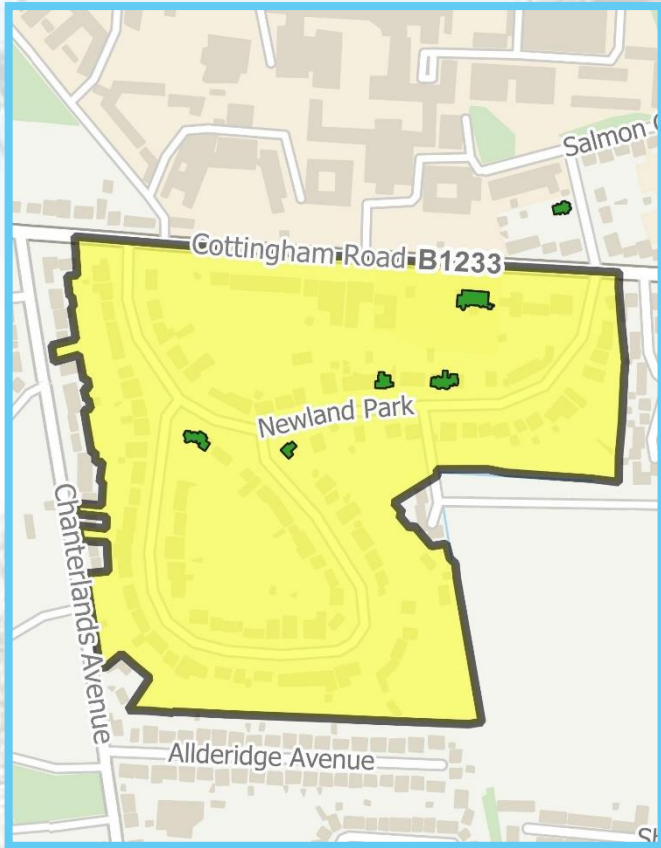


Newland Park Conservation Area 2025



Conservation Areas were introduced under the Civic Amenities Act 1967 and provide a means of designating areas of special architectural and historic interest. The designation of a conservation area is not intended to prevent development but

instead to 'preserve or enhance' their character and appearance and manage their development.

Newland Park Conservation was first designated on the 3rd March 1994. On the 9th October 2013 an Article 4 Direction was introduced to require planning permission for Houses of Multiple Occupation within the Newland Park Conservation Area

Definition of Special Interest -

Newland Park is a planned higher status housing suburb of Hull which was privately developed between c.1878 and 1948. The development follows the key town planning trends of the period which includes an equal contribution made by both its built and natural environment, and a spacious low-density layout formed by large garden curtilages. Key characteristics of Newland Park include:

- Large in scale detached & semi-detached dwellings constructed between c.1878 and 1948.
- Buildings constructed in accordance with the late Victorian and Arts & Crafts architectural styles.

- A low-density development and spacious layout.
- Buildings are located within large garden curtilages.
- Prominence of the natural environment, including a high volume of mature trees.
- Association with the prominent Hull architects, including William Botterill & Sons.

History – Between 1877 and 1878 William Botterill was commissioned to lay out the estate and also tendered for the early developments of Newland Park. The development sits within the context of the suburban expansion and rapid rise of the population and economic growth of Hull during the late 19th century Hull.

Development of Newland Park

Period	No.
1875-1889	2 (+3 demolished)
1889-1909	23
1909-1926	45
1926-1938	1
1938-1948	14

Layout – In 1877-8 a new road layout and 90 plots were established for the development of the Newland Park Housing estate by William Botterill.:

- Two junctions established at the north-west and north-east of the estate linking to Cottingham Road.
- A northern loop consisting of an irregular elongated crescent.
- To the south a second loop connecting to the north section with two road junctions.

Setting – The setting of the Conservation Area formed by a connection to the Cottingham Road and Newland Park Conservation Areas. With the exemption of one area of open land to the south-east of Newland Park, which retains evidential values of the former form land surrounding the estate, the remainder of the setting of the Conservation Area has evolved to include 20th century housing developments.

Built Environment – The built environment of the Conservation Area consists of 122 buildings, forming 168 dwellings. Of these buildings 86 were

constructed between the founding of the estate and 1948. It is these buildings which predominantly form the special interest of the Conservation Area.

Materials – Elevations are constructed in brick or render, or a combination of both materials. There are also examples of timber panelling and decoration applied in tile cladding. Roof materials are predominantly clay tiles or slate. A key character of the area is the use of natural materials.

Forms – Housing are predominantly varied scales of two storey, with several examples with dormers. Dwellings are a mixture of detached and semi-detached types or varied floors plan.

Siting – Buildings are constructed in large garden curtilages and often it is the natural environment with takes prominence.

Key Architectural Styles – Victorian Brick Designs, Tudor Revival, Queen Revival, Arts & Crafts Vernacular, Edwardian Villas and Inter-war Housing.

Natural Environment - The Conservation Area was developed in a period where the natural environment and introduction of gardens were an important element of town planning and society. Accordingly, one of the key elements of the special interest of Newland Park is its natural environment. The natural environment of the Conservation Area is formed by the following means - large volume of mature trees, hedge boundaries, well maintained large gardens curtilage and grass verges.

Key Buildings – Five buildings feature on the Hull Local Heritage List:

- Roslyn, Nos.18-20 Newland Park
- Welham Lodge, No.26 Newland Park
- 132 Newland Park
- 45 Newland Park
- The Dennison Centre, No.171-3

Article 4 Directions:

- Houses in Multi-Occupation
- Hard Standings (front gardens)