Successful enforcement may depend on acting quickly. Delegated powers are in place to ensure a swift response where necessary.

<sup>58</sup> Understanding Place: Conservation Area Designation, Appraisal and Management, English Heritage, 2011

<sup>59</sup> Advertising & Trading on the Highway, North Tyneside Council, no date. Found online here: [http://www.northynteside.gov.uk/pls/portal/NTC\\_PSCM.PSCM\\_Web.download?p\\_ID=527042](http://www.northynteside.gov.uk/pls/portal/NTC_PSCM.PSCM_Web.download?p_ID=527042)

<sup>60</sup> E.g. Stopping The Rot, n/d, English Heritage; Derelict Land and Section 215 Powers, 2000, Arup & ODPM

<sup>61</sup> Town & Country Planning Act 1990, s215

<sup>62</sup> Planning (Listed Buildings & Conservation Areas) Act 1990, s54

<sup>63</sup> Planning (Listed Buildings & Conservation Areas) Act 1990, s47

<sup>64</sup> Planning (Listed Buildings & Conservation Areas) Act 1990, s48





5.

Enhancement Opportunities



## 5. Enhancement Opportunities

### What are the key places where real improvements can be made to the area's special character?

This section draws together many of the themes identified in the previous sections and looks at specific projects which could be carried out to enhance the conservation area – even if only in the long term for some of them.

#### 5.1 Context

Legislation requires the Council, from time to time, to formulate and publish proposals for preserving and enhancing its conservation areas<sup>65</sup>.

One of the NPPF's 12 core principles is to use planning as a creative exercise to find ways to enhance places. It says councils should look for opportunities for new development in (and in the setting of) conservation areas to enhance or better reveal their significance<sup>66</sup>.

English Heritage suggests enhancement might include redeveloping negative sites and buildings, or proactive investment such as building or public realm improvements.

#### 5.2 Position

The Tynemouth Village conservation area was designated in 1971. More than forty years on, through its unique position above the mouth of the Tyne, proximity to the sea, history, landmarks, architecture and facilities, it continues to be a vibrant centre, cherished by residents and businesspeople, and a honey-pot for visitors.

There has been considerable enhancement in the conservation area in recent years, both through public and private investment. As discussed in the sections above, major sites have been enhanced to radically improve the conservation area's character and appearance and also its economic and social wellbeing. These include:

- Tynemouth Station
- Northumberland Park
- The Green, parts of Front Street and the clocktower
- Holy Saviours Church
- Percy Gardens Lodge and many other private dwellings

But there is always room for improvement. More can be done to boost some parts of the conservation area which are struggling for many possible reasons, for example:

- the way they look and feel,

- the facilities they offer,
- their condition or level of use,
- their economic potential.

This section highlights several possible projects in sites across the conservation area where real enhancements can be made to make Tynemouth Village an even more special local place. They are informed by the discussions in many of the previous sections.

#### 5.3 Implementation

##### Enhancement opportunities

The Council will:

1. Maintain a long term agenda of enhancement opportunities in the area.
2. Consider all opportunities whether buildings or spaces, public or private.
3. From time to time, investigate its own opportunities for delivery and funding.
4. Encourage private owners and others to invest in enhancement of the area.
5. Treat the following themes as a high priority:
  - improving appearance and usability of sites with economic potential,
  - restoring historic character and high quality where this has been lost over time.
6. Recognise the following projects are important to the Tynemouth area and support where they are deemed to complement other Council priorities:
  - conservation, re-use and development of Tynemouth Outdoor Pool,
  - Longsands (including the Lion's Head Fountain), King Edward's Bay and Prior's Haven,
  - conservation of Tynemouth Volunteer Life Brigade Watch House,
  - projects to encourage cycling and walking,
  - a comprehensive study into the future of Front Street as a major urban space.

Positive enhancement to the conservation area is not always easily achieved, as the length of time taken to secure the Station's rescue demonstrates. Enhancement requires investment from the public and private sectors, and many solutions can only be achieved through negotiation. Where possible problems will be tackled through the planning system.

But the area could benefit greatly from enhancement. Across the conservation area, there is huge scope to continue this trend in the public and private sectors, and for buildings, structures and open spaces. Some are large scale issues which will take time to address. But it is important to create a long-term agenda for future action (e.g. for the next 30 years) so that issues can be incorporated in to forward planning and strategy making. In this way, the Council will continue to co-ordinate regeneration and other initiatives and helps business, investors and developers understand the strategic intent of the area.

The Council will, from time to time, consider how these enhancement projects could be delivered on the ground, either led by the Council or by others.

**The following pages set out some possible enhancement opportunities in the conservation area. These are suggestions which would need to be developed and could only happen if and when the resources were available to proceed with them.**

They are grouped under four themes:

- sport and leisure
- heritage sites
- Front Street
- other opportunities

These three themes and the projects within them overlap greatly and many project ideas can help tackle issues under all of these headings. For example:

- tackling leisure facilities of Long Sands should include conserving the Lion's Head Fountain,
- resolving the condition of the TVLB Watch House would improve the coastal experience,
- dealing with the condition of Howl Ings area and the Prior's Haven car park could provide more parking and reduce the demand on spaces in the Village core.

#### 5.4 Sport and Leisure

There are seven projects under this heading:

- **VERY HIGH PRIORITY:** Tynemouth Outdoor Pool
- **HIGH PRIORITY:** Long Sands
- **HIGH PRIORITY:** King Edward's Bay
- **HIGH PRIORITY:** Prior's Haven and surrounding area
- **HIGH PRIORITY:** Prior's Park
- **HIGH PRIORITY:** cycling
- **HIGH PRIORITY:** walking
- **LOW PRIORITY:** play area

The Council's Coastal Regeneration Strategy (see 4.2.3 above) has explored a **long term vision** for these areas, which are warmly welcomed. It is very pleasing to see these issues being addressed by the Council in collaboration with the various groups in these areas; such community involvement in exploratory and firmer proposals should continue and be widened.

In 2013, 871% of visitors to the North Tyneside were either aware of and/or had used the borough's **beaches and coastline**<sup>67</sup>. Activities with historical associations, including swimming; sailing, rowing, surfing, fishing, cycling and walking, are backed by organisations or groups and give Tynemouth Village a strong, unique range of sport and leisure activities. Support of improved facilities and better access will re-pay such investment in attracting increased participants and visitors. The Council's regeneration proposals for Prior's Haven and the south end of Long Sands are welcomed.

Long Sands and King Edwards Bay are amongst the most popular beaches in the country and regularly receive **Quality Coast** and **Blue Flag** awards. Tynemouth beaches in 2013 were voted **4th best in the UK** and 12th best in Europe on TripAdvisor. Tynemouth is the home and base for many surfers. When there are waves the surfers and learners are out. Tynemouth is a long-standing premier UK surfing location and is a venue for national competitions.

Yet on both beaches there are **virtually no facilities**. The few battered wooden sheds on Long Sands, which housed the lifeguards, beach cleaners, surf instruction and canoe club are long inadequate for this use. Now the RNLI Lifeguards bring in and use a Portacabin in the summer. Access down the ramp and parking are of concern.

<sup>65</sup> Planning (Listed Buildings & Conservation Areas) Act 1990 s.71

<sup>66</sup> National Planning Policy Framework, DCLG, March 2012, paras 17 and 137

<sup>67</sup> North Tyneside Council annual visitor survey carried out in July/August 2013 by NWA Research



## Enhancement opportunity



Friends of Tynemouth Outdoor Pool's aspirations for the site

### Tynemouth Outdoor Pool

Priority: **VERY HIGH**

- Opened 1925 and closed 1991 the classic Outdoor Pool is now abandoned and filled with rocks and mud. Located at Sharpness Point at the south end of Long Sands beach the pool is widely agreed to be an embarrassing, longstanding eyesore. The desire is that any plans to repair, update, enhance or otherwise change the pool site should not adversely affect the overall aim of returning it to its former use as an outdoor swimming pool.
- The key is to establish a viable future leisure business open to all. New capital investment will be required to restore and re-build the pool for leisure use in the 21st century. The Friends of Tynemouth Outdoor Pool, a registered charity, have drawn up a Business Plan and a Design Brief and fundraising is in process.
- The project is being led by the Friends of Tynemouth Outdoor Pool, working with many supporters a wide range of sources, locally and nationally, including experts in relevant fields, e.g. legal, engineering, planning, architectural, marketing, etc.
- The Council has agreed in principle to the Friends' plans for the site to be conserved and for its use as a public outdoor swimming pool to be fully restored. There are also plans for additional facilities such as a gym, café, exhibition space and community area, providing a great opportunity for people to enjoy healthy recreation in a safe environment.

- The planned refurbishment of the Outdoor Pool has the greatest potential opportunity to become an outstanding asset, not only for the coast but the north east region. A "lido" could be a unique selling point, especially in its location next to a Blue Flag beach.
- The Pool is a fundamental part of the sea defence at the southern end of Long Sands and any development would need to take this factor into consideration.
- Central to the vision is the conservation of this part of Tynemouth Village's social and cultural history. The building encapsulates some of the spirit of the Modern Movement of architecture in the 1920/30s in respect of its shape and construction materials and the art deco fountain at the north end. This would need to be well-represented in the final design.
- This major enhancement and regenerative project will bring increased visitors to Tynemouth Village, boosting the local economy, providing local employment and attracting visitors to enjoy an even more varied experience when they come to Tynemouth Village. Additional and longer visits could be stimulated, meaning more spending with local businesses.

## Enhancement opportunity



### Long Sands

Priority: **HIGH**

- The construction of a new multi-purpose building on the present huts site adequate to meet the needs of the lifeguards, surfers, canoe club and possibly other small surf/beach-related businesses who could be housed there. Changing facilities showers, toilets and office and meeting rooms for various functions could be provided. This could include a First Aid Centre on a busy beach, offering year-long training in first aid and lifeguard courses, social events, etc.
- Other aspects to be considered include external showers and fitness trail equipment.
- Enhancement of the public realm on the ramp from Grand Parade down to the beach including near Crusoe's, is due to be completed Spring/Summer 2014. The scheme involves a mixture of boardwalk decking, resurfacing, sheltered seating, an informal play area and perennial and annual flowers to provide colour and interest, plus better disabled parking and improved pedestrian crossing at the top of the ramp.
- These facilities are needed urgently and will encourage more people and families to put more than a toe into the refreshing Blue Flag grade sea water. Access and management would need to be provided to support these facilities. Various solutions involving charitable organisations and sometimes with business interests have been resolved on certain beaches in the UK, such as nearby Blyth and Saltburn, or in Newquay, Cornwall. The Council and the RNLI/Life Guards, with surfer interests/groups should seek to agree a business plan for a generous well-designed building, which is justified by the beach's usage, need and importance.



### King Edward's Bay

Priority: **HIGH**

- As with Long Sands (above), King Edward's Bay is very popular with Blue Flag waters, but facilities are very poor.
- A successful commercial pop-up restaurant – Riley's Fish Shack – was set up on the concrete base of the former take-away café during the summer of 2013. Should there ever be proposals for more permanent premises in the lower King Edward's Bay, this should include provision of public toilets. This is considered necessary as those provided next to the Gibraltar Rock PH require families to toil up 140 steps to reach them.
- The steps to the beach and vehicular access to the temporary lifeguard hut need improvement.



## Enhancement opportunity



### Prior's Haven and surrounding area

#### Priority: HIGH

- The untidy appearance of Prior's Haven, the small sheltered bay under the Castle and Priory inside the north pier, is highly visible from all angles. A coherent overall plan for the bay and its groups, usage and buildings is sensible.
- The Rowing and Sailing Clubs were respectively established in 1867 and in the late 1880s. The bay is also used by independent boat owners, the Sea Scouts, and Red Seal Rescue, who provide rescue boats for any event on water, at sea or inland. A range of sea activities is provided: for leisure, sport, fishing, training, rescue and youth participation programmes. Initiatives from these groups should be encouraged.
- The old Tynemouth Life Boat Station, now used as a sailing boat store, in particular should be refurbished. This should include restoring its roof to reflect its traditional architecture.
- The two main Club buildings are out-dated for their function. The inadequate single floor Rowing Club with its flat roof visually detracts from the character of the conservation area. Antiquated facilities are hindering the development of membership. A significant re-build with a second floor should be considered, providing the club with improved storage, gym, meeting and social facilities, so enabling increased usage and events to attract new income and members. Similarly the needs of the Sailing Club, especially looking at improvements to the building and its immediate environment should be supported.

- Infrastructure investment for a re-instated slipway, which should be available at all stages of the tide, is most important and is seen as key in supporting activity here. Investigations should be made into the material used; it has been suggested that timber could work well rather than concrete whilst being sensitive to the character of the area.
- The boat parking area, which has a number of privately owned boats, would benefit from an agreed physical overhaul. Cullercoats boat yard has recently been refurbished and this area would benefit from something similar. Abandoned craft and other debris should be better managed.
- Improved appropriate signage in Front Street / East Street to promote Prior's Haven facilities would be useful in promoting the area.
- Resting and viewing embayments to the steep path with improved disabled access are encouraged.
- The widening and strengthening of the bridge would improve access for vehicles that are towing.
- Additional car parking at the Prior's Haven car park could be something to look into. This could alleviate parking issues in the Village core and potentially accommodate larger vehicles such as coaches. Fewer restrictions could also be useful for those who use the Haven, such as sailors and fishermen who need to park for long hours. The road train mentioned elsewhere in this document could serve the car park. However, this is a sensitive biodiversity site and any development proposals would require very careful consideration.
- Appropriate planting could enhance Prior's Haven, while ensuring sufficient correct habitats for our internationally protected bird species.

## Enhancement opportunity



### Prior's Park

#### Priority: HIGH

- Prior's Park is one of the largest green open spaces in the conservation area. It is privately owned by Northumberland Estates but is leased to a group of trustees who manage it. The lease is expiring this year and is currently being renegotiated. It is principally used by Kings Priory School as a playing field but is also by others such as Tynemouth Allotment Society, the local cricket club, and incidentally by many other private users. It is not open to the general public but wider public use of the park would be desirable.
- However, it is not in the best of condition. Investment and maintenance have not been enough in recent years to look after the whole site for the best. Much of the boundary walls in particular are in a poor condition, as are some stretches of land in the park.
- The site has huge potential to do more for sports and leisure provision in the conservation area. As the lease is renegotiated, a more certain future should be set out for the park, repairing its heritage features, enhancing its appearance at key locations (e.g. the entrance off Prior's Terrace), protecting it from harmful 'fly-car-parking', and investing in the future of sports provision.
- There is potential for a great project which links green spaces with healthy living, heritage conservation, skills training and community support, leaving the park in much sounder footing for the future. We would urge that this is pursued in the short term.

### Cycling

#### Priority: HIGH

- Tynemouth Village is the Start/Finish of several National Cycling Routes (Reivers and Coast to Coast), as well as being an important destination on the North Sea Cycle Route. There is an opportunity for a gateway amenity to mark this national destination point which would logically sit in an area with access to one of the North Sea beaches, along with suitable facilities.
- Information on cycle routes from Tynemouth Village should be made available locally. Cycle parking stands/shelters in selected areas to encourage longer stopovers could be established, linked to local accommodation and shops. It is understood that the Grand Hotel are looking to promote themselves as a "cycle friendly" destination, which means they will provide additional facilities and services to walkers and cyclists e.g. secure cycle storage for overnight visitors, a drying room, route information etc. This is supported.
- The development of Sustrans cycle Route NCN102 to link local people to employment sites, schools and Tynemouth Metro Station should be supported and used as an opportunity to improve pedestrian facilities within the Village (see Walking).
- NCN1 from Tynemouth Priory past Long Sands to Cullercoats shares the pedestrian pathway. Often width is inadequate for this arrangement to work properly, in particular at Seabanks (see Walking). Shared paths should be of an appropriate width.

### Play Area

#### Priority: LOW

- A site for new play and outdoor activity provision should be identified in the conservation area. Possibilities include outdoor exercise facilities, a skate park or other activities.
- A possible site is the former Arnold Palmer putting green on the seafront. Sites would have to be fully assessed for safety and impact on character and residential amenity.



### Enhancement opportunity

#### Walking

Priority: **HIGH**

- Walking by the sea and river admiring the fantastic views is a major attraction of Tynemouth, which is a central hub between the adjoining Fish Quay and Cullercoats Conservation Areas.
- Crucially, then, the historic promenade, paths, walkways and steps have to be kept in continually good order, enhanced by stopping points, such as seating and creative interpretation panels, where sensitively appropriate. Sections of the promenade have inadequate width, in particular the section of Seabanks where there is also no footway provided in the inland side of the carriageway.
- Some informal paths could be more formalised. For example, the concrete river promenade from North Shields to Tynemouth ends in a fork, with users heading up the tarmac 'road' to Pier Road. The promenade, though, continues past that junction for over 20 metres, where it abruptly ends. From this point a single lower 'path', rough and made by usage, is found around the cliff and Battery to the car park. This offers a different tidal shore perspective and an immediate walking experience. Notably it is used by people wanting to reach the foreshore and by surfers seeking to ride storm waves on the Black Middens. Relatively short, this interesting path could be made more obvious, safer and accessible.
- Appropriate planting could enhance the cliff banks and promenades, while ensuring sufficient correct habitats for our internationally protected bird species.
- Crossing facilities for pedestrians are inadequate at several locations within the conservation area. These should be addressed through measures to slow traffic, reduce crossing distances and improve visibility.

#### 5.5 Heritage Sites

There are seven projects under this heading:

- **HIGH PRIORITY:** Tynemouth Volunteer Life Brigade Watch House
- **HIGH PRIORITY:** Lion's Head Fountain
- **HIGH PRIORITY:** Tynemouth Priory and Castle
- **MEDIUM PRIORITY:** Road Train
- **MEDIUM PRIORITY:** Spanish Battery
- **MEDIUM PRIORITY:** Collingwood Monument
- **MEDIUM PRIORITY:** The Pier and Pier Cottage

Tynemouth Village has a wealth of heritage sites which form a strong chain of interest, including the **Station**, the **Priory and Castle** and **Collingwood Monument**. Some are well-used but some are under-exploited, in poor condition or, like the Lion's Head Fountain, literally hidden from view. The opportunities to enhance these sites and capitalise on their interest is high.

The restored Station splendidly evokes Tynemouth Village's heyday as a Victorian and Edwardian seaside resort, both as a gateway and a cultural venue. The theme of the **Golden Age of the Seaside** could be profitably be expanded to other parts of the Village. In addition to restoring the Outdoor Pool as discussed above, other possible regenerative aspirations could include providing chuggy boats, beach huts, band concerts and themed events such as 'Victorian seaside day out'. Port of Tyne should be encouraged to make more of a visitor attraction of **Tynemouth Pier** and its lighthouse, by increasing the open days that are regularly oversubscribed. Making the pier and lighthouse a specific destination, with modest facilities inside, would extend the visitor experience further and bring benefit to the village. Thinking even longer term, could pleasure 'steamers' once more ferry passengers from Newcastle Quayside to the pier?

The **Tynemouth Volunteer Life Brigade (TVLB) Watch House** is the oldest of its kind in the world and has huge potential as a visitor and learning destination, alongside the vital life-saving work the Brigade continues to do as a voluntary emergency service. The TVLB are on call 24 hours a day, 7 days a week and have recently launched a campaign to conserve this unique landmark and enhance the museum's fascinating contents, which should be supported.

### Enhancement opportunity



#### Play Area

Priority: **HIGH**

- The Watch House is home to the TVLB, a voluntary shore based emergency rescue service that was established in 1864 and still operates today. Overlooking the entrance to the Tyne this distinctive wood clad building is highly prominent. It also houses a small museum, which displays artefacts, pictures and relics from old shipwrecks that have been found or dealt with by the brigade. The collection chronicles the lives of the men who have manned this service and offers an insight into Tyneside maritime history.
- However the building, facilities, access and displays need repair, refurbishment and improvements. Better promotion and presentation, with increased activities will attract more visitors to the Watch House, which will protect the heritage into the future.
- A Heritage Lottery Fund application is presently being prepared. Support is needed to properly preserve the Watch House and to promote the building, collection and the work of the TVLB.

### Enhancement opportunity



#### The Pier and Pier Cottage

Priority: **MEDIUM**

- Tynemouth Pier, owned and operated by the Port of Tyne, is accessible by the public and is a popular walk, but much more could be made of its spectacular presence in the scene and of the views it offers.
- The lighthouse at the end, which is often open for Heritage Open Days, could be refurbished with a modest interpretation display to make the site into a true destination in the visitor season, and another in the strong network of heritage sites in the conservation area.
- Pier Cottage, Pier Road, is one of the very few derelict and vacant buildings in the conservation area but is very prominent and a poor herald for visitors to the TVLB, Spanish Battery, Collingwood Monument and Prior's Haven. It should be repaired and re-used as a high priority.
- The Port of Tyne's neighbouring blue hut on Pier Road is strongly out of context and adds an alien building to the Tynemouth Village landscape. This should be replaced with something more permanent and with a more fitting design.
- Access on the bottleneck bridge on Pier Road should be improved to ensure sustainable access to the facilities over the bridge and safe use by all in this part of the area. A separate footbridge could provide a solution.

### Enhancement opportunity



#### Lion's Head Fountain

Priority: **HIGH**

- A minor marvel of Victorian engineering, the Lion's Head Fountain is evidence of what the Victorians did best in Tynemouth – investing in high quality infrastructure and public realm both as pleasing ornament and for practical purpose. The fountain handles a natural spring which opens on to Long Sands at this point, and does so in a dramatic, confident, high quality way, creating a distinctive and characterful seaside attraction.
- But, today, the fountain is entirely buried by sand and the spring itself now bubbles up through the sand nearby. The fountain was briefly exposed several years ago and proved at first glance to be remarkably intact. It was covered back up and is apt to be buried naturally if left exposed without designing an engineering solution around it.



- The Lion's Head Fountain should be permanently exposed, conserved, maintained and re-presented as a unique Victorian attraction in the string of heritage sites in the conservation area.
- This could be completed as part of the new beach amenity building project on Long Sands.
- This project should also consider the operation of the restored Clocktower fountain on Front Street, aiming to have both Victorian fountains functional to add to the Village experience.

### Enhancement opportunity



#### Tynemouth Priory and Castle

Priority: **HIGH**

- For mutual benefits and interests it is important that Tynemouth Priory and Castle, run by English Heritage, is integrated into this Strategy and the ongoing management of the conservation area. There should be a strong connection locally between the site and the rest of the Village's heritage, as well as that of the rest of the coast. English Heritage should be more involved in promoting the strong network of heritage sites in the conservation area and nearby.
- The site is so prominent and strategic that there should be a long term aim to floodlight the key structures. This was carried out in living memory past but was stopped in recent years.
- The disused coastguard station inside the Priory and Castle site has been vacant for many years should be re-used as soon as possible. We understand that English Heritage are looking to let the building for an appropriate use soon, and this is supported. It has great potential for new commercial activity and it would be best if it were usable even when the rest of the site was closed. If sustainable re-use cannot be secured in the medium term, there is an argument for its demolition.

- Consultation has again raised concern that there is not a pedestrian gate at the bottom of the moat opening on to Pier Road. English Heritage have explained why this is the case and the health and safety reasons behind this are understood. Families often walk down the moat believing that there will be access at the bottom – then have to walk the same way back up. Hardy souls inevitably climb over the railings, with the safety issues that this raises. English Heritage are urged to consider appropriate signage to inform people of the situation, and to keep the provision of pedestrian gate in mind for the future should it ever be feasible.

#### Road Train

Priority: **MEDIUM**

- Connecting these and other heritage sites is important to ensuring they can feed off each other for their success. Visitors are more likely to stay and spend in the Village if they can easily get about and if access to local heritage sites is coordinated. It would also reduce car traffic in the Village.
- One solution to this is a visitor road train. Such novelty vehicles with carriages are common place in many tourist sites, offering quick and easy access between spread-out destinations and acting as an attraction in its own right, particularly for families.
- Developing a chargeable road-train, most likely as a private operation, would serve the various heritage sites well and could be extended to other parts of the Coast.



## Enhancement opportunity



### Spanish Battery

Priority: **MEDIUM**

- Spanish Battery and its strategic cliff location at the mouth of the River Tyne provide a spectacular 360° panorama. But the grass covered mounds of the military battery (which survives to varying degrees below ground) are disappointing. Little interpretative information is provided and the Battery itself is an unreal experience. The military works at neighbouring Tynemouth Castle are more utilised, and both Blyth's World War gun emplacements and Berwick's gun turrets on the ramparts are more interesting and exploited.
- The Battery can have the appearance of a car-park, so in the short-term, the arrangement of parking could be reconsidered
- Also, the siting of some of the many benches can be visually intrusive for, domesticating the image of a major defensive gun battery. Many of these are commemorative benches installed on behalf of local people, so any proposed movement of them should be sensitively considered.
- Interpretative information on the Battery needs to be creatively reconsidered.
- A longer term ambition should be to physically investigate the buried archaeology on site and open parts of it up to allow a stronger understanding of the Battery's history and role.
- Modest planting, appropriate to the location for example in the dene behind the battery, could enhance Spanish Battery, while ensuring sufficient correct habitats for our internationally protected bird species.



### Collingwood Monument

Priority: **MEDIUM**

- The austere and dramatic memorial to Lord Collingwood overlooks the entrance to the River Tyne. Descriptive information is on the Monument's plaque and on an interpretation board on the lower promenade, but a further board could be sited for those approaching from Pier Road.
- A suggested disabled access track, with some additional screen planting, to the rear of the Monument would be welcomed and this should extend along the east side of the Monument around to the front and link up with existing paths to the riverside promenade or to the Oxford Street / Mariners' Point car park.
- Directly in front of the Monument is an area of grass, which can get muddy. This and other wet patches of land to the sides and rear could be better drained.
- A new visitor centre with shop for the Monument, could provide an important and useful service. However, a very sensitive site for biodiversity and heritage reasons, this would need careful consideration.
- Floodlighting the Monument would promote it as a key Tyne gateway marker.

## 5.6 Front Street

Front Street is vibrant and prosperous and it is not immediately obvious that it needs economic regeneration. But it is also a complex and often conflicted place which, being forever at the heart of the conservation area, has to be a very well-considered and strong resource for all.

It is one of the finest high streets on Tyneside (and well beyond) and has huge potential to become a major urban space of regional note. Although it is already successful on many levels, there is much that could be done to improve its role as:

- a residential street,
- a shopping street,
- a tourist street,
- a place to walk, loiter and talk to friends,
- a pavement café street,
- an evening economy street,
- a place to enjoy the scene,
- a through route,
- a bus route,
- a taxi stand,
- a car-park,
- a place for servicing and deliveries,
- a place for public utilities and street furniture such as phone boxes, post boxes and bins.

The principal conflicts are between:

- those walking, cycling and in vehicles,
- those passing through the street and those lingering to spend or enjoy,
- those living there, those making a living there and those visiting.

Resolving Front Street is of major strategic importance to the continued success of the conservation area and deserves focused attention in the medium term.

## Enhancement opportunity

### Front Street, Major Study into 'Shared Space'

- In the medium term, it is felt that a major study should be completed to analyse and plan for Front Street as a major urban space. This should include conservation, urban design, highways, planning, regeneration and tourism functions. It should explore a range of opportunities from the obvious to the radical. It could include exploratory academic work as well as practical professional work. It should include deliverable outcomes as well as aspirations.
- This should include consideration of Front Street as a 'shared space', an approach which re-balances streets in favour of pedestrians but still has through traffic.
- This should be coupled with preparation of a comprehensive and long-term traffic movement and parking plan for the whole of Tynemouth Village, including considering a park-and-ride scheme, legible yet sensitive signage to other car parks in the area such as at Oxford Street, a seasonal road-train, and planned provision for specific users, such as dedicated drop-off points for Kings Priory School coupled with encouraged use of public transport.
- It should set out the traditional materials and details best suited for the street including York stone or similar (taking into account safety and usability), granite kerbs and sets, and the most appropriate street furniture and tree planting.
- In the medium term, the council should spearhead efforts to attract external funding to implement the findings of the studies.

A key theme might be that of '*shared space*', an approach commended by English Heritage, which involves skilful street design and changes in materials to reduce vehicle speeds and increase pedestrian priority but without eliminating through traffic or parking. A shared space on Front Street might give greater priority to pedestrians, and reduce both bus traffic (for example by re-routing the 306 service) and queuing taxis (with occasional taxi marshals funded by the taxi firms, as in Newcastle). New tree planting could soften the impact of parked vehicles. The shared space approach must be driven by the twin aims of:

- (1) an economic impetus to bolster the viability of Front Street and improve it as a space to linger and spend time and money, and
- (2) its continued use by through and parking traffic.

<sup>68</sup> Streets for All North East, English Heritage, 2006, p22

Examples of shared space design include Durham city centre and London's Cromwell Road (below top) and Kensington High Street (below bottom).



The impact of the car in a village not originally laid out for it can be harsh. This is why focussed attention on traffic movement and parking is key to ensure the best is being made of what is available. This should of course be coupled with full knowledge of the public transport options and how those affect demand for road users in the village. Comparisons might be drawn with parts of Jesmond where a number of large schools are cheek-by-jowl with tightly packed residential and shopping streets.



In the short term there are other projects that could improve Front Street.

### Enhancement opportunity

#### Front Street, Other Opportunities

- Wherever possible the Council should aim for the highest standards of design and materials which reflect the area's traditional character. Some detail is given in the table in the 'Public Realm' section above.
- The potential Cumulative Impact Policy for the conservation area set out under 'Public Realm' above should pay particular attention to Front Street. It should aim to avoid further proliferation of licenses and off-licensed premises and thereby control it as a safe and attractive area for all ages at any time of day or night. For example, in the past public benches to linger and enjoy the scene have been restricted because it encouraged the late-night drinkers, so the knock-on effects of policies and recommendations on one issue need to understand their impact on other issues across the conservation area. Such policies are rarely simple in their consequences.
- Although it is almost impossible to control through the planning system, the vision for Front Street's businesses must be as balanced and varied as possible to ensure no single use type dominates to the detriment of others.

All future works should be carried out using high quality materials and design appropriate to a conservation area of such prominence. The start point for all works and changes should be a positive approach to problem-solving, addressed corporately by a range of Council functions, with an understanding of and response to locally distinctive character, and public involvement during project and design development, in addition to a coordinated way of considering all the potential consequences.

### Enhancement opportunity

#### No.35 Front Street

- The single-story shop unit next to the Library, owned by the Council, has not found a long-term use in many years. It is an eyesore but is strategically placed and is badly in need of a long term, sustainable solution. That solution must be agreed in the short term.
- Ideally, the building should be redeveloped in a suitable townhouse style that reflected its neighbours and was informed by any buildings that used to be on this site. Making it three storeys would transform this presently awkward building and serve to unify the sweep of Front Street.
- Its use could be for some public purpose, or it could be allowed to go for housing with a shop on the ground floor.
- In the short term, No.35 should be used as a visitor information centre, community use, gallery, pop-up shop or the like, either for commercial ends on easy-in-easy-out terms or as a resource for local groups to raise funds and their profile, such as by the Friends of Tynemouth Outdoor Pool.

All future works should be carried out using high quality materials and design appropriate to a conservation area of such prominence. The start point for all works and changes should be a positive approach to problem-solving, addressed corporately by a range of Council functions, with an understanding of and response to locally distinctive character, and public involvement during project and design development, in addition to a coordinated way of considering all the potential consequences.

### Enhancement opportunity



#### The Co-op Front Street

- The presence of the store on Front Street is welcome but the frontage can have a 'deadening' effect due to the large, architecturally weak design of the shopfront, the visual prominence of window vinyls and management issues on the front forecourt. However some of the following principles could apply to a number of premises in the Village.
- Positive, constructive discussions should continue between the Co-op, the community and the Council to find the right balance between the Co-op's commercial presence on the street and its contribution to the special street scene on Front Street. This is a common issue in high street conservation areas across the UK, and comparators should be considered.

Possible enhancement opportunities are:

- Redesign the shopfront itself to be a more accurate and better proportioned traditional feature, e.g. subdividing the window panes vertically, and having a more accurate entablature.
- Reconsider the impact of large-scale graphics on the shop windows, eg. swapping them for historic pictures of Tynemouth or the Co-op movement, which might be more visually fitting.
- Suitable measures outside the shop to help mitigate the impact of stored delivery cages, commercial waste and shopping trollies.



### 5.7 Other Opportunities

There are several other enhancement opportunities that overlap with those set out above.

There are other buildings in the area with an out-of-character appearance. Most of the improvements required for these buildings can be encouraged when the opportunity arises through the planning system (as discussed in the 'Permitted Development Rights' and 'Design' sections, above).

It is not often expected that private owners will make significant changes to their property without some kind of incentive. It will be important to 'sell' the benefits to the conservation area of privately-funded enhancements even if there is not grant aid to support it. Many owners will wish to do right by their neighbourhood, and modest positive encouragement and advice on planned investment can bring huge rewards.

#### Enhancement opportunity



#### Tynemouth Station

- Although the conservation of Tynemouth Station is largely resolved, thanks in great part to the determination of the Friends of Tynemouth Station, Station Developments and the Council, there is always more to do to improve its use and accessibility for cultural events, one of its main roles in the Village.
- Its continued development as a cultural centre should be pursued, including for markets, festivals, performances, exhibitions, workshops and other activities.

- Toilets should always be available at the Station.
- A small all-weather children's play area should be developed in a corner, with a railway theme.
- Temporary fittings to improve wet-weather protection should be created for parts of the canopy sides and ends, and for along the railings, to allow more clement use of the space.
- Further interpretation inside and outside the Station is needed, plus a much stronger signposted connection from the Station to the heart of the village and other heritage sites, preferably as a circular walk which included the Coast, riverside and Northumberland Park.
- The Station as a fantastic public transport asset should not be overlooked, and it would be great if even more people used the Metro to reach the Village. Nexus, the Council and other partners should promote the Metro and its links to Tynemouth Village as much as possible, e.g. through campaigns such as "Come by train to Tynemouth Station market".
- Finally, a key part of its historic character is still missing – for years the Station was famous throughout the country for its floral displays or hanging baskets and tubs, etc. This greenery influenced campaigners to see the Station saved. Now, such a display should be developed again as a seasonal activity, to provide yet more distinctive unique attraction to the place.

#### Public Toilets

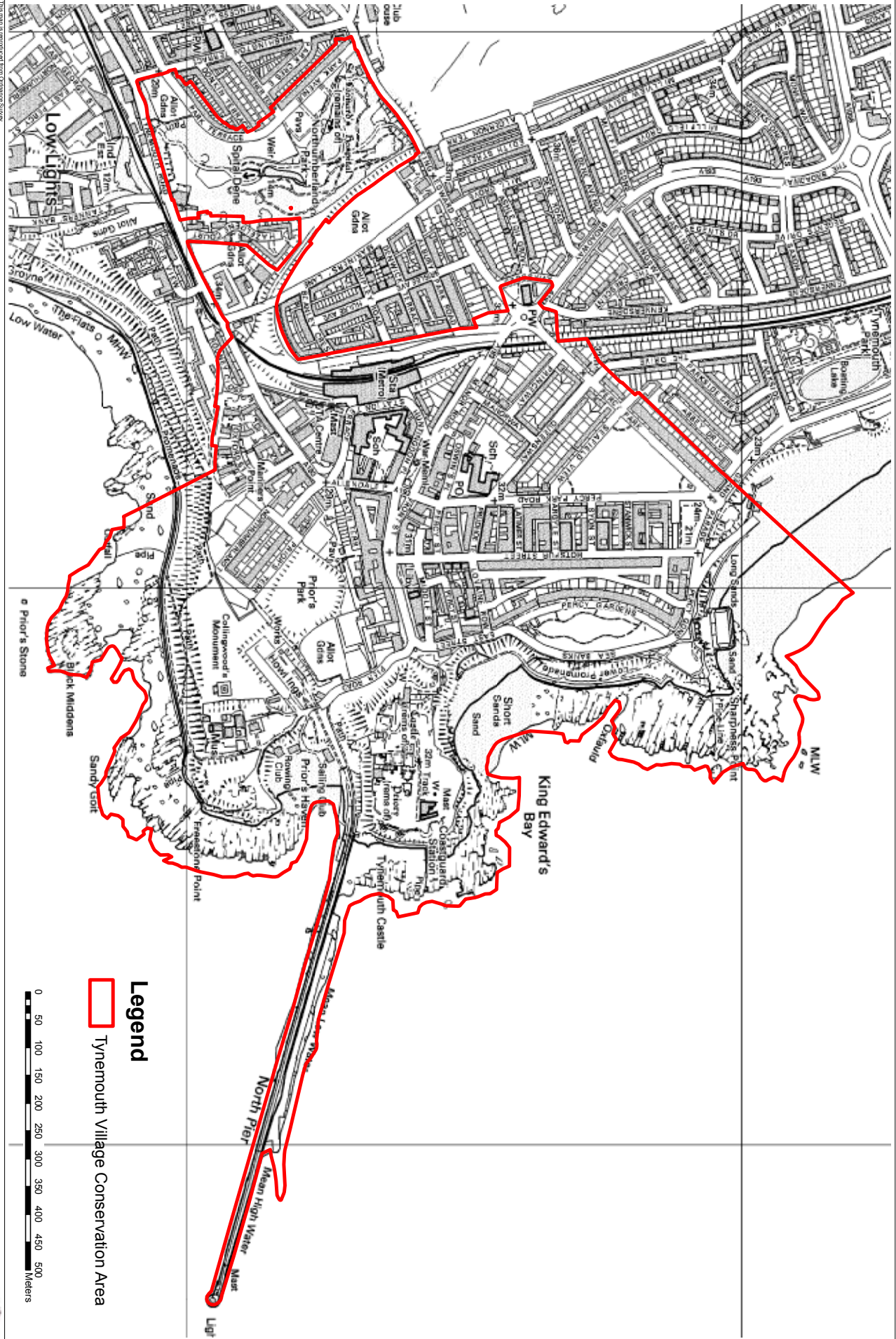
- The public toilets in the Village (on Long Sands and outside the Gibraltar Rock) are deemed to be completely inadequate for the numbers of visitors to Tynemouth Village.
- New toilets are needed, for example those suggested above for Long Sands and King Edward's Bay.
- Better provision is needed at the existing sites, through improved management.

#### Enhancement opportunity

#### Other Opportunities

- Tynemouth CIU Social Club is one of the few buildings on Front Street which still needs a major improvement to its front façade. The prominent, modern façade is a discordant note on Front Street and would benefit from a comprehensive scheme, preferably to restore the historic design which once graced the building.
- The Kwik Fit vehicle garage on Tynemouth Road has a prominent modern commercial frontage which is strongly out of character with the conservation area and the neighbouring nineteenth century buildings. There is significant room for design enhancement at this gateway to the Village.
- The TA/Army Reserve site, off Tynemouth Road, is in need of visual improvements at least. The long blank elevations and stern pebbledash walls of this secure complex are quite overpowering, but are relieved to a degree by the might of the established trees on the bend of Tynemouth Road. Longer term, the future of the site as an Army Reserve base is unknown. If it was ever to close, then the implications of such a large development site being released in the heart of the conservation area should be fully investigated and a Design Brief prepared. A large retail unit is unlikely to be acceptable here because of the potential threat it could pose to the vitality and vibrancy of the existing shops in the Village. In accordance with the conservation area guidelines, any new building would need to reflect the existing structures and offer a design that positively enhanced the conservation area. Tree planting should be considered on Tynemouth Road to relieve the dominance of blank walls.
- Much has been done to improve the Green in recent years but the loss of planting is of concern. A suggestion to extend the Green westwards to narrow the wide road junction at its west end should be carefully considered in terms of character and history, and in conjunction with highways requirements including any dangers from school drop-off and pick-up in this location. As a memorial garden, its sensitivities need to be carefully considered for any proposed developments or activities.

- The South African War Memorial is on the local Heritage At Risk Register. The repair of this monument should be tackled as a high priority. Maintenance and repair of the Queen Victoria Statue should also be addressed in the medium term as it is classed as 'vulnerable'.
- The Clocktower's drinking fountain should be operative to provide drinking water. Issues could be considered at the same time as the Lion's Head Fountain.
- A long-term aspiration could be the commission of one new, significant piece of public art of a quality comparable to Gormley's 'Angel of the North' or 'Another Place' on Formby beach. This would have to be sensitively designed and sited as to not conflict and lessen the positive impact of the coast's existing iconic structures such as the Collingwood Monument, St. George's Church and Tynemouth Priory and Castle.
- Generally, very high quality artists/designers/craftworkers should be given the opportunity to make creative, distinctive and enriching contributions to regeneration and enhancement initiatives appropriate to the local character and appearance in Tynemouth Village e.g. interpretation, signage, landscaping, street and path furniture, play equipment, and building projects.



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**TYNEMOUTH VILLAGE CONSERVATION AREA**





North Tyneside Council

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