

Newbottle Village Conservation Area

Character Appraisal and
Management Strategy

PLANNING GUIDANCE

Newbottle Village Conservation Area

Character Appraisal and Management Strategy

Philip J. Barrett
Director of Development and Regeneration
Sunderland City Council
PO Box 102
Civic Centre
SR2 7DN

Tel: (0191) 561 1515
Fax: (0191) 553 7893
e-mail: implementation@sunderland.gov.uk

March 2009

Contents

Contents	i
Background	ii
Introduction	1
Part One: Character Appraisal	
Historical development	6
Fundamental character	10
Landmarks views and vistas	14
Character zones	
Front Street	17
St Matthew's Church and Grounds	20
East Farm	22
Front Street (west)/Grange View	24
Colliery Terraces	26
Newbottle Bank	28
Current issues & possible solutions	30
Part Two: Management Strategy	
Introduction	36
Management Proposals	
Landmarks, views & vistas	37
Open spaces & landscape/streetscape features	38
Front Street	40
East Farm	42
Colliery Terraces	43
New developments	46
Management objectives & proposals: summary & recommended action	47
Appendix	48
References	49

Background

Conservation Areas

Conservation areas were introduced by the Civic Amenities Act 1967 and are defined as “areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”. Local authorities are obliged to determine which parts of their district are of special interest and declare them conservation areas. Designation is dependent on the overall quality and interest of an area, rather than individual buildings, although it is common for such areas to contain a number of Listed Buildings. There are currently 14 conservation areas in the City of Sunderland, ranging from City Centre areas to pre-conquest villages, the Victorian suburb of Ashbrooke to the coastal resort of Roker. Each conservation area has its own unique character and appearance. Designation as a conservation area has a number of implications. In all cases “special” consideration must be given to the impact that development would have on the character and appearance of the area. Importantly, it requires planning consent to be gained for the demolition of buildings within conservation areas and for certain types of development which are elsewhere classified as permitted development. These generally cover various types of cladding, the insertion of dormer windows into roof slopes, the erection of satellite dishes and radio masts/antennae. Designation also brings extra controls over works to trees.

Appraisal of Character

The protection of an area does not end with conservation area designation. The Government's Planning Policy Guidance note (PPG) 15 “Planning and the Historic Environment” urges Local Authorities to prepare detailed assessments of the special interest, character and appearance of their conservation areas. A character appraisal defines and analyses the special qualities and the architectural and historic interest which warranted the conservation area designation. PPG15 states that “the more clearly the special architectural or historic interest that justifies designation is defined and recorded, the sounder will be the basis for local plan policies and development control decisions, as well as for the formulation of proposals for the preservation and enhancement of the character or appearance of an area”. Character appraisals should therefore provide a framework against which development proposals can be assessed for their appropriateness in the historic environment.

Management of Conservation Areas

Local Authorities are under a duty from time to time to “formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas” (Planning (Listed Buildings and Conservation Areas (LBCA)) Act 1990, s. 71). English Heritage guidance on the management of conservation areas advises that such proposals should take the form of a mid-to-long term strategy, setting objectives for addressing the issues and recommendations for actions arising from character appraisals, and identifying any further and more detailed work needed for their implementation.

Newbottle Village Conservation Area Character Appraisal and Management Strategy

This Character Appraisal and Management Strategy has been prepared in response to the guidance outlined above and, as such, discharges the City Council's obligations and duties under the Planning (LBCA) Act 1990, as well as complying with English Heritage's recommendations. Following a formal consultation process the City Council will adopt the finalised document as formal planning guidance to the adopted City of Sunderland UDP and future LDF and will be a material consideration when considering applications for development within the conservation area.

Introduction

Newbottle Village was declared a Conservation Area in 1975 around the heart of the former medieval village in recognition of its architectural and historic interest. It is a genuine old English Village containing numerous fine 'listed' 18th century houses alongside former farmhouses and barns set in an agricultural and rural context. It also contains several examples of 19th century terraced colliery housing and latter 20th century developments. This document combines an appraisal of the Conservation Area's character and appearance with management proposals for preserving and enhancing its special qualities.

Part 1, the Character Appraisal, identifies and assesses those characteristics and features that give the Area its special architectural and historic interest and considers current issues which threaten its historic integrity.

Part 2 of the document comprises a Management Strategy and contains a series of management objectives and proposals to address the issues raised in the Character Appraisal. This includes consideration of the resources needed, further work required and envisaged timescales to implement the management proposals.

Aerial Photo

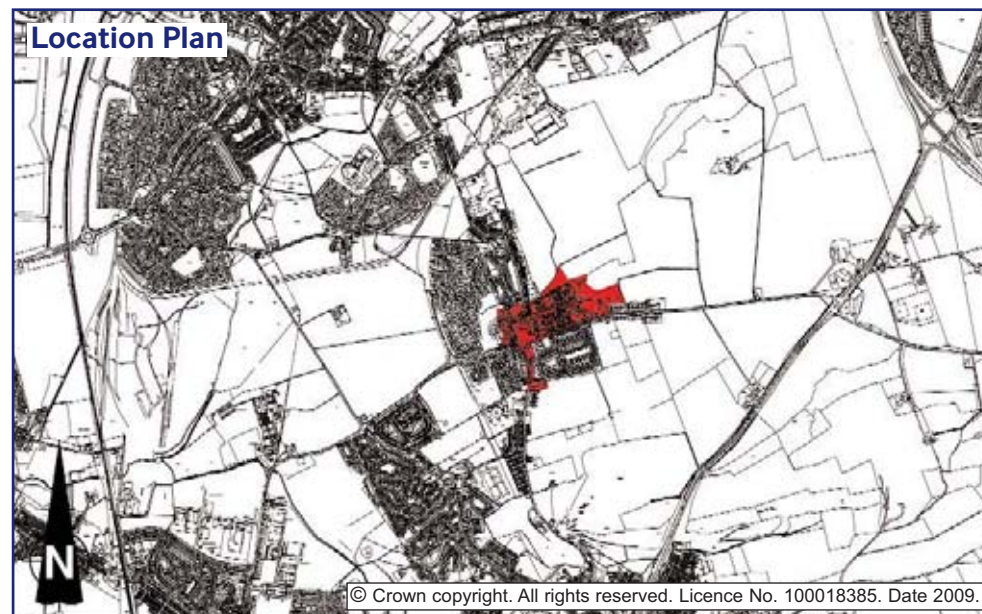


Location

Newbottle village is situated 5 miles to the south-west of Sunderland City Centre and 1 mile to the north of Houghton town centre. The village is one of a number of settlements forming a 'ribbon' of development along the stretch of the A182 between Houghton and Washington. The siting of the Village is very interesting. Its core lies, very exposed, astride a ridge of high ground about 107m above sea level and commands excellent views to the north and west across the valley of the River Wear. As the land falls away on all sides of the village except the east, it is quite prominent from surrounding areas, especially the north and west. Only to the east is there some slightly higher ground to act as some defence against the wind.

The Conservation Area is irregular in shape. Its boundaries are drawn quite tightly around the core of the village established in medieval times and are best defined to the north and to the south by North Street and by South Street respectively.

Location Plan



UDP Conservation Policies

Policy B4 of the City of Sunderland UDP states that: "All development within and adjacent to Conservation Areas will be required to preserve or enhance their character or appearance". Under this policy the council is obliged to prepare supplementary guidance in the form of character assessments for each of its conservation areas. These will identify features and characteristics that contribute to the areas' special interest, identify opportunities for enhancement and, where appropriate, establish design criteria for new development and restoration projects. The Newbottle Village Character Appraisal and Management Strategy is one of a series of such assessments that will cover all the City's conservation areas.

Certain buildings and structures within the conservation area are Listed Buildings of Special Architectural or Historic Interest and are thus protected by tight planning controls. Policy B8 presumes in favour of the retention of Listed Buildings whilst policy B10 seeks to preserve the setting of Listed Buildings.

Policy B6 further encourages the retention of unlisted buildings and their features, open spaces, historic street patterns and plot boundaries and for the council to exercise control over landscape features such as mature trees. Tree Preservation Orders (TPOs) are a good example of this; they ensure that the consent of the Council must be obtained before trees can be cut down, topped or lopped. This policy also seeks to control the display of advertisements in conservation areas.

However, within Newbottle Village the gradual loss of features, both architectural and natural, and the effects of new development gives cause for concern and raises the issue as to whether further measures should be introduced that would better protect and enhance the Conservation Area. To this end, the Management Strategy in part 2 of the document expands upon existing UDP policy to give clearer guidance on issues of particular importance to Newbottle Village Conservation Area.

All UDP policies relating to Conservation Areas and Listed Buildings are re-produced in full in the appendix to this study.

Location And Features



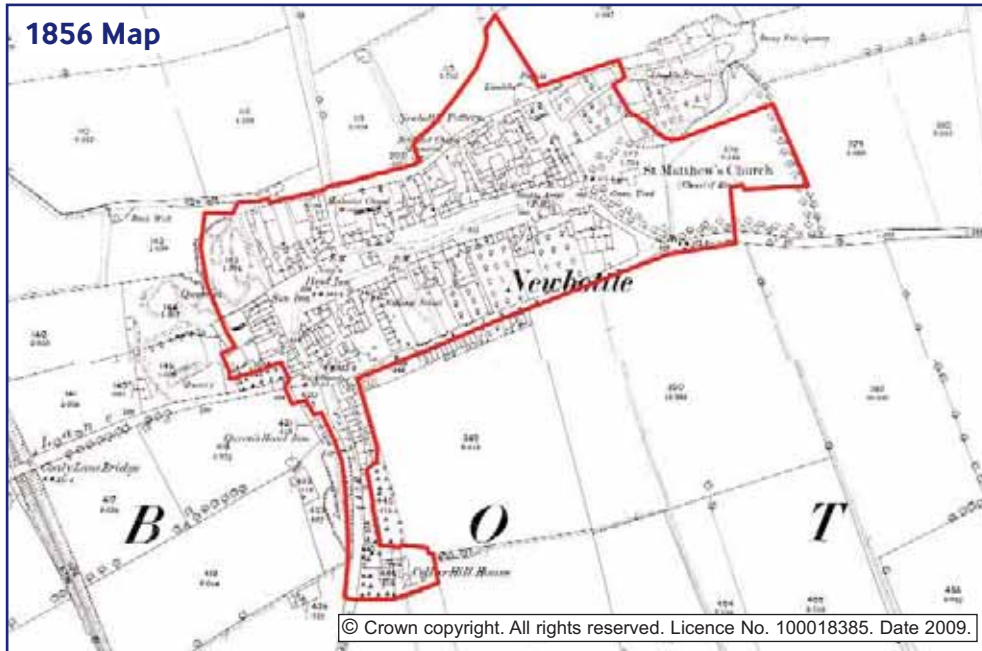
- Existing CA Boundary
- Listed Buildings
- Listed Building Curtilage
- Buildings of Historic/
Townscape Value
- Significant Green Spaces

© Crown copyright. All rights reserved. Licence No. 100018385. Date 2009.



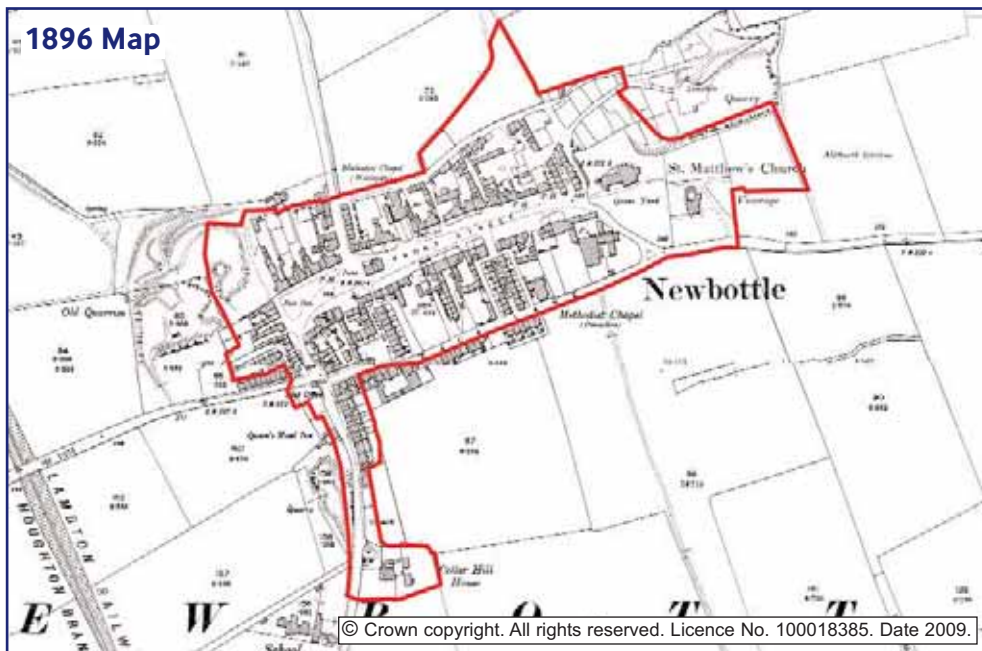
Part One Character Appraisal

Historical development



Newbottle is an Anglo-Saxon name and the village as a settlement dates from pre-Norman times. The place-name ending “bottle” (meaning dwelling or small settlement) is found in other settlements in the north east. Northumberland has four examples - Harbottle, Shilbottle, Lorbottle and Walbottle. Newbottle is the only one in Tyne & Wear and formerly within the boundary of County Durham. The structure of these names suggests that these places were settlements later than and subsidiary to older settlements. Newbottle was obviously a new hamlet created as an offshoot from an older village, although it is uncertain which older village this may have been - Houghton-le-Spring, Herrington or Morton are possibilities.

It can be assumed that Newbottle was created as a small farming community to exploit higher land which was not already being farmed by the older villages. The siting of the village, set high on a ridge with land falling away around it, allowed villagers a clear view of all their farmlands. Like the majority of English villages dependent on arable farming, the lands at Newbottle were originally laid out on the open-field system. There were three great arable fields (the North, West and East fields - the latter including land to the south of the village). Newbottle also had extensive rough pasture land (‘moor’) on the far west perimeter of the township, alongside the Herrington and Rainton Burns.

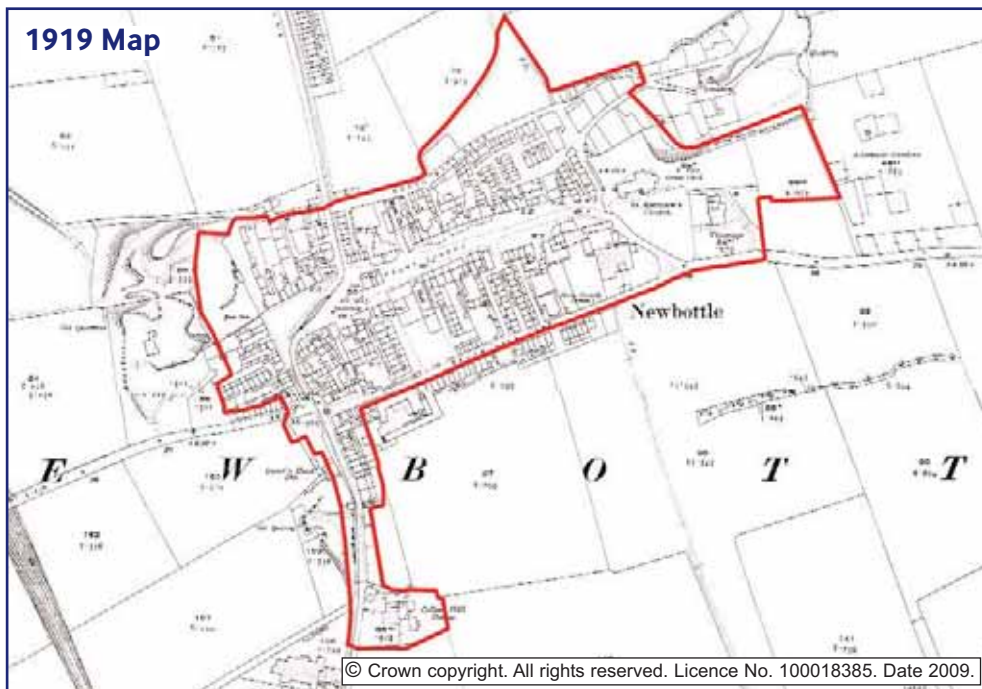


In the 12th century Newbottle was a small village of servile farmers. However, it had what can be described as its first agricultural revolution between the later 12th and later 14th centuries. The community of poor servile tenants who appear in 1183 had transformed into a community of leasehold and copyhold tenants by 1382 (Bishop Hatfield's Survey) and Newbottle was therefore on its way to becoming a mixed community of tenant farmers. Newbottle's second agricultural revolution came in the 17th century. The seizure by Parliament of the bishop's lands, including Houghton manor, in 1647 resulted in new lessees who were keen to improve their lands. Bishop Cosin, who regained ownership at the restoration, showed particular eagerness to exploit his lands to the full, including Newbottle. During his episcopate the enclosure of Newbottle began and in 1671 the old 'moor' was enclosed and divided.

By 1700 the village had a number of enclosed farms, some with as much as 100 acres of land. The richer farmers of Newbottle, their lands enclosed and their holdings rationalised, were able to capitalise on their new opportunities and prospered. At about the same time members of the clerical and gentry class were moving into the village which took on a new social and architectural character.



An old photograph of Front Street, early 20th century



During the period 1700-1830 Newbottle attracted persons of wealth and became a favoured 'suburb' of both Houghton and Sunderland. Its superb location, with excellent views, and its relative ease of accessibility, clearly contributed to the village's appeal. This period has been described as Newbottle's 'golden age' or 'age of elegance' and resulted, physically, in the building of some stylish new houses and the rebuilding and enlarging of some older ones.

With the exception of Cellar Hill House on Houghton Road, these developments were set out along both sides of the main street of the village, Front Street, and originally stood among and between labourer's cottages and the houses and farmsteads of the smaller farmers. These overlooked a long tapered village green, wide at its western and narrowing towards the east where it is terminated by the dominant element of St. Matthew's Church (originally built 1850, rebuilt 1885-6).

The fine buildings along Front Street included the elegant three-storey Georgian house dating from the mid 18th century known as Mansion House or Newbottle House (now Newbottle Workmen's Club), and 20 Front Street which was originally a quite large farmhouse in the 17th century and was also known as Church House, having at some time been occupied by curates of St. Matthew's Church. To the east of these properties, North Farm (c.1800) and Dial House (1730) both have links with the Wilson family, important farmers in Newbottle in the 17th and 18th centuries. At the extreme east of Front Street lies East Farm, the farmhouse of which, Russell House, was occupied by William Russell from 1771-1796 a Sunderland merchant who made an enormous fortune through his acquisition of the Wallsend Colliery in 1770.

Whilst Newbottle remained a rural community at heart with its roots in agriculture and related trades, throughout the 19th century there was an increasing industrial and working class presence in and around the village. Some industrial activity had existed in Newbottle since the establishment of the first pottery in the early 18th century; eventually there were three working potteries in the village. However, it was the increasing exploitation of coal in the surrounding areas during the 19th century that further changed the physical character of the village. Several small streets and rows of cottages were constructed in the centre of Newbottle to house the coal miners, many of these dwellings built on the long 'garths' or gardens at the rear of the more substantial dwellings along Front Street. Garden Street is one such example.

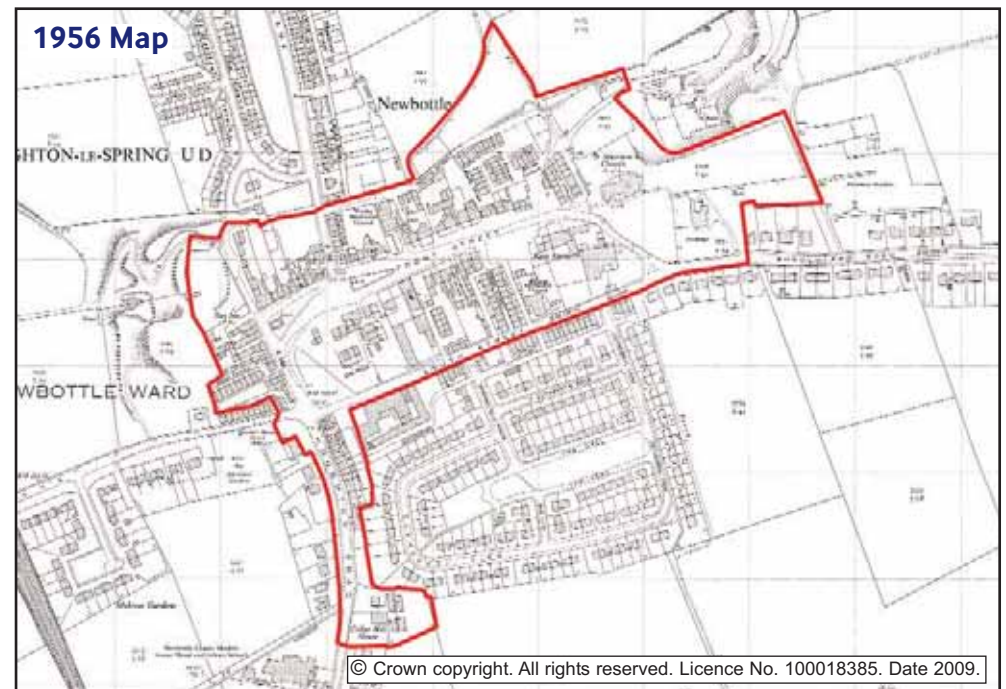
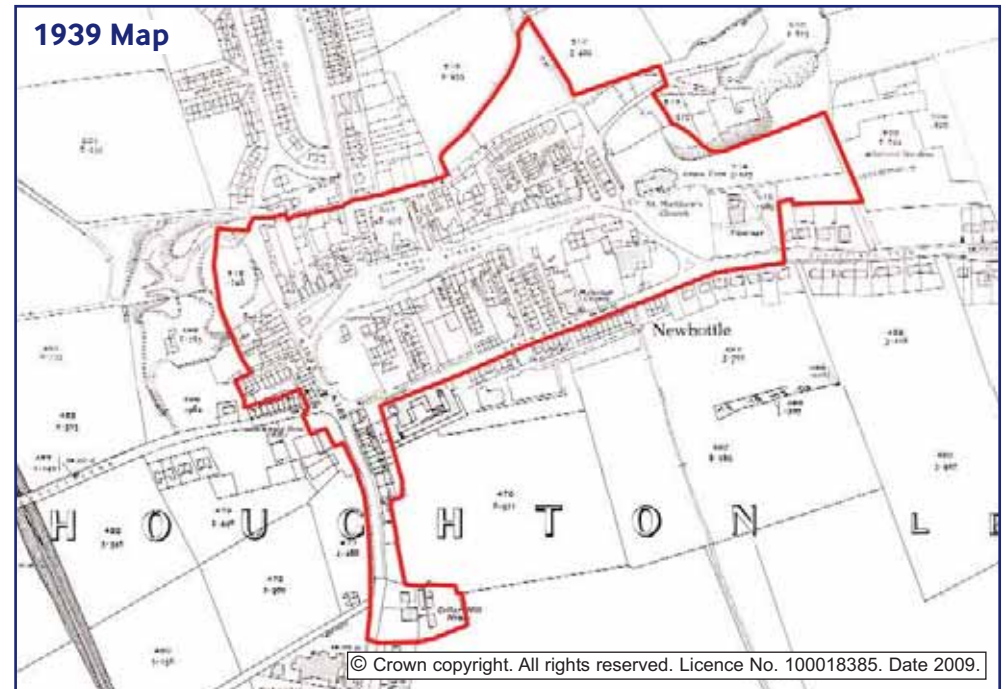
The decline of the mining industry during the 2nd half of the 20th century resulted in many of the 19th century miners' dwellings being demolished. However, this enabled the old heart of the village to re-emerge as many of the more notable 18th century buildings had survived. Unfortunately, a number of quite large-scale modern housing

developments occurred in and about the Conservation Area during the period 1960's - 1990's that have generally failed to complement the historic buildings and yet again changed the grain of the village.

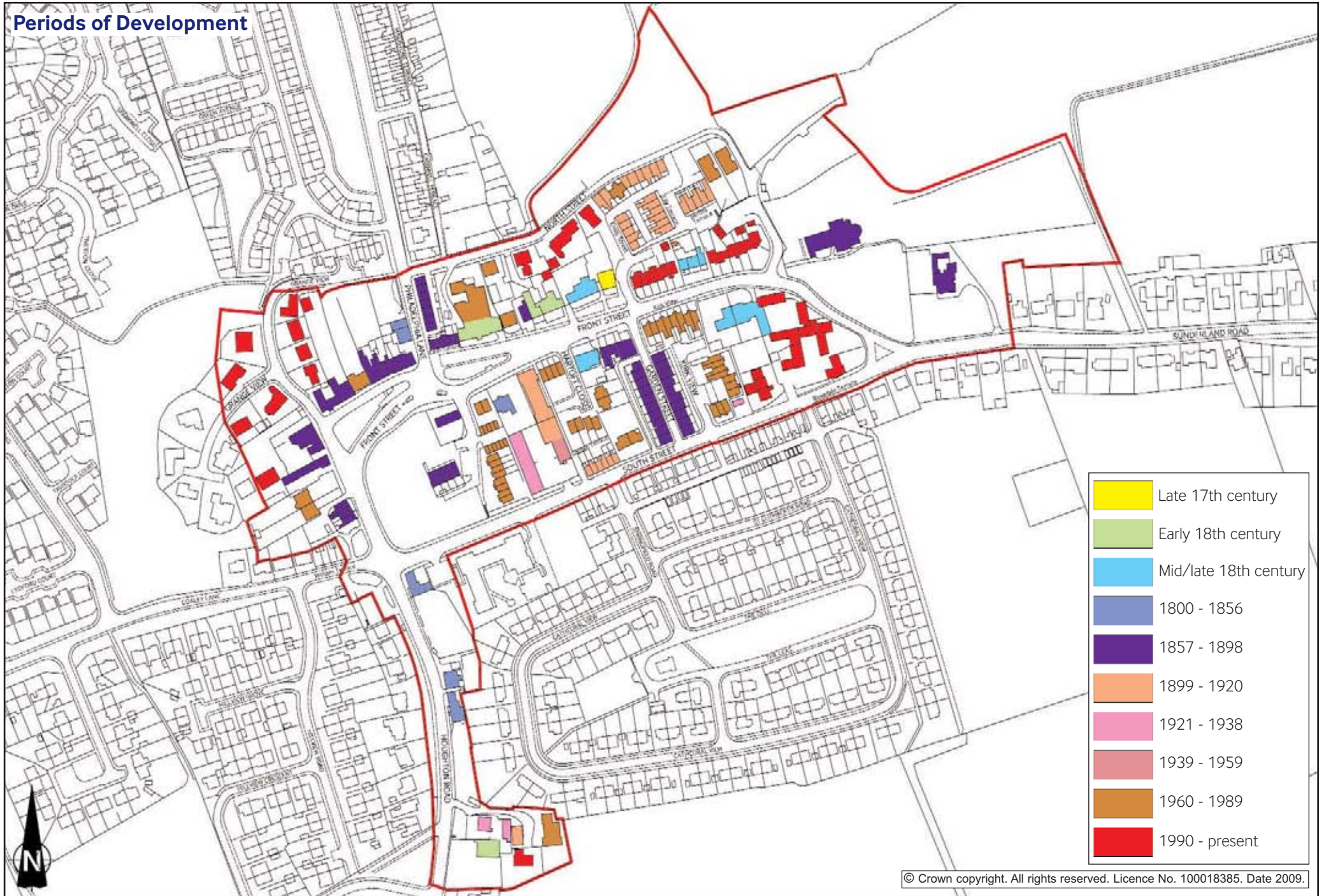
In more recent years the pace of developments has slowed considerably and has generally been on a much smaller scale. The most notable development scheme involved the conversion of the former barns and cottages of East Farm into residences. Any new build has generally been confined to the erection of single houses along North Street and South Street, mostly on the former garden plots of the larger historic buildings facing Front Street.



Top of Newbottle Bank, looking towards Newbottle Village around 1910. Source: Richardson, K (1991)



Periods of Development



© Crown copyright. All rights reserved. Licence No. 100018385. Date 2009.

Fundamental character

The fundamental character of Newbottle Village Conservation Area derives from a combination of its Anglo-Saxon origins and subsequent 18th and 19th century developments. It is essentially a genuine old English village set high on a hill top within a rural landscape, commanding superb views of the surrounding lands. The heart of the village, Front Street, is characterised by a great variety of distinguished 18th century houses and farm buildings, interspersed with 19th century colliery terraces and 20th century housing developments which spread outwards from the core.

Situation and topography

Newbottle is a hill top village surrounded by sloping land. On the north side of the village in particular there is a pronounced escarpment. The siting of the village is very significant, it allowed villagers a clear view of all their farmlands and provides excellent distant views in several directions. A view of particular note is that of Penshaw Monument to the north as shown below. The elevated position of the village also makes the Conservation Area, quite unusually, visible from many directions and readily identifiable from some distance, especially via the north.



Panoramic views from North Street; Penshaw Monument can be seen in the distance.

Whilst the land slopes away quite steeply from the ridge, the top of it was spacious and flat enough for the village to be laid out and quarry stone was readily available at each end of the village street for building material. Houghton quarry is still evident to the south today and is a dominant element in the wider landscape. Sourcing water was more problematic; there were no springs or wells in the village street and it was necessary to walk some way down the slopes to find them.

Layout

The present layout of the village is set within the general street pattern established in medieval times. The village was centred around its green, a long rectangle set on an east-north-east orientation. It is of note that many similar villages can be found in the North East with such a layout and orientation. The houses of the villagers, many of which survive, were set along the north and south sides of the green. Each had a long garden or 'garth' running north or south to the back lanes- North Back Lane (now North Street) and South Street - which still define the characteristic shape of the village core.

Unfortunately, only remnants of the village green remain, most of it having been obliterated by the widening of Front Street, or dissected by access roads. Likewise, almost all of the original garths have been developed to some degree in the 19th and 20th centuries for various forms of additional housing, thus considerably increasing the density of the village.

The village has certainly been subject to some sprawl in the 20th century, in all directions except to the north. Large scale modern housing developments, particularly to the south, have almost doubled the expanse of the settlement and made its characteristic rectangular shape less easy to discern.

Townscape / built form

The Conservation Area's townscape is quite varied, although common building heights of two storeys give a degree of consistency to the built form. Few buildings rise above the general domestic scale of the village, the most notable being St Matthew's Church and the Working Mens Club. The massing of properties varies between the substantive 'villa-esque' 18th century houses to the more subdued 19th century terraces and 20th century housing. This is a reflection of the social classes for which they were built.

A detrimental factor on the village's fine townscape is the confusion of overhead cables, especially in Front Street. These are supported by a variety of old wooden and metal poles and have a generally cluttered and negative impact.

Architectural style

The area's architecture is generally restrained and without great adornment, but by no means without great character or visual statement. Indeed, it is the simple rustic character of the majority of 18th century buildings along Front Street that gives the core of the Conservation Area its quintessential English village character. With the exception of the imposing Georgian architecture of the Working Mens Club, the style of buildings is generally refined and quaint but with no two buildings the same gives the street scene great interest and variety and typifies the incremental, ad-hoc development of the village. Despite the variety of the houses, there is a strong sense of harmony to which the size and proportion of windows, traditional materials and chimney stacks all contribute, creating a distinct vernacular.

Away from Front Street, the rows of terraced colliery houses, whilst equally simplistic in form, present street scenes of more uniform appearance. Garden Street is the most striking example.

Modern housing developments in the area are of no real architectural interest, being typical of late 20th century suburbia. Infill developments along Front Street, in particular, detract from the overall architectural composition and essential village character.

Building materials

The use of locally quarried magnesian limestone in the construction of the majority of the 18th century properties is a fundamental characteristic of the village. The limestone is generally coursed, either in a squared or rubble format, and gives the buildings an elegance or grandness that comes with the use of such a high quality and distinctive material. Some stone-built properties are rendered, either in a smooth lime render or rough cast. Local stone has also been used to construct many boundary walls, most notably along North Street and around East Farm where the high rubble limestone wall is a prominent feature at the east end of the village.

The remainder of properties in the village are built from brick from local collories, mostly in various shades of red. Some of the modern housing is constructed from buff or red-orangebricks which do not blend in with the historic palette of materials.

Roofing materials are a mix of clay pantiles or Welsh slate for the older properties, providing the village core with an interesting and contrasting roofscape. Chimneys are a particular feature of the skyline, the older houses tending to display bold chimney stacks at each gable end.



The historic streetscene of Front Street, showing the remnants of the village green and the range of building styles and materials.

Landscape / streetscape

In its wider context the village is set within a sloping rural landscape of agricultural fields. Much of this land is classified as being amongst the most fertile land in the region.

Within the confines of the village, the remnants of the green (albeit surviving only in patches and largely unrecognisable as a village green) provide an important historical reminder of the core landscape feature around which the medieval village was formed. Unfortunately parts of the village green have been enclosed as private gardens, which has further compromised this fundamental feature.

Front Street is also notable for containing stretches of hedges which together with surviving original garden walls and railings add considerably to the historic street scene. Other key green spaces within the Conservation Area include the few surviving 'garths' and the grounds to St Matthew's Church and its former vicarage. The latter contains an abundance of mature trees which gives the eastern most end of the village a very distinctive, heavily wooded character that contrasts with the remainder of the Conservation Area. The garden to Cellar Hill House gives a similarly deceptive leafy impression on entering the Conservation Area from the south.

The streetscape of the area is inconsistent, particularly in the use of paving materials. Front Street retains many of its traditional granite kerbstones but much of the natural stone paving has been removed and replaced with concrete slabs or tarmac to the detriment of the historic streetscape

Usage

Whilst the village originally grew as a farming community, this activity has long since ceased and the village is now predominantly residential. There are some supporting retail and leisure uses, such as small shops, a supermarket, a handful of pubs and a social club. Newbottle has a strong community spirit and St Matthew's Church Hall is a long established focus for social activities. Some industrial uses prevailed in the village until recently, in the form of a haulage yard.

General condition

Properties in the Conservation Area are generally very well maintained, reflecting the desirability of the village as a place to live. However, subsidence affected the whole Conservation Area as a result of coal workings; the Herrington Colliery Busty Seam was worked from west to east through the centre of the village up until 1977. Many of the larger buildings were damaged at this time, although this has been rectified and there is no evidence to suggest subsidence still affects the village.

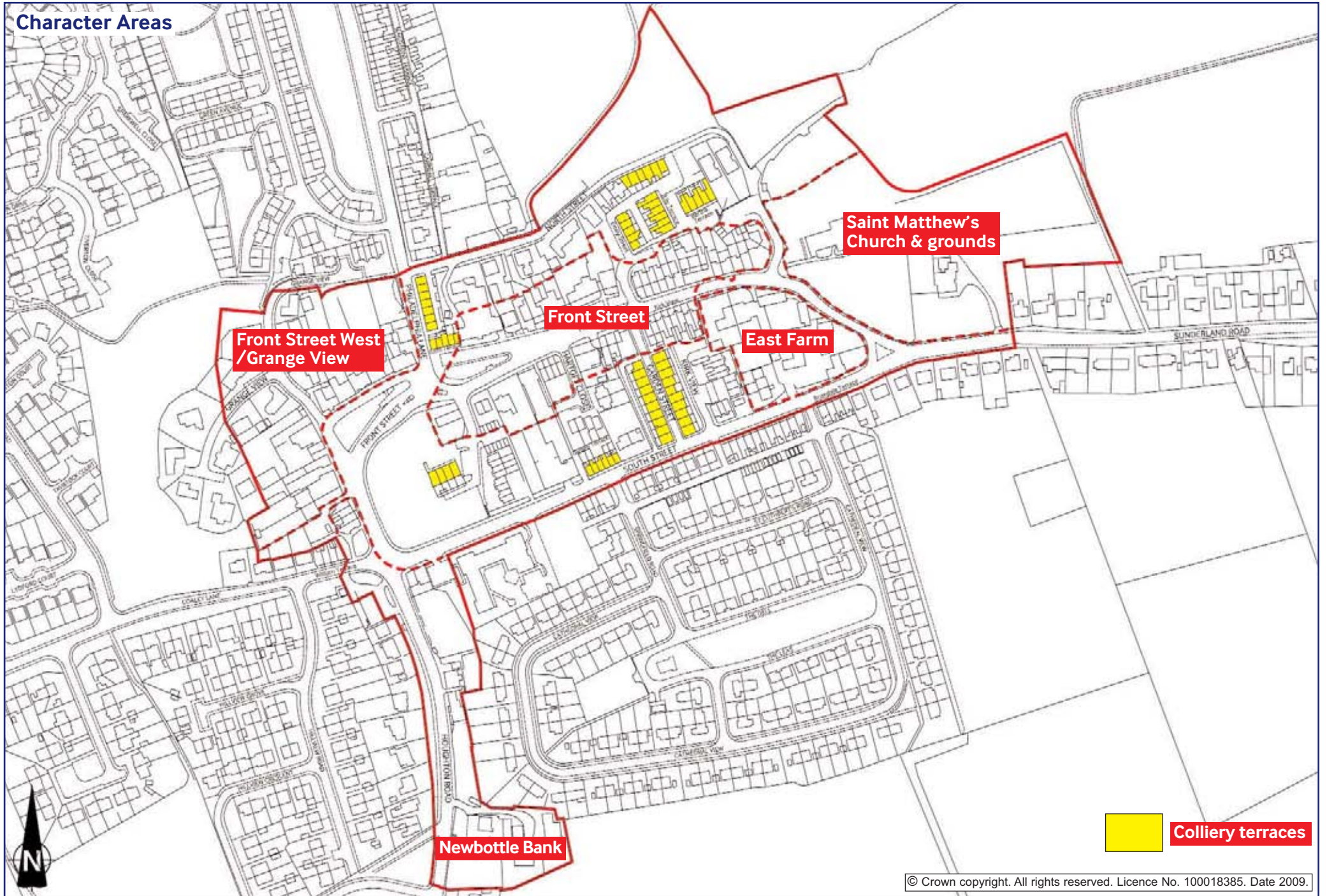
Fundamental character of Newbottle Village Conservation Area

- Essential character of an old English village
- Superbly prominent situation high on a hill within a rural landscape
- Excellent distant views into and out of the Conservation Area
- Surviving medieval street pattern defining core of historic village
- Village core of immense historic character, including remnants of village green
- Fine and varied selection of substantive 'listed' 18th century houses
- Imposing presence of St Matthew's Church at top of Front Street
- Scattering of refined 19th century colliery terraces
- Complementary mix of high quality natural materials, notably locally-quarried limestone
- High degree of local distinctiveness

Key components of character

For the purposes of a more detailed study of its character, Newbottle Village Conservation Area has been divided into 6 character areas, which either take the form of sub-areas or common building types. There is also a section devoted to key views and vistas. These are identified on the map opposite.

Character Areas



Landmarks, views and vistas

The elevated position of Newbottle Village affords excellent views into and out of the Conservation Area. Panoramic views across surrounding farmlands to the north and beyond are of particular note. With the exception of St Matthew's Church, there are few buildings in the Conservation Area which could be described as landmarks. The Church, however, provides a silhouette on the brow of the hill that makes the village readily identifiable from some distance. By virtue of its siting at the head of Front Street it also terminates the main vista through the village. Elsewhere, vistas generally reveal no dramatic surprises.

Views

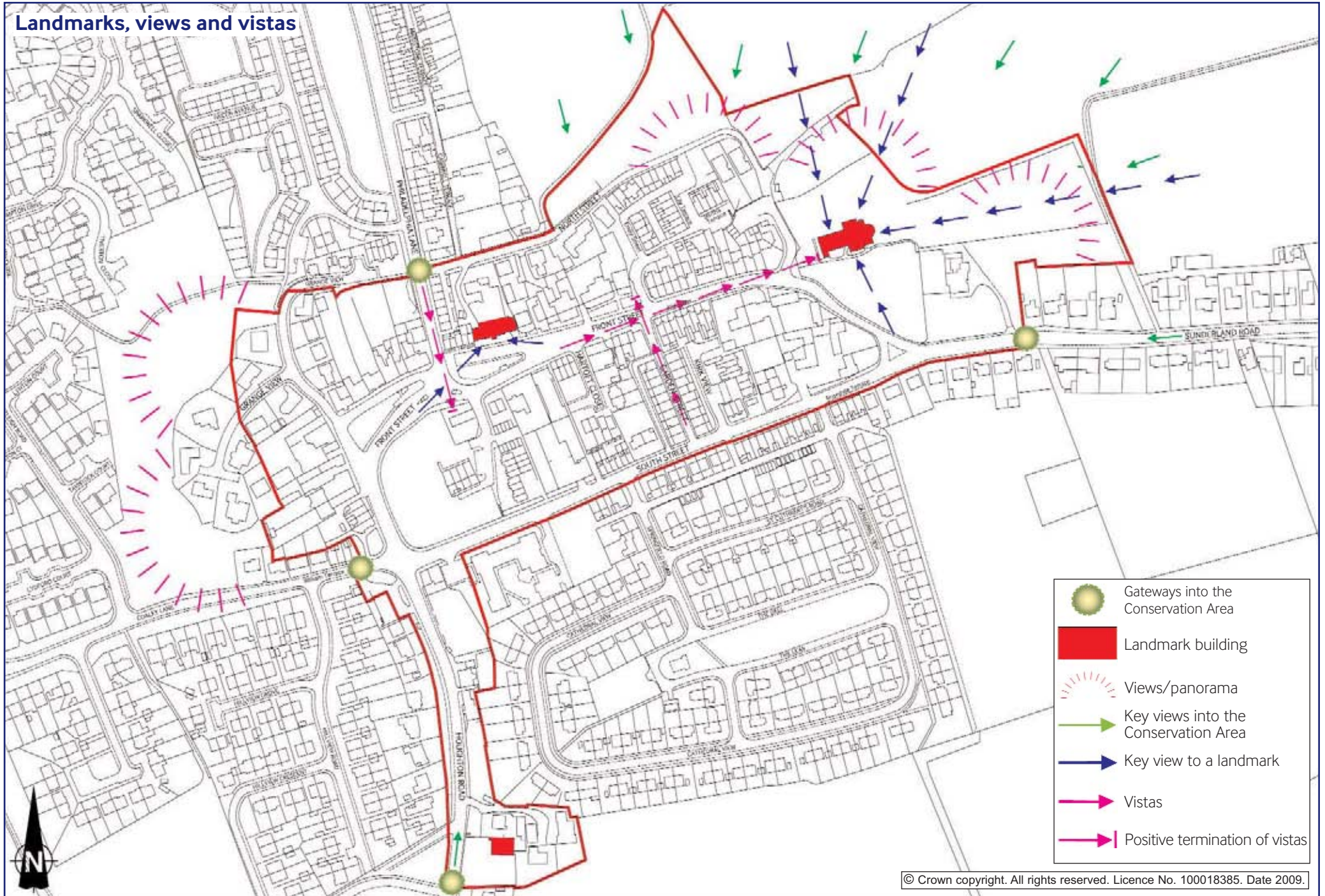


The elevated position of the Conservation Area makes it visible from considerable distance, especially when viewed from the north as illustrated above. The silhouette of St Matthew's Church can be seen on the horizon. Panoramic views from North Street reveal the rural landscape setting of the Conservation Area and give fine views of Penshaw Monument in the distance, as shown on page 10.

Key characteristics of Newbottle Village's landmarks, views and vistas:

- Prominent landmark feature of St Matthew's Church, making the Conservation Area readily identifiable from distant views
- Excellent views into and out of the Conservation Area, especially across the farmlands to the north and beyond to Penshaw Monument
- Irregular, unplanned street layout gives few vistas of real drama

Landmarks, views and vistas



© Crown copyright. All rights reserved. Licence No. 100018385. Date 2009.



Views on approaching the village from the east (left) and the south (right) are remarkably similar, featuring the limestone boundary walls and heavily wooded gardens of the Vicarage and Cellar Hill House respectively. These first impressions are deceptive, as the remainder of the Conservation Area is quite different to the leafy character of these gateways. The steep embankment viewed on approaching from the west provides a strong visual buffer between the village and surrounding developments and affords excellent panoramic views.

Vistas



The main vista in the village along Front Street is boldly terminated by St Matthew's Church to the east which proudly stands at the head of the street overlooking the community it serves.



Another vista of note is this one looking north along Garden Street which is nicely terminated, albeit not fully, by Dial House across Front Street.



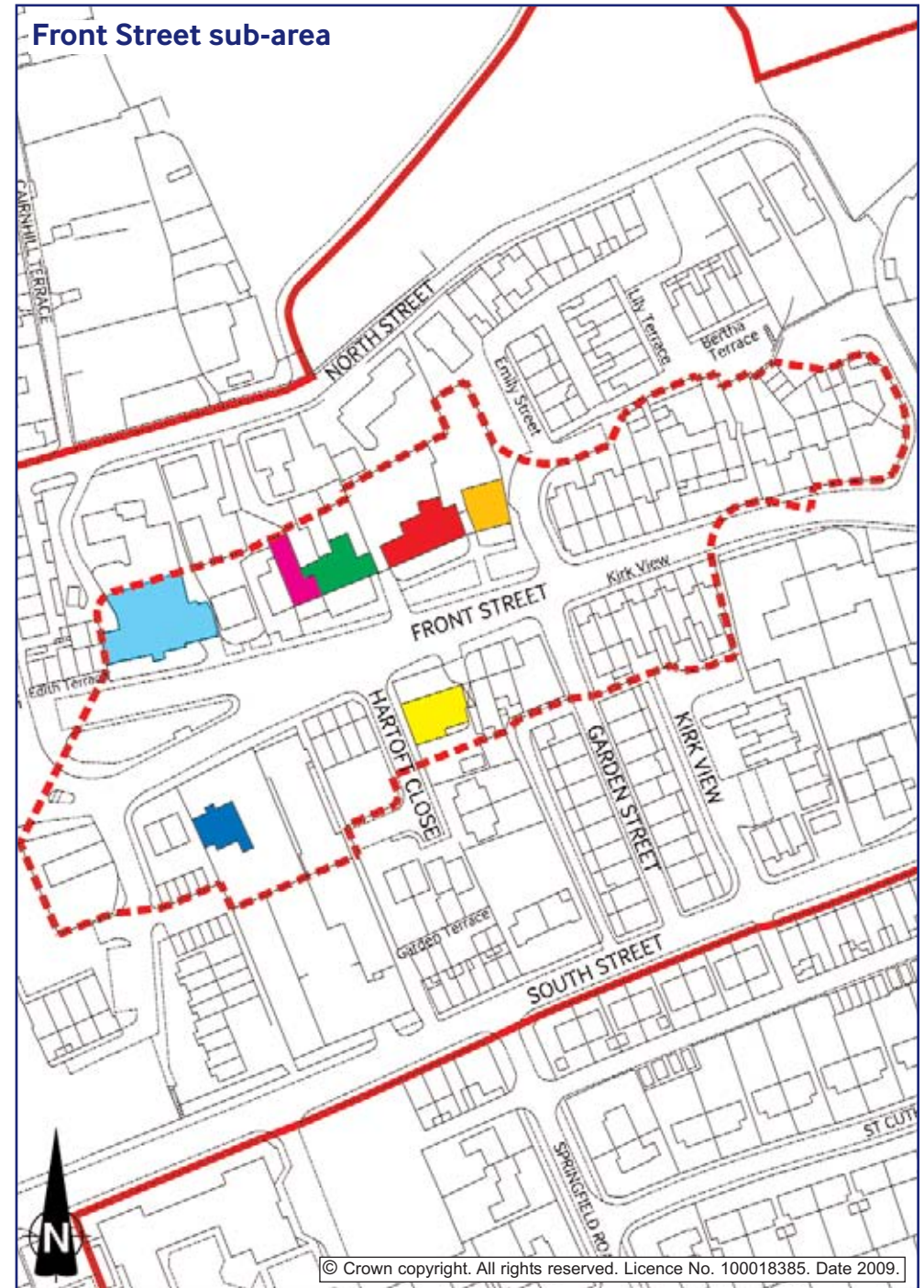
Other vistas include Philadelphia Lane which gradually reveals views of Hillcroft on entering the Conservation Area from the north, as illustrated above. However, in general the largely unplanned, curved and sloping street plan reveals vistas with few dramatic surprises.

Front Street sub-area

Front Street comprises the core of the medieval village and is the most significant, both historically and architecturally, part of the Conservation Area. It contains a splendid and varied collection of listed 18th century houses which combine to give the street its essential village character. The remnants of the village green provide a further reminder of its original character, which has unfortunately been compromised by 20th century infill developments and the forming and expansion of the road network.

Key characteristics of Front Street sub-area:

- Impressive and grand collection of well-preserved listed 18th century houses
- Range of subtly fine features, including variety of sash window styles and unusual 'stair gables'
- Variety of high quality natural materials give strong sense of grandeur
- Interesting, varied and contrasting roofscape of clay pantiles and welsh slate punctuated by tall brick chimneys
- Surviving remnants of medieval village green and traditional stone setts surfacing



Newbottle Workmens Club

The most impressive of the houses dating from Newbottle's 'age of elegance' is what is now Newbottle Workmen's club. An imposing Georgian style house it was originally known as Mansion House or Newbottle House and features 'Flemish bond' brickwork, stone quoins and six-over-six pane sash windows all of which are typical of its early-mid 18th century date. The building rises above other houses in Front Street and is arguably the only other building, apart from St Matthew's Church, that can be described as having landmark qualities, albeit when viewed within the Conservation Area rather than from outside it. Some insensitive additions have been made to the property which detract from its original form, particularly to the side where the provision of chiller units and a roller shutter door are unsightly features in the historic street scene.



20 Front Street

20 Front Street is another very impressive and distinctive house. It would appear to have originally been built as a quite large farm house occupied by William Ranson in the 17th century. Unusually, the front of the house has been re-faced with coursed squared pinkish sandstone some time in the past, probably to make it architecturally distinctive from other buildings in the village. At the back of the house there is a projecting gable for what was formerly an elegant stair leading to the upper floors. Similar 'stair gables' exist in Dial House and Storey House (shown opposite) and may have been added later to give an extra touch of distinction to the main entrance halls.



18 Front Street

No 18 adjacent was probably built as a cottage to the farmhouse. In the 19th century, it was converted into a shop and was occupied by a butcher in more recent times before re-conversion to a dwelling house. The ground floor openings have clearly been altered throughout its history, although the voussoirs and keystone of the carriageway entrance (shown opposite) survive to provide evidence of its original form.



Dial House



Dial House (above) and North Farm (below) are situated to the east of the properties described above. Both have links with the Wilson family, important farmers in Newbottle in the 17th and 18th centuries. The c.1800 North Farm is an excellent example of a farm of its period, albeit probably a rebuild of an earlier farmstead. Dial House, aptly named after the sun dial on its frontage, was built around 1730 by Reverend Chilton Wilson. The north side of the house displays stonework and evidence of extensions and alterations, including a 'stair gable' (as mentioned earlier) to suggest there may have been an older house on the site. The house also has a large hall and a very grand staircase for an otherwise fairly modest property. Its garden originally extended to North Back Lane until 1809 when the plot adjacent to the lane was sold for the building of a group of cottages.

North Farm



Storey House



Opposite North Farm on the south side of Front Street is Storey House, named after the family who occupied it. It is an attractive brick-fronted residence of Georgian style, but like several other houses in the village the brickwork is only a facing on older stone walling. On closer inspection Storey House would appear to be the product of extensive alteration and extension of an older house or houses, possibly even the consolidation of three old stone cottages. The 'stair gable' of the house is shown below.



Other Houses



There are several other houses of note on the south side of Front Street, albeit not listed. Unfortunately, much of the south side of the street (and the eastern part of the north side) has been subject to modern infill housing development which detracts considerably from the village character of the main street.

St Matthew's Church and grounds

St Matthew's Church is the Conservation Area's most prominent building, standing proudly at the head of Front Street. A grade II Listed Building, it is set within attractive grounds and on the edge of the wider rolling rural landscape. The former Vicarage to the Church is an impressive building in its own right, though largely concealed behind an abundance of mature trees. Together, the Church and the Vicarage and their grounds give the eastern edge of the Conservation Area a very distinctive character that sets it apart from the remainder of the village.

Key characteristics of St Matthew's Church and grounds

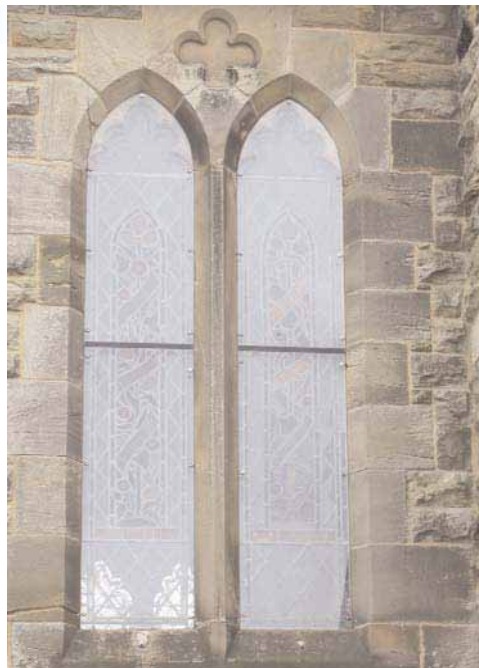
- St Matthew's Church, prominently located listed building at head of Front Street
- Pleasant spacious church grounds providing superb panoramic views of surrounding countryside
- Former Vicarage, distinctive building set in splendid wooded grounds
- Locally quarried limestone boundary walls, featuring original wrought iron railings to the churchyard





St Matthew's Church

Originally built in 1850 as Newbottle Chapel to serve the village itself, Philadelphia, Bunker Hill, Junction Row and Sedgelych, the Chapel became a parish church in 1865. The Earl of Durham gave generously towards the construction of St Matthew's and towards the later rebuilding of it in 1885-6. The Church as it stands today almost entirely dates from this later date. The architects of the second church were Oliver and Leeson of Newcastle. Built in the Early English style that was popular for churches of this period, it is constructed from rockfaced sandstone with a Welsh slate roof and features two stained glass windows in the north transept from the original church. These are shown opposite.



The churchyard provides the Church with an attractive landscaped setting and affords fine views to the west and north. The limestone boundary wall to the churchyard features original wrought iron railings; it is important such survivals are retained. The former allotment gardens to the north of the Church have a generally untidy appearance that detracts from its setting.

Vicarage

The large vicarage to the east of the Church was built when the parish was created in 1865 in a similar gothic style and matching materials. The two buildings, whilst forming a distinctive and cohesive group, have quite different settings; the Church sitting prominently in open grounds while the Vicarage is almost entirely screened by mature trees. Indeed, such is the extent of its concealment it is easy to pass the vicarage by without noticing it. However, on approaching the house a very fine and characteristic building is revealed, as illustrated below.



East Farm

East Farm, a large group of buildings at the extreme eastern end of Front Street, is an immensely significant reminder of the agricultural origins of Newbottle Village. It is the only traditional farmstead in the village that has largely survived in its entirety with its range of farm outbuildings still intact, albeit now converted into private residences. The 18th century farmhouse, Russell House, is a particularly large and striking building and the earliest element of the farmstead, the barns and other outbuildings added later in the 19th century.

Historical development of East Farm

The building chronology of East Farm is quite complex and warrants a brief account of its historical development to help understand the significance of the group.

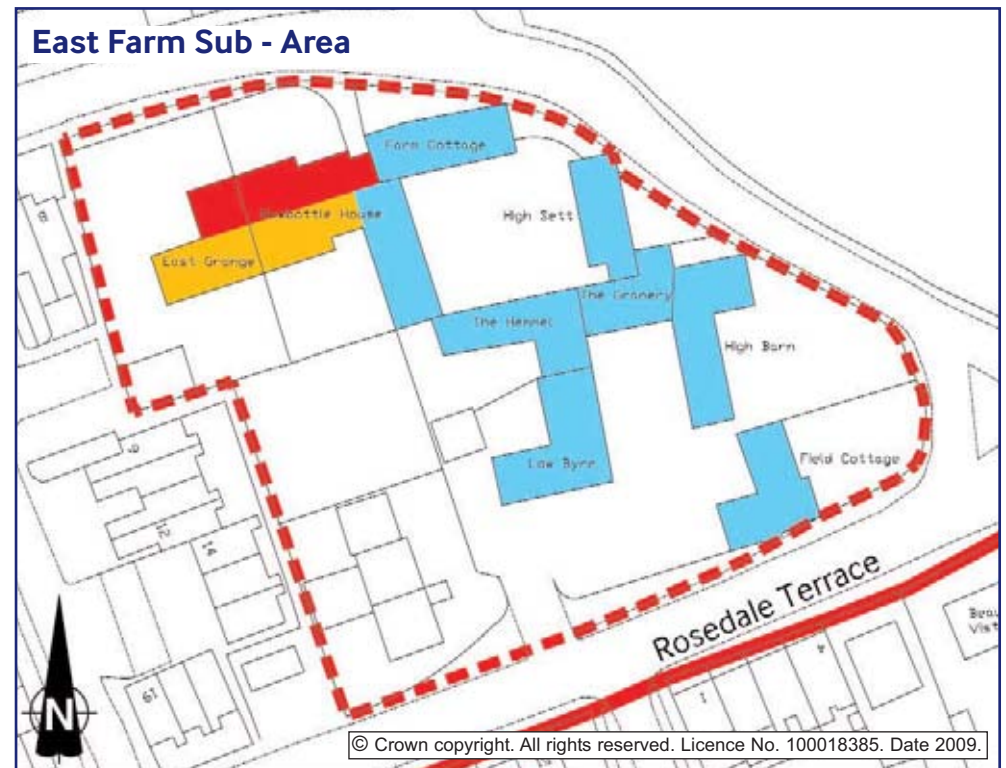
The initial development of the farmhouse, Russell House, was built by the Sunderland Merchant and banker, William Russell, in the mid-late 18th century as his home having made an enormous fortune through his acquisition of Wallsend Colliery in 1770. The house was built facing Front Street and was occupied by Russell c.1771 to 1796.

The range of farm buildings that extend eastwards and southwards from the farmhouse are predominantly 19th century additions to the farmstead. By 1840 the farm had developed from its initial linear pattern along Front Street into a series of buildings surrounding a courtyard. The farm was considerably extended in the second half of the 19th century when significant alterations were made to bring the operation of the buildings into line with contemporary thinking about the management of farmsteads. The area to the south of the earlier courtyard was brought within the building complex, perhaps initially by the construction of single storey ranges on a north-south axis to create south facing foldyards. The principal structure became the east-west central range, formed by two central buildings with differing roof heights.

In the 1990's the outbuildings were sensitively converted into residences, retaining the essential layout, built form and character of the former farmstead.

Key characteristics of East Farm sub-area:

- Complete surviving example of 18th century farmstead, comprising an attractive and cohesive group of listed buildings
- Large and imposing listed farmhouse, Russell House
- Attractive and characteristic collection of stone-built farm outbuildings, sensitively converted into dwellings
- Remnant of original garth to Russell House
- Characteristic limestone boundary walls



Russell House



The original farmhouse to East Farm, Russell House, is a particularly large and striking building. It has since been sub-divided into three good-sized houses, the range to Front Street split into two houses and the rear range now known and listed separately as East Grange, illustrated below. Until recently, the large garden or garth to the rear of East Grange was the only surviving example of its kind and evidence of how every house along Front Street would have been laid out. Unfortunately, the bottom half of the garden has been developed for a single house, although much of the original garth still remains.

East Grange



Converted outbuildings



The above photograph shows the first group of the farm outbuildings to be built in the early 19th century, arranged around an attractive courtyard. The building below, which is listed in its own right, features brick pointed arched openings. It originally contained a threshing barn at its eastern end and an open arcaded series of arched entrances to the south elevation with hay loft above. The arched arcade was subsequently enclosed in the 19th century when the foldyard was covered over. The power for the thresher was supplied from an engine house on the north side of the building.

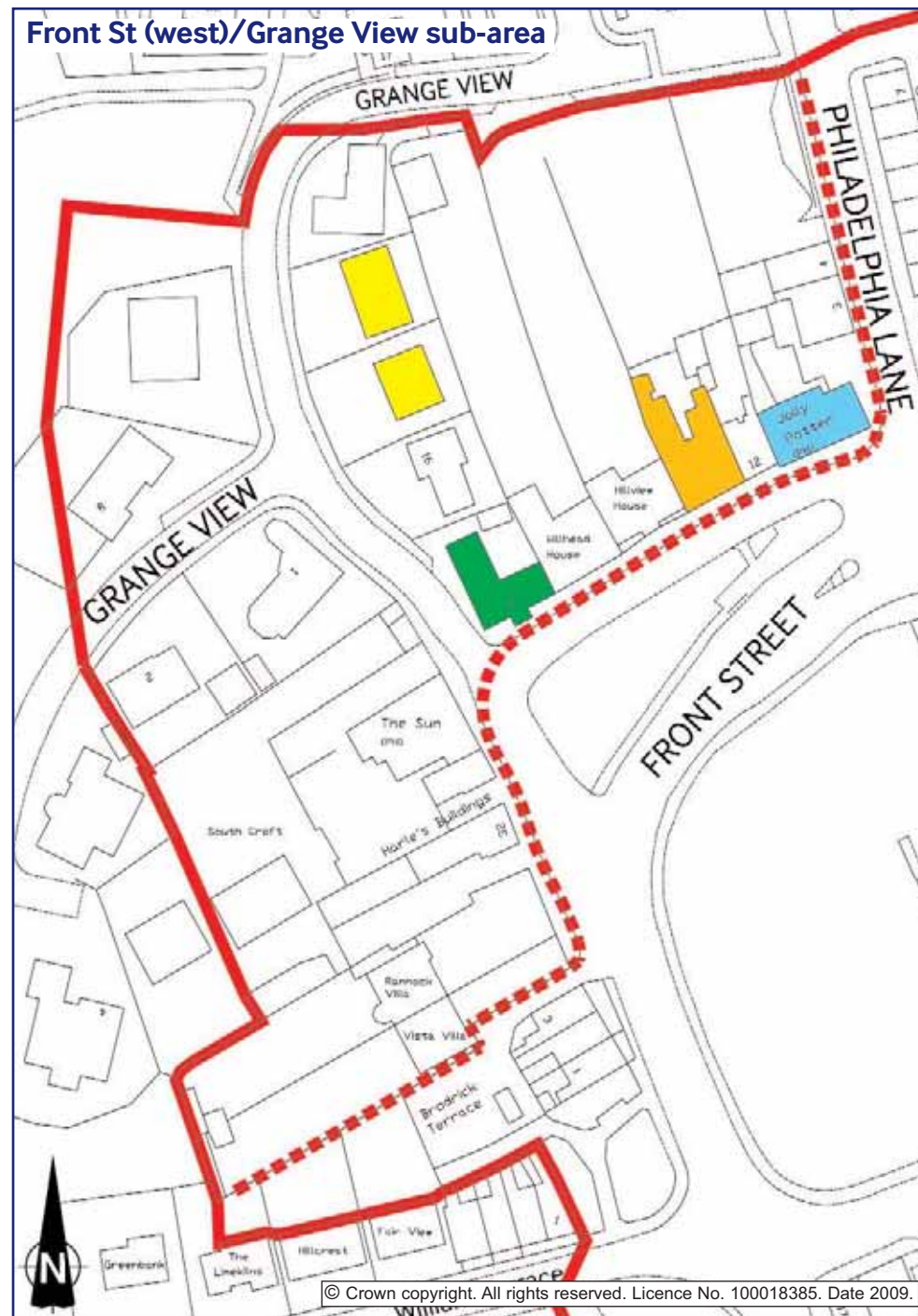


Front St (west)/Grange View sub-area

This area covers the north west corner of the Conservation Area and contains the most diverse range of building types and ages, although it is the least characteristic sub-area having been subject to extensive modern housing developments. Front Street contains a collection of characteristic buildings, most notably the Jolly Potter Pub. Some of these properties have quite unusually retained their long garths to the rear. Grange View is a typical modern cul-de-sac development but facilitates fine views across the plains to Durham.

Key characteristics of Front St (west)/Grange View sub-area:

- Diverse range of building styles and uses, including surviving historic pubs
- Jolly Potter Pub, prominent and historically significant 19th century drinking establishment
- Surviving garths to properties on Front Street
- Fine views from Grange View across the plains to Durham



East Grange



The Jolly Potter Pub, above, was formerly named the Jolly Farmers Inn and is the only surviving example of several public houses that served the village in the 19th century. The property below, which has been adapted to a newsagents, features imposing corbels, heavy timber guttering and attractive tiling to its frontage, giving it a very distinctive appearance in the street scene and conservation area generally.

Shop Frontage, Front Street (west)



West Farm



This picture illustrates the variety of building styles and materials that gives this part of Front Street its diverse character. The use of render is more pronounced here than elsewhere in Front Street, and the buildings have been subjected to a greater range of alterations, probably as a consequence of none of them being listed. The property in the foreground is significant; it is the former farmhouse to West Farm, the corresponding farmstead to East Farm at the opposite end of the village.

Grange View



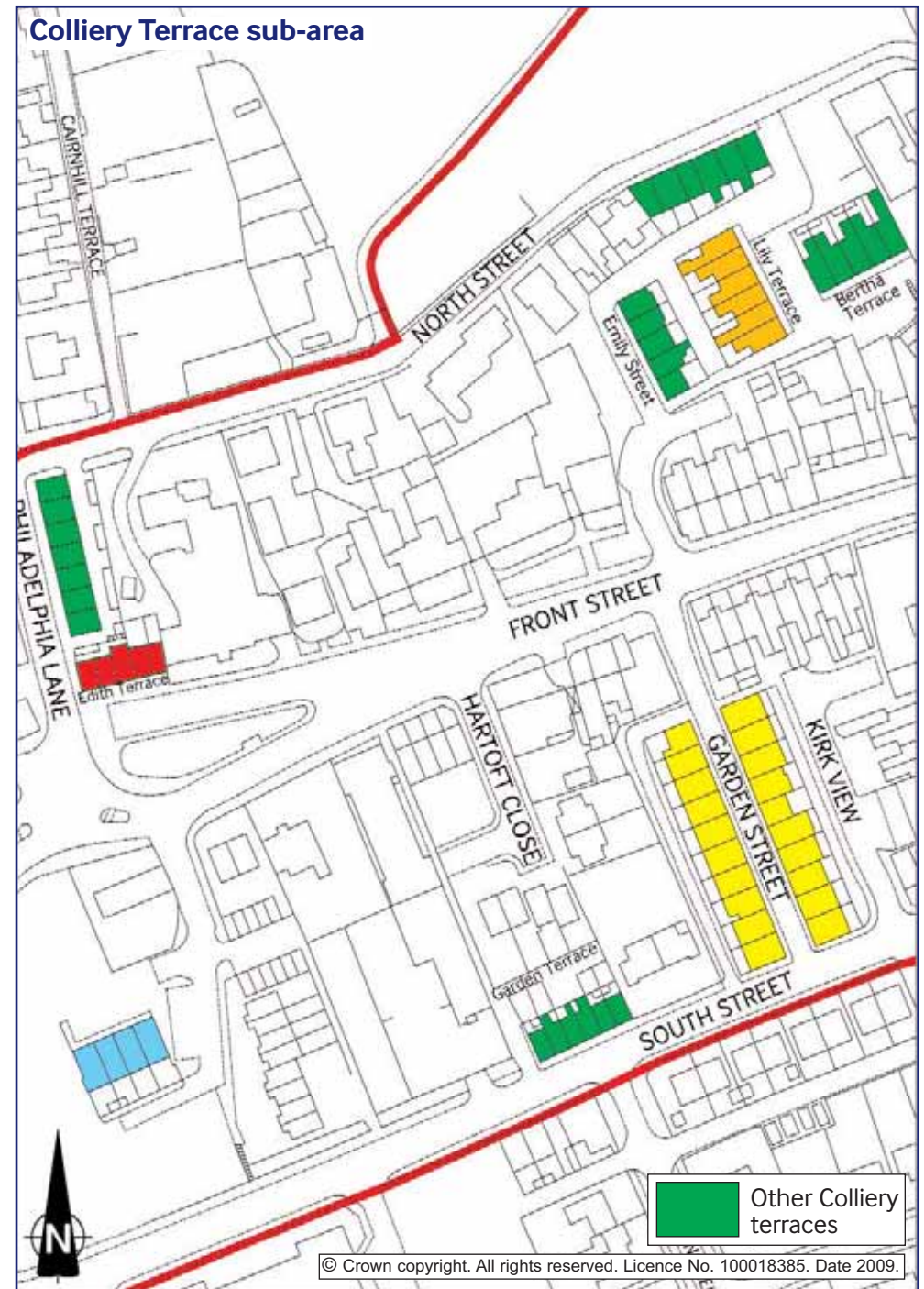
Sweeping around the rear of Front Street, Grange View is a typical modern development of executive detached houses. Whilst desirable residences, the houses are of no distinguishable style and bear no relation to the essential character of the village. Some have unfortunately been built on the long garths to Front Street.

Colliery Terraces sub-area

By the early 19th century the lands around Newbottle were scarred by railways and colliery developments. The mines were only a mile from the village and as a consequence numerous terraces were built wherever land could be purchased around the edge and within the village to house miners and men employed in the potteries. This expansion changed the character of the village from being almost entirely agricultural based to having an increasingly industrial and working class presence. The terraces brought a uniformity of building form and type to parts of the Conservation Area, which contrasted with the individuality of the earlier farm buildings.

Key characteristics of Colliery Terraces sub-area:

- Selection of late 19th and early 20th century terraced housing, significant for their contribution to the area's industrial heritage
- Examples of 'Sunderland Cottages', a distinctive form of housing unique in the scale of their development in Sunderland
- Uniformity of built form and common building lines
- Refined architecture with subtle detailing



Garden Street

Garden Street is the best example of the colliery terraces, built from coursed limestone rubble and welsh slate and featuring distinctive brick dressings. It was constructed around 1870 as two rows of small terraced cottages, of the 'two up and two down' type, on the large garden of William Byers. Many of Newbottle's gardens and plots of open land disappeared as a result of 19th century industrial related developments.



Elm Place

Elm Place was originally a terrace of 5 houses, but the end property has since been demolished as can be seen from the scarring on the gable wall. Constructed from the same materials as Garden Street and similar in style, but, unlike the former, some properties have retained their traditional sliding-sash windows. Such survivals are a rarity in the Colliery Terraces.



Edith Terrace

Several terraces in the Conservation Area are built from bright red brick, which contrasts very nicely with the stone properties elsewhere. The brick terraces, such as Edith Terrace shown here, tend to be slightly smaller than the earlier stone ones, presumably due to the rapid expansion of the colliery industry about the turn of the 20th century and the availability of land.



Lily Terrace

Lily Terrace is of particular significance in that it was built in the distinctive 'Sunderland Cottage' style, a type of late 19th/early 20th century affordable working class housing that evolved on a widespread scale in Sunderland. The form of the cottages can be described as 'terraced bungalows'. These ones date from the early 20th century and feature projecting box dormer windows; such large additions were commonly added to the cottages to provide extra bedrooms in the roofspace, unfortunately they appear very overbearing and their impact on the traditional 'quaint' character of the cottages is highly intrusive. The informality of the private roads and spaces around the cottages is somewhat characterful, but consequentially suffer from a lack of maintenance and presents problems for access and movement about the area.

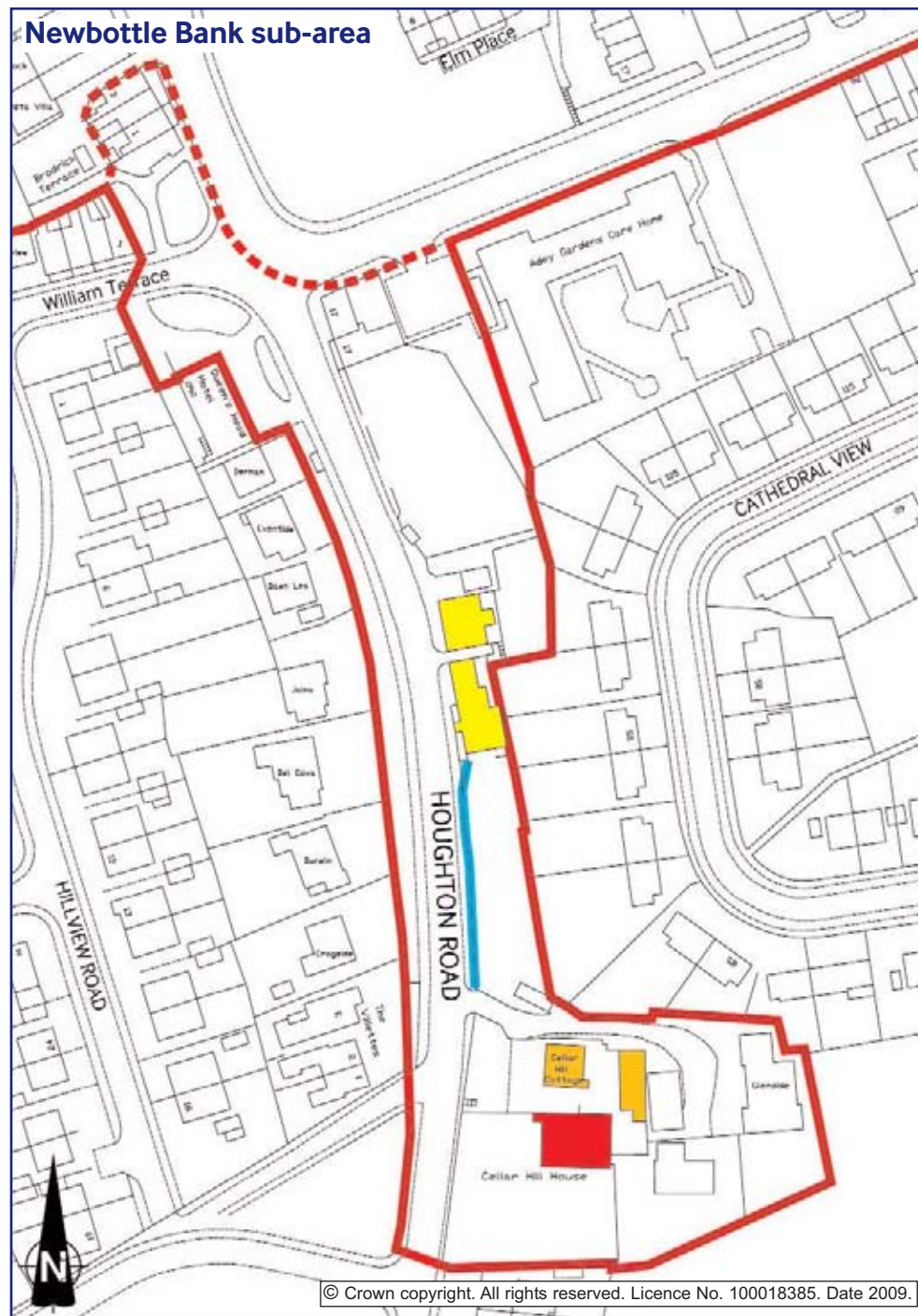


Newbottle Bank sub-area

Newbottle Bank (now part of Houghton Road) forms the gateway into the village from the south. Views of the village are gradually revealed as one climbs the bank. Cellar Hill House is the significant building in the area, sitting prominently at the southern entrance to the Conservation Area. The top of the east side of Newbottle Bank was historically lined with 19th century properties; many of these have since been demolished and the sites landscaped. Several fine stone-built 19th century properties still however remain.

Key characteristics of Newbottle Bank:

- Cellar Hill House, impressive listed Georgian villa set in attractive wooded grounds
- Surviving stone-built properties fronting the road
- Characteristic limestone boundary walls lining the east side of the bank
- Steep bank gradually revealing views into the village



Cellar Hill House



Cellar Hill House, dating from the 17th century, is architecturally very impressive. Stone built, it has a striking Georgian south-facing front with delicate sash windows, although the north side appears to be the oldest part of the building. The property is set within a fine lawned garden with a sense of seclusion behind an abundance of mature trees. The outbuildings to the house, including the cottage shown below, with their matching pantiled roofs and use of striking white render contribute to make a very characteristic group.

Cellar Hill Cotage



19th Century Houses



These properties are the few remaining examples of the 19th century ribbon developments that stretched partly down the east side of Newbottle Bank. The stone frontages they present to the road are continued with a high rubble limestone wall (illustrated below) that extends down to Cellar Hill House and would appear to have originally formed the boundary to the garden of the property shown above.

Limestone wall



Current issues and possible solutions

The historic and architectural interest and integrity of Newbottle Village Conservation Area are potentially at risk of degradation through, for example, the unsympathetic alteration of residential properties. As with most attractive historic locations, the Conservation Area is seen as a desirable place to live and in which to develop property, giving rise to potential development pressure. Modern infill housing developments have in particular impacted on the village's character. The protection of significant open spaces and other key landscape features is also an important issue, given their contribution to the fundamental character of the area. There is, however, a range of possible options to address these issues: these are outlined below. The Management Strategy in Part Two of this document considers in more detail many of the following issues and establishes a series of objectives and proposals for the future management of the Conservation Area.

Boundary review

Issue:

- Boundaries of Conservation Areas should include all elements that contribute to the special character of an area. In the past some boundaries were, in English Heritage's view, drawn too tightly. As such, a boundary review is recommended as part of a character appraisal. Newbottle Village Conservation Area were designated in 1975, so a review is particularly appropriate as the setting of the area has changed considerably in the past 30 years.

Solutions:

- The existing boundary of the Conservation Area remains broadly justifiable, with no clear reason to alter it. The boundaries to the east, south and west are well defined, with a clearly discernible separation between the medieval and 19th developments that characterise the historic village and modern 20th century housing developments. There is perhaps an argument for reducing the north west corner of the boundary which was originally drawn around the sandstone quarry at the west end of the village that provided the building material for its houses and farmsteads. This quarry has since been filled in and modern housing erected (Grange View) that bears no relation to the essential character of the village. The extent of reduction would, however, be minimal, both in terms of the area concerned and in that it would only exclude two modern properties from the

Conservation Area. It is questionable therefore whether such a minor adjustment would noticeably improve the cohesiveness of the Conservation Area.

- To the north, the terraces that were built along Philadelphia Lane for the colliery / pottery workers have been considered for inclusion in the Conservation Area. However, the association of these terraces with the development history of the village and essential village character is rather tenuous.
- The Council has considered the potential for extending / reducing the boundary of the Conservation Area, but, all things considered, the existing boundary is considered sufficient to protect the special character of the area.

Building maintenance and alteration

Issues:

- There are very few buildings in the Conservation Area that are currently suffering the symptoms of a general lack of maintenance, which can lead to the degradation of historic fabric and features. Properties are generally well maintained. However, relatively minor alterations to buildings can, over time, have a significant effect on the street scene and overall quality of character and appearance of an area. Many modern alterations, such as the replacement of timber sliding sash windows with uPVC alternatives, appear harsh and are damaging to historic fabric.
- Important historic features to protect in Newbottle Village Conservation Area include sliding-sash windows, panelled timber doors, natural slate or clay pantiled roofs, chimney stacks and pots, cast iron rainwater goods and limestone walls.

Solutions:

- In the first instance, regular maintenance should be carried out to prevent or at least delay the need for repairs. Repairs should only be undertaken where considered strictly necessary to slow down the process of decay without damaging the character of the building. A guide on how to assess the maintenance needs of historic buildings is available from the Council's Conservation Team.
- Where repairs are considered, a traditional approach should be adopted, replacing decayed material on a like-for-like basis. In certain circumstances, the fabric may be beyond repair and the replacement of features necessary. It is imperative, however, that the unnecessary loss of historic fabric is avoided. In some cases original windows have been replaced when they could have been more appropriately repaired. The discreet insertion of modern draught seals can greatly enhance the performance of sash windows in respect of heat retention and ease of use. There are local contractors that can undertake such work far cheaper than the cost of replacement.

- Design guidelines for residents on the general approach to be taken when contemplating repairs and alterations is available from the Council's Conservation Team. Owners and occupiers should always seek the advice of the Conservation Team before carrying out works to their buildings.
- Whilst most works to Listed Buildings require Listed Building Consent, some minor alterations to unlisted dwelling houses do not require permission and the results often compromise their historic interest and architectural integrity. The Council can place Article 4(2) Directions on residential properties that require owners to obtain permission for certain types of development. The Management Strategy in Part Two of this document includes proposals for the placing of such a Direction in the area and sets out guidelines that aim to establish clarity and consistency in the operation of the Direction.

Mature trees and green spaces

Issues:

- The Conservation Area contains a variety of historically significant and/or visually important green spaces, most of which the Council has responsibility to maintain. Of particular importance is the remnants of the village green in Front Street and St Matthew's Church grounds.
- The main clusters of trees in the Conservation Area are located within the private grounds of the former Vicarage and Cellar Hill House. Given the maturity of these trees there is a risk of them coming under threat from death or disease, and of them becoming dangerous.

Solutions:

- The Council will continue to protect and appropriately maintain green spaces in the Conservation Area for their historic and amenity value.
- Local landowners are responsible for trees, gardens and hedgerows on their own land, and are encouraged to maintain these landscape features to a high standard. The Council can consider placing Tree Preservation Orders on individual or specific groups of trees that are deemed to warrant special protection.

Streetscape

Issues:

- The Conservation Area's streetscape is of varied quality. Front Street has retained its traditional surface material in places i.e. granite setts and kerbstones, but the use of tarmac for parts of the footpath is a very poor and incongruous treatment at the historic core of the village.
- The unadopted privately owned roads and spaces around Lily Terrace, Bertha Terrace and Emily Street, despite being quite characteristic, are in particularly poor condition and can present a hazard to pedestrian and vehicular movement.

Solutions:

- An environmental enhancement scheme in Front Street would be highly desirable should resources become available. This would ideally include the reinstatement of traditional surface materials and elements of the village green, and the rationalisation/improvement of street furniture.
- Elsewhere, the repair and/or upgrading of surface materials would be beneficial to certain streets, particularly unadopted roads which are not regularly maintained. Council policy stipulates that where all of the frontagers can contribute their costs of making-up a private road, the Council will consider exercising its powers to make-up and adopt the road.



A mis-match of boundary walls and poor quality surface materials detract from the general streetscape and setting of historic buildings on the southside of Front Street.

Boundary enclosures:

Issues:

- Boundary enclosures make a very important contribution to the historic street scene of Front Street. Unfortunately, some traditional front walls or sections of them have been repaired/replaced in an unsympathetic manner.
- The limestone walls around East Farm and along Newbottle Bank and North Street are key features of the Conservation Area and need to be suitably conserved.

Solutions:

- Advice for house owners to follow in repairing and reinstating traditional boundary walls along Front Street is available from the Conservation Team.
- The magnesian limestone used to construct the limestone walls is of immense local significance, featuring fossilised remains that are no longer evident in newly quarried stones. It is important these walls are retained and repaired where necessary in situ, re-using existing stones rather than rebuilding sections in new stone.

New development

Issue:

- New development can pose a significant threat to the historic environment. The character of Newbottle Village has particularly suffered from the effects of modern housing developments, especially along the historic Front Street where several infill developments sit uneasily alongside numerous 18th century listed buildings. The Conservation Area now has limited available space for new development, as most gap and infill sites have already been utilised. Nonetheless, it is a possibility that applications will be made to redevelop existing buildings or develop currently unused spaces/large gardens, and as such strict design control will be necessary to ensure that any new development enhances the Conservation Area.

Solutions:

- New development may make a positive contribution to the Conservation Area, but not if it involves the loss of historic buildings of significance. A building or feature that is contemporary to Newbottle Village's key periods of development (early 19th century or older) will, therefore, contribute to the Conservation Area's special interest and hence proposals to demolish will be resisted in accordance with UDP policy. The following map identifies those buildings and spaces which make a positive contribution to the Conservation Area and will not normally be considered by the council as appropriate for redevelopment. It also identifies buildings that have a negative impact on the area's townscape value where redevelopment may be welcomed in the future and the few remaining vacant sites that may prove to have development potential.
- The Management Strategy provides general design guidance for new developments in the area, to be applied in specific cases by the Conservation Team.



Picture adverse impact of insensitively designed new housing and boundary walls on the historic Front Street.

Utilities and telecommunications

Issues:

- The area's fine townscape suffers to some extent by the intrusion and confusion of a proliferation of overhead wires and poles. A variety of old wooden and metal poles support wires that link into almost every property; these stand alongside newer lighting columns and give Front Street in particular a quite cluttered appearance.
- The paraphernalia of equipment, masts etc associated with telecommunications installations can often be very visually intrusive. Whilst the council has an obligation to facilitate the growth of telecommunications networks throughout the City, the impact of such installations can be particularly damaging in conservation areas.

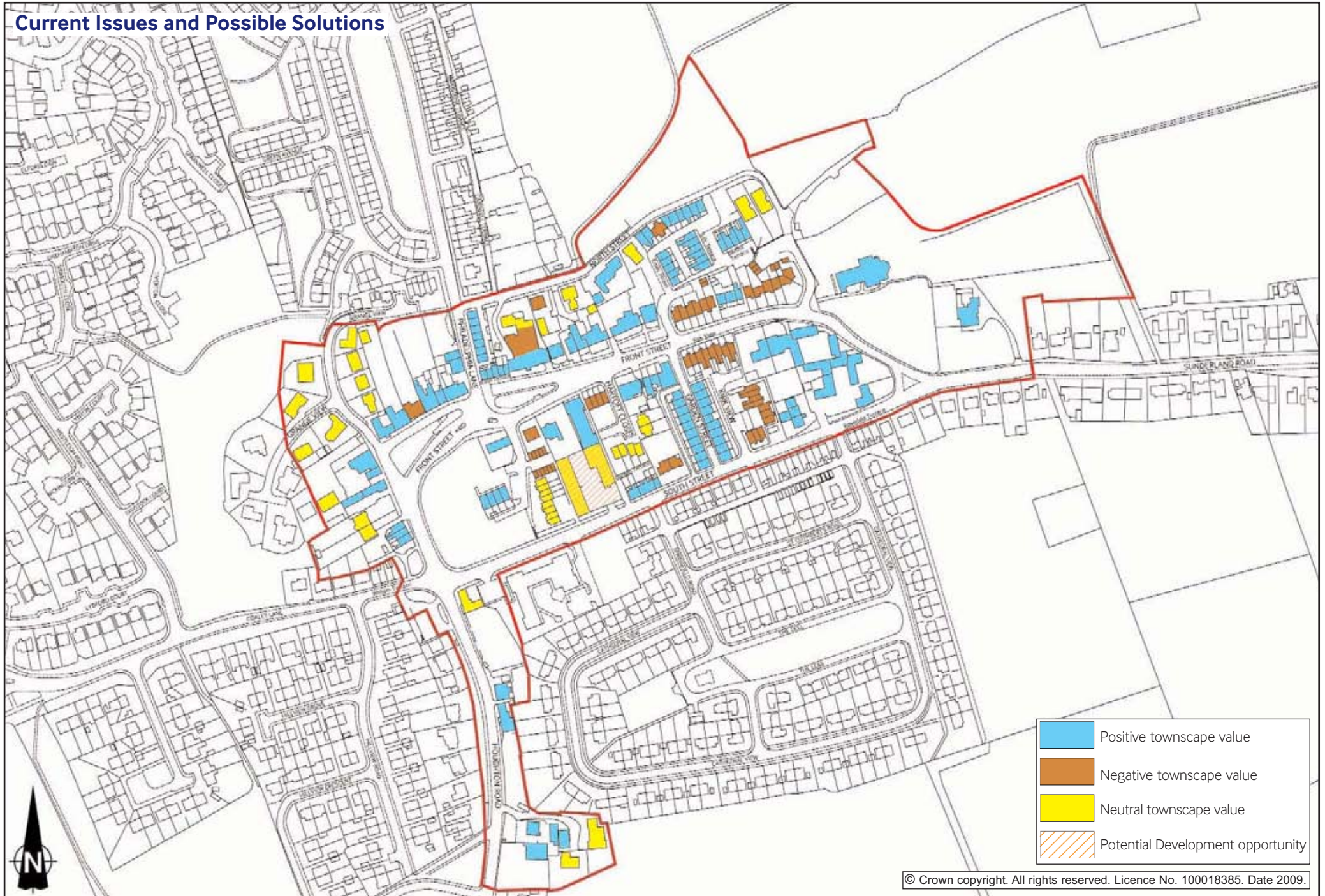


Picture showing cluttering of poles and wires in Front Street.

Solutions:

- Street lighting in Front Street has been rationalised in recent years with the installation of attractive period lanterns. It would be highly desirable for the old wooden and metal poles to be removed to reduce clutter, although this would require the overhead wires to be undergrounded which would be a very expensive undertaking.
- In all circumstances, the least conspicuous sites available should be identified for telecommunications installations so as to minimise their visual impact. As a general rule, installations should as far as possible be located outside the Conservation Area. Where this is not possible they should be 'disguised' within an existing structure, such as a flag pole, lighting column or chimney stack, but ensuring this does not create an unduly incongruous feature and that no damage will be caused to historic building fabric in the process.

Current Issues and Possible Solutions





Part Two Management Strategy

Management strategy introduction

Part 1 of this study has identified and appraised the special characteristics and features of the Newbottle Village Conservation Area. Part 2, the 'Management Strategy', addresses in more detail the issues raised in the Appraisal. It establishes a number of management objectives and proposals to facilitate the more sensitive and proactive management of the Conservation Area, thus ensuring its special interest is better preserved and enhanced into the future. Measures through which the objectives and proposals may be achieved are discussed and an agenda is established that will be pursued as resources allow, to secure the future conservation of the Conservation Area. Its primary objective may therefore be expressed as follows:

PRIMARY OBJECTIVE: To ensure that the special architectural or historic interest of the Newbottle Village Conservation Area is preserved and enhanced for the benefit of current and future generations and for the enrichment of the City's built heritage.

Management objectives and proposals

The Primary Objective sets out the overarching vision of the Management Strategy, that is the sustained conservation of the heritage assets that make up the Newbottle Village Conservation Area. The following strategy will be divided into sub-areas/ sections; each will have a Management Objective which establishes the broad vision for that area, followed by Management Proposals which are the means by which the objective may be achieved and will be pursued as resources allow. The proposals seek to address the key issues which threaten the integrity of the Conservation Area. These proposals form the basis of a mid-to-long term strategy for the future management of the Conservation Area and are summarised in the final section of the study, which also discusses the factors that will affect their implementation and the envisaged timescales involved.

N.B. The Management Strategy has been devised as planning guidance to assist the council in preserving and enhancing the 'special architectural and historic interest' of the conservation area. It is not a management plan for the area in a wider sense. For example, it does not consider social issues in the area such as crime and antisocial behaviour. Such issues are outside the scope of this document.

Management proposals - landmarks, views and vistas

MANAGEMENT OBJECTIVE 1: To preserve and enhance key views into, within and out of the Conservation Area and its wider landscape setting.

Proposal 1a: In assessing development proposals in and within the setting of the Conservation Area, the council will have special regard to protecting key views into and out of the area. These are identified on the map on page 15

Views into and out of the Conservation Area are fundamental to its essential character as a hill top village. Views of particular importance include those into the Conservation Area from lower lands to the north, especially with regard to distant views of St Matthew's Church which provides a readily identifiable landmark for the Conservation Area. Panoramic views outwards to the north from North Street and the Church grounds are equally important. Fortunately, the open land to the north and east of the Conservation Area is allocated as green belt; views into the village from these directions should therefore be protected from development.



View into the Conservation Area from the east.

However, the land directly to the north (currently used as allotment gardens) and east of St Matthew's Church (part of the church grounds) has attracted interest from developers. The council will resist any development of these sites; they are significant open spaces that contribute considerably to the character of the Conservation Area and, in particular, the setting and views of St Matthew's Church. Some general tidying up and improvement works to the former allotment site would enhance the setting of the Church; this is discussed in Proposal 2d on page 39

A number of developments have taken place in recent years along North Street taking advantage of the panoramic views out of the Conservation Area and across to Penshaw Monument. The council will resist any development that would intrude into such views, for example along the south side of North Street.

Proposal 1b: The council will investigate the feasibility of removing the overhead electricity cables and associated poles to improve the main vistas within the Conservation Area.

The Conservation Area's main vista looking east along Front Street and terminated by St Matthew's Church is spoilt somewhat by the proliferation and confusion of wooden/metal poles and overhead wires (the vista along Garden Street suffers similarly). Street lighting in Front Street has been rationalised in recent times with the installation of attractive period lanterns, however the impact of these improvements is compromised by the intrusion of the old wooden and metal poles.

The council will investigate the possibility of undergrounding the overhead cables and removing the associated wooden and metal poles should the resources become available for such an expensive and complex exercise. As the wires are dispensed throughout the village with links into many properties considerable reinstatement costs are likely to be incurred. Nevertheless, such measures along with the range of environmental/public realm improvements suggested in Proposal 3a would greatly enhance the village's key vista along Front Street.

Management Proposals - open spaces & landscape/streetscape features

MANAGEMENT OBJECTIVE 2: To secure the preservation and enhancement of the Conservation Area's significant open spaces and landscape/streetscape features.

Proposal 2a: The council will protect and suitably maintain important green spaces in its ownership. These are identified on the map on page 3 and listed as follows:-

- remnants of Newbottle Village Green
- St. Matthew's Churchyard
- open land between Elm Place and Houghton Road

The Conservation Area's historically significant green spaces make an important contribution to its overall character and the settings of its key historic buildings. Whilst only remnants of the village green survive, it is essential that they are protected and carefully maintained as grassed areas as evidence of the medieval village plan. It would be highly desirable to reinstate as far as feasibly possible the original form of the green; this is discussed in more detail in the next section that sets out the Management Proposals for Front Street.

The churchyard provides the setting to St Matthew's Church and characterises the more open, spacious character of the eastern end of the Conservation Area. The significance and attractiveness of this space will be preserved by the council through regular maintenance.

The large area of open space between Elm Place and Houghton Road, whilst of no historic significance, is important for its visual amenity value and will be maintained for this purpose.

PROPOSAL 2b: Private landowners will be encouraged to maintain their gardens, trees, hedges and other landscape features for the contribution they make to the character and appearance of the Conservation Area.

Many of the area's key landscape features are found in the private grounds / gardens of householders. For instance, the private gardens and hedges of many properties along Front Street are integral components of the historic street scene and village character. Local householders/landowners are thereby encouraged to maintain their gardens to a high standard



The remnants of the village green, private gardens and hedges all contribute to an exceptional street scene.

Proposal 2c: The council will consider providing additional protection, via the making of Tree Preservation Orders, for clusters of trees of high amenity/landscape value in the Conservation Area.

The main clusters of mature trees in the village are of particular high value in both visual terms and for the way in which they characterise the eastern and southern gateways into the Conservation Area. The council is of the view that their importance warrants additional protection and will consider the making of Tree Preservation Orders to achieve this.

Proposal 2d: The council will endeavour to make / encourage improvements to the former allotment site adjacent St Matthew's Church in order to minimise its visual impact on the setting of the Church and the area's landscape character.

The former allotment gardens (illustrated below) to the north of St Matthew's Church present an untidy, unkempt area of land that detracts from the setting of the church and the otherwise attractive landscape of this part of the Conservation Area. The site is currently partly used as stables and the continuation of this use is encouraged; it would however benefit from some tidying-up and improvement works to enhance its appearance and the contribution it makes to the area's open landscape character.



Proposal 2e: The council will require the retention, suitably maintain where responsible, and, wherever possible, seek to secure the reinstatement of brick/stone boundary walls and railings in the Conservation Area.

There is a variety of characteristic brick and stone boundary walls in the Conservation Area which contribute immensely to the historic street scene and general townscape quality. The limestone walls to East Farm, St Matthew's Church and Newbottle Bank are of particular local significance, built from locally-quarried stone it is imperative these walls are retained and repairs made in situ as and when necessary re-using existing stone and suitable lime mortars.

In Front Street boundaries to historic properties were traditionally formed by brick or stone dwarf walls with stone copings and wrought iron railings above. An example of an original wall and railing is shown here. While the majority of these walls still exist, original railings are a rarity, most having been removed as part of the war effort. It is especially important that those that have survived are retained. Proposals to reinstate railings should, where historic evidence exists, seek to replicate the original design. In the absence of evidence, a simple modern design of iron railing set into stone copings can often achieve satisfactory results. An example can be seen to the front of Russell House on page 23.



Some traditional boundary walls in Front Street have been removed altogether or sections of them replaced using inappropriate materials. Property owners are encouraged to reinstate traditional forms of boundary enclosures where previously lost in the interests of unifying the historic street scene.

The rubble limestone walls that stretch along North Street, Newbottle Bank and around East Farm are a particularly distinctive feature of the Conservation Area. It is important that these walls are appropriately maintained and repaired as necessary, using suitable techniques and materials, to sustain their historic integrity into the future.



The photograph left shows the unsightly and destructive effects of using inappropriate cement repairs on the stone walls. It is essential that in the future traditional repair methods, using lime mortars, are used to avoid such damaging consequences. The Conservation Team can provide the relevant technical advice.

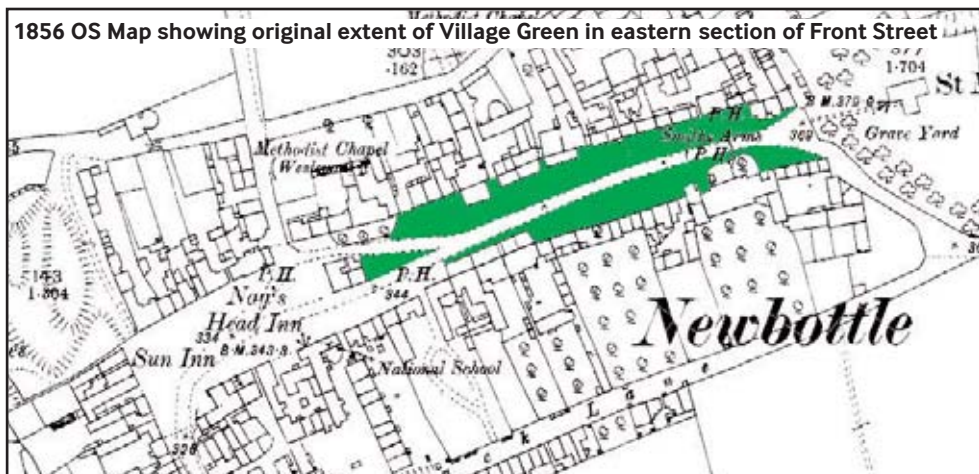
Management Proposals - Front Street

MANAGEMENT OBJECTIVE 3: To conserve and restore the quintessential old English village character of the heart of Newbottle Village Conservation Area.

Proposal 3a: The council will investigate the feasibility of implementing an environmental enhancement scheme in Front Street with the aim of improving its traditional village character.

The historic character of Newbottle Conservation Area is essentially defined by the heart of the medieval village - Front Street. The traditional village character of Front Street has, however, been eroded over the years through the impacts of new developments and especially the intrusion of the road network for vehicular traffic which has all but obliterated the village green.

The carriageway through Front Street is excessively wide in places for a relatively quiet road. The narrowing of the carriageway could potentially facilitate the reinstatement of parts of the village green. The 1856 O.S. map below shows the original extent of the green and gives an idea of how the carriageway/green could potentially be reconfigured, although highway/access and on-street parking requirements would be fundamental to any revised layout. Any such scheme, along with the rationalisation and improvements to surface materials and street furniture, would help to establish a more traditional setting for the historic village core.



Surface materials in Front Street present a discordant mix of varying quality, as illustrated in the photograph below. On a positive note, traditional granite setts and kerb stones remain in places and could be retained / re-used in any enhancement scheme. Elsewhere, paving is either laid out in concrete slabs or tarmac. The reinstatement of traditional paving materials to complement the existing granite setts and kerb stones would be highly desirable.



Street lighting has recently been rationalised with the installation of attractive period lighting columns and lanterns, although the wooden and metal poles and overhead cables diminish the impact of the new installation (see Proposal 1b).

Proposal 3b: The council will encourage owners of listed and historic buildings to appropriately maintain and conserve their properties to a standard that befits their architectural and historic interest.

Front Street contains numerous 18th century listed buildings with ongoing maintenance and repair needs. It is important that these works are undertaken on a regular basis, are properly informed and carried out to an appropriate standard and specification. Specific advice and guidance is available from the council's Conservation Team to owners of listed and other historic buildings on how to properly maintain and carry out repairs to their properties.

Proposal 3c: The council will exercise strict control over advertisements on commercial properties in Front Street in the interests of preserving its essential village character.

Front Street contains a number of commercial properties, especially at its western end, that have requirements for advertising. Signage for these premises should however be as discreet as possible, in terms of size, colour, materials, location and prominence.



The fascia signage on the Newsagents is a good example of the use of simple and discreet lettering.

Where shop fronts exist (such as the one illustrated above), the main sign for the premises should be restricted to the shop front fascia and formed by painted lettering, or in some cases cut-out freestanding wood or metal letters fixed individually to the fascia. The height of the lettering should be no more than two-thirds the height of the fascia and normally centred about its horizontal and vertical axis. Whole fascias of plastic will not be permitted. Likewise, projecting 'box' signs are not acceptable as they appear clumsy and obtrusive.

Traditional hanging signs, which take the form of a signboard hanging from a metal bracket, are generally acceptable for business premises (especially for the area's public houses) but should be limited to one per property to avoid creating clutter. A good example is illustrated opposite on the Jolly Potter Pub.



Illumination, where necessary, should be low key and preferably from an external source. Traditional hanging signs should be lit from above or below via a light source concealed within an appropriately designed fitting attached to the bracket of a sign. Miniature spotlights discreetly fixed to the ground, or to the building without causing damage, may in some cases be used to illuminate signs or architectural features. For free-standing letters, halo illumination may also be considered.

Management Proposals - East Farm

MANAGEMENT OBJECTIVE 4: To preserve the traditional rustic character and setting of East Farm.

Proposal 4a: No further new buildings or extensions to existing buildings will be allowed to be constructed within the East Farm complex.

East Farm forms a very distinctive and characteristic group of listed former agricultural buildings. It is the only surviving example, in its entirety, of one of the village's 18th century farmsteads, albeit the buildings now converted into residential usage. Whilst some limited new build occurred in the 1990's to provide garages for the residential conversions, the original built form and layout of the farmstead has been essentially retained. It is important the historic form of the farmstead and the setting of the listed group are preserved into the future.

Hence, the council will resist any proposals to erect new buildings or extensions to existing buildings within the East Farm complex. Any further new build would unacceptably intrude into the historic footprint of the group and compromise its special character. It is also imperative that the simple rustic built form and appearance of the surviving farm outbuildings is protected; thus, no extensions will be permitted to these buildings.

Proposal 4b: No boundary walls, fences or other means of enclosure will be permitted within the courtyard of Farm Cottage, High Sett and The Hemmel to preserve the open courtyard setting of these former farm outbuildings.

The earliest group of farm outbuildings were arranged in a courtyard directly to the south and east of the farmhouse. The courtyard provides a very attractive setting to this group of buildings and its open character was retained as part of the residential conversion scheme. This was achieved through the use of different surface materials to demarcate private areas for the residences (as illustrated in the photograph opposite) rather than erecting boundary walls/fences. Recently some interest has been expressed from householders for erecting boundary fences. It is considered important however that the open courtyard is preserved as the traditional setting to the listed buildings. As such, any proposals for boundary treatments will be resisted.



Proposal 4c: The remnants of the garth to the rear of East Grange / Russell House will be protected as open space as evidence of the historic garden setting to the former farmhouse.

Despite the fact that the bottom half of the original garth to Russell House has been developed for a house, a significant portion of the long garden remains as a reminder of the traditional plot layouts of houses along Front Street. It is important that this space is retained as a historically significant green space and for the setting it provides the listed 'East Grange', this building originally forming the rear range of the farmhouse. No further development will therefore be allowed on the remnants of the garth, this space being identified on the map on page 3.

Management Proposals - colliery terraces

MANAGEMENT OBJECTIVE 5: To ensure the preservation of the built form and architectural integrity of the distinctive colliery terraces.

Proposal 5a: The council will seek to make a Direction under Article 4(2) to ensure that the area's most characteristic examples of colliery terraces are subject to additional planning control, thus safeguarding their built form and features of significance.

Article 4 Directions

Article 4(2) Directions can be imposed by local authorities to control certain alterations to dwellings and other works that would otherwise be automatically granted consent by the Town and Country Planning (General Permitted Development) Order 1995. Thus, for example, alterations to openings and the replacement of windows, doors, roof coverings etc. can come under planning control, the object being to refuse permission for works that are considered to be damaging or inappropriate to the historic fabric and features of the buildings. Such Directions only apply to properties in use as dwelling houses.

Justification for Proposed Direction

Policy B6 of the UDP states that the council will preserve the character and appearance of conservation areas by seeking, where appropriate, to control development by the use of Article 4 Directions. To preserve the distinctive built form and architectural integrity of some particularly significant groups of unlisted buildings in Newbottle Village Conservation Area, the council proposes to place an Article 4(2) Direction on the following terraces:

1-20 Garden Street & 5-8 Elm Place

These groups of buildings are considered to be of such architectural and historic merit to warrant this additional level of protection. Garden Terrace is the most distinctive and impressive of all the colliery terraces in the village. It features characteristic brick detailing around window and door openings and at eaves level. Whilst almost all of the original sliding-sash windows have been lost, the original openings have not been altered and their brick dressings have been retained throughout the terrace. Also the pattern of the original windows has generally been replicated in replacement windows, albeit as casements rather than sliding-sashes and not always to the exact eight-over-eight pattern of panes.



This photograph of Garden Street illustrates the difference in quality between original timber sliding-sash windows, shown to the right, and uPVC replacements to the left. The stick-on glazing bars, shiny material and thicker sections and lack of depth of the frames of the uPVC units provide a poor imitation of the original windows and detract from the historic character of the terrace.

Elm Place is very similar in character to Garden Terrace but features paired windows with stone cills, lintels and mullions. Quite unusually, two of the four properties have retained their original sliding-sash windows. Both terraces are distinguished by their coursed limestone frontages and Welsh slate roofs, which have been largely retained throughout the groups.

Thus, the traditional appearance, distinctiveness and rhythm of both terraces has been largely preserved to date and the council considers it important that measures are put in place via an Article 4(2) Direction to ensure their character and integrity is conserved into the future.

The particular works to be brought under control by the Direction are: -

- alterations to window and door openings and the replacement of windows to front elevations;
- addition of porches to the front elevations;
- alterations to roof coverings, the erection of dormers and the installation of roof lights;

- alterations to chimney stacks;
- erection of satellite dishes to the front elevation;
- painting of previously unpainted parts of front elevations.

Under the provisions of the proposed Article 4(2) Direction planning permission would therefore be required for the classes and types of development listed below:

Classes of Development to be covered by Article 4(2) Direction

- The enlargement, improvement or other alteration to the public face of a dwellinghouse
- Addition or material alteration to the shape of the roof of a dwellinghouse
- Erection or construction of a porch outside the external door of a dwellinghouse
- Installation, alteration or replacement of a satellite antenna on a dwellinghouse
- Painting of the exterior of any building or work
- Installation, alteration or replacement of a chimney, flue or soil and vent pipe.

The following guidance note has been prepared to inform residents of the council's proposed design policy to be applied to householder enquiries and planning applications to carry out works to properties subject to the Direction. The note is intended to establish consistency and clarity over the council's general principles in the use of the Direction in Newbottle Village Conservation Area.



Roofscape at Garden Street is devoid of dormers. It is important this characteristic is retained.

Guidance on the application and use of the Article 4(2) Direction

In all scenarios, where alterations are proposed or are to be enforced, the following practice note will be applied. The Conservation Team will in all cases be afforded the opportunity to require or encourage the reinstatement of original features and materials.

Historic fenestration

Scenario	Action
Original window/ door openings and brick/stone dressings in situ	Require retention. Alterations to the size of window and door openings will not be permitted.
Original timber sliding-sash windows survive and in situ	Require retention and repair / refurbish as necessary. Installation of replicas acceptable if originals beyond repair. Modifications may be incorporated to improve ease of operation and heat retention.
Original windows lost, existing are timber casements to original pattern	Require retention or installation of replicas in timber. Reinstatement of sliding-sash format will be encouraged.
Original windows lost, uPVC replacement in place	Encourage reinstatement of timber windows (preferably sliding-sash) to original pattern.

Roofscape

Scenario	Action
Original Welsh slate roof covering in situ	Require retention, if replacement necessary use Welsh slate wherever possible but natural slate of matching size and colour may be acceptable.
Welsh slate lost, roof recovered in tiles	Replacement using Welsh slate wherever possible but natural slate of matching size and colour may be acceptable.
Householder proposes to recover roof in synthetic slate i.e. eternits	Synthetic slates cannot replicate the appearance and weathering of natural slate - proposals will therefore always be refused.
Rooflight proposed to front elevation	Must be a conservation style and limited to 2 roof lights per property.
Dormer proposed to front	Not permitted under any circumstances.
Original chimney stack survives	Require retention and repair / refurbish as necessary.

Painting / Rendering

Scenario	Action
Householder proposed to paint or render any unpainted part of front elevation	Not permitted under any circumstances.

Extensions

Scenario	Action
Householder proposes to erect porch to front entrance	Not permitted under any circumstances.

Proposal 5b: The council will survey and monitor all properties in the Conservation Area that are subject to the Direction on a yearly basis and maintain a photographic and statistical record of all building elements covered by it. Any unauthorised alterations will be identified, investigated and appropriate action taken where deemed necessary.

Maintaining up-to-date survey records of all properties covered by the Article 4(2) Direction is fundamental to the successful and equitable operation of the Direction. Photographs of the front of each property will be taken on a yearly basis and surviving original building fabric and features noted i.e. sliding-sash windows, brick detailing, Welsh roof slates etc. In this way, a comprehensive database of the architectural and historic integrity of the core of the Conservation Area will be established and monitored regularly in accordance with recommendations in the English Heritage document 'Guidance on the management of conservation areas' (August 2005). The table below provides a sample of the statistical information compiled from the current survey of properties prior to imposition of the Direction.

Sample results of survey of Article 4 Properties - Oct 2008						
Street	Window type	(%Properties in terrace)		Roof Covering		
		Timber casement	uPVC	(%Properties in terrace)		
	Timber Sliding - sash	Timber casement	uPVC	Natural slate	Artificial slate	Concrete tiles
Garden St	5	30	65	70	20	10
Elm Place	50	25	25	100	0	0

The photographic record and statistical database of the Article 4(2) properties will be used to measure change and help the council to effectively manage the impact of changes on its character and appearance. In particular, it will enable unauthorised alterations to be identified and appropriate action initiated as necessary. In other conservation areas in the city this has already been implemented, with the council's enforcement team successfully taking action against the owners of a number of properties for carrying out unauthorised works.

Thus, through regular survey work a continuous cycle of monitoring, review and action will be established and used to sustain the distinctive character of the terraces subject to the Direction.

Proposal 5c: The council will investigate sources of funding to provide grant assistance for repair and restoration works to properties subject to the Article 4(2) Direction and to encourage their appropriate enhancement where possible.

The council recognises that the extra controls imposed by the Article 4(2) Direction can, in some cases, result in additional costs being incurred by owners in properly maintaining and improving their properties to a standard befitting their architectural and historic interest. For example, the costs of replacing like-for-like a timber sliding-sash window typically significantly exceeds the costs of installing inappropriate modern alternatives such as uPVC double glazed units. As a result residents have, in the past, opted for cheaper, non-traditional products - which can be damaging to historic buildings - on the grounds of affordability.

Whilst the Article 4(2) Direction can now prevent further losses of architectural features from the properties concerned, it does not require owners to properly maintain these features or reinstate those lost prior to the Direction being put in place.

The council will therefore endeavour to make grant assistance available to residents to offset the additional costs involved in the repair and restoration of architectural features. It must be noted, however, that the ability to provide grant is often dependent on the council making successful bids to funding partners such as English Heritage and Heritage Lottery Funding. In most cases, the council must provide 50% of the funding for the grant scheme's budget. Thus, the provision of a grant scheme in the area is by no means guaranteed and it may be a number of years before funding can be secured.

Management proposals: new developments

MANAGEMENT OBJECTIVE 6: To ensure that all new development within and around the Conservation Area enhances its character and appearance.

Proposal 6a: The council will require all forms of new development in the Conservation Area to display high quality designs that will respect and enrich their historic context and fundamental character of the village.

The essential village character of the Conservation Area has been compromised by numerous modern housing developments of inappropriate design quality in the 2nd half of the 20th century. Newer infill housing along Front Street presents a particularly incongruous intrusion into the 18th century village core, whilst more peripheral developments such as East Grange have detrimentally impacted on the compactness and cohesiveness of the village.



These recently built properties respect and reinforce the building line, form and materials of historic properties along North Street. The use of uPVC windows does however detract from the buildings and general street scene.

Whilst few sites remain with development potential in the area, it is important that any new development demonstrates the highest standard of design and harmonises with its historic surroundings. Some more recent developments along North Street (shown opposite) and South Street have had more respect for their context, particularly in terms of their general form and materials used. The property erected to the rear of East Grange (illustrated below) displays the kind of design quality that will be expected from any future new developments, although the style of building appropriate for a particular site may vary dependent on its context.



A good example of the contrasting design approaches that can be adopted is Gurteen's Yard, off South Street, the last remaining large site in the Conservation Area with development potential. The workshops / garages on this land are redundant and planning permission has been granted for a terrace of 8 contemporarily designed townhouses. The design approach is essentially modern, as opposed to the traditional designs along North Street, but the scale, form, footprint and palette of materials is informed by the key characteristics of the area.

Management Strategy: summary and recommended action

Proposals	Timescale: Short (1-3 yrs) Mid-long (3-10 yrs)	Financial sources/ implications	Recommended action
Landmarks / Views			
1a Protecting key views	Continuous	None	On-going control, advice and guidance
1b Undergrounding of cables	Long term	Public funding required	Research and initial design work / investigate funding sources
Open Space / streetscape:			
2a Protection of public green space	Continuous	On-going maintenance budget	On-going control and maintenance
2b Maintenance of private landscape features	Continuous	Limited private investment	On-going control and maintenance
2c Tree Preservation Orders	Short	None	Assess and implement
2d Improvements to allotments	Long term	Public / private investment required	Investigate opportunities and costs
2e Protection / reinstatement of boundary walls	Continuous	Public / private investment required	On-going control, advice and guidance
Front Street:			
3a Environmental enhancement scheme	Long term	Major public / partnership funding required	Further research and initial design work / investigate funding resources
3b Building maintenance, repairs	Continuous	Private investment	On-going control, advice and guidance
3c Advertisements	Continuous	None	On-going control, advice and guidance
East Farm			
4a New buildings and extensions	Continuous	None	On-going control, advice and guidance
4b Boundary enclosures	Continuous	None	On-going control, advice and guidance
4c Protection of garth to East Grange	Continuous	None	On-going control, advice and guidance
Colliery Terraces			
5a Article 4(2) Direction	Short	None	Consult and implement
5b Monitoring and enforcement of Direction	Continuous	None	On-going monitoring and action
5c Grant assistance	Mid-long	Partnership funding required	Identify and pursue funding options
New Development			
6a Design of new development	Continuous	None	On-going control, advice and guidance

Implementation of management objectives

Whilst the council can effectively manage and improve aspects of the Conservation Area and satisfy certain management objectives and proposals through direct physical measures, its development control function and providing advice and guidance, the implementation of several proposals will be dependent on factors outside its direct control.

Financial implications

Many of the proposals will require significant public and/or private investment to facilitate their implementation. For example, the implementation of an environmental improvement scheme for Front Street will require significant public investment, most likely involving the council in partnership with other funding agencies. Such funding is difficult to secure, especially in the current financial climate with the council facing increasing budgeting constraints from Central Government.

The provision of a grant scheme in the area is also likely to depend on securing partnership funding from English Heritage and the availability of match funding from the council's budget. In both these respects, the number of bids / projects always exceeds the resources available and schemes have to be prioritised. Unfortunately, it is often the case that conservation-based projects do not receive a high priority when competing for limited public funds against essential services such as health and education.

Further work required

Further and more detailed work will, in addition to securing funding, be required to bring forward certain objectives. In particular, further research and detailed design work will be needed to bring forward an environmental improvement scheme for Front Street.

Envisaged timescales

The timescales indicated in the table for the implementation of the management objectives are deliberately vague due to the uncertainty surrounding the factors they are dependent upon. Some of the objectives may not be achieved in the next 10 years, whilst others might be implemented sooner than envisaged. In the final analysis, the availability of financial support will be the key factor in expediting all mid and long term objectives.

Appendix - City of Sunderland UDP Conservation Policies

Conservation Areas

B4 All development within and adjacent to Conservation Areas will be required to preserve or enhance their character or appearance. To this end the council will issue planning/design guidance for the various areas from time to time.

B6 The council will preserve and enhance the character or appearance of Conservation Areas; measures will include:-

- (i) Encouraging the retention of existing buildings and the improvement Of features, open spaces, historic street patterns and plot boundaries
- (ii) Encouraging the retention of existing mature trees;
- (iii) Introducing controls over the display of advertisements;
- (iv) Seeking, where appropriate, to control development by the use of Article 4 Directions;
- (v) Giving special attention to the preservation of important views into and out of the area;
- (vi) Restoring highways and verges by use of appropriate materials and planting, encouraging utility companies to respect such works;
- (vii) Reducing the impact of traffic where possible by diversion and traffic calming measures; and
- (viii) Promoting environmental improvement and enhancement programmes.

B7 Applications for demolition of unlisted buildings in a conservation area will be determined by the extent to which the integrity, character and appearance of the area is affected, taking into account any replacement proposals. Where unlisted buildings make a positive contribution to the character or appearance of a conservation area, the criteria in Policy B8 which concern the demolition of listed buildings will apply.

Listed Buildings

B8 There will be a presumption in favour of retaining listed buildings. Demolition in whole or substantive part will only be given consent when all other avenues for retention (including preservation or enhancement in charitable or community ownership) have been explored and found not to be feasible or it is considered that redevelopment would produce substantial benefits for the community which would decisively outweigh the loss resulting from demolition. Consent will only then be given when planning permission for an acceptable replacement development has been granted, which will also be subject to conditions requiring the letting of a contract prior to demolition.

B10 The City Council will seek to ensure that development proposals in the vicinity of listed buildings do not adversely affect their character or setting.

References

Borough of Sunderland (1980) *Newbottle Village District Plan Written Statement*

City of Sunderland (1998) *Adopted Unitary Development Plan*.

DCLG (Department for Communities and Local Government) (1990) *Planning Policy Guidance (PPG) 16: Archaeology and Planning*, HMSO also available at www.communities.gov.uk

Department of National Heritage (1994) *Revised List of Buildings of Special Architectural or Historic Interest: Borough of Sunderland, Tyne and Wear*.

Department of the Environment (1994) *Planning Policy Guidance Note (PPG) 15 'Planning and the Historic Environment'*.

English Heritage (2005) *Streets for All: North East English Heritage*

English Heritage (2006) *Guidance on conservation area appraisals*, English Heritage.

English Heritage (2006) *Guidance on the management of conservation areas*, English Heritage.

English Heritage (2000) *Power of Place: The future of the historic environment*, English Heritage.

English Heritage / CABI (2001) *Building in context: New development in historic areas*, Westerham Press Ltd.

Milburn, G. E. (1978) *Newbottle: An Outline History*

Pevsner, N (1983) *The Buildings of England: County Durham*, Second edition revised by Elizabeth Williamson, Penguin Books.

Richardson, K (1989/1991) *Houghton-le-Spring and Hetton-le-Hole in Old Photographs*, Alan Sutton Publishing Limited

SiteLines: Tyne and Wear Historic Environment Record
<http://www.twsitelines.info/>

For further details and copies in large print and other languages please contact:

Conservation Team
Development and Regeneration Services
Civic Centre
Sunderland
SR2 7DN

Tel: (0191) 5611515

Fax: (0191) 5537893

e-mail: implementation@sunderland.gov.uk

www.sunderland.gov.uk/characterappraisals

www.sunderland.gov.uk/conservation

www.sunderland.gov.uk/listedbuildings