



The relocated ²⁴⁶ Fountain to northeast of bandstand in South Park listed, looking north. Its 21 jets of water are no longer in use, and some of the vases on the perimeter are now missing. Photo © Gaby Rose March 2025

In the middle of the 1920s, a town planning scheme had been drafted which designated areas for industry, housing at various densities and open spaces, as well as laying out new roads on the outskirts of the town. There was opposition from landowners to what were seen as radical proposals, resulting in a public enquiry in 1926. Objectors included nineteen smaller owners of land adjoining the Black Path which would later become the western extension to Cleveland Road. They objected to the prospect of further road traffic including people travelling to and from the West Cemetery (outside the Conservation Area under review). This was a minor issue on the scale of proposals covering 6,526 acres, more than half of which were rural areas. Limits were placed on housing density, restricting houses to an average of sixteen per acre in the West End. To counter the more intensive housing allocations elsewhere in Darlington, open land would be maintained including designation of public spaces such as along Woodland Road and a new extension to ²⁴⁷ South Park (see below). The town clerk

Development had been almost entirely to the north while there had been a ring of private landed estates around the south and west sides of the town. These estates had been, or were in the process of being broken up, so a town plan was needed in order that development could be controlled ²⁴⁸

The commitment to public open spaces made explicit in the 1920s town plan was followed seriously by the borough council. Besides the creation of additional parks and recreation grounds, some of the older parks were equipped with new facilities. Stanhope Green (now Park) acquired tennis courts and a putting green, the latter no longer extant. ²⁴⁹ South Park, already well provided with facilities, underwent further improvements in the 1920s and 30s, including putting and bowling greens, and a grotto (the latter no longer extant) ²⁴⁹

In 1926, Gevena Road West, later to be known as Parkside (partly within the West End Conservation Area under review), had street lighting installed ²⁴⁹

²⁴⁶ Dean 1984, photo 23

²⁴⁷ Cookson (ed.) 2005, page 60

²⁴⁸ Cookson (ed.) 2005, page 63

²⁴⁹ Cookson (ed.) 2005, page 66

In April 1926, the last official tram ran in Darlington. The decision had been made to replace the existing tramway system with trolley buses, one of the first such systems in the country. The public transport system was now also extended to West (later Parkside)²⁵⁰

In June 1927, the new south entrance gates to South Park were opened,²⁵¹ The present gates are replicas made in 2004, as the original ones were vandalised in the early 1970s²⁵¹

In June 1928, the [P] Sir E D Walker Homes designed by local architect Joshua Clayton opened, comprising 38 single-story apartments, plus houses for a superintendent and a nurse and a communal hall.²⁵² Edward Daniel Walker (1844-1919) born in Brighton was a railwayman, thrice mayor of Darlington and one-time owner of the Northern Echo. When he died, he left his estate to his wife with instructions that on her death it should be used to provide comfortable homes for the working poor. His trustees cheaply bought land near the former Salvation Corner (the latter just outside the West End Conservation Area under review) from the Pease family. However, the Peases had sold the neighbouring land to the middle classes who did not want the poor moving in next door. The Darlington Chamber of Trade presented a petition to the council demanding the halting of the incongruous development which was unsuccessful. The opening ceremony of the homes in June was performed by the Marchioness of Aberdeen and Temair, philanthropist, who delivered a charming unconventional speech to the 800 guests, and even the king sent a congratulatory telegram²⁵²



[P] Sir E D Walker Homes, gate piers, gates, boundary walling & railings south. Whilst the building and iron gates have been designed in a Neo Georgian style, the iron railings, boundary walling and gate piers are Art Deco. (Photo © Gaby Rose, March 2025)

In 1929, there were substantial plans for new housing on the Cleveland estate further west and to develop the land to the south of South Park (just outside the West End Conservation Area under review).²⁵³

²⁵⁰ Flynn 1987, page 67

²⁵¹ Lloyd 2005, page 40

²⁵² <https://www.thenorthernecho.co.uk/history/10403306.html>

²⁵³ Cookson (ed.) 2005, page 61

In 1930, Woodside stood empty, its estate in the process of being broken up for building since the mid 1920s. The mansion was demolished shortly afterward, although the kitchen garden and vinery survived as a market garden until 1984²⁵⁴

After 1930, the borough council bought for a sports ground on Abbey Road (partly within the West End Conservation Area under review) *Grammar School*. In addition, a new laboratory, library, art studio, gymnasium and further classrooms were added to the building complex on Vane Terrace, and the former²⁵⁵

In 1932, land adjacent to the Black Bath of Elton Parade was made into a Terrace after construction was completed²⁵⁶

In 1933, the final, ~~last~~ extension to *South Park* was made encompassing land to the west of the ~~area~~ *area* had been bought from Blackwell Grange. Again, the landscaping works, which included considerable filling in the ~~area~~ *area* of rockeries and planting of flower ~~beds~~ *beds*, executed by unemployed men²⁵⁷

As from 1934, the former High School for Girls, *Claremont* was used by the *Training College* for overspill²⁵⁸

In 1936, the existing viary in *South Park* was opened, replacing the original one built in 1902, which had been on the site of a *Pavilion*?²⁵⁹

In 1937, Dr John Waldy, a consultant surgeon, died. Since this 1870, he had owned *111-117, Coniscliffe Road* and three acres of the former Southend mansion gardens behind. Dr Waldy had allowed church services and theatre performances to be held in his private parkland. His will stated that at his death the park, now known as *Green Park*, would go to the town corporation²⁶⁰

In 1938 *Polam Hall* bought Polam Grange, a detached house and outbuildings to the northeast of the hall, the end of Polam Road²⁶¹

The sixth 1938 OS map (see below) shows that the area which would become the West End Conservation Area under review was quite densely built up then, also including buildings under construction (outlines). Further housing estates were being built to the west and south outside the boundary. Cleveland Terrace had extended to Carmel Road to reach the previously secluded estates of the former glebe (outside the Conservation Area under review). *View to* this, the stretch from #

(partly within the Conservation Area under review) *View to* which had marked the northern boundary of the glebe has been developed at its east and west ends *Milbank Road* (partly within the Conservation Area under review). In 1938 after the survey of the map the remainder of the old *view to* would be developed and the full

²⁵⁴ Cookson (ed.) 2005, page 68

²⁵⁵ Cookson (ed.) 2005, page 232

²⁵⁶ Cookson (ed.) 2005, page 68

²⁵⁷ Lloyd 2005, page 127

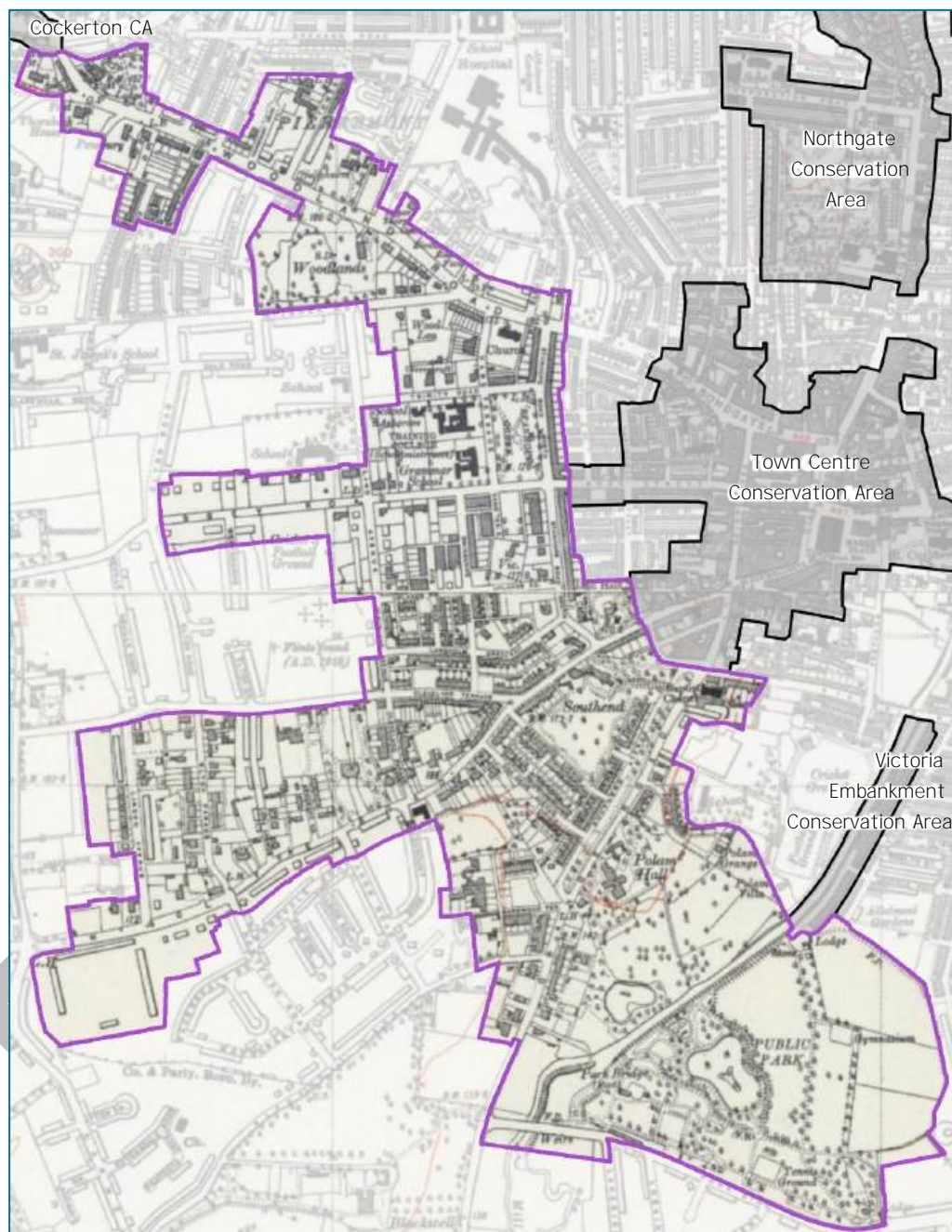
²⁵⁸ Cookson (ed.) 2005, page 232

²⁵⁹ Lloyd 2005, page 1

²⁶⁰ Lloyd 2005, page 154

²⁶¹ Cookson (ed.) 2005, page 233

length of Milbank Road completed by Christopher William Vane (1888-1964), tenth Baron Barnard and adopted as a highway. There have been minor changes with ²⁶²South Park although the new main entrance and final extension areas are not yet depicted on the map



1938 six-inch OS map reproduced with the permission of the National Library of Scotland (maps.nls.uk) and overlaid with the West End Conservation Area (purple line), as amended in March 2010 and surrounding conservation areas (black lines and shaded grey). Map year given is time of survey (not publication).

In 1939, a new, 100-foot bridge was built over the Skerne, designed to complement the ²⁶³Tea Pavilion, linking both sides of ²⁶³South Park

²⁶² Cookson (ed.) 2005, page 69

²⁶³ Flynn 1994, photo 12

Hummersknott to become the Carmel Comprehensive School (outside the West End Conservation Area under review)

In August 1976 the junction between Victoria Road and Grange Road was radically reshaped and turned into a large roundabout although some mature trees from the former Southend grounds were retained on the grassed traffic island. Despite the covenant and public indignation, over twenty yards of the northern stretch of Crocus Walk had been sacrificed for the new Ayrton. A photo taken at the time of road construction shows the newly built northern end of the [F] Grange Road walling & gate piers that none of the former boundary wall has been retained in the location of the roundabout. Moreover, the notable Grange Hotel (formerly Orwell House) fell victim to the road widening. When demolition came along, the business was transferred to the new building which became [14] The Grange Hotel. Ultimately, the new inner ring road and large scale modern developments alongside it created a barrier for pedestrians between the town centre and areas on the other side of the dual carriageway. Consequently, Victoria Road (partly within the West End Conservation Area under review) declined as a retail and commercial street and the surrounding area deteriorated with it.

In 1978, Archfield House was demolished to make way for the building of

In July 1978, the Training College which had had its name changed to the Darlington College of Education, its number of places increased to include mature male students in the 1960s. It had not been able to compete with the larger, more modern educational institutions and there was also reduced demand for teachers. In September 1979, the building started to be used as an Arts Centre which would close in July 2012. It has since been converted into flats.

been replaced by four blocks of flats

In the late 1990s, dwelling houses, blocks of flats, garages and associated highway were built to the former estate grounds of [05] The Woodlands to the south and west of the listed building. All former estate lands associated with the larger mansions of the West End Conservation Area under review have now been lost to housing with the exception of [04] Polam Hall which has still retained a large portion of its historic grounds (although not all of it).

²⁷⁶ Flynn 1994, photos 94 & 96

²⁷⁷ Flynn 1989, pages 27 & 29

²⁷⁸ <https://www.thenorthernecho.co.uk/history/17978825-aplctt-re-radically-reshaped-1960s-1970s-inner-ring-road/#gallery3>

²⁷⁹ <https://www.thenorthernecho.co.uk/news/19028580-headline/>

²⁸⁰ Lloyd 2017, page 38

²⁸¹ North of England Civic Trust 2017, page 28

²⁸² Flynn 1988, photo 91

²⁸³ Flynn 1987, page 80

²⁸⁴ Flynn 1988, photo 77

²⁸⁵ Flynn 1988, photo 77

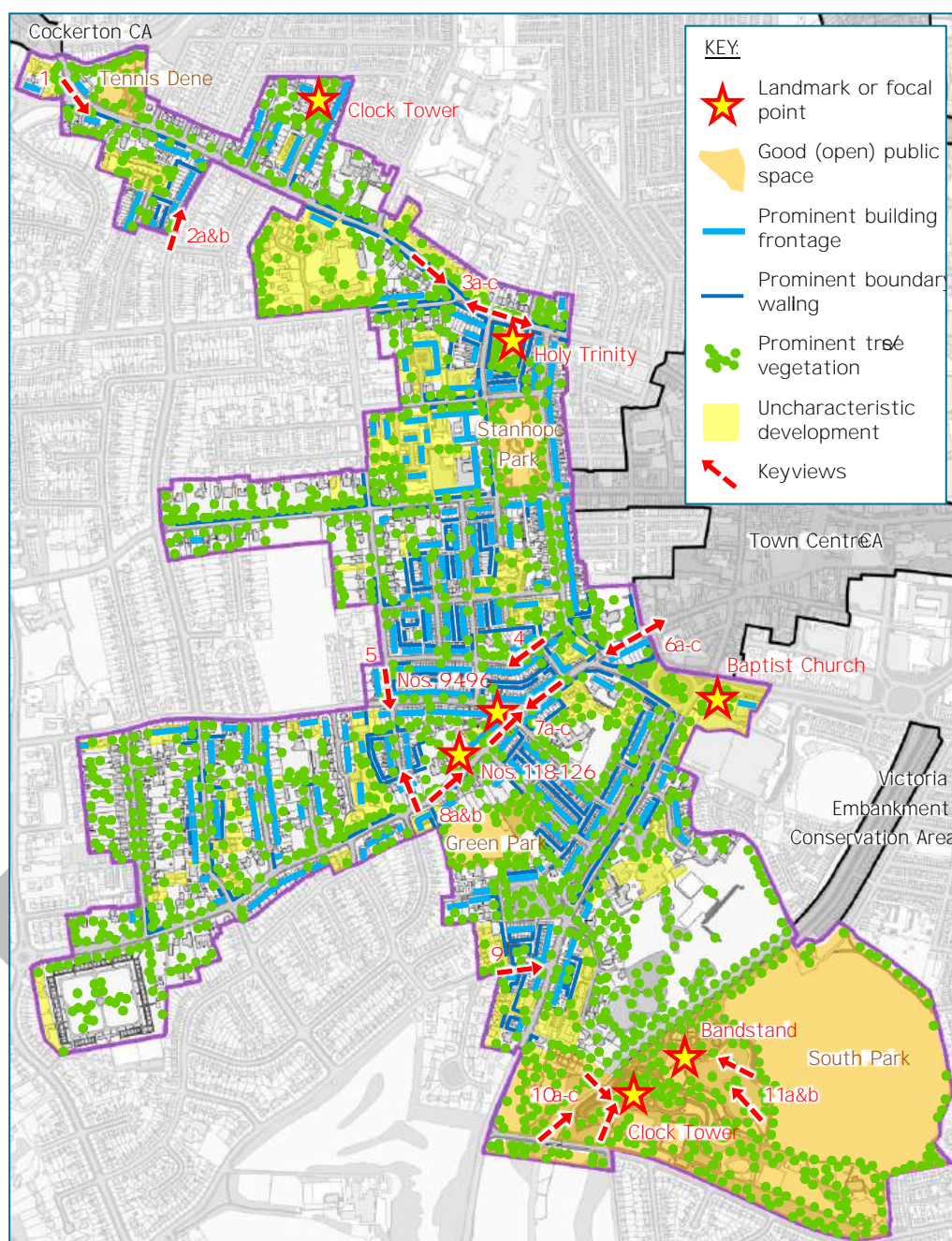
²⁸⁶ Lloyd 2017, page 63

²⁸⁷ Dean 1984, photo 32

²⁸⁸ See Planning files

3.4 Spatial Analysis

This section provides some of the evidential (and historical) West End Conservation Area under review than planform, road layouts, watercourses, topography, and buildings are described in the previous sections (3.2 & 3.3). The listed buildings and registered parks are referred to by their designation name (in *italics*) and assigned the [NUMBER] given on the map at the beginning of this document. Other structures of interest are assigned their



Spatial analysis of the West End Conservation Area (purple boundary line), as amended in March 2010 at the time of review. Surrounding conservation areas (black boundary lines and shaded grey). Map © Crown copyright and database right 2024 Ordnance Survey 0100023728. Licence Number 100023728 2024. Graphics by Gaby Rose)

The West End Conservation Area under review is of regular shape whilst much is of fairly secluded nature, the main road is Woodland Road (A68)

Coniscliffe Road (B6280) and Grange Road (A167) are busy with vehicular traffic and create barriers within the area. The river Skerne, separating part of South Park from the remainder of the Conservation Area under review, represents the most significant barrier as it can only be crossed at two points: Parkside Bridge and the footbridge inside the Park. Overall, there is a good balance of buildings and greenspaces including individual villas within the area, although this is not the case to the east of the Skerne, which is predominated by vegetation and only has very few built structures. In contrast, the other greenspaces are on a much smaller scale, and generally it is the character of built form that defines the West End Conservation Area under review. Having been a middle class residential area from the outset, the traditional buildings are of high architectural quality. Whilst brick terraces line the roads more closely, the former villas and mansions are set back behind lush gardens, often bounded by prominent boundary stone or brick walls. However, it is the paved back lanes behind the terraced houses that are most noticeably enclosed by tall, red brick walls and often devoid of vegetation, creating a marked contrast to the character along the main roads. More recent development has had a negative impact on the area by not adhering to the historical design and layout principles in this part of the town. There are not many focal points within the area, which is also contributed by the abundance of vegetation concealing structures. Landmarks that do exist are often buildings that are raised in height, such as taller elements like towers and/or by being located on elevated ground.

Vegetation also has an impact on views that are most prominent along roads, channelled by buildings, boundary walls and vegetation (see Views 1 to 10), and inside the park where individual trees frame views or trees cover the background (see Views 10 to 11). The key views of the West End Conservation Area under review are as follows. The photos were taken in April 2025. Unless mentioned otherwise.

View 1 (photo June 2025) was taken to the south of Cocker Beck Bridge at the northwestern tip of the West End Conservation Area under review looking southeast towards Woodland Road forking off to the left of the roundabout. A linear modern building to the left/east channels the view, replacing a historical building of matching shape in this location. The focal point is the substantial old houses that have been constructed on elevated grounds to the south of the junction on Thornbeck House, which was built in the early 1860s and Collegiate School for Young Ladies in 1870. The buildings are partly concealed by lush vegetation with further mature trees behind them and to both sides of Woodland Road.



²⁸⁹ Lloyd 1991, page 10

²⁹⁰ <https://www.thenorthernecho.co.uk/news/5022082-the-tyngston/>

View 2a was taken from Pierremont Crescent just outside the West End Conservation Area under review, looking north. The left/northwest side of the road is lined with three storey, brick villas with dormers prominent to the left/northwest, opposite the junction with Pierre Croft (concealed behind the parked cars on the right), which were once part of Henry Wood's development. To the right/north of the villa are two modern single storey houses which do not harmonise with their surroundings. Beyond them, the West End Conservation Area under review starts by another red brick villa behind a large tree. Further on is a terrace faced in Pease brick, which is prominent due to the gentle curve of the road and the regular rhythm of dormers and ground floor bay windows. Any buildings on the opposite side of the road (though largely out of view) within the Conservation Area under review. Whilst galvanised streetlights are only minor detractors in this view, timber telegraph poles and roadside parked cars have a more harmful visual impact.



View 2b was taken from Pierremont Crescent inside the West End Conservation Area under review, looking northwest. The left/western side of the road is lined with red brick houses and the aforementioned Pease brick terrace. The south side of the plot (just outside view) of the house on the far left marks the southern end of the Conservation Area under review in this location. Although the boundary walling to the front gardens is more prominent and the amount of vegetation is less here, this view has a very similar character and appears to be the southern part of Pierremont Crescent (see View 2a), so it is unclear why the latter has not been included within the Conservation Area under review (see section 5.2). Whilst galvanised streetlights and overhead wires are only minor detractors, roadside parked cars have a more harmful visual impact.



vegetation softens the street scene, with prominent hedges in the foreground. Galvanised streetlights and traffic signposts detract and a number of parked cars can be seen down the road. The black and (one) white bollards blend reasonably well.



View 6a was taken from Coniscliffe Road within the Town Centre Conservation Area looking (south) west into the West End Conservation Area. This location forms a gateway into both conservation areas. The white terrace [13] 41-61, Coniscliffe Road, the town centre modern highway and building development have severed it. The building boldly encloses the southern side of Coniscliffe Road, its chimney stacks and external staircases with metal railings forming a notable rhythm. It faces the tall brick boundary of the former Larchfield House with mature vegetation surviving in the garden and forming a notable contrast to the linear architecture on the opposite side of the road. Further vegetation can be glimpsed to the rear of the far distance, landmark building [5] 94 and 96, Coniscliffe Road. View 7a & b can just about be made out. Galvanised streetlights and traffic signposts detract in this view. Any posts that have been painted black in well although the bollards stand out due to their number.



View 6b was taken from the opposite direction, slighter further (south) west along Coniscliffe Road within the West End Conservation Area, again looking at the gateway between the two conservation areas. In the foreground on the left/north is the tall brick boundary of the former Larchfield house, faced by [13] 41-61, Coniscliffe Road, and the opposite side of the (road View 6a). Larchfield Street, behind the boundary wall, and West Street, behind the terrace, compromise the shared conservation area boundary line. The view into the Town Centre Conservation Area shows old buildings to the left/north of Coniscliffe

Road and a prominent modern corner building to the south. Here, the road has recently been narrowed for one-way vehicular traffic and the northern pavement widened to include public seating, concrete planters and galvanised streetlights and traffic signposts. In this view, any posts that have been painted black blend in well, although the bollards stand out due to their number.



View 6c was taken from further southwest along Coniscliffe Road at its junction with the B6280 leading to the Grange Road Roundabout (outside of this view/east), looking northwest. Coniscliffe Road boldly enclosing the right/south side of Coniscliffe Road and the tall red brick boundary of the former Larchfield House with mature vegetation forming a notable contrast to the linear architecture on the opposite side of the road. The foreground boundary wall curves to the left/northwest outside view, following Stanhope Road South, which starts at this junction. In the far distance, the buildings of the Town Centre Conservation Area can be seen, with the spire of the Market Hall just visible behind the trees. Whilst galvanised streetlights and traffic signposts detract, the two utility cupboards, bench/litter bin along the curved boundary wall have been painted a natural green and black respectively, harmonising with their surroundings.



View 7a was taken from further southwest along Coniscliffe Road, looking southwest. The view is channelled by rows of houses lining both sides of the road to landmark building of 94 and 96, Coniscliffe Road at the junction with Cleveland Terrace, although it is partially behind a large tree which was not in leaf at the time of visit. In the foreground, the terrace to the right/north starts singly.

windows whilst the row to the left has prominent bay windows which are partially concealed behind hedges of the closed shallow front gardens. In the background, [16] 98 and 100, Coniscliffe Road, [15] 102, Coniscliffe Road, [18] 104, Coniscliffe Road, in the listed corner building to the left/south with the chimney stacks and flues making a strong visual contribution. Some large trees can be seen further in the distance. Galvanised streetlights are detractors, and there are also a few roadside parked cars.



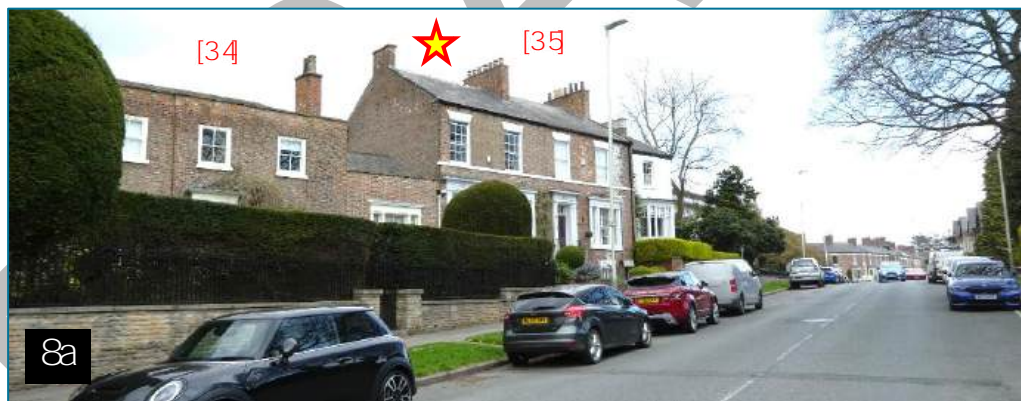
View 7b was taken from slightly further southwest along Coniscliffe Road, looking west. The landmark building [15] 94 and 96, Coniscliffe Road, is more clearly visible behind the large tree with Cleveland Terrace branching off to the right/west of it. The view is less channelled as the roadside terracing appears less prominent at this generous road junction with vegetation further softening the surrounding [16] 98 and 100, Coniscliffe Road, [15] 102, Coniscliffe Road, and [18] 104, Coniscliffe Road, in the listed corner building to the left/southwest, the chimney stacks and flues making a strong visual contribution. Further buildings can be seen to the right/west of the corner building Cleveland Terrace. Galvanised streetlights and roadside parked cars are detractors on both streets.



View 7c (photo: June 2025) was taken from further southwest along Coniscliffe Road near the junction with Oakdene Avenue (just outside the view to the right/south) looking into the opposite direction, northeast. [15] 94 and 96, Coniscliffe Road, is now less of a landmark. Instead, it channels the view with [15] 98 and 100, Coniscliffe Road, and [17] 102, Coniscliffe Road, and the curved brick terrace at the road junction with Cleveland Avenue. On the opposite, southeast side of the public highway is a terrace which features prominent gabled bay windows, two projecting bay windows. They are partially concealed behind the vegetation growing in the comparatively more generous front gardens, enclosed by red brick walling and gatepiers. Galvanised streetlights and roadside parked cars are detractors.



View 7c was taken from further southwest along Coniscliffe Road, the ground levels dropping near the junction with Cleveland Avenue (just this side to the left/west (see View 8b)), again looking northeast. The road junction with Cleveland Terrace is marked by the curved brick terrace in the distance. The focal point of this view is a prominent building group including the listed buildings of [34] 126, Coniscliffe Road and [35] 122 and 124, Coniscliffe Road to the left/north which have been built on high ground at a slight angle to the road. The former is partly hidden behind a tall boundary hedge and there is also a copse in the front garden enclosed by stone walling and gateposts. Mature vegetation softens the surroundings. Further up the road, chimney stacks are not visible in this view. The prominent gables that have been noted (see View 7c) can just be seen in the distance to the far right/north. Against galvanised streetlights and roadside parked cars are notable detractors.



View 8a was taken from slightly further southwest along Coniscliffe Road, looking north up Cleveland Avenue. Brick and stone boundary walling enclosing lush vegetation is prominent in the foreground. Although the buildings of 150, Coniscliffe Road and 1, Cleveland Avenue are set back from the road behind generous front gardens, they are very noticeable as they have been built on high ground. Moreover, the former features a gable as well as polychromatic roof slates which are laid out in patterns, whilst the latter has a gable with two storey bay window underneath. The building directly on the opposite side of the road constructed in red brick, much concealed by the mature vegetation within its large front garden. The central unit of Brooklyn Terrace, dated 1869, has a pediment further up Cleveland Avenue, which very gently curves to the north in this location and therefore better exposes the building. The terraced houses to either side of the pedimented section all have dormer windows which create a rhythmic pattern. The first floor windows of this building single and paired, are also prominent. A few mature trees

can be seen in the far background. Galvanised streetlights and roadside parked cars are detractors on both sides of Deverland Avenue.



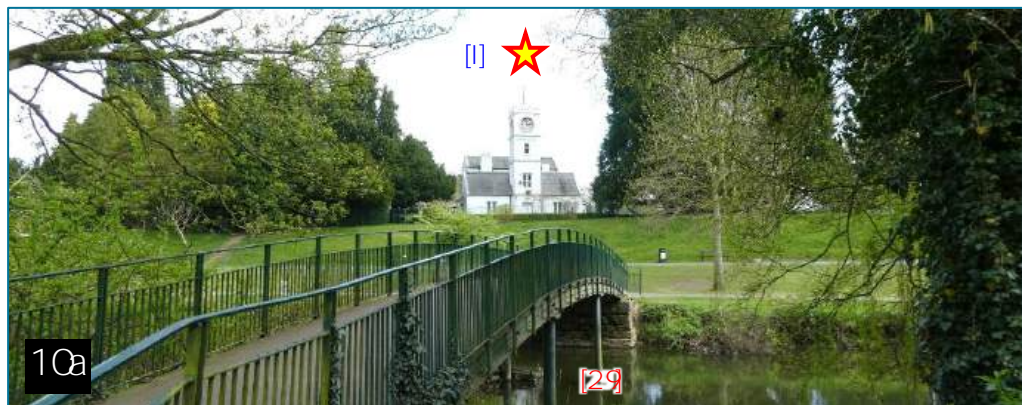
View 9 was taken from the eastern end of Blackwell Lane, looking east at the central pediment of 169-179, Grange Road which is part of a prominent brick terrace facing the road junction. In the distance, the foreground is a tall, brick boundary wall to both sides of the road, with vegetation spilling over a modern garage opening to the right/south. Mature trees can be seen further to the far right/south, the entrance to the unpaved back lane now called Kendal Close can be glimpsed. Behind it is a traditional outbuilding with hipped roof which belongs to 58, Grange Road, its projecting end chimney stack flanked by two towers being prominent behind the outbuilding and rebuilt boundary wall. On the opposite (left/north) side of the road is the Pease End property of [H] Woodside Terrace which used to accommodate staff of two different schools (although it is not clear whether this particular was used by the schools). Galvanised streetlights detract in the foreground and the left/north



Next are key views taken from within [29] South Park. These are very different in character and appearance to those described above, being semi-urban or suburban environment. Moreover, there are no detractors in any of these views.

View 10a was taken from within the most recent [29] South Park extension of 1933 to the west of the Skerne, looking east into the oldest part (Belafra Park). The metal footbridge across the river in the foreground is a replacement constructed in 1962. The view towards the focal point [I] Park Lodge with its prominent white clock tower. The building is on higher ground framed by mature trees including the giant sequoias planted in 1863 to the right/southeast. Halfway between the lodge and the bridge is a grassed, man-made

embankment also known as Park Terrace, was used for flower displays often showing patriotic themes. This is a very picturesque view which has been photographed since the opening day of the predecessor rustic footbridge of 1939.²⁹³

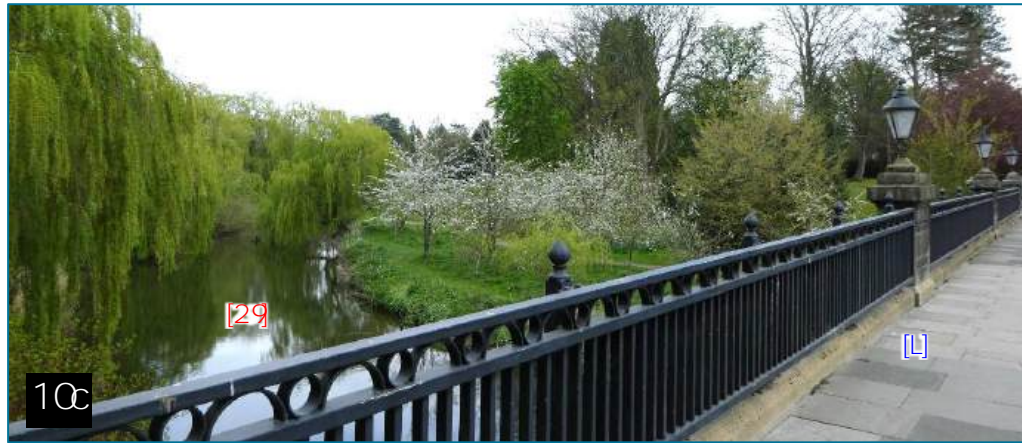


View 10a was taken to the north of the main (southern) entrance into the original part of ^[29] *South Park* looking north with ^[1] *Park Lodge* again being the focal point. This is another iconic view which is channelled by the wide marked footpath with bright flower displays to either side. These have been arranged along wavy lines, framed by low hedging behind the surrounding mature trees create a lush environment. The huge trees to the left/northwest are giant sequoias planted in 1863 to commemorate the marriage of Prince of Wales to the Princess of Denmark. In the background to the right/northeast ^[8] *the Pavilion* can just be glimpsed behind trees.



View 10b was taken from ^[1] *Parkside Bridge* looking north across the river Skerne into the original part ^[29] *South Park*. The sturdy metal balustrade of the bridge which is interrupted by sandstone piers with lamps invites the viewer to linger and look over what appears to be a meandering river in, although its course has also been changed here, according to the OS map of 1885. The grassy land to the right/northeast used to be the location of a golf course until the 1920s and is now a community orchard. Surrounding the fruit trees are larger, mature trees which create a lush environment in the park.

²⁹³ Flynn 1994, photos 12 & 13



View 10a was taken from the timber deck at the southern end of the pond within the 1882 South Park extension, looking northwest. Out of the many views across the pond, this is probably the most impressive with a water fountain to the right/north in the foreground. Behind the bandstand in the background on the opposite side of the pond is partly concealed by trees. The landmark qualities of the bandstand are not so apparent from here but when approaching it from its western side. The mature trees and other vegetation surrounding the pond and on its islands create a lush environment.

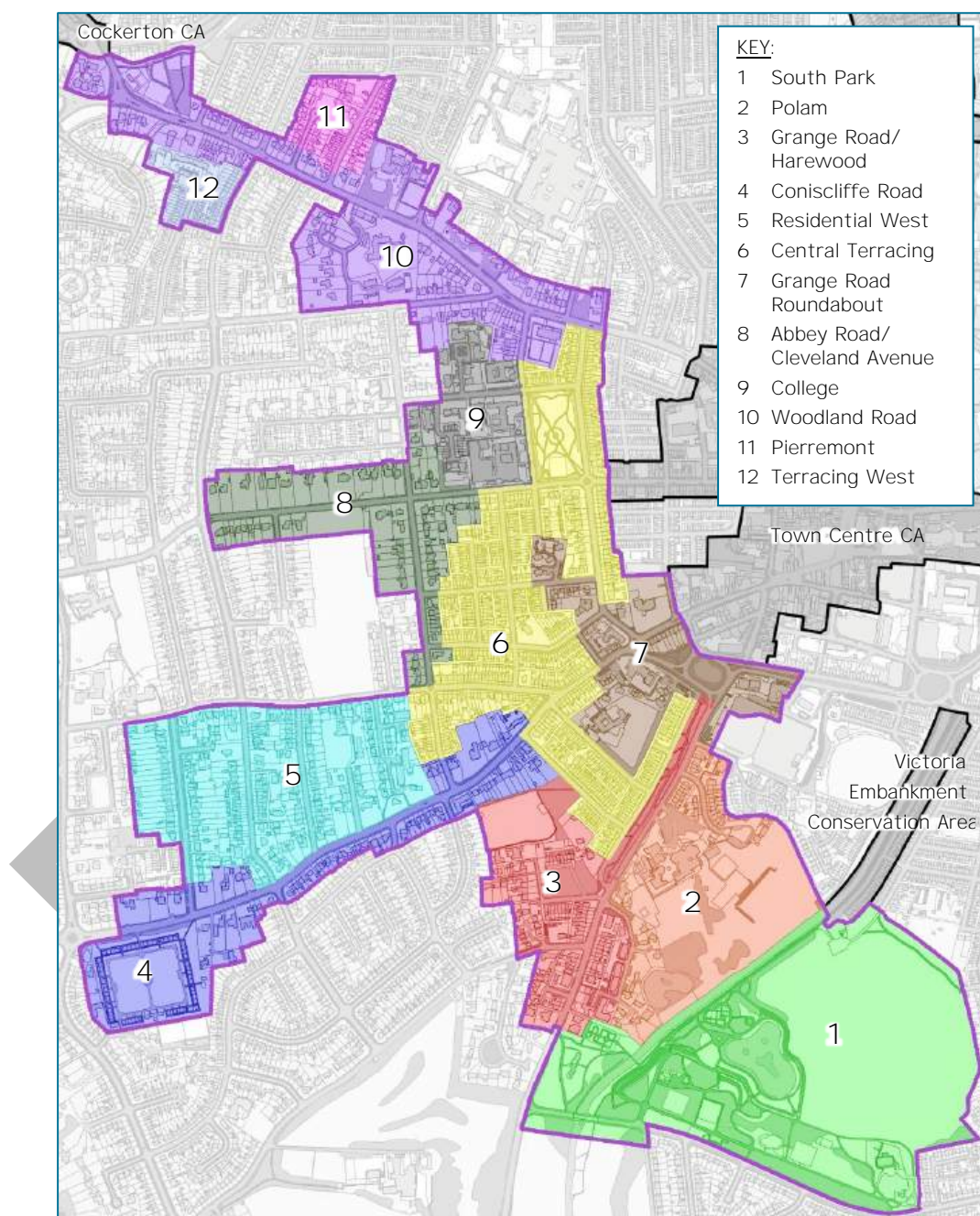


View 11a was taken from the east side of the pond within the 1882 South Park extension, looking northwest. There is another fountain in the water, in the background to the left/west. Behind the bandstand is partly concealed by trees. The landmark qualities of the bandstand are not so apparent from here but when approaching it from its western side. In the background to the right/northwest on dry lands is the 1925 Fountain also known as the Pierre Mont, which was relocated here from the former Pierremont Park in 1925. The mature trees and other vegetation surrounding the pond and on its islands create a lush environment.



3.5 Character Analysis

This section provides some of the evidential (and historical) value of the West End Conservation Area under review. It should be read in conjunction with the historical development (see section 3.3) and spatial analysis (see section 3.4). Listed buildings and the registered park are referred to by their designation (initials) and assigned the (NUMBER) given on the map at the beginning of this document. Other structures of interest are assigned (LETTER). Key views are referred to as in



Character zones of West End Conservation Area (purple boundary) as amended in March 2010 at the time of review. Surrounding conservation areas (black boundary lines and shaded grey). Map © Crown copyright and database rights 2024 Ordnance Survey 0100023728. Licence Number 100023728 2024. CityRose by G

At the time of review, the West End Conservation Area comprises twelve character zones of various shapes and sizes:

1. South Park
2. Polam
3. Grange Road/Harewood
4. Coniscliffe Road
5. Residential West
6. Central Terracing
7. Grange Road Roundabout
8. Abbey Road/Cleveland Avenue
9. College
10. Woodland Road
11. Pierremont
12. Terracing West

Character zone 1, South Park, is located at the southern end of the West End Conservation Area under review. It is traversed by the river Skerne in a northeast/southwest direction and comprises the designated park to the west of the road stretch of Parkside and the northern verge of Skerne Park. There are only very few buildings in this zone and the overall character is that of a landscaped parkland.

The heritage interest of the South Park character zone follows

- ◁ The original Bellassess Park of 1851, created by the Board of Health to address the problems that the industrialisation of Darlington had brought about, was the first municipal park in the Northeast of England. It includes the following notable structures:

- [I] Park Lodge also a landmark (see Views 1a & b)
- [J] Tea Pavilion
- [K] Fothergill Fountain
- [M] East Entrance Piers

- ◁ The northern extension of 1871 linked to the development at Victoria Embankment (outside the West End Conservation Area under review) significantly enlarged the park, which was then renamed as the park. It includes the original ornamental pond as well as the following grade II-listed structures

- [27] Bandstand in South Park also a landmark (see Views 1a & b)
- [28] Fountain to northeast of bandstand in South Park
landmark (see View 1b)

- ◁ The final park extension of 1919 (east to completing the show field) and 1933 (west including rockery and rose garden) landscaped by unemployed men as part of national job creation schemes, created the full extent of the now registered

- [29] South Park

Besides the above mentioned structures, the park has two further lodges, two memorials (Fowler Monument which used to be on the grounds of ~~Pierremont~~ and the Manson Boulder) and various historical bric-a-brac (e.g. the Sebastopol Canon, Stockton & Darlington Railway tracks, Indigo Jones dial). External views from the public highway into the park can be gained from:

[L] *Parkside Bridge* (see View 0c)

The bridge also bears evidence relating to the former boating lake of 1921/54 (i.e. its three arches; the Skerne only flows under the two western ones with the eastern one being on dry which commenced in this location and carried on into what is now Skerne Park, partly within the West End Conservation Area under review)

[29] *South Park* is enclosed by upright metal railings (mostly of a heritage style) well as timber boarding and hedges along the shared boundaries with the adjoining residential properties. Entrances are off Grange Road, Parkside, Henderson Street and Victoria Embankment. The main part of the park, which is the much larger area to the east of the Skerne, and includes various leisure facilities (e.g. playground, skate park, green and bowling green) as well as places where there are things to do (e.g. cycling, ball games, etc. on the former show field) or look at (e.g. pond, aviary). By contrast, the part to the west of the river (i.e. the 1933 extension), linked by a footbridge across the Skerne feels more secluded because of its much smaller size and is heavily shaded by trees around the roadside entrance areas.

The Skerne traversing and bordering the park as a green and wildlife corridor supports otter, kingfisher, brown and many other species. It is lined predominantly by mature broad-leaved lime trees, with other species such as willow along its western riverbank. At the northeast end, a double row of trees continues into Victoria Embankment (outside the West End Conservation Area under review). There are some notable man-made topographical changes along the northern and western perimeter of the original Bellassies estate to the northeast of theamental pond and to the west of the rockery. The pond includes yellow flag iris and pendulous sedge to the borders and the island contains trees such as willows. It provides habitat to a range of water birds such as mallard, coot, moorhen, geese and occasional swans and offers foraging habitat for species that feed on insects flying over land or on the water. Within the Bellassies part, the area to the northwest of the pond and the 1933 extension across the river include locations with various floral displays and other plant arrangements. These areas also have dense tree cover with intermittent clearings, creating an interplay of dark and light spaces. Native and ornamental species include and cedar of Lebanon. The most impressive trees are the two monumental giant redwoods (see View 0a), which offer foraging habitat for birds such as coal tits and goldcrest. Many of the trees throughout the park are mature deciduous, holes and gaps within offering nesting habitat to birds such as blue tit, nuthatch and tree creeper and roosting opportunities to noctule and long-eared bat. The remainder of the park comprises a large open green in the north and east (show field), which has trees and shrubs along its perimeter. The majority grassland within the park is poor, with low plant diversity due to intense management.

²⁹⁵ Lloyd 2005, pages 75ff, 82, 83ff, 94ff & 129ff



[29] *South Park Top*: The Fowler Monument in the Bellasses with steps leading up the man-made embankment looking south (left) and the Mason Boulder in the 1882 extension area with the show field in the background and a double row of trees along the riverside path looking southwest (right) *Centre top*: Timber carved squirrel sculpture in the Bellasses part with replacement footbridge leading across the Skerne into the 1933 park extension northeast *Centre bottom*: Mingo Jones sundial in the 1933 park extension to the west of the Skerne with rose garden and timber sculpture behind looking northwest *Bottom*: Rockery within the 1933 park extension looking north (Photo © Gaby Rose June 2024)

Building materials inside the park comprise painted/brown brick (northern lodge, entrance gate piers, boundary walls, aviary, utility cupboards), Pease brick (southeastern lodge), buff brick and cladding (modern buildings), stone (Fothergill Fountain), East Entrance Piers, boundary walls), terracotta (Fountain), cast/wrought iron (Bandstand), modern metals (footbridge, fencing) and painted timber (Tea Pavilion). Roofing materials include grey slates and red roof tiles. There is various park furniture such as information boards and other signage, litter and dog bins, playground and gym equipment, benches and picnic tables, bicycle stands, and a very few external lights.

Outside South Park this character zone includes a short section of Parkside, which can be busy at times. The attractive balustrade of Parkside Bridge invites pedestrians to look north into the registered park (Park View WC) or south into Skerne Park, although the former view is slightly more picturesque. To the east, the main entrance into South Park lies away from the public highway, providing a generous welcome point for visitors. Building materials in this part of the zone include brick, stone and metal. The heritage style bollards on the southern pavement and lanterns on the bridge contribute positively to the public realm.



Entrance gates and railings to South Park (left) and, on the opposite side of the road, into Skerne Park (right); the galvanised streetlight to the right (Photos © Gaby Rose, June 2024)

Finally, the Skerne Park character zone is a large expanse of managed amenity grassland bordered by the river with stands of scrub and trees. On the western side is South Park Family Wood, a natural semi woodland with a natural understory. Species present include birch, small and large leaved lime, rowan, English oak, field maple, alder and willow, and cow parsley as ground flora. Along the banks are trees such as alder, wych elm, elder, osier willow and crack willow. Other plant species such as yellow flag iris and rush. There are stands of invasive Himalayan balsam and giant hogweed further west, which are managed to be kept under control and removed where possible.

Character zone 2 Polam is located in the southern part of the West End Conservation Area under review, between Green Road and the river Skelton. It comprises the large site of Polam Hall, Skelton, as well as various further buildings to the north and more recent housing in the southern part of the former grounds of the old hall. A large part of this zone includes landscape greenspace that is not accessible to the public. The overall character varies within this zone (see below).

The heritage interest of the Polam character zone is as follows

- ◁ The original villa built at Polam in 1794 was the first (seventeenth century) person moved into what would become the West End Conservation Area under review to escape the pollution and overcrowding that the industrialisation of Darlington brought about. In the nineteenth century, the building was turned into a mansion by notable architect Ignatius Bonomi, which is listed:

[24] Polam Hall

Today, the site is the only one within the West End Conservation Area under review that has retained large grounds associated with its former mansion. Moreover, it has been continued as a school for a remarkably long time, since 1854.

- ◁ The former northern part of the grounds used to be kitchen garden (now longer extant) is shown on the OS map of 1855, along with a single storey outbuilding at its northern corner which still survives. In addition, the 25 inch OS map of 1896 implies that the present tall brick wall that had enclosed the former kitchen garden along Polam Lane, with a distinct curved corner to the northeast, had existed by then.



Remains of kitchen garden associated with [29] Polam Hall along Polam Lane. *Top:* Former outbuilding now rendered grey and used as a Pilates studio, remnant of the old (pre-1855) brick garden wall, including a pilaster on the corner, faces Gran Road. *Bottom:* The distinct curved northeastern corner of the former kitchen garden wall is first shown on the 1896 map, modern apartment building behind. (Photo © Gaby Rose, May 2025)

- ◁ In 1873, Polam Road was laid out to develop the northern part of the grounds. The high quality middle class terraces are first shown on the 1911 OS map.

The [24] Polam Hall site comprises a haphazardly grown school complex set within large grounds. There is a variety of building materials (including render, concrete and cladding) although red brick and grey roof slates prevail. Whilst the more recent structures were all designed for educational use, they now converted to former houses.

i.e. the original mansion, Elm Grove and Polam Grange largely retained their residential appearance. On balance, the modern development of the school site has had a moderate harmful impact on the character and appearance of the Conservation Area under review (see section 4.1)

Along Polam Lane (partly within the West End Conservation Area under review) the ground slopes down towards the river, the premises are not visible to the public due to being enclosed by tall brick and concrete panel walling and the traditional outbuildings near Polam Grange. Vegetation growth is prominent along this stretch including hart's tongue fern, yellow fumitory and dry-leaved toadflax. Further towards the Skerne walling is covered in ivy, which is an important food plant for holly blue butterflies. Flowers provide nectar for pollinating insects such as bees and hoverflies. Its berries are an important food source for birds over winter such as song thrushes and blackbirds. Towards section which is unmanaged and has a range of plant species including bramble, ivy and willow. The bramble offers habitat to nesting birds such as whinchat and and provides refugia for species such as hedgehogs



Top left View up Polam Lane, looking west. Whilst there are hoisting doors and hatches to this side of the large building to the left, the main elevation fronting the school site does not have the appearance of an outbuilding, so it is unclear what it was originally used for. note the graffiti on the boundary wall, which is made of old and modern brick. Top right View from character zone across the Skerne, looking north, onto Polam Grange (centre), the (out)building along Polam Lane (left), a modern building and another traditional outbuilding complex (both on the right). Bottom View from the school entrance along Grange Road, looking south, the oldest surviving building complex, which is much concealed by trees and later buildings. (Photos © Gaby Rose May 2025)

Along the Skerne, dense tree cover only permits few glimpses from zone 1: South Park onto the school and some of its buildings. Although not visible to the public, there is a pond in the southern corner of Polam grounds. It is likely to support a range of waterfowl including moorhen, coot, mallard, and species such as kingfisher and heron. Dragonflies and damselflies use the pond for breeding,

alongside a wide range of other aquatic invertebrates are likely to be fish such as roach, rudd and perch, possibly that otter will use the pond due to its proximity to the River Skerne and likelihood of containing fish.

Further glimpses of the school buildings can be gained from the south end of Polam Road notably of Polam Grange and the north end of Marlborough Drive. The latter provides views of Elm Grove and a small former stable building behind a tall brick boundary wall. Along Grange Road, Elm Grove is prominent, mainly because of its large, pastiche extension. The original building still retains its traditional sliding sashes. Moving up the road, which steadily rises to the northeast, only glimpses can be gained.

timber fencing, a historical pedestrian gateway made of brick piers, a shipping container, etc. At the north end, a wide site entrance allows views onto the

much concealing the buildings in the background by the mature trees on site offer bird nesting and bat roosting opportunities. The amenity grassland is fairly low value ecologically but will offer foraging opportunities for hedgehogs around the boundaries where more mature shrub planting occurs.



Top: View along Grange Road looking southeast, with Polam Road to the left/east. The end property of the terrace along Grange Road includes mock timber framing to its gables, making the house stand out. Bottom: The terrace along Polam Road is of a consistent high design incorporating polychromatic brickwork and terracotta details. On the left, a white window with a white frame and a small blue house number plaque. On the right, a red door with a white arched surround and a white window with a white frame. (Photos © Gaby Rose May 2025)

The character of the northernmost part of this zone, which is no longer part of the Polam Hall grounds, is generally semi-urban, with many of the buildings and rear boundary walls having a strong street frontage. The vegetation is mainly shrub size with only a few large trees. There are three traditional street trees behind

enclosed front gardens along the busy Grange Road and the quiet, winding Polam Road. Those along Grange Road retain their scopia paved back lanes. The tall boundary along Polam Lane comprises part of the former kitchen garden wall, including an associated outbuilding, and the dark brick walling of the Polam Road terrace. Red brick is the predominant walling material, followed by sandstone (e.g. for lintels and copings) and mock timber framing. Roofs are surfaced in grey slates. Notable traditional features include prominent chimney stacks, dormers with finials, gabled elements, decorative brickwork and terracotta, timber panelled entrance doors, bay windows, traditional window frames with plain and coloured leaded glazing, tiled entrance paths and metal railings and pedestrian gates to the front gardens. There are also a few modern buildings, detached houses, a three-storey apartment complex and a somewhat scaled infill house within the northern terrace along Grange Road which, on balance, have a minor harmful impact on the character and appearance of the West End Conservation Area under review (see section 4.1)

The character of the western part of this zone, on the east side of Marlborough Drive, is suburban comprising a number of loosely arranged modern detached houses with garages (see section 5.1.2), intermixed with shrubs and mature trees including a horse chestnut in the drive to property number 14 which used to be part of the Polam Hall grounds. There is a tranquil atmosphere. The building materials are red, brown and yellow brick, cream rendered brickwork and grey roof tiles and the road surfacing includes some red paving blocks. Mature front gardens are not enclosed and provide opportunities for birds such as robin, dunnoek, chaffinch and blue tit to forage and nest. Due to the proximity to wooded areas, the nearby pond and the ever more woodland species may be present such as nuthatch, great spotted woodpecker and hawk. Mammals such as fox and hedgehog are likely to be in the zone. The southernmost residences can be glimpsed from across the street.

Character zone 3 Grange Road/Harewood is located in the southern part of the West End Conservation Area under review and is traversed by Grange Road (A167) which is a major road through Blackwell Lane coming off it is less busy, and further north the shaped cul-de-sac road of Harewood Terrace. It is quiet. This zone includes notable areas of soft woodland that are accessible to the public and add to the tranquillity. Surrounding historical houses are of high quality comprising terraces and villas set within enclosed front gardens. There are also a number of more recently constructed residential and commercial buildings of various designs which do not adhere to the historical development pattern and detract from the overall character within this zone (see below).

The heritage interest of the Grange Road/Harewood character zone is as follows:

- ◁ Grange Road has been an important route in Fife from 1745 on, it used to be part of the Post Road or Great North Road between London and Edinburgh. It was turnpiked in the same year.
- ◁ The following listed buildings are graded and were built prior to 1855 (OS map) unless mentioned otherwise:

- [19] 1-8, Harewood Grange (grade II*)
- [20] 7 and 8, Harewood Hill
- [21] 3 and 4, Harewood Hill
- [22] 1 and 2, Harewood Hill

- [23] Forecourt wall to number 3
- [25] Forecourt wall and piers to number 6
- [26] Neasham House
- [37] 14, Harewood Hill
- [38] 5 and 6, Harewood Hill
- [39] Garden walls to west and south of number 6

- ◀ Other buildings in this zone were constructed as part of the former Woodside and [24] Polam Hall (character zone 2) estate grounds prior to 1894 (OS map). The following notable buildings are built onto a part of the former Woodside grounds following the death of the

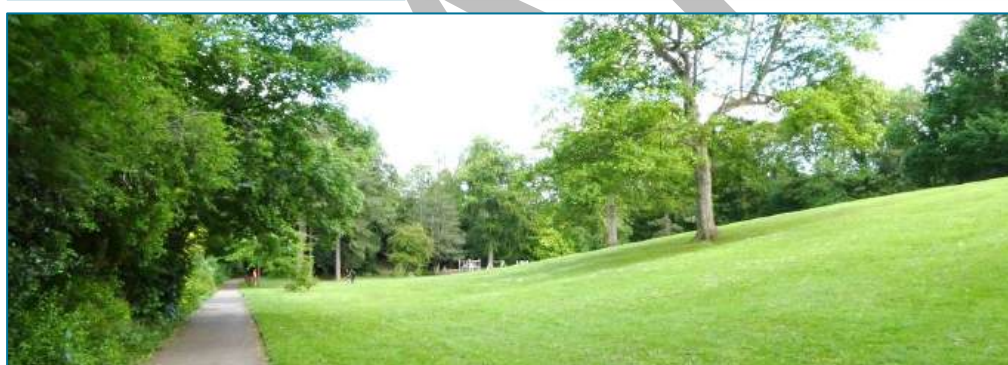
[I] Woodside Terrace

- ◀ Crocus Walk and Green Park are surviving remnants of the former Southend [14] The Grange Hotel (character zone 7) grounds which were returned into public parks. The following notable structures are associated with the Southend estate before it was broken up and developed at the turn of the century

- [F] Grange Road fountain, walling & gate piers
- [G] Avenue Lodge

The wooded areas are in the northern part of this zone and comprise the public parks of Crocus Walk and Green Park and what seems to be a semi-private space [19] 1-8, Harewood Grove. Its entrance marked by scoria paving and modern garages. Its western side the substantial, brick building has a central pediment with a porch supported by Ionic columns, traditional sliding sashes, and unusually, balconies with iron railings on the entire first floor of the main façade as well as rear extensions incorporating buff/Pearson brick. It also has a scoria paved back lane. To the northeast of the listed building [G] Avenue Lodge is made of rock timber framing and has a prominent sandstone chimney stack comprising four rotated flues. The plots are bounded by scoria paved back lanes, with a concrete block wall along its eastern boundary. Like Green Park, it is accessed from Oakdene Avenue (character zone 4). The only other building in this part of the character zone is Southlands, a villa which retains its original garden. The red brick house also has a porch supported by columns and is clad in woody shingle on its double storey bay windows, as well as leaded clear and coloured glazing.

Harewood Grove and Green Park are partly enclosed by upright metal railings and the latter has stone gate piers at its north west entrance. Crocus Walk is bounded, except for its western side, by a stone built [F] Grange Road fountain, walling & gate piers with heritage style bollards in between. A bus stop has been squeezed onto the narrow pavement to the south of the fountain. Grange Road is a strong visual link with the adjoining character zone 2: Polam Hall. Both public parks have benches, litter bins and cycle/footpaths. With Green Park also featuring a playground and metal sculptures from the elevated clearing in Green Park, is part of Harewood Hill. There are views onto the rear elevations of the houses along Coniscliffe Road (character zone 4). The space between Crocus Walk and the Harewood Grove wooded areas is occupied by a curved traffic island which includes a GR letter pillar box, an arrangement of rocks on gravel and roadside vegetation. Various highways surfaces and signage contribute to the visual clutter.



Top: View from within Crocus Walk, looking east, with glimpses into character zone 2
 the backdrop Centre left: One of the two identical plaques on the two northern fringe piers
 at Crocus Walk. Shortly after Darlington becoming incorporated into the City of
 Corporation got this coat of arms, although it was never officially registered. The
 three bales of wool represent the woollen industry and the head represents agriculture. The attached was
 7 @ 296 Centre Right: Scorea paved back lane 191-8,
 Harewood Grove, looking southwest, with the side elevations of the rear extensions being,
 unusually, faced in Pease Brick. Bottom View from within Green Park, looking east, with
 playground in the far background. Photos © Gaby Rose, 2025

Tree cover in the wooded areas is very dense resulting in dark areas, although Green Park also contains a large area of amenity grassland to the west which is on an incline, with mature trees such as English Oaks. The eastern border of the park comprises a woodland with mature, more, holly, horse chestnut, beech, broadleaved lime, Scot pine, red oak, hawthorn and cherry. The bordering hedging includes Portuguese laurel, cherry laurel and elder. The western and southern borders appear unmanaged, with ivy, broadleaved dock, common nettle,

poppies, feverfew, purple loosestrife, ornamental hypericum, privet, herb Robert, blackthorn, pyracantha and climbing nightshade. Dead wood is retained on site. Bird species within the park include great spotted woodpecker, goldcrest, jackdaw, dunnoek and wood pigeon. The trees include mainly yew, with selfseeded silver poplars, holly, sycamore, standing deadwood, horse chestnut, American chestnut, beechwood sp. English Oak, young 25+ meters whitebeam, notable 40+ metres beech, copper beech and hornbeam. Ornamental species such as laburnum and oriental beech are present. Bird species include wren, robin, blue tit, blackbird and amethyst stock dove. The wood area at Harewood Grove comprises of mature and semi-mature horse chestnut, beech, yew and sycamore with shrubs and ground cover under the trees. There is an area of well managed amenity grassland for residential usage. The trees would support species such as great spotted woodpecker, nuthatch and treecreeper and provide roosting areas for bats such as noctule bats. Hedgehogs are likely to be present in the less managed areas and underneath shrubs.



Harewood Hill Top: View from Harewood Terrace looking west, with characteristic building (original use unknown) along tall garden wall, behind which one of the Hadrian Court houses can be glimpsed. To the right/north is a private green lane, and further to the right [22] 1 and 2, Harewood, partly concealed by vegetation within the Harewood Grove wood area. **Bottom:** View down the narrow lane from near the hilltop, looking east, with [20] 7 and 8, Harewood Hill at the left/north end [21] 4, Harewood Hill the right/south end. Note the prominent chimney stacks and a media channel next to the sandstone curb of the pavement. (Photos © Gaby Rose, 2025)

Harewood Hill is a secluded area and, as the name implies, located on an incline. There is an almost rural character to this part of the zone, although this is undermined by the large, tarmacked car park [27] 4, Harewood Hill place of its former front garden. The site is no longer in residential use. Overall, the

abundance of listed buildings including [22] 1 and 2, Harewood Hall [21] 3 and 4, Harewood Hall [20] 7 and 8, Harewood Hall. Hiding the hillside set back within generous front gardens enclosed by boundary walling, the [23] Forecourt wall to number 3 contributes significantly to the architectural quality of the character zone. Notable additional features in this part of the character zone include classical doorcases, lights, entrance porches supported on columns, curved bay windows and slim, traditional window frames with single glazing. Between numbers 4 and 7, a narrow lane, including a pavement lined with a sandstone curb along the south side, carries on to the hilltop. After being channelled by buildings and associated garden walls, the lane widens to the south to expose the rear elevation of [38] 5 and 6, Harewood Hall. (Note that the [29] Garden walls to west and south of number 6 are not visible from public views). The modern building right next to it blends in almost seamlessly, having been designed in a harmonious pastiche style. There is also a bungalow to the north of the lane, but it is well concealed behind an @

this lane have been painted white or cream, which adds to the character.

The remainder of this zone is centred around Grange Road and is densely built up with a semi-urban character. Whilst rear boundary walling incorporating two traditional outbuildings as a strong frontage along the back lanes and side streets (see View 9), the buildings along Grange Road are considerably softened by mature vegetation. These include high-quality historical terraces, many of them including basements such as [5] Woodside Terrace and a few villas which are slightly further set back with their front gardens such as [26] Neasham House. Exceptionally [25] Forecourt is tall, whereas elsewhere dwarf walling with metal railings has been employed to the fronts. In this part of the character zone the main traditional building materials are red and buff face brick, sandstone and grey roof slates. Notable features include prominent chimney stacks, projecting roof decorative eaves, dormered elements, staircases, raised main entrances, tiled entrance paths, classical doorcases including some with side panelling, timber panelled doors with overlights, porches, bay windows, moulded window surrounds and slim window frames with clear and coloured glazing.

Along the main road, the filling station and veterinary practice stand out negatively due to their incongruous modern designs and use of non-traditional materials. There is also a distinct, white modernist building in commercial use, but this makes a positive contribution to either side of Grange Road, behind old buildings, are scoria paved back lanes, beyond which various modern residential buildings. To the east, along Marlborough Drive, large four-storey blocks of flats (see section 5.1/2), some of which are visible from Grange Road. A line of mature broad leafed lime trees between the two modern buildings. To the west, the small housing estate of Adrian Court (see section 5.3/3) which is much concealed by mature vegetation and tall, old boundary walling. Blackwell Lane is a raised footpath bounded by a tall brick wall to the north and dense vegetation to the south. On the opposite side of the road is a house which is now in commercial use. It has been poorly extended with what looks like shift construction made of metal cladding. Behind it is Kendal Close, a back lane which is still scoria paved. The strip of land to the north is presumed to be formerly associated with the roadside historical building, joining the enclosed walled kitchen garden of Woodside (see section 5.2/1), has been developed with bungalows which can only be accessed from the back. Whilst this has also resulted in harmful alteration to the old boundaries, some of traditional walling still survives. On balance, the modern buildings in this part of the character zone

have a moderate to considerable harmful impact on the character and appearance of the West End Conservation Area under review (see section 4.1)



Views along Grange Road: Top: Ashburn House, now in commercial use, looking north. Victorian villa with decorative bargeboards and a projecting roof. A new building has been constructed in the former rear part of the site. Bottom: View of 16971, Grange Road, which is part of a prominent terrace with painted (not shown) looking northeast. Note the projecting roof, the fine, carved entrance canopies and staircases to the raised ground floor doors, with basements below. (Photos © Gaby Rose, 2025)

Character zone 4C Coniscliffe Road is located in the western part of the West End Conservation Area under review. It comprises buildings facing the south side of this busy road, as well as some along the northern side which are often fully or partly concealed by vegetation. Along the road there are mature trees and private gardens.

The latter provide habitat for birds, bats and hedgehogs but due to private management there is no information regarding whether pesticides which would reduce the biodiversity value for invertebrates are used. There are regular bus stops along Coniscliffe Road with shelters on the northern side. The overall character of this zone is suburban. On balance the modern houses in this character zone have a moderate harmful impact on the character and appearance of the West End Conservation Area under review (see section 4.1)

The heritage interest of the Coniscliffe Road character zone is as follows

- ◁ Coniscliffe Road, which is on the historical route from Barnard Castle to Stockton, has been an important road into Sligo at least the sixteenth century, was turnpiked in 1747.
- ◁ The eastern end of this zone includes some of the earliest properties constructed in what would become the West End Conservation Area under review (see 1855 OS map) and the following graded buildings:

[33] 140, Coniscliffe Road

[34] 126, Coniscliffe Road also a landmark

[35] 122 and 124, Coniscliffe Road also a landmark

[36] 111-117, Coniscliffe Road this used to be the home of Dr Waldy who donated the adjoining Green (Park character zone 3) to the public.

- ◁ At its western end, there are nineteenth century villas including The Knoll which was designed by GG Holford, although probably one of the less refined examples in his portfolio of other larger houses built from the second half of the nineteenth century as well as the following notable houses

[P] Sir E D Walker Homes, gate piers, gates, boundary walling & railings

At the eastern end of this zone, there is an interplay between the buildings on both sides of Coniscliffe Road which face each other over some distance set back within enclosed gardens. There are grass verges between the road and pavements on either side. The buildings on the northern side are high quality villas built on rising ground, overlooking the road. Notably [34] 126, [35] 122 and 124, and the white painted 118 and 120, Coniscliffe Road form a distinct, attractive group at an angle to the road, although the former is partially screened by a tall hedge and topiary (see View 8a). To the west [33] 140, Coniscliffe Road is largely concealed behind tall hedging and large trees. To the rear of 150, Coniscliffe Road and 1, Cleveland Avenue (see View 8b) is a linear outbuilding range which shares decorative features with the latter house. At the easternmost end of this zone, behind some large trees, is a uncharacteristic long 1960s flat complex overlooking the road at the junction with Oakdene Avenue. At the junction, which includes a latter pillar box at the corner, are also substantial nineteenth century residences constructed in polychromatic brickwork with a scored pavement lane between them. Alongside Oakdene Avenue, enclosing a generous south-facing garden of one of the residences, there is a stepped, tall red

brick wall with terracotta wave profile copings and ornate piers. Between 103 and 107, Coniscliffe Road and street trees comprising a silver birch and a copper beech. They have reached mature size but are constrained by the pavement and adjacent housing which may impact on their growing larger. The trees provide feeding and roosting opportunities for birds but are in good structural condition which limits their use as bat roosts. The buildings to the west are less prominent and a linear arrangement at an angle to the road, including [36] 111-117, Coniscliffe Road. The plot occupied by bungalow borders cycle/footpath to Green Park (character zone 3) which is lined by red sandstone walling to both sides. This part of the character zone traditional features include prominent chimney stacks, finials, ornate barge boards and ridge tiles, polychromatic roof slates laid out in patterns of different roof shapes/sizes, gabled elements, mock timber framing, decorative brickwork and terracotta including egg-and-dart motifs, staircases leading to raised ground floor levels, classical door cases, timber panelled entrance doors with over lights, bay and oriel windows, ornate window surrounds and traditional slim frames with clear and leaded, coloured glazing. On the side elevation 140, Coniscliffe Road is a bow window including curved sliding sashes.



Top: View from Oakdene Avenue looking northwest. Prominent, stepped brick boundary wall with terracotta copings and gate piers with egg-and-dart detailing, behind which are substantial nineteenth-century residences constructed in polychromatic brickwork with terracotta detailing. Note the array of different roof shapes/sizes, barge boards and mock timber framing to the gables. Bottom: Linear outbuilding range on Cleveland Terrace. Note the decorative terracotta bands including floral and egg-and-dart designs on the gable wall which continue from the house. Photos © Gaby Rose, 2025

At the western end of this zone the pavements are mostly a red surface. There are large houses with gardens to both sides of the road, as well as the courtyard complex of the [4P] Sir E D Walker Homes. The latter has amenity grassland and vegetated

gardens which offers some biodiversity value depending on how heavily managed they are. The boundary vegetation is made up of mature shrubs and trees including copper beech, birch, limes, cherry laurel, ivy and many other species. The side of Coniscliffe Road are three substantial 1930s and a modern house, which are all much concealed by the dense vegetation growing within their gardens. Lindens (Stone House) is built in sandstone and the Knoll and Leven Lodge in red brick. The grounds of Lindens are enclosed by a coarse sandstone wall with ornate coping. The Knoll has an unusual unaltered rubble stone boundary wall along Coniscliffe Road and a panelled brick wall along Linden Avenue. There is also a good view onto the decorative brickwork, ornate stone/brick lintels and prominent, arched porch. There are also various gate piers along this side of Coniscliffe Road. The buildings facing the other/south side were built in the 1930s. There is a prominent group comprising a red K6 telephone box and three large houses (one now in commercial use) that have a cream render, red roof tiles and open entrance porches. The front gardens are mostly hard surfaced. The 1930s houses include original timber panelled doors, moulded lintels and decorative leaded glazing. At the westernmost end, the almshouses are mainly visible from their entrance area to being enclosed by mature vegetation. The coach house style building making a prominent contribution. There are also four modern houses to this side of the road onto former gardens which are much concealed from public views.



Top: Prominent 1930s building group including three large houses that have a cream render and red roof tiles. Bottom left: 1930s moulded terracotta lintel and decorative leaded glazing with an original rainwater hopper to the left. Bottom right = the Knoll with decorative brickwork, ornate stone/brick lintels and a prominent, arched porch with stone detailing (Photos © Gaby Rose, 2025)

The area between the eastern and western parts of this zone comprises mostly late 1930s houses, a few bungalows and one modern building (see building 5.X.4), which are set back within shallow, enclosed front gardens with vegetation, although there are also some trees. Building materials include pebbledash render, wood shingle cladding and predominantly red/brown roof tiles. Typical features are two-storey bay windows, some gabled elements, entrance canopies or open porches and hipped roofs. In this part of the character zone, the main road appears wider. A GR letter pillar box can be found on the junction with Hartford Road.

Character zone 5 Residential West is located in the western part of the West End Conservation Area under review. It comprises the housing developments along Linden Avenue, Elton Parade, Flora Avenue, Ashcroft Road and Greencroft Close, which are roughly aligned along south axes as well as some properties which face onto Coniscliffe Road and Cleveland Avenue. The overall character of this zone is suburban.

The heritage interest of Residential West character zone is as follows:

- ◁ Ashcroft Road and Elton Parade all the existing buildings along the former are depicted on the 1942 OS map where the first roads laid to be built in this zone (see 1896 OS map) and high quality houses, such as the following notable structure

 - [N] Clark & Moscrop Houses were the first houses to be built along Ashcroft Road
 - [O] Welbeck House, gate piers & boundary walling designed by GG Hoskins
- ◁ Linden Avenue laid out in the 1890s over the gardens of Lindens (character zone 4) unique because of its prominent double line of lime trees planted along the full length of the route. There are examples of early semidetached housing.
- ◁ The southern stretch of Flora Avenue is first shown on the 1912 OS map. It had been drawn across the former walled garden of Flora Cottage (1855 OS map, no longer extant) and its Osbornes Croft (1896 OS map) with the latter still surviving. The two Edwardian buildings along the eastern side of Flora Avenue are examples of early semidetached housing.
- ◁ Green Croft used to be a 1860s Pease residence (no longer extant) with substantial gardens.

Ashcroft Road is a short street, its southern part lined by two houses which partly conceal two large houses facing south towards Coniscliffe Road, although they are not visible from there, hidden behind further mature roadside vegetation. The northern part is flanked by four buildings including the [N] Clark & Moscrop Houses. They are all constructed of red brick and roof tiles with some wood shingle cladding, and set back behind shallow enclosed front gardens. Some gaps in the roofs would be suitable for bats roosting and swifts nesting. The buildings are 2.5 storeys tall with

²⁹⁸ Lloyd 1995, page 77

the exception of the northeast 1.5-storey house, which has a large outbuilding to the rear of its plot. Traditional features on this road include prominent chimney stacks, leaded roof lanterns, array of different roof shapes/sizes, projecting roofs, large boarded gables, decorative brickwork or terracotta, straight and curved entrance canopies, timber panelled entrance doors with over lights, bay windows and slim window frames with coloured and clear leaded glazing. At the north end of Ashcroft Road, the entrance gate piers to the Danby Lodge, a historical mansion which now sits within a modern retirement homes on this plot. These buildings are well concealed behind mature vegetation when viewed from Ashcroft Road, including sycamore, yew, cypress, silver birch and beech, which provide a nesting habitat for a range of bird species as well as magpies, great spotted woodpeckers and collared doves. The amenity grassland to the centre and well-managed gardens has a limited biodiversity value. One of the modern retirement homes prominently abuts the south side of Cleveland Terrace. To the west, facing the road, are 1930s semi-detached buildings which have been extended with garages to either side, and three modern red brick bungalows. The latter are behind old boundary walls, which are associated with former gardens of the Danby Lodge, and due to their low height, have little views onto the mansion.



Top: 1.5-storey house with rear outbuilding including a roof lantern behind. Roadside brick boundary walls and gate piers with stone coping. Bottom left: Semi-detached building. The house behind to the far left/south, then eastwards Coniscliffe Road. Bottom right: A fine entrance into one of the [N] Clark & Moscrop Houses. Photos © Gaby Rose, 2025

Elton Parade comprises various houses, small villas and terraces facing onto the road behind enclosed front gardens, such as the Beck House, which is located

prominently along one of the southern shallow road bends. The old buildings offer opportunities for bat roosting. They are generally two or 2.5 storeys tall and the gardens well vegetated including mature beech, yew and lime. There are no street trees. At the south end of the road is a linear house which faces prominently onto Coniscliffe Road. At the north end is a former villa, which is now a nursery school, with linear traditional buildings on its plot. The Victorian buildings in this part of the zone are made of red brick with grey slate roofs, whereas Edwardian semidetached houses are rendered with red roof tiles. Some including those facing onto Cleveland Avenue (one of them is a two storey) have scoria paved back lanes coming off the main road, all brick walling to the rear of the properties. Notable traditional features in this part of the zone include prominent chimney stacks, an array of different roof shapes and sizes, projecting roofs, decorative barge boards, finials, gabled elements, ornate polychromatic brickwork and stone lintels, entrance canopies and classical door surrounds, panelled doors with oval lights, bay windows, decorative leaded glass and slim sliding sashes with clear and coloured glazing. There are also modern houses that have been constructed onto infill sites from gardens. Whilst some of them harmonise with their surroundings, others have employed designs, materials and layouts that are not in keeping. Overall, the modern buildings in this part of the character zone have a moderate harmful impact on the character and appearance of the West End Conservation Area under review (see section 4.1).



Top: Victorian houses with prominent gables and decorative barge boards.
Bottom left: Edwardian semidetached houses with conical roofs to bay.
Bottom right: Sliding sash including coloured glass in the panes. © Gaby Rose, 2025

Linden Avenue is very overshadowed by the double row of mature trees on grass strips between the pavements and the road, which also partially conceal the buildings behind them. These include limes, horse chestnut, London plane, and beech.

rowan. The houses, which are set back well-managed gardens behind brick boundary walling, are detached and set back and of good quality and design. Whilst most are rendered in pebbledash and painted cream and have red roof tiles, there are also some that were faced in brick or include facing in timber. Notable traditional features include prominent chimney stacks, an array of different roof shapes/sizes (including conical) projecting roofs, barge boards, gable elements, decorative brickwork, balcony entrance canopies, porches, archways and other curved shapes, panelled doors with side and overlights, bay windows, tripartite windows, an oval window, leaded clear and coloured glazing. There are also a few modern houses at the south end of the road that are constructed in brown brick and dark painted timber walling with shallow roof pitches which do not harmonise with their surroundings. Behind the properties to the west of Linden Avenue is a green lane (footpath) which runs parallel to the road.



Top: Large detached house with balcony over arched entrance. Also note the boundary wall to the far left which has recessed panels with the bricks set at an angle
Bottom left: Edwardian semi-detached house with a tripartite bay window including a projecting conical roof
Bottom right: Another Edwardian detached building with fine detailing to the projecting roof and canopy
(Photos © Gaby Rose, 2025)

Flora Avenue largely comprises 1930s semi-detached houses set back behind enclosed front gardens with modern infill housing in the latter part. The latter have a balance, and moderate harmful impact on the character and appearance of the West End Conservation Area under review (see section 4.1). The vegetation in the gardens is generally shrub. Building materials include red brick, pebbledash, wood shingle cladding and predominantly red/brown roof tiles. Typical features are two-storey bay windows, some gable elements, entrance canopies or open porches, door surrounds and hipped roofs (see section 5.1.4). Towards the south end of the road are two Edwardian detached buildings which feature curved oriels, oval windows, panelled timber/glazed doors with side and overlights and curved

entrance canopies. Two Victorian villas, one of them now a day nursery, the other accessed by a modernised side lane off Flora Avenue, and two modern houses face onto Coniscliffe Road, set back behind gardens. The built in red brick with stone detailing and grey slate roofs contribute significantly to the streetscene. There are some old metal railings immediately to the southwest of the road junction.



Top: Two Edwardian semidetached buildings at the south end of Flora Avenue, looking northeast. Bottom: Two Victorian villas entrance to Flora Avenue facing towards Coniscliffe Road, the one to the right being Orchard Croft. (Photos © Gaby Rose, June 2025)

Greencroft Close is a modern development comprising detached houses, a apartment block and a large, irregularly shaped retirement home amongst mature vegetation associated with the other Green Croft grounds. The front gardens are unenclosed and there is a quiet atmosphere. Mature vegetated gardens have ornamental planting with pendulous sedge plants. Bird species include jay, blackbird, robin and goldcrest. The retirement home has two mature silver birches on the green in front of it. Adjacent to the road is a mature cedar of Lebanon, which due to its size and structure is a significant tree, with a mature cypress next to it. To the rear is a mature giant sequoia, again a significant tree. Other trees include Oak. To the further, parallel apartment complexes are accessed from Cleveland Terrace. Building materials in this part of the zone include red orange and brown brick, render and grey roof tiles (see section 5.1.7). The designs are not in keeping with the character and appearance of the surrounding historical precedents balance, and moderate harmful impact on the character and appearance of the West End Conservation Area under review (see section 4.1).

Character zone 6 Central Terracing forms the of the West End Conservation Area under review and is adjoined by many of the other zones, mainly comprises Victorian and Edwardian terraces, although also contains other, earlier and later

buildings that have been constructed in a linear arrangement parallel to the roads. There is a strong grid layout particularly in the northern part of this zone which also includes Stanhope Park. The overall character is semi-urban. On balance, the modern buildings in this zone have not had a harmful impact on the character and appearance of the West End Conservation Area under review (see section 4.1)

The heritage interest of the Central Terracing character zone is as follows

- ◁ Some of the rows of housing are amongst the earliest buildings constructed in the West End Conservation Area under review, including the following grade II listed buildings at Mount Pleasant, which may have been built in the late 1820s:
 - [15] 94 and 96, Coniscliffe Road also a landmark (see View 7a-c)
 - [16] 98 and 100, Coniscliffe Road
 - [17] 102, Coniscliffe Road
 - [18] 104, Coniscliffe Road
- ◁ Whilst the following grade II listed buildings at Mount Pleasant built a bit later, they are also amongst the early housing provided in the area
 - [30] 2733, Cleveland Terrace
 - [31] 21, Cleveland Terrace
- ◁ Whilst the structures comprising the Cleveland Dairy (1855 OS map) no longer survive, the plot shape has been retained as well as the (replacement) building orientation.
- ◁ The main housing boom began in 1863 when the glebe owned by the Duke of Cleveland was gradually sold off and made available for constructing middle class residences exclusively. From 1870, the developments started to transform the area, with the designs and layouts heavily regulated by the estate, comprising the first wave of town planning in the area. Some of the road names still commemorate the former landowner. The following grade II listed buildings may be amongst the earliest housing constructed onto the former glebe:
 - [11] 67 and 69, Stanhope Road
 - [12] Forecourt walls to numbers 67 and 69
- ◁ In 1897, the former South [14] The Grange Hotel character zone grounds were split up and sold for development for housing resulting in the construction of substantial terraces designed by notable architect GG Hoskins.

This character zone has a more regimented appearance to the linear and perpendicular arrangement of the terraces. Areas where this is less apparent include Stanhope Road South which is much softened by mature street trees, the detached houses on the more generous plots of the former Cleveland Dairy and Uplands Road. The row of 18, Fife Road deserves special mention for its roadside elevation has been exceptionally well preserved. Building materials in this zone

include predominantly red and some Peabock, sandstone, mock timber framing, render and wood shingle cladding and largely grey roof slates, with the exception at Oakdene and Beechwood Avenues which mainly have Amdur positive yet often overlooked is the scarp paved back lanes which are closed by the tall brick walling of the rear yards and outbuildings. Besides the surviving privies and coal houses the latter also include some larger structures that may have been used for various residential purposes. There are many notable traditional features in this zone including prominent chimney stacks, a variety of different roof shapes/sizes, projecting roofs, barge boards, dormers, gabled elements, pedimented eaves, kneelers, scretions, decorative (including polychromatic) brickwork, moulded copings, terracotta detailing, stone string courses, cast stone balconies, turrets, gate piers with house name incised, original iron railings, tiled entrance paths, stone stairs to raised ground floor entrance canopies/porches and classical and other entrance surrounds including panelled reveals, moulded stone lintels, bay windows, panelled doors with side and overlights, two leafed doors, oriels, bay windows, oval and tripartite windows, round arched stair windows, vertical sliding sashes, curved glazing, coloured glass and decorative leaded glazing.



Terraces along Coniscliffe Road (top) and Fife Road (bottom) with the latter being the best preserved terrace in the West End Conservation Area at the time of this view. The latter has a very regimented, simple appearance with all the houses being identical, the façade using various elements that project beyond the building as well as roof line. (Photo © Gaby Rose, June/July 2025)



Top left Panelled door with side and overlights and decorative leaded glazing, canopy over, tiled path and brick boundary wall with gate. Top right A rare survivor Victorian iron railings. Centre left End turret with prominent chimney stack, coloured glazing and date stone. Dr Richard Taylor Manson, who is commemorated with a [20] foot in Park, moved into this house when it was newly built. (see section 6). Centre middle Entrance with white and decorative leaded glazing, canopy over a small oriel with leaded glazing. Centre right 8 window lintel. Bottom left Entrance porch comprising decorative leaded glass. Bottom right Timber panelled entrance door with overlight and canopy. Matching barge board to bay window.

(Photos © Gaby Rose, June 2025)



Top: View down a paved back lane lined by tall boundary walling of rear yards and outbuildings. Bottom left: Large outbuilding with hoisting on upper floor. Bottom right: Single storey outbuilding with two shuttered openings and a hay stack. (Photos © Gaby Rose, June 2025)

Stanhope Park is a public park enclosed by low red brick walling with stone copings. It includes pathways, benches, bins and tennis courts. To the centre is an open space with flower beds containing ornamental plants as well as wildflowers which attract pollinators such as honey bees and hover flies. The open areas are dominated by well-managed amenity grassland for public recreation. Whilst it does not offer much biodiversity value, it will assist with urban cooling and flood alleviation (drainage). Along the central pathways are newly planted trees which are being managed. The mature trees inside the park include native species such as English oak and beech as well as ornamental species like oriental beech, copper beech, Portuguese laurel, cherry laurel, leylandii and horse chestnut. Most trees are in good health, with some having fungus growing on them which may create rot holes that provide opportunities for roosting bats and nesting birds such as nuthatch, great tits and tree creeper. The park is also likely to support hedgehogs and other smaller mammals.



Stanhope Park looking southeast with terraced houses along Stanhope Road North in the background behind the mature trees (Photo © Gaby Roseley 2025)

Character zone 7 Grange Road Roundabout is located in the eastern part of the West End Conservation Area under review and joins the Town Centre Conservation Area. It comprises a variety of sites that fit into any of the surrounding zones, including large scale modern development such as the ring road, little cohesiveness. Consequently the overall character varies within this zone (see below).

The heritage interest of the Grange Road Roundabout character zone is as follows

- ◁ The oldest surviving buildings are the following listed structures:
 - [13] 41-61, Coniscliffe Road (see Views 6a-c)
 - [14] The Grange Hotel formerly known as Southmere, residence of Joseph Pease
- ◁ Other early surviving structures include the boundary walling of the former Parsonage/Vicarage (no longer extant) built for the Duke of Cleveland in 1846 and the enclosed former garden of Larchfield (no longer extant) built around 1810.
- ◁ This zone also includes the following notable structures
 - [D] Coniscliffe Road fountain donated to the town by Joseph Pease
 - [E] Baptist Church also a landmark & gate piers
- ◁ The remaining historical buildings/structures in this zone also contribute positively to the architectural interest of the West End Conservation Area under review.

Besides the public highway area at the roundabout and ring road also includes two modern buildings (see section 5.1.8) as well as the Baptist Church & gate piers which are the only surviving historical structures in this part of the zone. The latter are built from stone and include fine detail. The church has a prominent façade with pediment and stands out as being isolated on the busy highway. There is a range of mature trees on the roundabout and on the road verge along the A167 including horse chestnut, sycamore and lime but no understory. This has limited value to most species but provides bird habitat for magpie and pigeon.



The now isolated Baptist Church on the Grange Road roundabout looking southeast. (Photo © Gaby Rose, 2005)

The site of the former Southend estate with this character zone includes its former mansion, now listed as [14] The Grange Hotel which prominently faces onto the B6280, set back behind boundary planting. It has 6x6 sashes in moulded stone window surrounds, tripartite windows with pilaster tabature treatment on the sides and a stuccoed central porch. The plot also contains ornamental planting which is of limited value to wildlife, although there are likely to be birds such as robin and dunlin in the shrubs. To the rear of the modern housing development of Westcliffe Court comprising five compact apartment blocks and a primary school have been built on parts of the historical Southend grounds. The schools accessed from Beechwood Avenue (character zone 6) a large plot contains mainly mature sycamore with Portuguese laurel hedging providing nesting opportunities for birds and also foraging opportunities for a wide range of birds, bats and small mammals. The site of Westcliffe Court includes a large number of semi-mature trees such as horse chestnut, oak, sycamore and hornbeam that conceal the modern buildings effectively from the roundabout. There is a group of further trees across the B6280 to the opposite of the mansion and five semi-mature hornbeams near the corner to Southend Avenue (character zone 6), of which also used to belong to the grounds. Despite being partly concealed behind a tall modern wall, which incorporates [14] the Coniscliffe Road fountain, some of the Westcliffe Court flats are visible from Coniscliffe Road in the setting of the listed hotel. All buildings in this part of the character zone are built in red or brown brick, with grey slates or roof tiles. The three storeys tall with the exception of the school which is single storey. The character of this part of the zone is suburban.



View from Coniscliffe Road looking northeast: Modern blocks behind tall brick wall which includes the Coniscliffe Road fountain (behind the yellow traffic sign) [14] The Grange Hotel just visible in the background. (Photo © Gaby Rose, 2005)

The remainder of Coniscliffe Road in this part of the character zone comprises a variety of old buildings including [13] 41-61, Coniscliffe Road industrial building and a linear, single storey shop range. These define the pavement line.

no boundary walling or front gardens) though the terrace is set back a short distance behind upright metal railings. Notable traditional features include prominent chimney stacks, timber shop fronts, stone staircases leading to raised entrances, classical doorcases, timber panelled doors with overriped coach/cart entrance, slim timber sashes and fixed window frames, painted bow/shop windows and decorative leaded coloured glazing. There are also two three storey modern apartment blocks, with one of them being very prominent on the road junction which have a moderate harmful impact on the character and appearance of the West End Conservation Area under review (see review 4.1). The replacement building for Larchfield, which serves as a Catholic parish centre, is well concealed behind tiled red brick walling and mature trees of the former garden, the latter including copper beech, ash, holly, sycamore and ornamental species. The grounds provide nesting opportunities for birds and also foraging opportunities for a wide range of birds, bats and small mammals. The new building occupies a similar footprint to the former Larchfield building and the site still retains some traditional outbuildings to the rear, which is now a private car park. The character of this part of the zone is semi-urban.



Top: Rare survival of an industrial building and a linear, single-story shop range on Coniscliffe Road, looking northeast, with three-storey modern apartment blocks on the other side. Bottom: Outbuildings associated with Larchfield. (Photos © Gaby Rose, June 2025)

The remainder of this character zone comprises three old villas surrounded by dense tree cover at the east end of Langholme Crescent and modern houses along or off the east end of Uplands Road. Stanhope House, now in commercial use, is a white painted building that sits at an angle to Stanhope Road. It is bordered by red brick walling and still retains carved stone gate piers. The villa to the opposite side of the road, on the junction with Langholme Crescent, is built in red brick with some wood shingle cladding and red roof tiles and is much concealed by vegetation. It is also bounded by a brick wall with gate piers. The other old house constructed in brick and shingle is on the south side of Langholme Crescent and, unusual for a residence, directly lines the pavement. It is abutted by a tall courtyard wall which has two arched coach/cart entrances. Notable traditional features in this part of the character zone include prominent chimney stacks, an array of different

roof shapes/sizes, projecting roofs with barge boards, gabled elements, entrance porches, oriel, oval windows, slim sashes with shorter top frame and leaded decorative glazing. Along the south side of Uplands Road there are typical 1940s semi-detached houses in red brick and red roof tiles. On the opposite side of the road, the former plot of the Parsonage/Vicarage is set at an angle to the road and still bounded by its old brick wall. It now closes four, three-storey blocks of flats which are set at a different angle. On balance, the modern buildings in this part of the character zone have a moderate harmful impact on the character and appearance of the West End Conservation Area under review (see section 4.7). The character of this part of the zone is suburban.



Top: Large house directly lining Langholme Crescent. Note the strong gable element, various roofs and the courtyard wall with arched coach/car entrance. Wooden shingle clad gable element with barge boarding and intricate leaded glazing. Former boundary wall of the Parsonage/Vicarage 1940s semi-detached houses beyond (character zone 8). Photos © Gaby Rose, 2025

Character zone 8, Abbey Road/Cleveland Avenue, is located to the west of the West End Conservation Area under review. It comprises detached and semi-detached houses, often fully or partly concealed by lush vegetation, as a terrace which is aligned parallel to the road. It also includes the northernmost part of the Abbey Road Sports Field, which belongs to the college (character zone 9). There is scoria paving in front of some of the driveways. The character of this zone is suburban. On balance, the modern buildings in this character zone have a moderate harmful impact on

the character and appearance of the West End Conservation Area (under review section 4.1) as they are generally well concealed behind mature vegetation.

The heritage interest of the Abbey Road/Cleveland Avenue character zone is as follows

- ◀ This area used to be part of the glebe which was owned by the Duke of Cleveland. It formed part of a later phase of development into middle class housing which started around 1900 and includes the following grade listed building:

[O7] *Inglenook*

as well as the following notable structure:

[C] *55 Cleveland Avenue*

- ◀ Along Abbey Road and to the east of Cleveland Avenue, there are other high quality houses that were built at the same time.

Cleveland Avenue has houses on either side of the road set back in the enclosed gardens. Lush, intermittent vegetation comprises shrubs and a few trees which provide nesting bird habitats such as robin, blackbird and the Dunnock. The buildings vary in style which adds to the interest. Materials including buff/Peasbrick, renders and stone, wood shingle cladding and mock timber framing. Some of these are built around the turn of the century and are reminiscent of the previous Victorian period such as the stone terrace and the house at the junction with Langthorne Crescent which has a crenelated garden wall to the rear whilst those in the Arts and Crafts style have embraced a more contemporary design notably [O7] *Inglenook* and [C] *55 Cleveland Avenue*. Number 48 has a traditional outbuilding along the tall rear garden wall, which is accessed from the back lane (character zone 6). Most of the properties to the west of the road were built in the late 1930s and include some more substantial houses at the north and south end of this stretch of road with the latter having panted brick boundary walls. There are also a few examples of brick boundary walls with piers and metal railings in between. Beyond the crossroads, modern flat complexes are well concealed by tall old brick boundary walls associated with Ashgrove (character zone 9). Notable traditional features in this part of the character zone include chimney stacks, dormers, barge boards, tiled eaves, gabled elements, decorative brickwork and terracotta, crenellations, a balcony with iron railings, closed and open entrance porches, moulded door surrounds, key stones, panelled timber doors, side and overlights, decorative moulding above windows, oriel bay windows, circular windows, slim vertical sliding sash windows and decorative leaded glazing including coloured and curved glass.



Top: Late 1930s houses with moulded terracotta entrance surrounds and panelled doors and boundary walling (left) and an unusual curved, leaded window (right)
 Bottom: House built around 1900 with curved entrance porch, coloured, leaded glazing and Pease brick chimneys as part of the stone built terrace (left) and a contemporary villa including dormer, mock timber framing, decorative moulding above the windows and a balcony (right) (Photos © Gaby Rose, 2025)

To the west of the crossroads, houses are well concealed behind mature vegetation, in particular to the north side of Abbey Road, where the building line which started to be established around 1900, is significantly set back with large gardens. Alongside the boundary walling are gate piers, of which some include the old stone. Only the easternmost property, which has a two-storey detached traditional outbuilding in its rear yard, is more clearly visible from Cleveland Avenue behind the brick boundary wall. Along the south side of Abbey Road, the main building of interest is a large style house built around 1900 with timber-framed upper storey. The adjoining sports field provides a distinct break despite being enclosed by a tall ornamental hedge with sweet chestnut, silver birch, horse chestnut and a sycamore in between, which has some value to breeding birds. This field consists of well-managed amenity grassland that may offer foraging habitat to birds and smaller animals such as hedgehogs. The buildings to the west in the late 1930s of lesser interest (see section 5.1.1).

The dense, roadside vegetation also camouflages the houses to the east of the crossroads, with the exception of Victorian brick villa, which is prominent despite being well set back from the road. On the opposite side of Abbey Road is a red VR pillar letter box. The houses in this vicinity were mainly built around 1900, although two buildings are

modern Along the brick boundary wall gate piers, and some of the walling also incorporates metal railing. Notable traditional features along Abbey Road include prominent chimney stacks, gabled elements, decorative brickwork and terracotta entrance porches, panelled doors with lights, bay windows, vertical sliding sashes, and leaded, clear and coloured glazing.



Houses built around 1900 along Abbey Road. Timber framed medieval style building with lateral decorative chimney stack and floral leaded glazing (top left). The house with decorative brickwork at the crossroad includes a bay window and rear yard walling, gable facing the road (bottom right). Distinct entrance porch and original window with coloured glazing (Photos © Gaby Rose, 2025)

Character zone College is located in the central part of the West End Conservation Area under review. It comprises the Queen Elizabeth Sixth Form College, other former school buildings as well as a fair amount of modern development. On balance, the more recently constructed buildings in this zone have a considerable harmful impact on the character and appearance of the West End Conservation Area under review (see section 4.1). Overall, character for this zone is difficult to define due to the mix of different elements in this small area.

The heritage interest of the college character zone is as follows:

- ◀ The mid-1870s school complex which includes the following notable structures:

[A] Training College designed by JR Pritchett

[B] Grammar School designed by GG Hoskins

- Three Victorian houses, of which are the survivors of a line of formerly four small villas along the north side of Trinity Road. Claremont and Ashgrove, the latter to the south of Trinity Road, are also associated with the use as schools.

Mature trees such as ash, holly, copper beech, sycamore (significant horse chestnut (significant) and cherry semimature sycamore and young beeches found along Abbey Road, Trinity Road and Terrace partly concealing the buildings which are significantly set back from the roads and enclosed by boundary walling. The mature trees support an array of bird species such as blue tit, robin and blackbird, and may provide roost sites for the pipit and myotis bats. This historical structure in this zone, which are made of brick (and some sandstone) and grey slate are most prominent along Long Terrace comprising the proposed [A] Training College and [B] Grammar School walling & gate piers as well as a small former villa across Trinity Road which is now part of a largely modern more complex. The Grammar School was recently extended to the north with a and pink panel clad structure which, like the West extension along Abbey Road, has made no attempt of harmonising with the important Victorian schools to either side. Contrarily, the brick extensions dated 1995 and 2001 blend well. On the college grounds are significant sycamore and significant mature copper beech the front ash, cherry, bordering private lawns and planted beds in the forecourt of the Training College is a stainless steel balustrade which detracts from the historical surroundings like the glass and stainless steel balustrade of the access ramp front of it. Its grounds also include hornbeam, copper beech, ornamental planting on raised beds such as bordering private and (invasive) snowberry.



Villas associated with school use. Left Ashgrove with Dutch gables and modern side extension. Right Claremont; note substantial carved stone canopy over the side entrance and the hood moulds above the windows. (Photos © Gaby Rose, 2025)

There are three further old villas along Trinity Road, intermixed with modern buildings of which some are set back behind old brick boundary walling. The tall wall in front of Swinden Court includes panelled fields and an arched doorway. To the east of Ashgrove, which has been extended with an additional bay and a whole new rear building connected by a link, is a late 1930s building with a plan that is historically associated with [A] the Training College. Notable traditional features in this part of the character zone include prominent chimney stacks, an array of different roof shapes, decorative ridge tiles, projecting roofs with barge boards, dormers, finials, dentilled eaves, gabled elements, turrets, decorative (including polychromatic) brickwork, string courses, sculpture

enclosed entrance porches and canopies, stone door surrounds with bay windows, hood moulds and drip courses, circular windows, slim vertical sliding sashes, and coloured leaded glazing.

Overall, this zone is much undermined by the mishmash of modern development such as the residential cul-de-sacs of Scholars Park and Trinity Meadows which is not in keeping with the character and appearance of the West End Conservation Area under review. Modern building materials include red brick, mock timber framing and modular panelling (see section 5.11.10 & 5.11.11). Scholars Park has mature horse chestnut, ash and private gardens.

Character zone 10: Woodland Road is located in the northern part of the West End Conservation Area under review and adjoins the Cockerton Conservation Area at its northwestern tip. This wide road can be very busy and as such detracts from the historical surroundings. There are predominantly residential properties on both sides of the road. At its western end is Tennis Down, a part of the much wider network of open space, parkland and habitats of the Denes which is largely outside the West End Conservation Area under review. This zone also includes a stretch of Milbank Road, again with houses to both sides. On balance, the more recently constructed buildings in this zone have a moderate harmful impact on the character and appearance of the West End Conservation Area under review (see section 4.1). The overall character of this zone is predominantly suburban, although the area around the church with the surrounding terraced housing is urban.

The heritage interest of the Woodland Road character zone is as follows:

- ◁ Woodland Road, which used to be part of the Coal Road from West Auckland to Darlington, has been an important route into town since at least 1457. It was turnpiked in 1751.
- ◁ Between 1836 and 1838, the following now listed structures were built on land that had been provided by the Duke of Cleveland and used to be part of the glebe:

[09] Church of Holy Trinity (grade II*) also a landmark (see Views 3ac)

[08] Steps, ramp, rail and lampholder to north of Holy Trinity Church (grade II)

[10] Walls, gates and piers to north and west of Church of Holy Trinity (grade II)

Originally, the building was constructed as a chapel of ease to St Cuthbert's church (outside the West End Conservation Area under review) to serve a mainly rural area and meet the needs of Darlington's rapid expansion following the arrival of the railway in 1825. At Holy Trinity, architect Anthony Salomon demonstrates a faithfulness to the medieval Gothic that was unusual for its time.

- ◁ To the north of Woodland Road, in the immediate grounds of the ostentatious [02] *Pierremont*, built by John Botcherby in the 1830s. In 1854, the estate was purchased by Henry Pease with the following grade II-listed building still commemorating the change in ownership:

[04] *Pierremont Lodge* designed by Richardson and Ross

- ◁ To the south of the road is the following listed mansion, built in 1829, which is also associated with members of the Botcherby and Pease families:

[05] *The Woodlands*

- ◁ Tennis Dene is a remnant of the landscaped approach to Brinkburn mansion built in 1860, no longer extant and inside the Conservation Area under review. The former residence of Henry Fell Pease, so Henry Pease of the adjoining Pierremont estate's entrance gate piers and bridge over Cocker Beck still survive, like the former mansion were built in buff/Pease brick.
- ◁ At the corner with Milbank Road is the following listed feature which was donated by Pease to the town in 1866:

[06] *Drinking fountain on west corner of Milbank Road*

- ◁ This character zone also includes terraces and other residences built in the second half of the nineteenth century as well as Edwardian houses constructed on the former grounds of the Pierremont and Woodlands estates.

The western end of this character zone is marked by the busy Woodland Road Roundabout which is overlooked by distinct old houses amidst lush tree cover on raised ground to the south lined a modern red brick building to the east (see View 1.) Whilst the former comprise a variety of materials including stone, wood shingle cladding and mock timber framing, the remainder of the buildings in this part of the zone are mainly built in red brick. Immediately to the west of the houses overlooking the roundabout is a modern dwelling which is much set back from the historical building. To the east are further old houses, all set back from the south side of the road and enclosed (by brick boundary walling), vegetated gardens. To the west of the Woodland Road Roundabout with strips of amenity grassland and mature trees is a prominent, Victorian semi detached building overlooks another roundabout (outside the West End Conservation Area under review). There are modern bungalows in its former gardens (see section 5.1.1), as well as a c.1930s house close to the road between the two roundabouts. Notable traditional features in this part of the character zone include prominent chimney stacks, steep roofs, dormers, decorative brickwork, stone string courses, stone stairs to raised entrances, classical doorway with panelled reveals, panelled timber doors with overlights, bay windows, curved and decorative window lintels, corbelled sills, slim vertical sliding sashes, and coloured leaded glazing and gate piers with house names chiselled in.



Top left Prominent, Victorian detached houses at the northwestern end of the Conservation Area under review. Note the chimney stacks, decorative eaves, dormers and stone bay window.

Top right This house along Woodland Road which is much concealed by a tall hedge, has distinct timber bay windows, with the one on the left having pilasters and the one on the right including a Venetian Gothic motif.

Bottom Tennis Dene looking southeast (Photos © Gaby Rose, 2025)

To the east of the Woodland Road Roundabout is Tennis Dene, which is a managed area of habitats containing a mix of shrubs as well as a playground. On the east side to Woodland Road adjacent to the tennis courts, the park is a strip of amenity grassland with three large mature street trees comprising a pair of horse chestnut and English oak. There are three roadside entrance points to the park. Those to the north and south are marked by gate piers and a bridge with gate piers over Cocker Beck respectively, all built in buff/Pease brick. To the west is a modern pointed metal archway set within a low sandstone boundary wall. Inside the park the trees are largely mature and include species such as horse chestnut, sycamore, beech, copper beech, wych elm, weeping willow, holly, ash, pedunculate oak and English oak. Some rarer trees such as hornbeam are also present. There is a more managed fenced-off area along the Cocker Beck which includes newly planted fruit trees such as crab apples and, as well as other plants such as primula, mock orange, fatsia, ceanothus and other ornamentals. The area contains bird feeders and bird baths which help support the wide variety of species which are present. The understorey may support species such as hedgehogs, small mammals and amphibians. However, in this area Cocker Beck is polluted and full of litter and therefore unlikely to support many species.

To the east of Tennis Dene, the long stretch to the north of Woodland Road is predominantly detached and semi-detached houses set back from the road in enclosed (by stone boundary walls) vegetated gardens including large mature trees and shrubs which partly or fully conceal the buildings. The houses are made of various material including red brick, render, stone cladding and mock timber

framing the properties are on raised ground except for those at the western end of this part of the character zone. **Pierremont Lodge**, built in sandstone, is set closer to the road and at a slight angle between Tower Road and Hollyhurst Road. One neighbouring former villa within large grounds is now a specialist care home and the other accommodating the Darlington Woodland Bowling Club, which are set back much further. Woodland Road to the east of them is a site containing a large number of modern apartment blocks set amongst mature trees (see section 5.3.1.3), which is only partly inside the West End Conservation Area under review. Amongst them is the last surviving Victorian villa in this location, now a nursery, built in Pease brick with the detailing in sandstone. There is a red GR pillar letterbox in front of this on the pavement and another one at the junction with Tower Road. Other notable traditional features in this part of the character zone include prominent chimney stacks, hipped gables, elements with barge boards, pediments, decorative brickwork and date stone, ornate gate piers (many of them redundant), entrance canopies, moulded stone door surrounds, panelled timber door with overlight, oriels, bay and bow windows, circular windows, vertical sliding sashes and decorative leaded glazing.



Top: Edwardian houses on raised ground with mature front gardens behind sandstone boundary walling and a gate pier. The solar panels have a negative visual impact on the eastern side. Bottom: Upper Thorpe constructed in Pease brick with stone surrounds is the last surviving Victorian villa in this location with its inscribed gate pier to the road side (right) (Photo © Gaby Rose, June 2025)

To the south of Milbank Road and between Milbank Road and Woodland Road further detached and semi-detached houses built predominantly in red brick, although there are also rendered and wood shingle clad elevations. To the south

Milbank Road are also two Victorian villas and a modern semi-detached building set back within enclosed, well-vegetated gardens. The houses north of Milbank Road were built around 1900 on the eastern grounds [05] The Woodlands. The sandstone boundary walling of the mansion has been retained where possible particular at the junction with Woodland Road, which includes a drinking fountain on west corner of Milbank Road. The scoria paving in front of some of the driveways off Milbank Road. Notable traditional features in this part of the character zone include prominent chimney stacks, gabled elements including Dutch gables, broken pediment, barge boards, tiled eaves, turrets, decorative (including polychromatic) brickwork, ornate gasometers with house name chiselled in entrance canopies, timber paneled doors with overlights, a stone balcony, bay windows, circular and oval windows, vertical sliding sashes and other casements and decorative leaded glazing.



Left: Fine Edwardian house built onto the former grounds of The Woodlands with dentilled eaves, including to the tower bay windows, and curved entrance canopy. Note the scoria paving in front of the driveway. Right: Rectangular, rock bay window with floral frieze to top (Photos © Gaby Rose, June 2025)

[05] The Woodlands, a large, detached modern wing which is linked to the listed building. The remainder of its former grounds was turned into further housing accessed by a forked driveway more recently (see section 5.1.12). The large private gardens are bordered by beech hedges and contain mature trees including beech, English oak, sycamore and also ornamental species. To the south is a well-maintained amenity grassland which are very diverse considering the heavy management. The grassland includes species such as trefoil, self-heal, yarrow, white clover, annual meadow grass, red fescue, perennial rye grass, common daisy, broad-leaved plantain, chickweed and wood anemone. A large area of unmanaged grassland to the east of the road includes a wide range of species such as broad-leaved dock, cow parsley, common nettles, common knapweed, garlic mustard, perennial rye grass, buttercups, meadow foxtail grass and blackfoot. To the easterly border are large mature English oaks. The habitat in this area supports birds such as goldcrest, dunnock, chiffchaff, blackbird, swifts, robins, and dunnock as mammals such as fox, hedgehogs, noctule bats and amphibians.

There is more urban character around the [09] Church of Holy Trinity with two rows of terraced housing to the west, one of them facing onto Woodland Road (see Views 3b-c). To the rear of the churchyard and terraces are a short

section of stone block paved back lanes which are bounded by tall brick (terraces) and stone (church) walling, with some outbuildings along the former. traditional features in this part of the character zone include chimney stacks, decorative brickwork and terracotta style stone detailing, dovecote, stone staircases to raised entrances with metal railings, gate piers with house names chiselled in, entrance canopies, timber panelled doors with decorative lintels, bay windows, slim vertical sliding sashes, and decorative leaded and other coloured glazing. There is a tranquil atmosphere to the graveyard, which is in great contrast to the bordering busy road. It includes mature trees such as a notable English oak off Woodland Road which support an array of bird species such as blue tit, robin, and blackbird, and may provide roost sites for bats such as whiskered bat. The churchyard also offers habitat for hedgehogs and other small mammals. many of the gravestones are broken. Along the [10] Walls, gates and piers to north and west of Church of Holy Trinity, northwest of [06] Steps, ramp, rail and lampholder is a utilitarian bus shelter. Further along the road to the west, in front of the longer terrace, the public realm includes an amenity grass strip prominent pedestrian road crossing (see section 41)



Top left Churchyard looking northwest, with the church behind the trees in the background
 Top right A fine sliding sash with coloured leaded glazing at the top of the terrace along Woodland Road
 Bottom left Doorway and bay window with fine brick detailing to the tops. Also note prominently panelled timber door
 Bottom right Outbuilding along back lane which incorporates a dovecote in the gable. There is historical stone block paving in the background (arrow) with scoria in front
 Photos © Gaby Rose, June 2025

Character zone 1d: Pierremont is located at the north end of the West End Conservation Area under review, comprising semi-detached and other houses on

Pierremont Drive, Tower Road as well as some along Bloomfield Road, the more recently constructed buildings moderate harmful impact on the character and appearance of the West End Conservation Area (under review section 4.1). The zone also includes a small public park to the north of [02] listed Pierremont buildings. The overall character is suburban.

The heritage interest of the Pierremont character zone is as follows

- ◀ This area used to be part of the Pierremont estate. The original, exceptionally large and splendid hall was built by John Botcherby in the early 1830s in an attempt to do the Pease mansions. Ironically, the estate was purchased by Henry Pease in 1854. Over time added to the property, such as by providing a range of colonnades designed by Sir Alfred Waterhouse and a clock tower. Today, the surviving remains of the former Pierremont estate comprise the following grade II-listed buildings:
 - [01] The Clock Tower, also a landmark which is now part of a small public park
 - [02] Elm Court, Pierremont, Dentdale East, Dentdale West, Tower House and Pierremont Hall
- ◀ The four Edwardian buildings along the east side of Road and the one along the west side of Pierremont Drive are examples of early semi-detached housing.

The land of this zone rises in the direction of Woodland Road (character zone 10) towards the north (east). The [02] Pierremont buildings built in stone in a Gothic style are well concealed from public views within their vegetated gardens. Another large Victorian stone building immediately to the north, which is used by the Darlington Reform Hebrew Congregation, is a twentieth-century house that has been built onto the former Pierremont estate. The detached houses within the managed gardens are made of red and brown brick, rendered with mock timber framing (see section 5.1.4). They may support species such as swallow and house martin and those with cracks and gaps in the roof may support swifts and bats. At the northern end of Pierremont Drive is a turning circle with a mature copper beech. Due to its significant size it is a notable tree in the area. Tower Road has a notable beech, by the garages, which are part of the listed [03] Gates, piers and forecourt wall. In an area that has self-seeded saplings and appears unmanaged. The small park [01] The Clock Tower, which is entered through an inconspicuous gate on the road, includes benches and a litter bin and has a tranquil atmosphere being well enclosed by dense vegetation. The proximity of this zone to the Denes has potential for foxes and hedgehogs, as well as garden birds such as blue tit, blackbird, robin and dunnock.



Small public park [01] The Clock Tower looking northwest is still flagged with a central, circular plant bed. Photo © Gaby Rose, 2005

Character zone 12: Terracing West located in the northwest of the West End Conservation Area under review. It comprises Victorian terraced houses along Piermont Crescent, Woodland Terrace and Barlow Street. The terraced back lanes are (partly) enclosed by tall brick boundary walling and old and new outbuildings. The modern apartment blocks Heatherwood Drive, on balance, have a minor harmful impact on the character and appearance of the West End Conservation Area under review (see section 4.1). The overall character of this zone is semi-urban.

The heritage interest of the South Park character zone follows

- ◀ These building rows are part of the western terraced houses constructed in the second half of the nineteenth century in Darlington. The Victorian buildings, including the villa, are generally of high quality.

The buildings along the west side of Piermont Crescent comprise a quirky 8 villa and a building row both built in red bricks as well as a substantial terrace built in 1870 and constructed in buff/Pease brick behind a prominent fronted garden material (see View a & b). Whilst the front gardens of the brick buildings contain vegetation, those of the Pease terrace are largely devoid of their grounds now covered in hard surfacing. The short terraces along Barlow Street and the east side of Woodland Terrace set back within enclosed gardens, more basic and some of the properties have been adversely affected by the application of modern renders and other changes (see section 4.1). The longer terrace on the west side of Woodland Terrace includes some higher status properties judging from the presence of basements. The west side of the terraced back lane is lined by a few courses of stonework. This residential area offers limited wildlife potential, with managed gardens but no street trees. Notable traditional features in this character zone include prominent chimney stacks, decorative slating on an array of different roof shapes, dormers with finial topped elements, large boarded stone rain gutter brackets, decorative brickwork (including boundary walling), gate piers, a date stone, stone stairs leading to raised ground floors, classical door surrounds including panelled reveals, timber panelled doors with light or an oriel, bay windows, tall stair windows to rear, carved stone window surrounds, slim vertical sliding sashes and coloured glazing.