



Top left Quirky villa on road corner with various roof shapes that are covered in decorative slating. Carved stone lintels and Pease brick bands including decorative eaves to turret. Brick boundary wall with prominent gate. Top right Tall staircase window with carved stone surround and very small window next to painted rainwater gutter brackets. Bottom left Characterful outbuilding and rear yard wall along back lane. Bottom right Low stone walling along sloped back lane. (Photos © Gaby Rose, June 2025)

The modern housing at Heather Woods is constructed in red brick. It includes mature and semi-mature trees and many potted plants which offer bird boxes for species such as blue tit.

### 3.6 Value Attributed by the Local Community and Other Stakeholders

This section should be read in conjunction with the (see section 2.3). historical development (see section 3.3) and character analysis (see section 3.5) Character zones are in brackets listed buildings and the registered park are referred to by their designation (in italics) and assigned the NUMBER given on the map at the beginning of this document. Other structures of interest are assigned their [LETTER]

Like historically, the West End Conservation Area under review is a desirable well-to-do area to live in which is evident from the types of properties, its overall condition of maintenance (see section 4.1) and the current house price. Regarding the latter, the table below shows that property prices are

often significantly above the Darlington average, however, notable that there have been considerable fluctuations to the past peak years, contrary to the Darlington average, and many of them with a downward trend. The terraced properties along Fife Road seem to be the safest location for investment which will reflect on the desirability of residing in this street.

Data retrieved in July 2025	Average sold house price over last year	Change to previous year	Change to peak (year)
Marlborough Dr <sup>300</sup>	£90,390	6% up	57% down (2015)
Woodland Road <sup>301</sup>	£120,000	46% down	73% down (2015)
Stanhope Road S <sup>302</sup>	£140,500	54% down	47% down (2015)
Darlington <sup>303</sup>	£172,062	2% down	6% down (2020)
The Woodlands <sup>304</sup>	£185,000	62% down	73% down (2015)
Grange Road <sup>305</sup>	£250,000	72% up	21% down (2020)
Fife Road <sup>306</sup>	£321,500	20% up	6% up (2021)
Burleigh Place <sup>307</sup>	£335,000	N/A	18% up (2020)
Swinburn Road <sup>308</sup>	£350,000	31% up	19% down (2015)
Abbey Road <sup>309</sup>	£393,750	6% down	47% down (2006)
Linden Avenue <sup>310</sup>	£430,000	13% down	12% down (2006)
Cleveland Ave <sup>311</sup>	£537,000	40% up	10% down (2020)

Note that those of Marlborough Drive are apartments only

When looking at household profiles these reflect the house prices. Above shows that the West End Conservation Area under review consists of representing healthy, wealthy and confident consumers who are financially successful, educated with managerial/professional jobs, confident with new technology and finances, and own expensive homes in wealthy, high areas. The area between Stanhope Road and Cleveland Avenue as well as the area to the south (west) of the junction of Comiscliffe Road and Cleveland Terrace up to the river Skerne have been categorised as representing younger, well educated and mostly prosperous consumers including singles or couples, professionals moving up the career ladder, a mix of renters and owner occupiers, the internet generation and those having a cosmopolitan outlook and urban lifestyle. The area to the south of Woodland Road between Pierrepoint and the Cockerton Roundabout has been categorised as meaning that these households just get by with modest lifestyles and feel financial pressures including single parents as well as single, separated and divorced people with incomes well below average who have lower paid administrative, clerical, semi skilled and manual jobs, are less likely to engage with financial services and use the internet socially. Notably, the area to the east of Stanhope Road has been categorised as meaning that these households find life the hardest

<sup>300</sup> <https://www.rightmove.co.uk/houses/dl1/marlborough-drive.html>

<sup>301</sup> <https://www.rightmove.co.uk/houses/dl3/woodland-road.html>

<sup>302</sup> <https://www.rightmove.co.uk/houses/dl3/stanhope-road-south.html>

<sup>303</sup> <https://www.rightmove.co.uk/houses/darlington.html>

<sup>304</sup> <https://www.rightmove.co.uk/houses/dl3/the-woodlands.html>

<sup>305</sup> <https://www.rightmove.co.uk/houses/dl1/grange-road.html>

<sup>306</sup> <https://www.rightmove.co.uk/houses/dl3/fife-road.html>

<sup>307</sup> <https://www.rightmove.co.uk/houses/dl3/burleigh-place.html>

<sup>308</sup> <https://www.rightmove.co.uk/houses/dl3/swinburn-road.html>

<sup>309</sup> <https://www.rightmove.co.uk/houses/dl3/abbey-road.html>

<sup>310</sup> <https://www.rightmove.co.uk/houses/dl3/linden-avenue.html>

<sup>311</sup> <https://www.rightmove.co.uk/houses/dl3/cleveland-avenue.html>

and have the most difficult conditions including rented small homes in deprived areas, significant debt/credit issues, high rates of benefit low qualifications, seek skilled or unskilled jobs, many single households and health problems<sup>312</sup>.

Another map shows that in 2019, the Index of Multiple Deprivation (IMD) was very high i.e. good for the area between Woodland Road, Stanhope Road and Cleveland Terrace counting amongst the most deprived neighbourhoods in England. The area to the south of Cleveland Terrace ranked somewhere in the middle. In great contrast, the area to the east of Stanhope Road amongst the 10% most deprived neighbourhoods in England. The area to the south (west) of the junction Coniscliffe Road/Cleveland Terrace and to the north of Woodland Road were marginally better. However, when moving west along the north side of Woodland Road a neutral ranking would gradually be reached well before the Cockerton Roundabout<sup>313</sup>.

A different map shows that a large part of the West End Conservation Area under review had a participation rate of 68% for state mainstream students who had completed their GCSEs between 2012 and 2016 and entered higher education by the age of 19. To the north of Woodland Road this went down from 59% to 27% going west to east. To the east of Stanhope Road 58% and to the southeast of the junction Coniscliffe Road/Cleveland Terrace 44% notably to the south of the junction of Grange Road or Blackwell Lane dropped down to only 27%<sup>314</sup>.

Part of the desirability of living in the West End Conservation Area under review is that it contains a number of public parks which provide opportunities and recreation<sup>315</sup>. [29] South Park, Crocus Walk, Green Park, Stanhope Park and Tennis Den are well visited. The small park [31] The Clock Tower seemed to be used less, maybe because of its size and seclusion (character zone 11). In terms of public value, South Park has the most to offer terms of leisure facilities as well as places where there are things to do or look at (character zone 10). Being a centre for activities for people of all ages, Saturday, it also hosts the Darlington South Park Run, which is a free community event. For those wishing to be less active, the Tea Pavilion has been the central focus of the park for generations of Darlingtonians<sup>316</sup>.

From 2000 to 2006 [29] South Park was transformed by a £3.9 million Heritage Lottery Funded project, which restored it to Victorian splendour while at the same time adding new attractions for visitors [37] Bandstand in South Park, [28] Fountain to northeast of bandstand in South Park and [38] Frothergill Fountain are fully restored, and the pond drained and redesigned. New grassed areas including a sensory garden were added as well as a new café, public toilets and changing facilities. In addition, new play equipment was installed alongside [39] People who would use it. A new education centre was provided to the side of [40] Park Lodge so that schools and community groups can learn more about the park. The 1933 extension at the west of the Skerne did not receive any Heritage Lottery Funding as it is not part of the Victorian park<sup>316</sup>.

<sup>312</sup> Darlington Borough Council 2021 pages 15 & 17

<sup>313</sup> Darlington Borough Council 2021 page 66

<sup>314</sup> Darlington Borough Council 2021 page 60

<sup>315</sup> Lloyd 2005 page 73

<sup>316</sup> Lloyd 2005 pages 7 & 126

The Friends of South Park was formed in 2004 to help run the park and ensure it is safe and welcoming place for all visitors. They work alongside dedicated council staff<sup>317</sup>. In 2018 Darlington South Park Foundation was established as a community organisation. Working with the Friends of South Park, building on previous successful community work, utilising skills and resources of local people and businesses to enhance and sustain the park for the benefit of the community.

The river Skerne which passes through and along<sup>[29]</sup> South Park was once the seventh most polluted river in England and has more recently been improved in condition through projects such as Discover Brightwater, a £3.3 million Landscape Partnership Programme supported by the National Lottery Heritage Fund and partners such as the Environment Agency and Tees Rivers Trust. The Skerne now supports otter, kingfisher and brown trout, as well as many other species that rely on the river as a water source.

At the northern entrance<sup>[20]</sup> South Park, large boulder commemorates Richard Taylor Manson (1820) who moved into the newly built Derneholme along Stanhope Road South (character zone) from there he operated as

he wrote columns for the Northern Echo, the Darlington & Stockton Times, the North Star, the Lancet and the British Medical Journal. He is best remembered as a nature lover and his book *Big Zag Ramblings of a Naturalist* as a distillation of his Darlington & Stockton Times columns. After he had died at Detmerholme, a boulder of Shap granite was decided to be a fitting memorial<sup>[20]</sup> in 1901 him took eight men with a cart and horses four days working from dawn to dusk to move it from above Winston Bridge in Teesdale into South Park<sup>318</sup>

The former home of Clara Curtis Lucas ( ) councillor first elected in 1894 lived at Fieldhead, Abbey Road also of community interest. There is a blue commemoration plaque on one of the gate posts. Early in life Lucas was renowned for her strong personality with forthright and advanced independent views on political and social matters. In her advocacy on  $\pi$  rights she had been met with a considerable amount of opposition, which only served to strengthen her determination for equality of men. In her later years she had the satisfaction of seeing the fruits of her labours in conferring the vote on women in Parliamentary elections and access to areas that were once barred to females. Although having many interests in many activities, it was in Education that held her strongest tendency. Even before the introduction of Technical Education classes and her sister conducted evening sessions for men and women, and also other educational work that was of great benefit<sup>319</sup>

Another part of the desirability of living in the West End Conservation Area under review is that it is within walking distance to town centre. For people with limited mobility or those wishing to travel further, there is also the option of various bus routes with stops along Woodland Road, Milbank Road, Cleveland Avenue, Coniscliffe Road and Grange Road. Just outside the Conservation Area boundary further stops can be found on Parkside, Clifton Road and Hollyhurst Road<sup>320</sup>. The West End Conservation Area under review also has a number of cycle paths including motor traffic free cycle paths<sup>[29]</sup> South Park and Crocus Walk and

<sup>317</sup> Lloyd2005 page 7

<sup>318</sup> Lloyd2005 pages 946

<sup>319</sup> <https://www.darlington.gov.uk/media/cxilgu4i/claracurtislucas.pdf>

<sup>320</sup> <https://www.darlington.gov.uk/media/afhjbpic/darlington-2025.pdf>



to the west of the Grange Road Roundabout. Other cycle paths are along Pierremont Crescent, Cleveland Avenue, Abbey Road, Swinburn Road, Langholme Crescent, Cleveland Terrace, Coniscliffe Road, Elton Parade, Beechwood Avenue, Harewood Terrace, Blackwell, Kendal Close and Parkside<sup>321</sup>.

Along Coach House Lane, a narrow paved back lane off Elton Parade, are garages which include beautiful line drawings on their roller shutters. An architect with local and overseas experience is noted for his drawings of northeastern landmark buildings started the murals around a coronavirus lockdown (2020/21) activity on his own property. His work proved so popular that his neighbours commissioned him to draw on their garage doors. Residents all agree that it has enhanced the character of this part of Coach House Lane<sup>322</sup>.



Left Drawing of the Timothy Hackworth House in Shildon with the Royal George and Locomotion engines in the foreground. Right Drawing of local houses. Photos © Gaby Rose, March 2025

<sup>321</sup> <https://www.darlington.gov.uk/media/ylwomtcu/darlingtonroutes.pdf>

<sup>322</sup> Chisholm, 2025 Email to Gaby Rose, 17 July

## 4.0 Condition, Threats and Opportunities

This chapter is intended to inform any future management plan for the West End Conservation Area, which would be subject to public consultation.

### 4.1 Condition and Current Issues

This section should be read in conjunction with the summary of special interest (see section 3.1), spatial analysis (see section 3.2) and character analysis (see section 3.5) which provide further information or examples on some of the issues raised below. Listed buildings and the registered park 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 the **LETTER**.

The West End Conservation Area under review is on the Heritage at Risk Register since 2011.

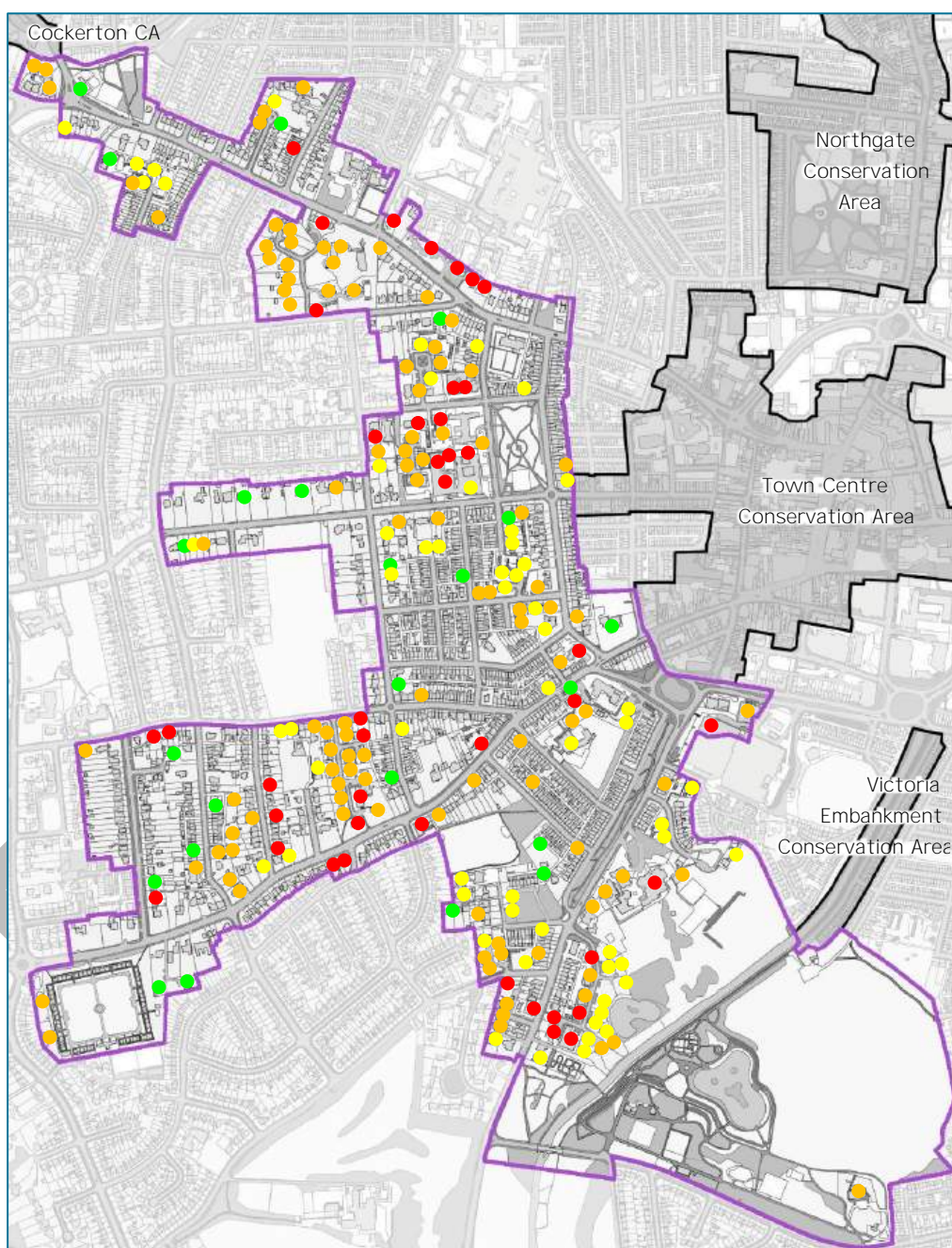
From the year onwards its condition has been described as 'at risk'.

A file note of September 2015 outlines the following reasons: Backland development in rear gardens encroaching on greenspace. A noticeable increase in the number of prominent solar panel installations, which often do not need planning permission. Loss of original windows, doors and roofs, which often do not need planning permission. The Conservation Areas at Risk return table of 2017 provides more detail. Loss of historic detail or inappropriate changes stated to be a noticeable problem to any of the following: front elevations (e.g. painting, porches, rendering), decorative features/materials (e.g. stonework, rainwater goods coverings and chimneys (including rooflights), boundary walls/fences, easements, satellite dishes (including CCTV and antennae), renewable energy devices, extensions/alterations and development/redevelopment (e.g. subdivision, the fill). The entry concludes with the following: 'This Conservation Area sees the most change of all of our Conservation Areas after the Town Centre. It is a sought after area and is in a generally good condition but is at risk from inappropriate garden development due to the high number of large gardens. The area has many original windows and doors with leaded glass, but many appear to be nearing the end of their life so are at risk from replacement with uPVC.'

The above findings do however not quite represent the recent (July 2025) situation. Having just assessed the West End Conservation Area under review in great detail it is considered that balance is not at risk. The following comments can now be made about the issues raised in 2015 and only those still being significant.

- < The construction of modern buildings including some extensions has been most harmful in terms of their design and locations (see below)
- < Old chimney stacks continue to make a positive contribution
- < Whilst there have been harmful changes to the choice of surfacing materials the impact of these still appears low
- < Roof lights and antennae only detract little to the often confined nature of the public views
- < The number of solar panels in public views is low; examples can be found on Polam Road, Cleveland Terrace, Elton Parade (modern house), Linden Avenue, Abbey Road and Woodland Road

- ◁ Only a few satellite dishes were noticed as being prominent.
- ◁ There are just a few examples where cupainting/renovating or porches have been introduced to front elevations
- ◁ The survival of traditional doors and windows is exceptional
- ◁ It is not clear what loss of decorative features/materials was being referred to in 2017
- ◁ Boundary wall has been considerably modified (see below)
- ◁ Historical ground surfaces still survive but are at risk of being lost (see section 2).



Locations of neutral/modern buildings (green) and minor (yellow)/moderate (orange) and considerable (red) harm/modern buildings including some prominent extensions and outbuildings with regards to the impact on the character and appearance of the West End Conservation Area (purple boundary line as amended March 2010) the time of review. Modern-post 1933 Surrounding conservation areas (black boundary lines and shaded grey). (Map © Crown copyright and database rights 2024 Ordnance Survey 0100023728. Licence Number 100023728 2024. Graphics by Bysc)



The map above shows the locations of modern buildings and their impact on the character and appearance of the West End Conservation Area. Those that are most harmful (red dots) are publicly visible from the roads and unsympathetic non-traditional materials and designs (including size, form and layout) which do not harmonise with their historical surroundings. Those that are slightly less harmful (orange dots) are either less visible from public views or of better design. Many of these buildings are being proposed for exclusion from the conservation area boundary (see section 5.1).



Examples of modern buildings that are of considerable harm to the character and appearance of the Conservation Area under review (red dots). Top: Apartment blocks and veterinary practice between Grange Road and Marlborough Drive. Note the use of black brick for the boundary/retaining walling in the foreground, is an unusual choice in this setting. The filling station (not shown) is just across the road. Bottom left: Although the new extension to Big Grammar School is of good quality when seen in isolation it causes significant visual harm to the splendid historical building. Bottom right: A prominent, unsympathetic and poorly designed extension to a traditional red-brick building (far left) along Blackwell Lane. (Photos © Gaby Rose, June 2025)

Whilst the use of pastiche architectural language is often frowned upon, it can be confused with authentic buildings and undermine their heritage significance, it is generally easier to get it successfully blend in with historical surroundings, although there are also examples within the West End Conservation Area under review where this has failed to some degree. Modern architecture can be used very successfully within the historical environment; however, it is extremely difficult to get it right, not only in terms of harmonious architectural design and detailing (including specification of materials) but also the quality of construction.





Whilst a successful attempt has been made to work with the architectural language of the alignment of the two historic buildings along Grange Road, the modern infill house lacks a matching use of wall-to-glazing ratio in addition, the shallow pitch of the main roof and reduced bay window are noticeably different. (Photo © Gaby Rose, May 2025)

Further architectural harm has been caused by following unsympathetic uncharacteristic alterations to traditional building fabric also leading to loss of cohesion. Prominent examples are the convenience store with modern shop fronts on Cleveland Terrace and another one on Duke Street, which have been inserted retrospectively. In addition, there is a short terrace on Barlow Street with modern renders and window openings that has been changed in size and proportions. Whilst such harmful interventions are ubiquitous throughout much of Darlington, they are within the West End Conservation Area under review.



*Top* The modern shop front has ruined much of the appeal of this fine original Cleveland Terrace. *Bottom* Terrace on Barlow Street with modern, reflective ground floor windows, reflective roof slates and uPVC window frames, resulting in a lack of cohesion between the properties. (Photo © Gaby Rose, June 2025)

Many original boundary treatments have been altered. The oldest walls enclosing the grounds of the mansions and villas were made of tall stone and brick masonry, and parts of these still survive. With the construction of attached houses dwarf masonry walls with iron railings on top were provided to enclose the front gardens. Most of the Victorian upright railings were likely removed in the early 1940s as part of the country be used in World War II. The Defence (General) Regulations of 1939 allowed for approved contractors to remove iron railings under section 50 and this was followed by the production of a receipt showing the weight removed on which the owner could claim compensation. Consequently, whilst many dwarf walls survive the railings do less so, although there are also sensitive modern replacements. In addition, some of the distinctive masonry detailing like the five copings along Oakdene Avenue has been lost. However, the introduction of modern timber boarded fencing has had the most harmful impact on boundary treatments in the West End Conservation Area under review. Southside Avenue, Cleveland Avenue, Bangholm Crescent/Swinburn Road, Bantigh Place, Upland Road, Pierremont Crescent and, notably, the listed [04] Pierremont Lodge



Top Timber boarded fence along Southside Avenue adjoining traditional brick walling with pier and metal railings creating a significant lack of cohesion in the boundary treatment  
Bottom A particular prominent example of timber boarding at the crossroads of Crescent and Swinburn Road (Photo © Gaby Rose, June 2025)

The rear yards to the houses were originally enclosed by tall brick walling and outbuildings like privies and coal houses butted it. Whilst the principle of tall enclosures to the rear has largely been retained, there have been numerous changes such as the introduction of modern brick walling or timber fencing, the loss of stretches of any enclosure and the construction of modern outbuildings like garages. Many of the rear yard walls also had large roller shutters inserted to enable car parking on the





Top The former continuous boundary walling to the left/west of Kendall Close has largely been replaced by new buildings and timber fencing which no longer is. Bottom: The back yard walling to the east of Elton Parade also has the appearance undermined in this location by the introduction of various materials and wall heights. the white garage roller shutters. © Gaby Rose, June 2025

Other insensitive modern boundary material has been introduced at the concrete wall panels and MDF boards encasing the ground (24) Polam Hall along Polam Lane which are overgrown in poor repair and vandalised with graffiti, the concrete wall panels at the Darlington Bowling Club along Hollyhurst Lane.



Concrete wall panels and MDF boards enclosing the ground (24) Polam Hall along Polam Lane (Photo © Gaby Rose, May 2025)

Despite the West End Conservation Area being mostly in a very good state of maintenance and well cared for at the time of review a fair number of houses were in the process of being repaired or upgraded.



following properties had obvious repair issues; all except for the last one seemed to be unoccupied

- < 10, Polam Road: missing bay window with the openings boarded up
- < Building on the grounds of [24] Polam Hall along Polam Lane: structural issues
- < 78, Woodland Road: generally run down and used as a dumping ground
- < [11] 67, Stanhope Road: low level stonework disintegrating and what seems to be a cement render



Top left 10, Polam Road with missing two storey bay window viewed from West Crescent. Top right 78, Woodland Road viewed from West Crescent. Bottom Disintegrating sandstone to bottom of bay window at [11] 67, Stanhope Road with remnants of a cement render which is likely to have caused/accelerated the decay. (Photos © Gaby Rose, June/July 2025)

Other elements deteriorating conditions within the West End Conservation Area under review are some of road (tarmac pavement (concrete slabs, a number of them broken) and back lane (scoria) surfaces which have been poorly patched with tarmac. There are also instances where scoria blocks have been tarred (repacked) over Polam Road). Although, on the positive side, this may have preserved the future. In the graveyard of the [09] Church of Holy Trinity many gravestones are toppled over, broken into pieces or have their inscriptions eroded. Various boundary walls have their stone/brick disintegrating due to the use of cement pointing, such as along Woodland Road and Orange Road [24] Polam Hall. Discarded rubbish and rats have been reported around [01] Welbeck House. Vandals have sprayed graffiti on

the underside of Parkside Bridge the boundary walling along Polam Lane, utility cupboards/building to north of the Grange Road Roundabout and a Abbey Road Sports Field throughout Darlington, the back lanes have a neglected appearance with weeds growing between some of the scoria blocks or along the boundary walling, they are generally free from rubbish and other obstacles

Visual clutter was noticed at the school site at [24] Polam Hall and St . , with the former including various signage, banners, traffic cones, yellow railings and vehicle barriers.

With regards to highway related detractors the ring road and Grange Road Roundabout are the most obvious ones and are proposed for exclusion from the conservation area boundary (see section 5.1). Then there are various standard features that can be found throughout Darlington (and elsewhere) which are not appropriate for the use within conservation areas, such as:

- ◊ Galvanised streetlights, pedestrian barriers and traffic signs
- ◊ Yellow blister and other similar tiles at pedestrian crossing
- ◊ Inconsistency in the use of surfacing materials
- ◊ Mishmash of surfacing materials and road markings including cycle paths these are not only unsightly but can be confusing
- ◊ Loss of continuous curb line along the highway which is not in line with Historic England guidance
- ◊ Utilitarian bus shelters most notably the one in the immediate setting of the three listed buildings at Holy Trinity
- ◊ Timber telegraph pole and overhead wires (British Telecom)
- ◊ High volume of traffic not only on the major roads for example, Stanhope Road is not wide enough for the amount of traffic that comes through, also because of parked cars.



Prominent pedestrian crossing on Woodland Road with different surfaces materials, galvanised railings and streetlight, and duplicate signage for cycle path. It is however positive that the traffic light poles are not galvanised (Photo: Gaby Rose 2025)

Between Crocus Walk and Harewood Grove is a curved traffic island which includes GR letter pillar box, an arrangement of rocks on gravel and some roadside vegetation the different highways surfaces and signage contribute to the clutter.

Residents have mentioned that roadside car parking can be a problem. Even with the issue of residents permits, some families have three cars, so the allocated parking areas are not always sufficient. Moreover, roadside car parking not only has a negative visual impact but also narrows the available width for moving traffic, which can be problematic where both sides of a narrow road are parked up.

To conclude, it needs to be kept in mind that this is a very large area on its own and will only have a minor negative impact. What has to be considered though is the cumulative impact of issues most evident in the grouping of harmful modern buildings (see map above), alterations to traditional boundary walling and modern highway surfacing and the amount of traffic including roadside parking.

## 4.2 Threats and Potential Future Issues

At the time of review, the main threats to the special interest of the Conservation Area are:

- < The removal of historical fabric and features on private properties (e.g. old windows) and in the public realm (scoria)
- < Incongruous modern replacements and other interventions on private properties (changes to original opening patterns, application of render) and in the public realm (surfacing)
- < The construction of new buildings, extensions and boundary treatments that do not harmonise with their historical surroundings

With regard to threats to private properties, people and building contractors may lead property owners to believe that elements of their old buildings need a modern makeover, for example, to make them more energy efficient by replacing traditional windows and doors with uPVC substitutes or applying modern render to solid walling. Property owners are often unaware that impermeable materials such as cement renders, insulation, gypsum plasters, cement pointing, and certain exterior and interior paints are incompatible with traditional construction on moisture movement. Consequently, such applications are likely to trap water in solid walling and create long-term damp problems, resulting in cold and mouldy indoor environments. In addition, the negative visual impact of such interventions is significant. Removing, damaging or concealing traditional fabric and features from an old property can also reduce its market value.

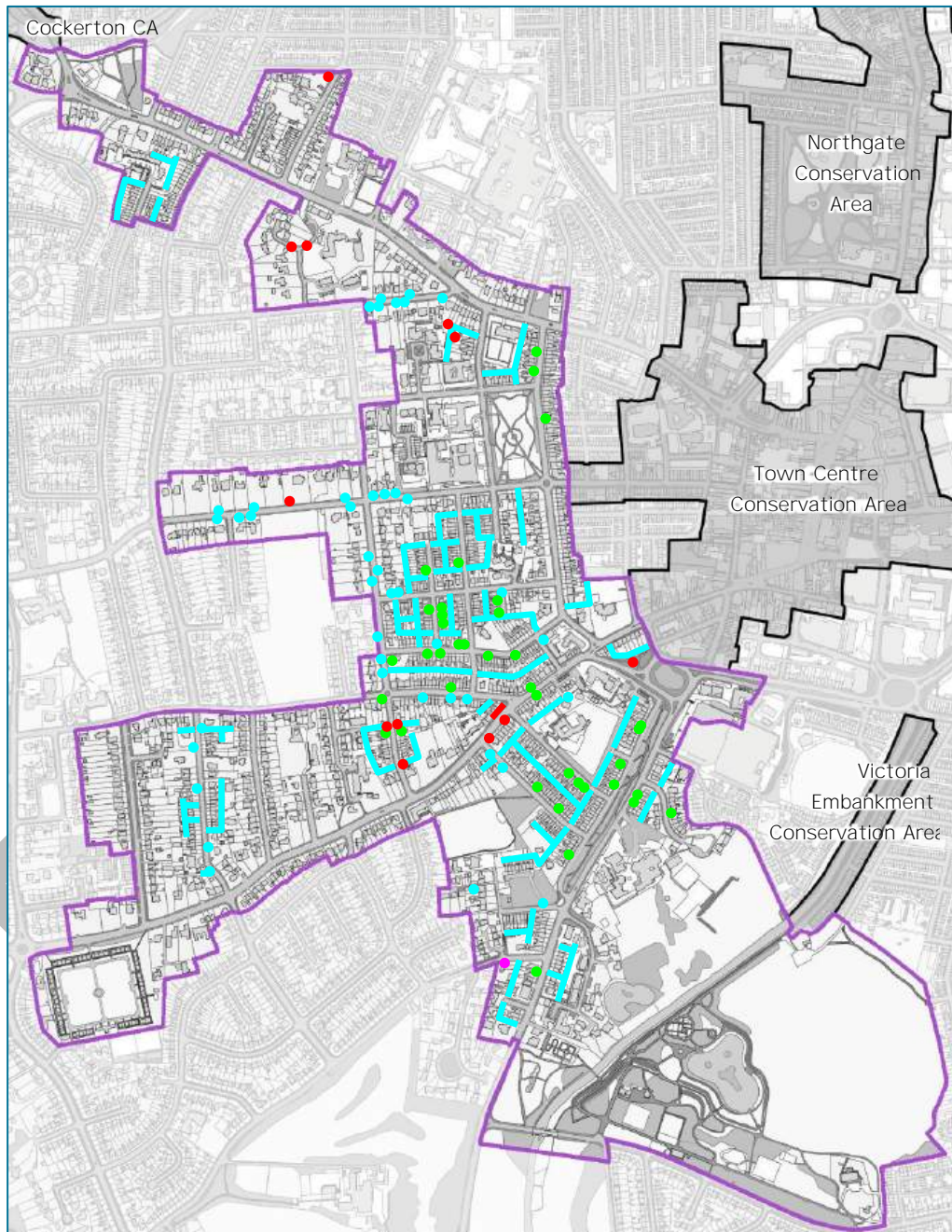
In the public realm, the main threat to the West End Conservation Area under review is the removal of ground surfaces. The amount of survival of a paved surface is remarkable in Darlington although often probably taken for granted and contributes significantly to the character and appearance of historical areas. The story of these blocks starts in the mid-nineteenth century, when Teesside industrialists had a problem with removing molten slag from a blast furnace during the production of pig iron. In 1869, Joseph Woodward from Darlington took out a patent on a device to turn the slag into silvery bluesurfacing blocks. His Tees Scoria Brick Company opened at Clay Lane Blast Furnace, Middlesbrough in 1872. The blocks are very durable, completely waterproof, frost and chemical proof. In the 1930s, the motor car destroyed the business, as people wanted a smoother ride on tarmac. By 1966, the company went bankrupt and wound up in 1975.

<sup>325</sup> <https://www.clementshallhistorygroup.org.uk/story-of-the-scoria-brick-recycling-success/>



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 and safety reasons is particular in the location of pedestrian crossings,

it appears that the scoria may not be as much of a slipping and tripping hazard as people have been made to believe. It needs to be kept in mind that once the scoria is gone its loss will be permanent, as it is no longer in production from any conservation area should therefore be wholly exceptional and, where clearly justified, a sympathetic, high quality replacement should be specified in consultation with the conservation officer.



Locations of scoria (blue), natural stone block (red), cobble (pink) and tiled (green) surfacing in the West End Conservation Area (purple boundary) as amended March 2010 at the time of review. Note that these also include modern installations. Surrounding conservation areas are black boundary lines and shaded (grey). © Crown copyright and database rights 2024 Ordnance Survey 0100023728. Licence Number 100023728 2024. Graphics by (CyRose)



Top Example of a good surviving Scoria paving. Bottom This side lane is only a few meters further north than the previous one, but some Scoria paving has been retained, while large sections have been replaced by tarmac, not only causing the loss of old surfaces but also creating an unsightly result which has a harmful impact on the character and appearance of the West End Conservation Area under review. (Photos © Gaby Rose March 2025)

Regarding the construction of further development it would seem that there are not many if any locations left where new buildings would not have a negative impact on the special interest of the West End Conservation Area under review. However, the threat remains that further houses or large extensions will be squeezed into garden as has been the case.

### 4.3 Opportunities for Enhancement

Considering the large amount of surviving old dwellings and other features including scoria, it is highly recommended to protect them by imposing Article 4 direction on the entire conservation area, to restrict permitted development (see section 2.3). This should be applied to dwelling houses as well as other use classes, including development to roads (e.g. resurfacing). Such direction would also help enable positive change where replacement or other development is clearly justified. Consequently, by imposing Article 4 direction, Darlington Borough Council would meet its legal obligation to *formulate and publish proposals for the preservation and enhancement of the West End Conservation Area* (see section 2.2). Conservation-led change can add value to an area and enable communities to regenerate.

It would also be beneficial for residents, local businesses, investors, planners and highways/utility authorities to provide them with a design guide specific to the West End Conservation Area. Such documents should include guidelines and details of



acceptable (and unacceptable) development to private property as well as within the public realm that is in keeping with the character, appearance and special interest of the Conservation Area, including specifications, methodologies, photos and drawings. Examples to be included would be the details of appropriate highway surfacing (in line with *Street for All* publication), heritage style streetlamps and other street furniture, replacement of roadside boundary walling and railings, repair works to traditional masonry and replacement windows. The design guide would be adopted as a supplementary planning document and be a material consideration for planning decisions. It should be a beneficial long term tool for helping prevent further detrimental change and do harm that has been caused.

When working on traditional walls which were designed to be fully water permeable, the use of modern materials (cement, gypsum, silicone) should be omitted as, besides their negative visual impact, these are likely to cause long term damp problems. Essential that the entire wall allows the movement of water (in liquid form, not vapour) so that it can dry to its maximum insulating properties. Materials that are compatible with walls are often

(internal) plasters were originally used to build these and are still best suited to maintain and improve them. As an example an external wall could be upgraded by applying an insulating lime plaster to its interior face. Any further insulation however carries a risk of cooling the wall down which means that it not be able to dry out. Works with building limes should always be carried out by an experienced heritage contractor who has the specialist knowledge in working with them.

Where new windows and doors are justified, traditional timber products are a significant visual enhancement and advantage of (using a more ecofriendly and sustainable material). However, sourcing good timber can be an issue, and there are now high PVC windows with slim frames and glazing bars on the market which mimic traditional windows well. In the long costs of maintaining timber frames will often be cheaper because they can be repaired contrary to uPVC products which normally need replacing as a whole. The amount of building materials, energy and waste. The thermal performance of old windows, where these survive, can be improved by employing relatively simple methods (e.g. heavy curtains, blinds and shutters) or by installing secondary glazing<sup>327</sup>. This is preferable to replacing them as they are becoming a rare resource.



A suggestion to enhance the shops along Coniscliffe Road: The timber shop front could be restored to a similar detail like the unit to (Photo: Gaby Rose, June 2025)

<sup>326</sup> See Building Conservation Directory website

<sup>327</sup> Wood, Bordass, Baker 2009, page vii



## 5.0 Suggested Boundary Changes

This chapter offers suggestions how the boundary of the West End Conservation Area under review could be amended. Members of the public and other stakeholders are now being invited to submit their comments on the proposed boundary changes during the public consultation period (see section 1.2). Following the consultation, the proposed draft West End Conservation Area boundary (see section 3.5) may be amended (see section 4.5), finalised and adopted (see chapter 6.0).

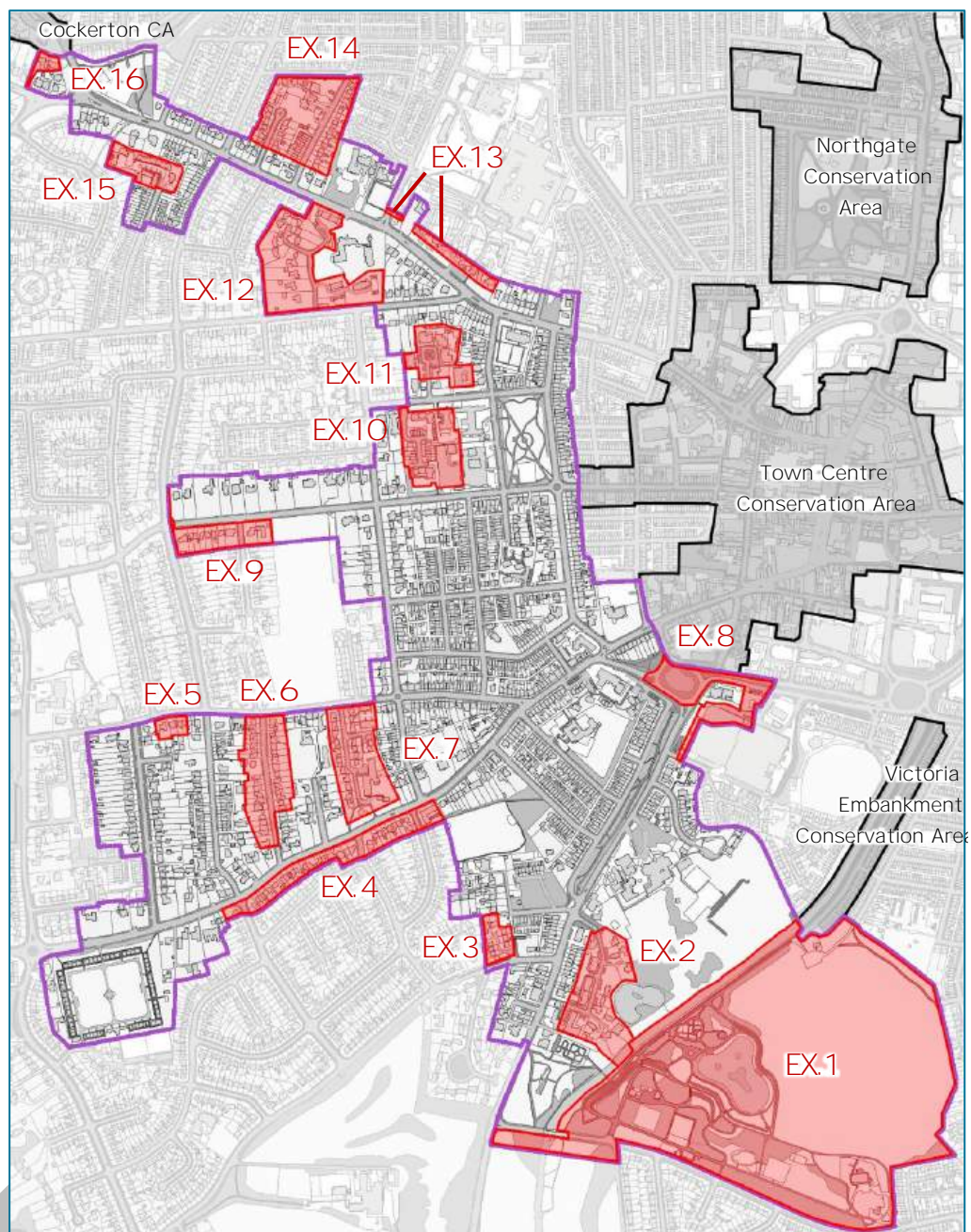
### 5.1 Proposed Exclusions

This section should be read in conjunction with the summary of special interest (see section 3), the layout, plan form and setting (see section 3.1), the historical development (see section 3.2), spatial analysis (see section 3.3), character analysis (see section 3.4) and condition and current issues (see section 4.0) of the Conservation Area under review. Listed buildings and the registered curtilage are referred to by their designation (in italics) and assigned the **NUMBER** given on the map at the beginning of this document. Other structures of interest are assigned the **[LETTER]**. Tree Preservation Orders are explained in section 2.3.

Historic England advises that there can be justification for removing parts from an existing conservation area. For example, special interest may have become so eroded by piecemeal change or poorly designed new development. In such cases, boundary revision will be needed to exclude them or, in exceptional circumstances, reconsideration of the overall conservation designation.

The map below shows the proposed exclusions from the West End Conservation Area at the time of review in January 2026, which are being put out for public and internal consultation. These mostly comprise areas of 1930s and more recent housing. Whilst the former are generally of good quality and design, they are not of special interest and as such do not have an important role in the Conservation Area under review. Moreover, similar such development is ubiquitous beyond the designated boundary.

The justification for proposed exclusions are as follows:



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

EX.1 South Park Parkside and Skerne Park. South Park does have sufficient , which is why it is gradell-registered. However, it does not fit in with the character and appearance of the remainder of the West End Conservation Area under review which is of semi urban and suburban nature. The use of the park is purely recreational, whereas balance the Conservation Area under review is primarily residential. Although the built environment of the West End is interspersed with lush vegetation and greenspaces, the registered park is much larger and, and for the most part, geographically separated from the main bulk of the area by the Skerne, with dense riverside vegetation amplifying the sense of separation. Technically, South Park is, as the name implies, not in the West End. The western part of South Park (i.e. the 1933 extension area) would be retained within the West End Conservation as it is on

villas and of a size that harmonises with the other greenspaces in the designated area. shown in 2006, its part of the park is also less likely to receive grants for improvement (see section 3.5). conservation area designation can help open up other funding streams.



Please note that the part of [29] South Park proposed for exclusion from the West End Conservation Area under review is currently proposed to be included in the Victoria Embankment Conservation Area #

The stretch of Parkside that is proposed for exclusion is of limited historical interest with the road being constructed in 1921 to provide access to a new housing scheme. NB: [1] Parkside Bridge could be retained within the West End Conservation Area so that its architectural and historical merits remain protected by the designation.

Skerne Park is of some historical interest being the location of the boating lake the lake's long gone. Presumably, this strip of land within the West End Conservation Area under review was originally included to further protect the immediate setting [29] South Park. However, development within Skerne Park is unlikely to happen in the near future with the site being protected by Policy ENV 3 of the Local Plan (see section 2.2). Even if it was (reasonably) developed with housing like elsewhere in the surroundings, it would unlikely cause harm to the West End Conservation Area due to the 1933 South Park extension being a buffer zone. Geographically, it makes no sense to have Parkside including [1] Parkside Bridge as the southernmost border of the Conservation Area rather than an arbitrary line through Skerne Park.

EX.2 Marlborough Drive This road is a modern road. The area to the east of it used to be part of [24] the Polam Hall grounds until more recently. Whilst the new housing development on this side has been laid out amongst the existing mature trees, it has severed the site from the context of the town. To the west of Marlborough Drive are three-to-four-storey flat complexes which were built onto the former rear plots of the adjacent Grange Road properties. These large buildings are out of scale and have a considerable harmful impact on the character and appearance of the West End under review. Even more so, the mature trees in this area which are covered by Tree Preservation Orders should remain protected following the loss of conservation area designation.





Top: Single storey and two storey detached houses along the east side of Marlborough Drive, with trees and the Polam Hall grounds in the background (Photo © Gaby Rose 2025)  
 Bottom: One of the three-to-four storey flat complexes along the west side of Marlborough Drive (Photo © Gaby Rose 2025)

EX.3 Hadrian Court This site used to be part of the Woodside garden (see 1855 OS map) to the east of the mansion (outside the West End Conservation Area) under review. The 25 inch OS map of 1909 implies that it continued to be in some sort of garden use (greenhouses) following the demolition of the mansion. The construction of the modern Hadrian Court housing development, which does not fit in with the historical development pattern of the Conservation Area under review, has wiped out any heritage significance of this site with the exception of some old boundary walls which will be retained in the amended Conservation Area boundary.



The Hadrian Court housing development includes some untypical features for the area such as first floor verandas and integrated garages (Photo © Gaby Rose 2025)

EX.4 Coniscliffe Road south. Most of the detached and semi-detached houses were under construction in 1938 (see building outlines on the OS map) onto what seems to have been a largely wooded strip of land associated with the former Woodside estate of which no physical evidence in this location survives. The buildings are typical of their era and resemble the others surrounding houses that were built onto the former Woodside estate around the same time, outside the West End Conservation Area under review. The houses are of limited heritage value and do not comply with the special interest of the Conservation Area under review. Whilst original clear and coloured leaded glazing and curved entrance canopies survive (like elsewhere in the surroundings), this is not enough to justify a designation. At the junction with Manor Road, there are three plots with modified bungalows which have a harmful impact on the character and appearance of the Conservation Area under review. At the eastern end, there is an L-shaped modern building (its use unknown to the author) which has replaced a former church location. It includes a domed corner that draws attention away from the historical domed villa over the road, and as such has some negative impact. Mature trees in this area which are covered by the Preservation Order should remain protected following the loss of conservation area designation.



Top: Late 1930s houses along Coniscliffe Road. Modern, domed building to the far left/northeast.  
Bottom: Bungalows when viewed from junction with Manor Road. Gaby Rose, June 2025

EX.5 Cleveland Terrace south. This area includes two prominent modern houses of incongruous design, one of them behind a pastiche boundary wall with recessed panels. The boundary wall seems to be a different version of the one it replaces, as the surviving adjoining old wall which used to be part of the same historical plot has no panels (none retained within the conservation area). To the east, there is a mid-twentieth-century semi-detached building which has been extended by one bay to the west. It sits at odds with the fine Victorian terrace next to it (to be retained within the conservation area). There is no special interest in this area, and the two modern houses have a considerable harmful impact on the character and appearance of the West End Conservation Area under review.





View from Cleveland Terrace looking southeast. The two modern houses do not harmonise with the character and appearance of the surrounding buildings. The Newbick boundary wall seems to be a different version of what has been there before the left/eastern mid-twentieth century semi-detached buildings of no special interest and at odds with the fine Victorian Terrace next to it (the latter to be retained within the boundary). (Photo © Gaby Rosé, June 2025)

EX.6 Flora Avenue Many of the houses along Flora Avenue were built in the late 1930s. Whilst they are of good construction and retain original features such as decorative leaded glazing and timber panelled doors like elsewhere in Darlington, they are not of special interest. Some of them have been extended unfavourably, by full height side roof space extension. This area also includes some modern houses that were built more recently onto infill sites. These generally do not fit in with the 1930s housing precedent and stand out negatively.



Various late 1930s semi-detached houses along Flora Avenue, with those in the photo being less altered examples. Those at the bottom had their roof spaces extended, resulting in (Photo © Gaby Rosé, June 2025)



EX.7 Greencroft Close onto the former grounds of the Pease residence Green Croft (no longer extant) modern housing estate has been built incorporating designs that have a considerable harmful impact on the character and appearance of the West End Conservation Area under. The two block of flats accessible from Cleveland Terrace, the retirement complex of Greencroft Court and the house overlooking Coniscliffe Road stand out most negatively due to their incongruous designs. The site is protected by Tree Preservation Orders which would remain in place following the loss of conservation area designation. Retaining historical stone, red and buff/Pease brick boundary walling associated with Green Croft to the east and south of the historical site would be retained in the amended boundary.



Top left Flat complexes off Cleveland Terrace overlooking Coniscliffe Road. The old stone wall is associated with Green Croft and would be retained in the amended boundary.  
 Top right Modern house overlooking Coniscliffe Road.  
 Centre Modern houses at the north end of Greencroft Close.  
 Bottom Greencroft Court retirement home.  
 Photos © Gaby Rose June 2025

EX.8 Grange Road Roundabout The creation of the Grange Road Roundabout and associated stretch of dual carriageway ring road in August 1976 caused significant harm to the historical town. This has not only resulted in the loss of important structures such as Orwell House and the end of the Grange Road walling & gate piers at Crocus Walk but also changed how Darlington is accessed and experienced. For pedestrians these wide and often busy roads form a significant and

unpleasant barrier. It is believed that some of the mature trees on the grassed traffic island these are protected by Tree Preservation Order which would remain in place following the loss of conservation area designation. The houses originate from the former Southern Railway site, but otherwise no links to the past survive. Notably old photos<sup>329</sup> show that the character and appearance around the Baptist Church gate piers (which would be retained within the amended Conservation Area boundary) has changed unrecognisably, isolating the building completely from its original context. Besides the public highway, this proposed exclusion area also includes parts of the large supermarket and a modern brick apartment block facing onto Victoria Road (A167). This all has a considerable harmful impact on the character and appearance of the West End Conservation Area under review.



View along Victoria Road (A167) looking west towards the Grange Road roundabout, with in light grey cladding to the far left/Photo © Gaby Rose 2025

EX.9 Abbey Road (south) These houses were built in the late 1930s and later. Whilst they are of good construction and retain a few original features such as decorative leaded glazing and moulded door surrounds, like elsewhere in Darlington, they are not of special interest. The front gardens are enclosed by low brick walls and piers with timber boarded fencing in between, the latter not being in keeping with the historical precedents in the West End Conservation Area under review. The roadside vegetation conceals much of the buildings. Many of the trees are protected by Tree Preservation Order, which would remain in place following the loss of conservation area designation. The scoria paving front of driveways would be retained within the amended boundary. On the north side of Abbey Road, the pavement along Elton Road would be excluded.



One of the late 1930s houses, arguably a more interesting one, and a later house (right) (Photo © Gaby Rose 2025)

<sup>329</sup> Flynn 1989, page 127

<sup>330</sup> Lloyd 1995, page 81



EX.10 College/Scholars Park Historically, this area was part of the school/college grounds. The buildings proposed for exclusion all modern and comprise the large Post War extension to the college as well as more recently built apartment blocks and other houses. Of these, Swinden Court is most harmoniously designed in terms of fitting with architectural language in its historical surroundings; however, it four storeys tall projects from the building line of the Training College and has very dominant gabled elements as such detracts from the important historical building along Trinity Road as well as the two storey old house across the road. Likewise, the incongruous modular extension to the college clashes with the historical [B] Grammar School along Abbey Road. The residential buildings and the cul-de-sac of Scholar Park include mock timber framing on upper floors. Whilst such elements have been employed historically elsewhere in the West End Conservation Area under review, it is completely out of character in this location. Moreover, the three to four storey building along Trinity Road detracts from the two storey historical houses on the opposite side of the road. Paradoxically, lower buildings can be found in the centre of the housing site - these would have been better located along Trinity Road and mature trees in this area which are covered by Tree Preservation Orders should remain protected following the loss of conservation area designation.



Top: Post war extension in modular style Waterhouse inspired Gothic [B] Grammar School (not depicted) Bottom: Whilst the houses at Scholars Park show an attempt to integrate with the historical surroundings, this has not been successful. Photos by Rose, June 2025

EX.11 Trinity Road/Trinity Meadows The historical maps show that this area used to be villas and their gardens. Today it comprises a large care home complex along Trinity Road and a modern housing development comprising five prominent blocks of flats around the cul-de-sac of Trinity Meadows. Whilst the latter employ similar architectural elements to the new housing on the opposite side of Trinity Road



(EX.10) such as mock timber framing to the upper floors, it has been carried out to a higher quality design. Nevertheless, the whole complex is reminiscent of a fairy castle, including turrets and gateways, and as such does not fit in with the character and appearance of the West End Conservation Area under review. The red brick building of the care home is less so, but it does provide a continuous front in place of the generously spaced plots that had been there before. Its east wing has a flat roof which does not harmonise with the remainder of the complex or the surrounding buildings.



Top: Trinity Meadows apartments. Bottom: Care home to the north of Trinity Road. Flat roofed wing to the right. (Photos © Gaby Rose June 2025)

EX.12 Woodlands housing. Prior to its development, this site used to be part of the grounds of **05 The Woodlands Mansion**. Apart from the boundary walling, there are no surviving heritage features. The sandstone walling along Milbank Road, which is probably not to its original height (considering how low it is), would be excluded whilst all other roadside boundary walling would remain **01** in the amended West End Conservation Area. The modern buildings, which predominantly consist of detached houses, are arranged in a loose fashion along a cul-de-sac, none of which is in keeping with the historical layouts in the Conservation Area under review. A building with a turret at the site entrance along Milbank Road gives the impression of a lodge when there was historically none in this location. There are also three apartment blocks. The one along Woodland Road is prominent behind the tall, old boundary wall and detracts from the historical significance of the nearby listed building. The whole site is protected by a Tree Preservation Order which should remain in place following the loss of conservation area designation.



Top left Building with turret at housing site entrance along Milbank Road  
 Top right One of the detached dwellings with garage building behind  
 Bottom Block of flats along Woodland Road behind tall old boundary wall which would be retained within the amended Conservation Area boundary associated with the former Grosvenor Woodlands (Photo © Gaby Rose June 2025)

EX.13 Woodland Road (north) These two areas used to be the front gardens of a line of Victorian villas which have been demolished. The old boundary walls along the road still survive and will be retained in the amended Conservation Area boundary. The loosely arranged modern block of flats, which partly included, do not follow the historical building orientation or arrangement and as such have had a detrimental impact on the heritage significance of the West End Conservation Area under review. The mature trees in this area are covered by Tree Preservation Orders which would remain in place following the loss of conservation area designation.



Modern blocks of flats on former villa grounds. Stone wall associated with one of the former villas would be retained in the amended boundary. (Photo © Gaby Rose June 2025)



EX.14 Pierremont This comprises the entirety of character zone 14. The main heritage interest are the structures associated with the former Pieremont estate, which are all protected by being listed. The Clock Tower, Elm Court, Pierremont, Dentdale East, Dentdale West, Tower House and Pierremont Hall the Gates, piers and forecourt wall to Elm Court, Pierremont, Dentdale East, Dentdale West, Tower House and Pierremont Hall also include five Edwardian semidetached houses, but they are not of special architectural interest. These and the 1930s houses retain a few original features such as doors, canopies and decorative leaded glazing, like elsewhere in Darlington. However, they also contain a number of uPVC/composite windows and doors detract from the historical surroundings. In addition, this zone includes some modern buildings that have a harmful impact on the character and appearance of the West End Conservation Area under review as they are not in keeping with the historical precedents of their immediate surroundings. The mature trees are protected by Tree Preservation Orders which would remain in place following the loss of conservation area designation.



Top: A modern row of housing along Tower Road. There is also historical precedent of terracing in this zone. Bottom: Examples of Edwardian detached houses along Tower Road (left) and Pierremont Drive (right). (Photos © Gaby Rose, June 2025)

EX.15 Heatherwood Grove. Historically, this area seems to have been part of rear gardens. The modern apartment blocks are built in red brick and carry on the linear/perpendicular layout set out by the surrounding Victorian terraces. They are however of no special interest and use an architectural language that is not quite in keeping with historical precedents inside the West End Conservation Area under review. The mature trees are protected by Tree Preservation Orders which would remain in place following the loss of conservation area designation.





Heatherwood Drive housing, looking northwest. The apartment block to the far left, next to the scoripaved lane, appears quite squeezed in. (Photo © Gaby Rose June 2025)

EX.16 Stainwood Court This area used to be part of the large gardens of 2 and 4, Staindrop Road into which four modern houses have been crammed. The two closes to Cocker Beck are proposed for extension. The architectural style is not in keeping with historical precedents inside the West End Conservation Area under review.



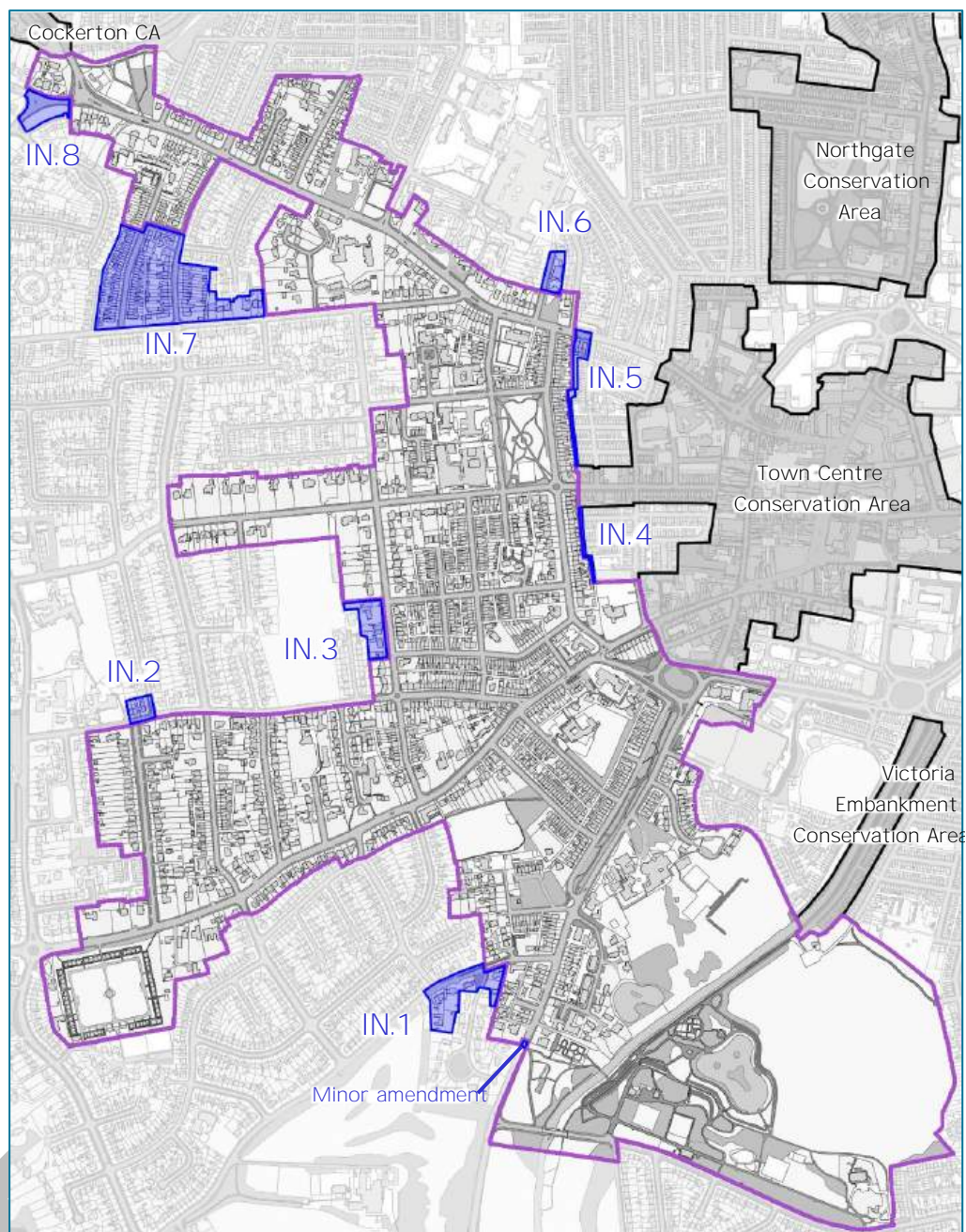
Glimpse of modern house in the former garden of Staindrop Road with the latter in the foreground to the right/north. (Photo © Gaby Rose June 2025)

## 5.2 Proposed Inclusions

This section should be read in conjunction with summary of special interest section 3.1, the historical development (see section 3.2), spatial analysis (see section 3.4) and character analysis (see section 3.5). Listed buildings and the registered park are referred to by their designation (in italics) and assigned the [NUMBER] given on the map at the beginning of this document. Other structures of interest are assigned the [LETTER]

Historic England advises that an existing conservation area boundary may have been drawn too tightly, potentially omitting areas now considered to be of special interest, such as historic plots with archaeological interest, later phases of development, or parks, cemeteries and old greenspaces. In such cases the boundary may need to be extended.<sup>331</sup>

<sup>331</sup> Historic England 2019, page 39



Proposed (draft) boundary inclusions in blue at the time of review. West End Conservation Areas amended March 2010 in purple and existing conservation areas boundary lines in black and shaded grey. Map © Crown copyright and database rights 2024 Ordnance Survey 0100023728. Licence Number 100023728 2024. All Rights Reserved by G

In order to qualify for inclusion, proposed new areas must relate to the elements of significance which define the West End Conservation Area. In addition, they will have to meet the following tests:

- a) The proposed new area has sufficient architectural or historic interest
- b) u character or appearance.



- c) It is desirable for that character or appearance to be preserved or enhanced, also considering any problems that designation may help solve.

The map above shows the proposed inclusions for the West End Conservation Area at the time of review in January 2026 which are being put out for public and internal consultation. The justifications are as follows:

IN.1 Woodside estate This area used to be part of Woodside Nursery (1855 map) just across Blackwell Lane Woodside (no longer extant) and an important mansion in the West End. The 25 inch OS map of 1896 depicts the existing two roadside buildings, one detached, the other detached behind which is a large walled kitchen garden. Despite being later extended, buildings still retain plenty of architectural interest. The map also shows to the south of the semi detached houses a outbuilding complex around a small courtyard and another one to the east of the detached house. Both of these still survive alongside some of the former kitchen garden walling. There are hints that this area once operated as part of the Woodside estate. Notably the detached house has a canted, roadside entrance area which used to be directly opposite and mingling the former entrance onto the Woodside mansion grounds on the north side of Blackwell Lane as shown on the map. Moreover, the eastern semi detached house was built by the Pease family in 1873 (see date stone) to serve as a home for the resident gardener at Woodside. It now has a modern side extension with a crest commemorating Katherine Pease. Today, much of the former kitchen garden has been lost to the housing development along Dipsa (not proposed for inclusion), although parts of the northern eastern and western walls survive. In addition the western one still retains a lot of garden space. A modern house has been built against the northern line with the location of a greenhouse shown on the 25 inch OS map of 1896, not very visible from the road to clever design and presents a positive example for positive development within the historical environment. Finally, the proposed extension area also includes the west stretch of the raised footpath along Blackwell Lane which is first shown on the 1851 map. So far, only its eastern part is within the West End Conservation Area under review.

- a) Proposed inclusion N has sufficient architectural and historic (see above).
- b) This special interest is experienced through proposed inclusion and appearance provided by the three old buildings and remains of the kitchen garden walling, surviving parts of the historical layout (including the modern house along the old garden wall), and the raised footpath.
- c) It is desirable for that character and appearance to be preserved or enhanced



Top: Semidetached houses of 1873g Blackwell Lane the later extension modern house along the former kitchen garden wall line to the left  
 Centre left The detached house is a considerable landmark when viewed from Upsall Drive, with a remnant of the redbrick kitchen garden wall in front  
 Centre right Raised footpath along Blackwell Lane to the left/south just outside looking west  
 Bottom Former outbuilding along kitchen garden wall east of the detached house across Upsall Drive (Photos © Gaby Rose, 2025)

IN.2 Cleveland Terrace Neville Road According to the historical maps, these two semidetached buildings were constructed on the Cleveland estate (former glebe) in the late 1930s. Although they are examples, they are of high quality designs and have been little altered. Moreover, the Neville Road properties are in a more Modernist style, which seems uncommon for Darlington houses except for 3, Neville Road have retained their original windows, including coloured and leaded clear glazing as well as their original boundary. Notably 110 and 112 Cleveland Terrace also make a strong visual contribution to Linden Avenue, the being focal point at the north end of the which already within the West End Conservation Area under review

- a) Proposed inclusion has sufficient architectural and historic (see above).



- b) This special interest is experienced through proposed inclusion and appearance provided by the semi-detached houses and their boundary walling.
- c) It is desirable for that character and appearance to be preserved or enhanced



Top: View from the north end of Linden Avenue looking north, with 110 and 112 Cleveland Avenue being the focal point. These semi-detached buildings have arched entrance porches and bay windows and a rendered entrance. Note the curved brick boundary wall which includes rendered panels, matching the materials of the houses. © Gaby Rose, 2025

Bottom: View from junction with Neville Road looking northwest, with Cleveland Avenue just out of sight to the east/west corner windows and arched entrance. Note the curved brick boundary wall which includes rendered panels, matching the materials of the houses. © Gaby Rose, 2025

IN.3 Cleveland Avenue (west) According to the historical maps, the earliest buildings in this area were constructed on the Cleveland estate (former glebe) in the late 1930s. The brick boundary wall of the detached house also has rendered panels, matching the materials of the semi-detached houses. Although the properties are late examples, they contribute strongly to the street scene. The proposed inclusion area also includes three modern detached houses. Whilst they are of no interest, they are well set back from the road and/or concealed behind mature vegetation. There are no Tree Preservation Orders here, so conservation area designation would be of little official value in that regard too.

- a) Whilst proposed inclusion and appearance has sufficient architectural interest on its own

contributes significantly to this part of the West End Conservation Area under review (see above).

- b) Its architectural interest is experienced through proposed inclusion and appearance provided by the 1930s houses and their boundary walling as well as mature trees.
- c) It is desirable for that character and appearance to be preserved or enhanced



This is the one in the foreground and single dwelling in the other semi-detached. The former includes a moulded entrance surround with panelled reveals, circular windows and decorative leaded glazing. The brick boundary wall incorporates rendered panels, matching the materials of the houses. Further along the road to the right/north are more heavily vegetated, just outside the conservation area. (Photo © Gaby Rose, June 2025)

IN.4 Back lane to Stanhope Road South The back lane to the rear of the terrace along Stanhope Road South is only partly included within the West End Conservation Area under review; the entire building row is already within the boundary. It is proposed to include the remainder of the back lane, which has retained its scoria surfacing.

- a) Whilst proposed inclusion has not sufficient architectural interest, it is directly associated with a high quality terrace that is already within the Conservation Area under review.
- b) Its interest is experienced through proposed inclusion character and appearance provided by the scoria paving as well as views onto the rear of the properties.
- c) It is desirable for that character and appearance to be preserved or enhanced



Back lane to the rear of Stanhope Road South looking south (left) and looking north (right) enclosed by tall walling and various buildings. (Photo © Gaby Rose, June 2025)



IN.5 Back lane to Stanhope Road North and 3541, Woodland Road. Whilst the terrace along the full length of the east side of Stanhope Road North is already included in the West End Conservation Area under review, its corresponding back lane, which largely retains its scoria paving, is not. It is therefore proposed to include this lane as well as an adjoining short terrace on Woodland Road, which dates from around 1900, including its scoria paved back lane. The quality character and appearance of this building is in keeping with the Conservation Area under review.

- a) Proposed inclusion has sufficient architectural and historic interest to be included in the Conservation Area under review, as it is a matching similar terrace to those in the Conservation Area under review, as well as its group value with the (already designated) buildings to the west of it. In addition, the long back lane proposed for inclusion is associated with high quality terraces, which includes the grade II-listed [11] 67 and 69, Stanhope Road, already within the West End Conservation Area under review.
- b) This special interest is experienced through the proposed inclusion and appearance provided by the short terrace and its boundary walling and the scoria paving.
- c) It is desirable for that character and appearance to be preserved or enhanced.



Top: Back lane to Stanhope Road North looking south. There are small areas with the scoria paving which have been patched with tarmac. Bottom: 3541, Woodland Road looking southwest, with the buildings in the West End Conservation Area under review to the right/west including the tower of [09] Church of Holy Trinity in the background. The short terrace retains its original front boundary walling as well as some timber panelled doors and traditional windows including decorative leaded glass. Photos © Gaby Rose, July 2025

IN.6 Fairfield House. This villa on Elm Road is first shown on the 1896 OS map. A large part of its garden is already within the West End Conservation Area under

review. In 1918, the [A] Training College moved its nursery school into the building, which then became known as the George Dent Nursery School. It was only the third in the country catering for school children and had been set up as a place where pupil teachers could try out their new skills. The school, recognised nationally as a

educationalist. Today, the George Dent Nursery School still occupies the building and the ~~at~~ of its original grounds has been retained.

- a) Proposed inclusion has sufficient architectural and historic interest due to being a former villa with a large garden and its association with the Training College. Moreover, it was a nationally important nursery school in its own right and has continued this for more than one hundred years.
- b) This special interest is experienced through proposed inclusion and appearance provided by the building.
- c) It is desirable for that character and appearance to be preserved or enhanced.



The George Dent Nursery School, Milbank Road, looking east. Whilst it has been somewhat insensitively extended to the left/north, the building still clearly retains most of its architectural features, although the window frames all appear to be more recent replacements. (Photo © Gaby Rose, 2002)

IN.7 # : This area comprises the remainders of Pierremont Crescent and Woodland Terrace as well as some properties along north side of Milbank Road. The Victorian and Edwardian houses in the south of Pierremont Crescent, built in red and buff/Pease brick, match those in the northern part which already are in the West End Conservation Area under review both in style and quality. The two Edwardian brick terraces along Woodland Terrace are slightly later than those to the north. The long terrace along the west side is of good quality and set back within front gardens. The shorter terrace on the opposite side of the road is of slightly lower quality (no stone window lintels and smaller front gardens) but shares details with the houses over the road (e.g. panelling of bay windows, decorative brickwork, etc.), so there is a clear group value between them. At the north end of the east terrace, as a small, traditionally designed terrace, the latter is now being tarmacked. Around Barlow Street, there are some modern houses which are not in keeping with historical architectural surroundings. On Milbank Road, the proposed inclusion area comprises two large Victorian and two modern pairs of detached houses well set back behind a boundary walling. The



latter include a pair of high quality houses that have used typical architectural elements of the Conservation Area under review effectively and sensitively. The lanes save the one already mentioned retain their scoria paving.



Top: View up the southern part of Pierre Crescent looking north, with red and Pease brick houses to both sides. In 1893, the villa in the background became the St Cuthbert's Home for Waifs and Strays, a home for young girls who had usually been disowned for falling pregnant prior to that it had been used as a school.<sup>334</sup> (Photo © Gaby Rose April 2025) Centre Terraces along Woodland Terrace with those along the west side (left) sharing similarities along the (right) Bottom left Prominent, mirrored, semi detached houses along Milbank Road built in Pease brick and first shown on the 1896 map Bottom right Further houses along Milbank Road looking northwest, with the one to the left/west also shown on the 1896 map. To the right is one of a pair of modern houses that use typical architectural elements of the Conservation Area under review effectively and sensitively. The gate piers and boundary walling to the left seems to have belonged to a previous property in this location. (Photos © Gaby Rose, 2025)

<sup>334</sup> <https://www.thenorthernecho.co.uk/news/5022082-daring-subject/>

- a) Proposed inclusion has sufficient architectural and historic interest due to the buildings matching similar houses in West End Conservation Area under review, as well as their group value with those along Pierremont Crescent and Woodland Terrace that are already in the boundary.
- b) This special interest is experienced through proposed inclusion and appearance provided by the houses, their boundary walling and gate piers, and paved back lanes.
- c) It is desirable for that character and appearance to be preserved or enhanced

IN.8 Green at Staindrop Road Roundabout The area comprises a raised greenspace to the south of the roundabout which forms a part of the of the prominent 2 and 4, Staindrop Road and other buildings that are within the West End Conservation Area under review. It also includes some trees (and shrubs) which would benefit from protection by conservation area designation.

- a) Whilst proposed inclusion has sufficient interest for it to be included, it forms part of the wider setting of buildings that are already within the West End Conservation Area under review.
- b) Its interest is experienced through proposed inclusion character and appearance provided by the raised greenspace, trees and shrubs
- c) It is desirable for that character and appearance to be preserved or enhanced

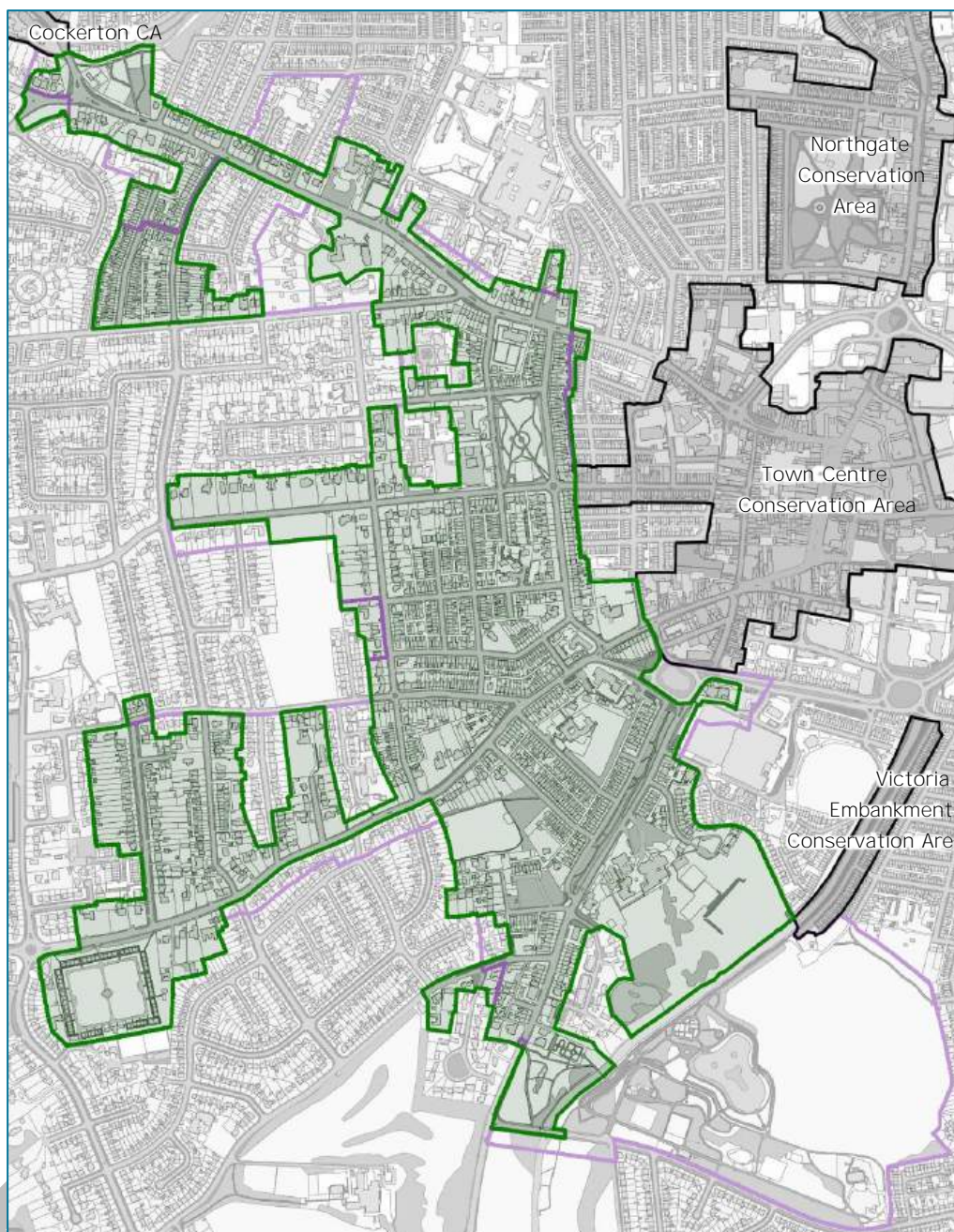


Greenspace at Staindrop Road Roundabout looking north with 2 & 4, Staindrop Road in the background (Photo © Gaby Rose, June 2025)

### 5.3 Public Consultation Draft: Proposed New Boundary

The map below shows the proposed draft boundary for the West End Conservation Area that is available for public consultation.





Proposed draft boundary line green at the time of review West End Conservation Area  
 amended in March 2010 in purple and existing conservation areas boundary lines in black  
 and shaded grey Map © Crown copyright and database rights 2024 Ordnance Survey  
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## 5.4 Changes to Boundaries post Public Consultation

This section will be provided following the public consultation period.

## 6.0 Adopted New Boundary

This section will be provided following the public consultation period.

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## Appendix: Outcome of Public Consultation

This will be provided following the public consultation period.

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