Newland Park Conservation Area

Character Appraisal & Management Plan

Published June 2025 – *Pending A4 Notification*

Hull City Council

Hull

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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.

Conservation areas give heritage designation to key areas of Hull's cultural and industrial heritage and a wide array of buildings and landscapes of special architectural and historic interest. The first conservation area in Hull was adopted in 1970 and at the time of writing there are 26 designated conservation areas.

The adoption of Conservation Area 'Character Appraisal Documents' & 'Management Plans' play a key part in defining the special interest and character and appearance of a conservation area and should be used to inform their development, enhancement, preservation, and management. In 2023 a survey commenced to adopt and update Character Appraisals and Management Plans for all of Hull's conservation areas.

Newland Park Conservation was first designated on the 3rd March 1994. A boundary amendment was undertaken on the 28th April 2006 to transfer the area to the north side of Cottingham Road into the Cottingham Road Conservation, leaving a designated area of 23.92 ha (59.10) Acres. 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. Before 2024 a Character Appraisal had not been adopted for the Conservation Area.

In September 2023 a re-survey of the Conservation Area Commenced. In April 2024 proposals were prepared to omit areas of modern development from the Conservation Area, adopt a new Character Appraisal & Management Plan and Article 4 Direction for Hard Standing areas (see Appendix One for boundary amendments).

Following completion of public consultation, the following changes were adopted by Planning Committee and Cabinet in April 2025:

1. Amendments to the Conservation Area's designated boundary (see Appendix 1).
2. Adoption of an Article 4 Direction for 'hard standings'.
3. Publication of new Character Appraisal and Management Plan.

Planning Policy Context

Conservations Areas were introduced under the Civic Amenities Act 1967 and provides means of designating areas of special architectural and historic interest. The designation of a conservation areas is not intended to prevent development but to 'preserve or enhance' their character and appearance. The first conservation in Hull was adopted in _and at the time of writing there are 26 designated conservation areas. The adoption of Conservation Area Appraisal Documents & Management Plans plays a key part in defining the special interest and character and appearance of a conservation area, and should be used to inform their enhancement, preservation, development and management.

Conservation Areas are currently legislated by the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 69(1) of the Act advises that every local planning authority shall from time to time determine which parts of their areas are of special architectural or historic interest the character of appearance of which it is desirable to preserve or enhance and shall designate those areas as conservation areas. Section 69(2) further states that the Authority should from time-to-time review conservations areas and determine whether any further parts of their area should be designated as conservations areas, and if so determine those parts. Section 71 of the Act then requires that an Authority should from time to time formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservations areas (commonly named Conservation Area Appraisal Documents and Management Plans). National Planning Policy Guidance (NPPG) advises that a good appraisal will consider what features make a positive or negative contribution to the significance of the conservation area, thereby identifying opportunities for beneficial change or the need for planning protection.

Sectional 16 of the National Planning Policy Framework (NPPF) provides national policy on the adoption and management of conservation areas. Paragraph 197 of the NPPF advises that when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued though the designation of areas that lack special interest.

Section 9 (Design and Heritage) of the Hull Local Plan (adopted November 2017) further outlines policies relating to the development and management of conservation areas. Defer to Appendices Two and Three for full policy details.

This appraisal document has been written in accordance with the guidance of Historic England Advice Note 1 (Second Edition) (Published Feb 2019) Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1.

Part 1 – Character Appraisal

1. 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.

"The most pleasing of Hull's late Victorian middle-class planned developments" (Pevsner)

2. Character & Extent

Newland Park is a residential suburb of Kingston Upon Hull, which is located approximately three miles north-west from the City Centre. It is situated towards the north-west boundary of the City limits in an area developed as a residential area from the 1870s through to the 1950s, and to immediate south of the University of Hull. Newland Park Conservation Area shares a boundary with the Newland Conservation Area (which defines the historic village of Newland) to its north-east and to its north Cottingham Road Conservation, which includes the early 20th century buildings of the University of Hull.

The extent of the Conservation Area includes the entirety of the street called Newland Park, which extends from south of Cottingham Road, by two road junctions, at the west and east end of the suburb. The Conservation Area also includes the development between the two described road junctions fronting Cottingham Road and the tree avenues along the road to its south side. In total the Conservation Area include 122 buildings, providing a total of approximately 170 dwellings.

Newland Park Conservation Area was developed exclusively as a residential suburb. Whilst a small number of business uses have being introduced the area retains its principal character as being a residential suburb.

The first impression of the Conservation Area is formed by the mature tree Avenue along Cottingham Road and as one enters Newland Park itself from its East entrance it is the natural environment which makes a first impression. As one travels around Newland Park it is often the case that the natural environment takes prominence with mature trees and shrubs lining the front gardens and streets, which hide from view its built environment. As one travels around the Newland Park it is the mixed views of both the natural and built environment formed between 1880 and 1948 which forms the principal characteristics of the Conservation Area.

Weak characteristics of the Conservation Area include the introduction of in-fill development during the late 20th century. This has resulted in small areas of the Conservation Areas having a more modern character and reduced contribution made by the natural environment. A boundary amendment to the Conservation Area approved in April 2025 removed 23 post-1970 buildings developed along the West boundary of the Conservation Area and within Mansfield Court, which did not contribute towards its special interest.

At the time of survey in March 2024 the overall condition of the Conservation Area was identified as being **good**. The area retains a high volume of the historic buildings of the developed in Newland Park during the first phases of its developed and retains its key characteristics associated with its natural environment. Threats at the time of survey are associated with applications to change buildings to houses of multiple occupancy and associated demands for additional bin storage and parking requirements.

3. Conservation Area Boundary Map

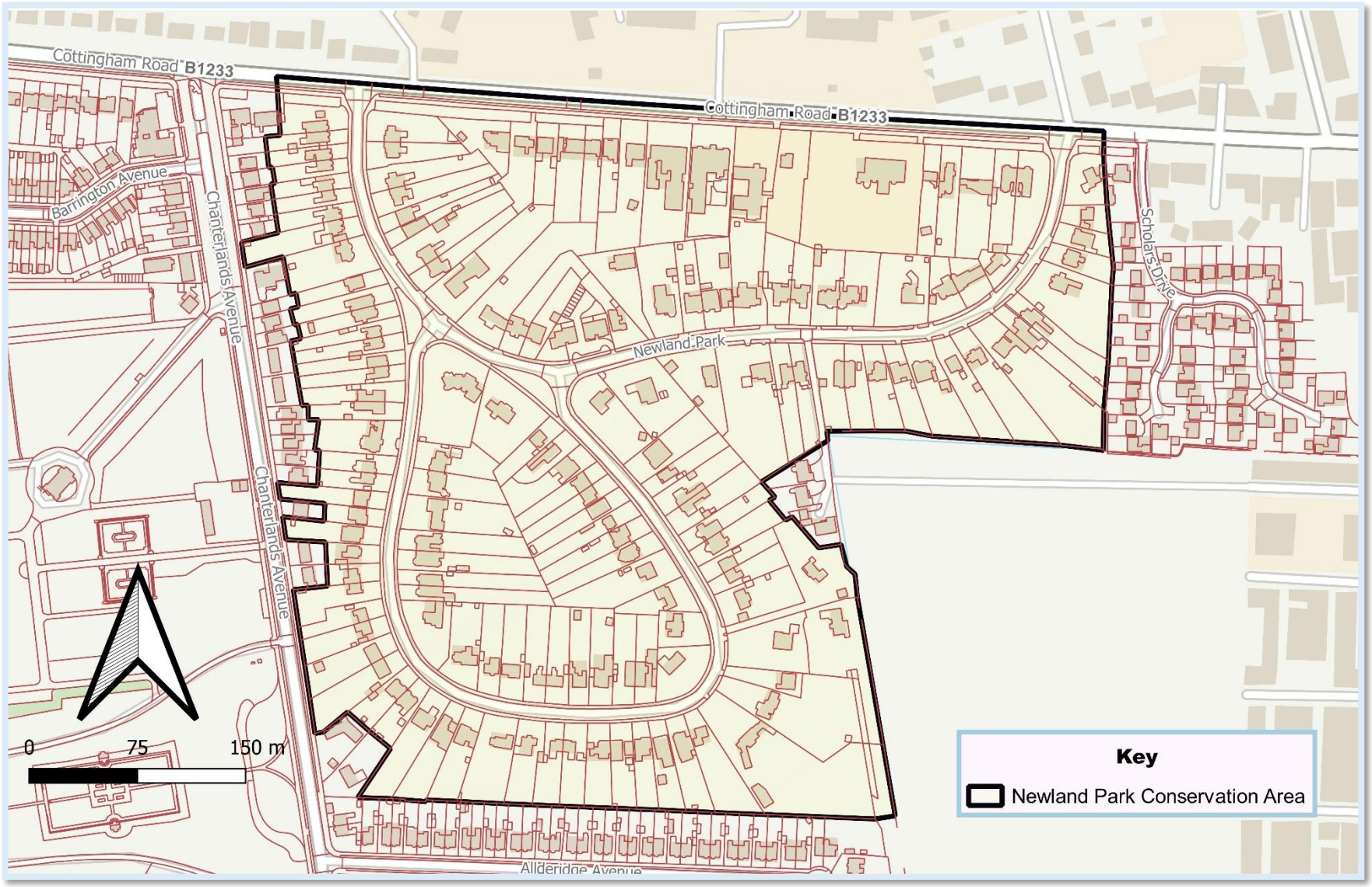


Figure 1 Conservation Area Boundary Map – As revised April 2025.

4. History and Evolution

Archaeological – It is not identified that the area has archaeological potential, as historically the land was use for agricultural uses. Limited finds within the area include the excavation of clay pipes. Evidential values are however associated with the Cottingham Drain, which was filled in in 1964.

Figure 2 - 1852-3 Ordnance Survey (National Library of Scotland).

Pre-1877 –The early history of the extent of the Conservation Area, and north-west Hull, occurred between 1170 and 1180 when two local landowners, Benedict Lord of the Manor of Sculcoates and William de Stuteville, Lord of Cottingham, devised a scheme to drain the area, including Newland Park. The two drains were parallel – Derringham Bank along the line of Spring Bank and Salt Ings Dyke, which is now the ten foot between Victoria Avenue and Ella Street. Following drainage, the land became a part of the Parish of Cottingham. The land remained as common grazing until Enclosure in 1766. By the turn the 19th the site of Newland Park was an area of rural fields located to the west of Newland Village, along with Newland House. The site fell within the areas of Salt Ings and Newland, forming the Parish of Cottingham.

Newland Park Estate 'Company' – Indentures, dated April 1870, show that the land forming the Conservation Area was then owned by four parties and was transferred was to Hewetson. In 1872 Newland Park Estate was established to development a new housing estate. Robert Aspland Marillier (a Civil Engineer), Joseph Fox Sharp (an Engineer) and Charles Copland (Merchant & Gentleman) bought all 54 ¼ acres from Hewetson, at an initial cost of £9,000. A further £4,300 was borrowed in 1878. Between 1877 and 1878 William Botterill (a prominent Hull based architect) was commissioned to lay out the estate and 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. In 1882 the Municipal Borough (later City of Hull in 1897) was extended to include the area of Newland forming Newland Park. By 1891 the population of Hull had expanded to 200,044, from it 1841 size of 65,670. [1. With *thanks to the Newland Park Residents Association].*

First Developments – 1870-1890– The historic maps for the area suggest that the new estate was cleared of historic development and its re-development started on fresh land. It appears that the early allocation of the plots was undertaken by a ballot. The take up for the development of Newland was however slow, with only five houses built by 1885:

Newland Park - First Phase of Developments	
'Top Loop'	**'Bottom Loop'**
Roslyn House	Belvedere – demolished*.
Welham Lodge	Bowdon View – demolished*.
Brookside (semi-detached) – demolished.	*Following bomb damage.

Second Phase of Developments 1890-1914 – By 1905 a further fourteen houses had been developed on the estate (see Appendix Four for a map regression and figure 5). The developments were largely based to the north of the estate, with the south loop remaining undeveloped. At the start of the second phase of development the setting of the new housing estate still largely consisted of open fields. To the north of the estate, along Cottingham Road, consisted of a 19th farmstead and cottages. To the south-east by 1890 Sharp Street had been developed off Beverley Road and by 1914 much of the west Beverley Road had been developed as terraces. By 1914 land to the south and east of the Conservation Area still consisted of open farmland. The setting of the West boundary of the Conservation Area changed in 1912 by the laying out of the Northern Cemetery and this period saw the creation of Chanterlands Avenue.

NEWLAND PARK ESTATE.—TO BUILDERS.

TENDERS are invited for the various WORKS required to be done in the ERECTION of a pair of semi-detached VILLAS on the above Estate.

The plans, specifications, and conditions of contract may be seen at the Offices of the undersigned, where bills of quantities may also be obtained, from MONDAY, the 8th instant, to THURSDAY, the 18th inst., inclusive.

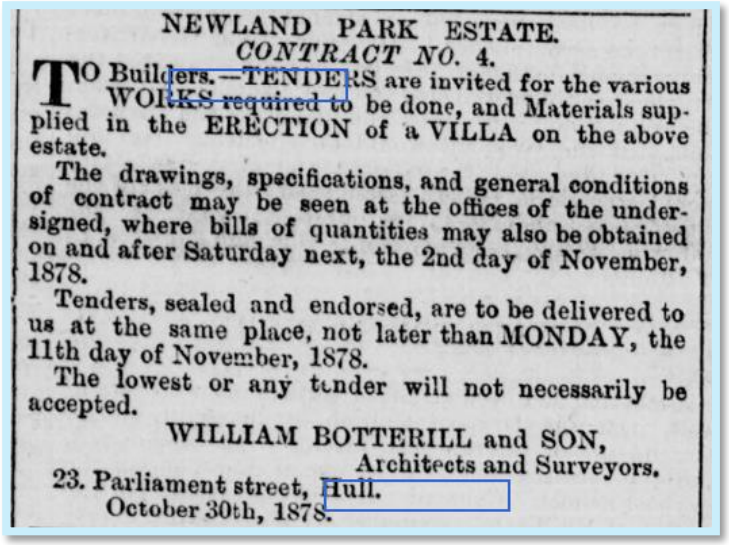
Tenders, sealed and endorsed, are to be delivered to us not later than noon on FRIDAY, the 19th inst.

The lowest or any Tender will not necessarily be accepted.

WILLIAM BOTTERILL & SON,
Architects.

23, Parliament-street, Hull, July 3rd, 1878.

Figure 3 Hull Packet - Friday 12 July 1878 (Image © Reach PLC. British Library Board) – Most likely the tender for Brookside or Brooklands/Cedars (Dennison House)



NEWLAND PARK ESTATE.
CONTRACT NO. 4.

TO Builders.—TENDERS are invited for the various WORKS required to be done, and Materials supplied in the ERECTION of a VILLA on the above estate.

The drawings, specifications, and general conditions of contract may be seen at the offices of the undersigned, where bills of quantities may also be obtained on and after Saturday next, the 2nd day of November, 1878.

Tenders, sealed and endorsed, are to be delivered to us at the same place, not later than MONDAY, the 11th day of November, 1878.

The lowest or any tender will not necessarily be accepted.

WILLIAM BOTTERILL and SON,
Architects and Surveyors.

23. Parliament street, Hull.
October 30th, 1878.

Figure 4 Hull Packet - Friday 01 November 1878 (Image © Reach PLC. British Library Board) – Most like the tender for Welham Lodge or Roslyn House.

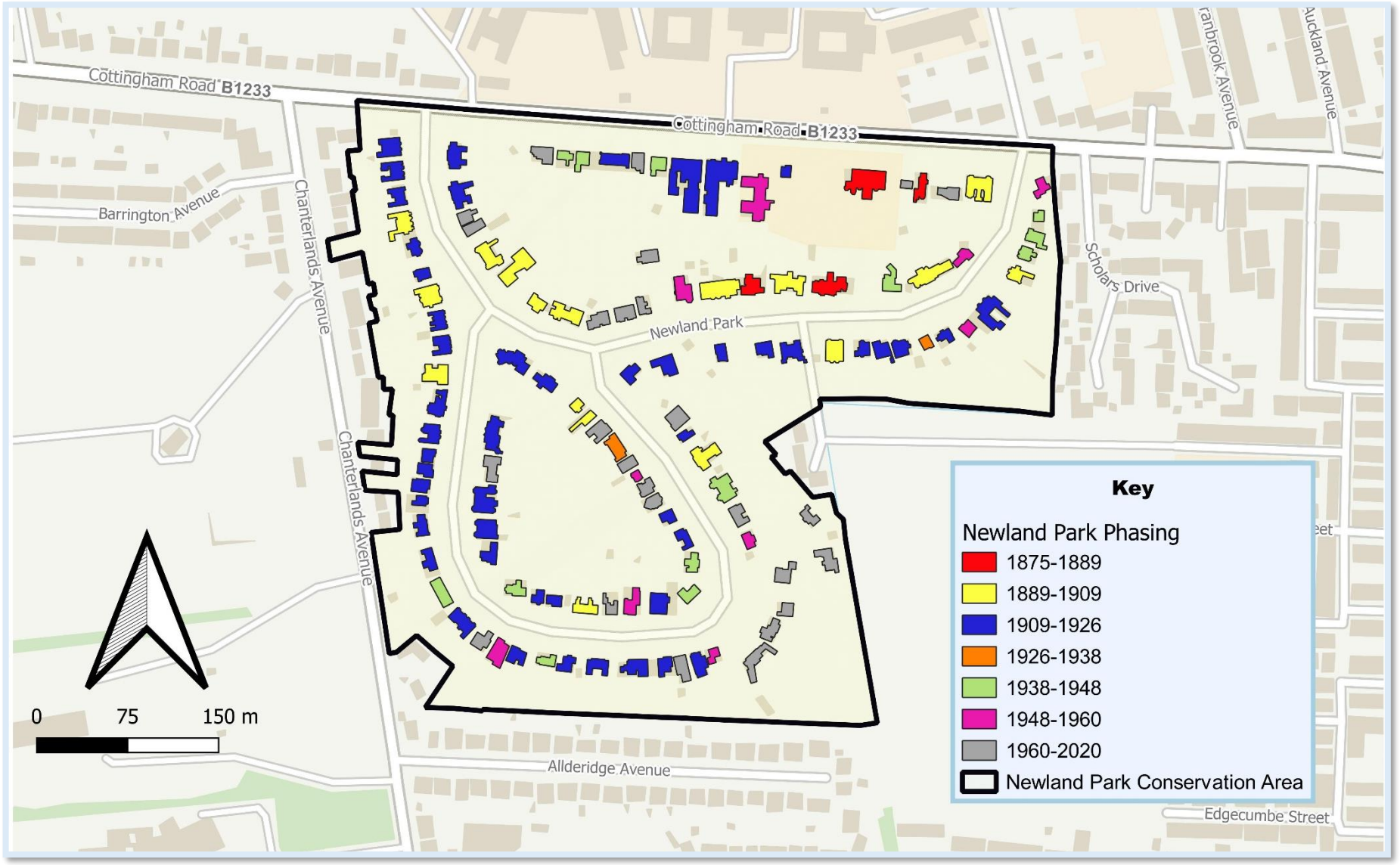


Figure 5 Newland Park Phasing Map as surveyed in 2024.

Development of Newland Park	
Period	**No.**
1875-1889	2 (3 demolished) 1 x Stable Vlock
1889-1909	23
1909-1926	45
1926-1938	1
1938-1948	14
Total	**86 (89)**

Inter-War Period – The largest period of development of Newland Park took place during the 1920s (see above table), and it is during this period that development of the southern loop commenced. The period of development co-insides with the founding of the City of Hull Municipal College in 1925 and its opening in 1928 (officially opening in 1929). Alongside the founding of the College urban expansion continues along the north side of Cottingham Road, with new housing developments, and the re-development of Newland Village. As part of these developments the tree avenue along Cottingham Road was laid out. The period also sees the transition of Newland Park being located from open fields to a suburb, with Newland Park Playing Fields being introduced to the west along Chanterlands Avenue, a recreation ground to the south and allotment gardens to the east.

nto the1930s, co-coinciding with a period of national economic downturn. Important development during the period however includes the development of Allderidge Avenue, which was laid out by 1938, and removed the remaining open fields to the south of Newland Park. A revival of housing development is shown on the Ordnance Survey maps between 1938 and 1948, by the latter date nearly all the original 92 plots were developed.

WW2 – Hull was one of the most bomb-damaged Cities during World War Two, with large volumes of the city's housing stock being destroyed or damaged. Newland Park did not escape bomb damage, with several buildings being damaged or destroyed, including No.30 and 32, which were re-built in the 1950s, and Bowdon which was re-developed in the 1960s. During the War the area provided a home for several Council departments, where they were 'safe' from the bombing of the City Centre.

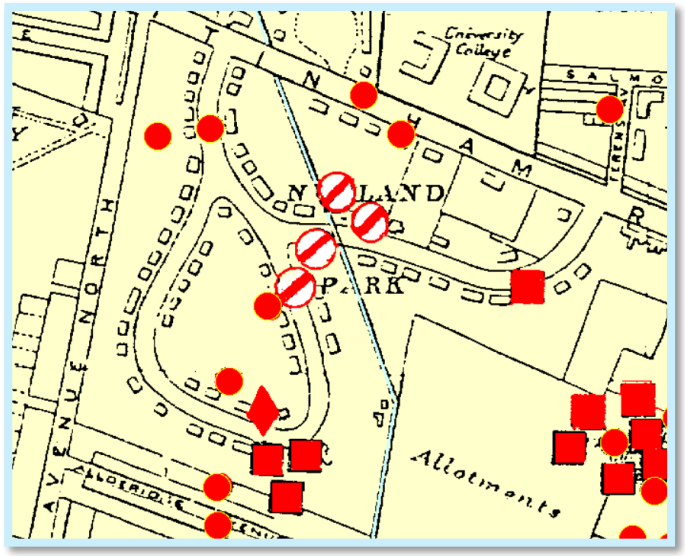


Figure 6 - Hull Bomb Map (R.Haywood)

Post-War – The post-war error saw further developments within Newland Park. This includes the in-fill development of garden curtilages of the existing plots, and the commencement of development within the rear garden areas, with properties fronting onto Chanterlands Avenues. The late 1960s and early 1970s also saw the demolition and re-development of three of the first phases of developments of – Brookside, Belvedere, and Bowdon.

Other developments include the demolition and re-development No.82 Newland Park (91/01346/PF), with the replacement negatively contributing towards the specifical interest of the Conservation Area. Within the setting of the Conservation Area during the 1950s and 1950s there was a continuous development of dwellings, such as along Chanterlands Avenue. Other changes include the conversion of Brooklands/Cedars from a residential into a medical centre and the conversion of 173-75 Cottingham Road into a public house.

Recent Developments – Recent developments has seen the introduction of further back of plot developments within the Conservation Area include:

- 22/01057/FULL | Erection of detached 4-bedroom dwelling and new vehicle access to rear of 117 Newland Park.
- 21/00995/FULL | Erection of detached 4-bedroom dwelling to rear of 115 Newland Park following demolition of existing double garage.
- Mansfield Court (removed from the boundary of the Conservation Area in 2024).

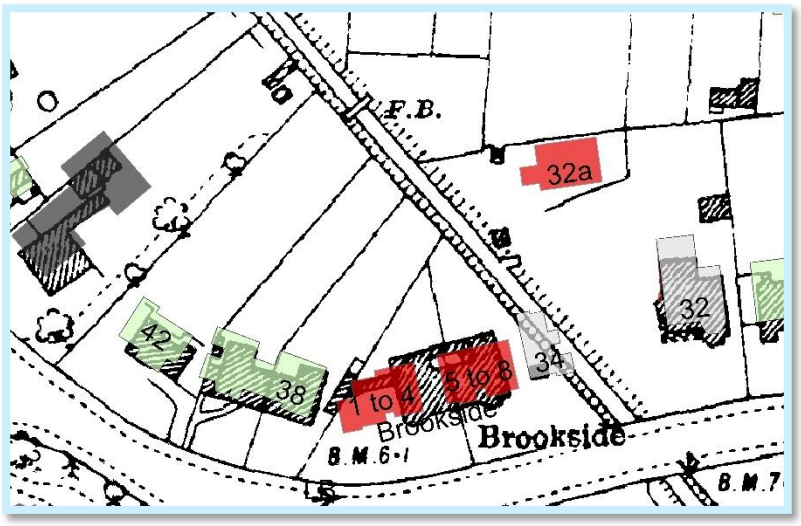


Figure 7 Re-Development and In-Fill Development at Brookside (Red and grey plots show new developments).

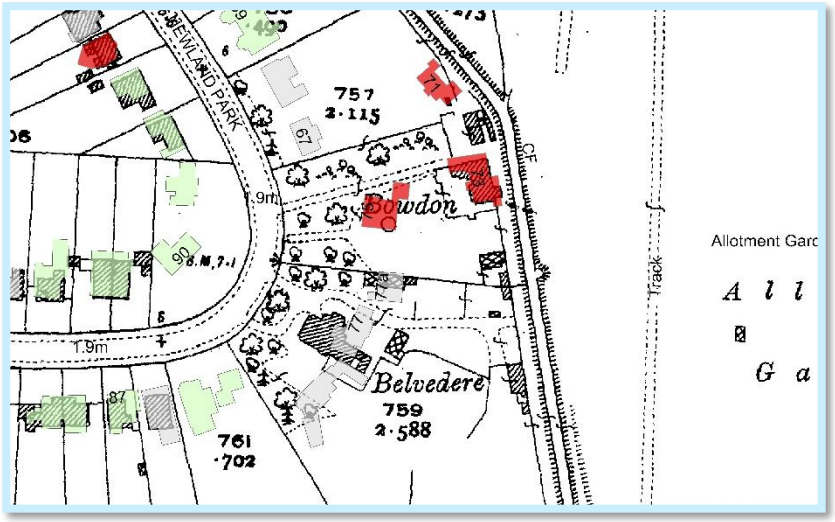


Figure 8 Re-development of Belvedere and Bowdon.

5. Historic Association

The Conservation Area contains historic values associated with prominent local architectural practices and both local and nationally significant historic fixtures, including strong literacy links.

5.1 Architects

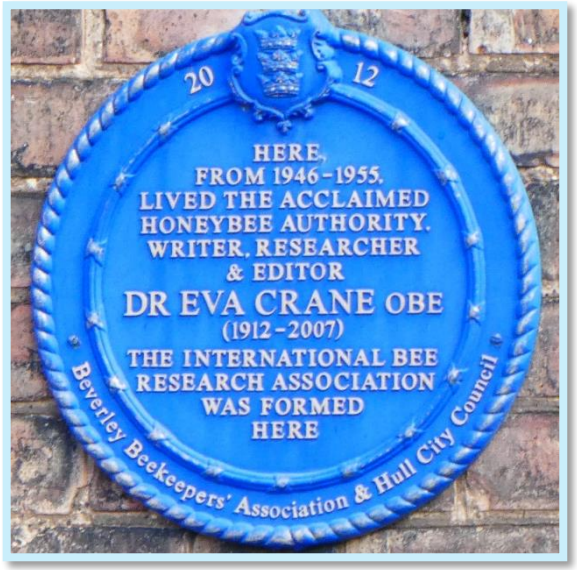
Hull Architects & Newland Park (see Appendix Five & Six)	
Architects	**Properties**
William Botterill (died at Brookside in 1903)	Layout & infrastructure. Nos. 18-20 (Roslyn) & Brookside
Blackmore, Sykes & Co.	Nos.1, 3, 37, 45 & 137.
Blanchard, Wheatley & Houldsworth	Nos. 62, 108 and 100
Wellsted, Dosser and Wellsted	Nos.8-10
John Malcolm Dossor	Nos. 22-24 & 46-48
Dudley Harbron	No.90
Harbron & Robson	Nos. 124-126
Brodrick, Lowther & Walker	Nos.2, 28-30 & 161.
Gelder & Kitchen	Nos. 139-141 & 151-53

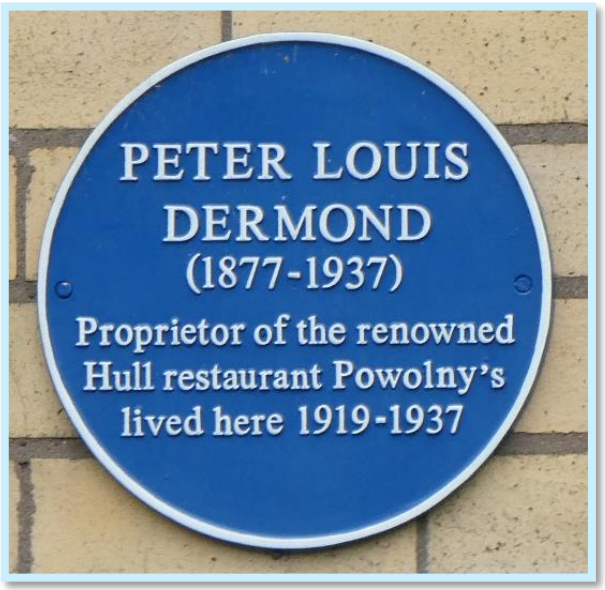
Several properties, including No.99 Newland Park, also have the architectural styles of Hull Architects Runton & Barry, and similarities to their properties developed within the Garden Village.

5.2. Historic Individuals & Blue plaques:

- J. R. R. Tolkein – Dennison Centre – Author of Lord of the Rings convalesced here (then Brooklands Officers' Hospital) 1917-1918. During his service in the Great War.
- Philip Larkin – 105 Newland Park – Poet and Writer. Lived Here 1974-1985.
- Sylvia Meek – 93 Newland Park – "Dedicated her life to the control of infectious diseases, including malaria. Her determination, inspiration and humanity was truly global saving countless lives.
- Dr Eva Crane Obe – 55 Newland Park – Here from 1945-1955 lived the acclaimed honeybee authority, write and research & editor Dr Eva Crane OBE (1912-2007). The International Bee Research Association was formed here.
- No.26 - Registered Office of Hull Corporation Transport .
- No.6 - Sir Leo Schultz – 1900-1901 – Lord Mayor of Hull 1942-1943. Decorated for his work as an Air Raid Warden. Awarded OBE 1946 for his wartime efforts. Leader of Hull City Council 1943-1979.
- 141 – Peter Louis Dermond – 1877-1937 – Proprietor of the renowned Hull restaurant Powolny's.

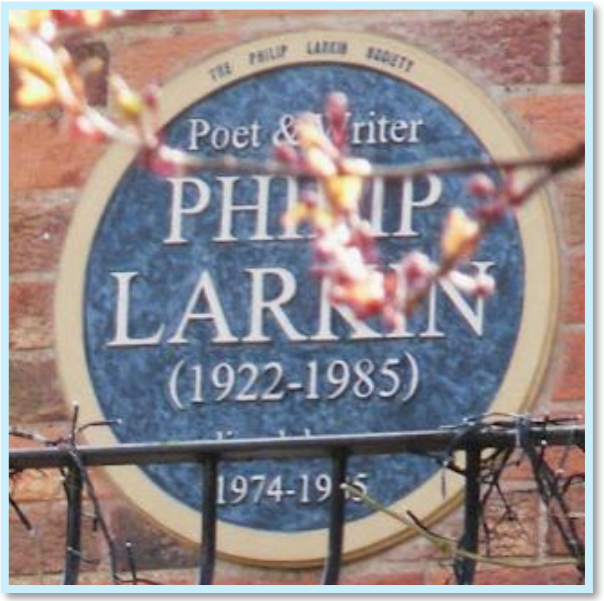

2013
J.R.R. TOLKIEN
AUTHOR OF
THE LORD OF THE RINGS
CONVALESCED HERE
(THEN BROOKLANDS
OFFICERS' HOSPITAL)
1917 - 1918
DURING HIS SERVICE IN
THE GREAT WAR
University of Hull & Hull City Council


2012
HERE,
FROM 1946-1955,
LIVED THE ACCLAIMED
HONEYBEE AUTHORITY,
WRITER, RESEARCHER
& EDITOR
DR EVA CRANE OBE
(1912-2007)
THE INTERNATIONAL BEE
RESEARCH ASSOCIATION
WAS FORMED
HERE
Beverley Beekeepers' Association & Hull City Council


PETER LOUIS
DERMOND
(1877-1937)
Proprietor of the renowned
Hull restaurant Powolny's
lived here 1919-1937


2020
SYLVIA MEEK
1954-2016
93 NEWLAND PARK
DEDICATED HER LIFE TO THE
CONTROL OF INFECTIOUS
DISEASES, INCLUDING MALARIA.
HER DETERMINATION,
INSPIRATION AND HUMANITY
WAS TRULY GLOBAL
SAVING COUNTLESS
LIVES.
HULL CITY COUNCIL


SIR LEO SCHULTZ
1900 - 1991
LORD MAYOR OF HULL
1942 - 1943
DECORATED FOR HIS WORK
AS AN AIR RAID WARDEN
AWARDED OBE 1946 FOR HIS
WARTIME EFFORTS
LEADER OF
HULL CITY COUNCIL
1945 - 1979
HULL CITY COUNCIL


Poet & Writer
PHILIP
LARKIN
(1922-1985)
1974-1985

6. Newland Park Conservation Area – Key Elements	
Layout: • Purpose built layout. • Dwellings sited with large garden plots.	**Building Sizes:** • Large in scale two stories. • Detached and semi-detached dwellings.
Architectural Types • Late Victorian Brick Buildings • Arts & Crafts • Revival styles of architecture. • Inter-war Architecture	**Building Materials:** • Brick • Render • Timber Panelling & tile Cladding. • Clay tiles and slates.
Boundary Treatments • Principal appearance of hedges. • Railings & Plinth Walls • Screening by mature trees and planting.	**Natural Environment:** • High volume of mature trees • Hedge boundaries. • Well maintained gardens with mature planting. • Grass verges
Open Spaces: • Large garden curtilages. • Wide street layout and sense of openness.	**Key Views** • Tree Avenue • Channelled views along the streets.
Negatives: • Small number of infill development. • Back of plot developments.	**Positive** • High quality of built environment. • Strong character of the natural environment.

7. Layout & Estate Form

7.1 Historic Land Boundaries

Prior to 1880 Newland Park was an area of historic farmland consisting of enclosed fields and a small area of residential development to the west of Newland Village. Most of the new housing estate was laid out within an area of farmland of approximately four fields enclosed by:

- West – Far Salt Ings Lane and drainage ditch now Chanterlands Avenue)
- South – Field boundary (area now aligns with Allderidge Avenue)
- East – Field boundary and Cottingham Drain.
- North – Cottingham Road & Drain.

The Cottingham drain forms part of the east boundary of the estate but intersects though it on a north-west to south-west axis within in its northern loop. To the north-east of the drain (within the north loop) two further areas of land were included within the new estate:

- A house and two fields.
- Newland House and it landscaped gardens.
- Areas of orchard to the east.

The 1880s ordnance survey maps suggests that the pre-1850s developments were cleared to the north of the estate to make way for the new housing estate.

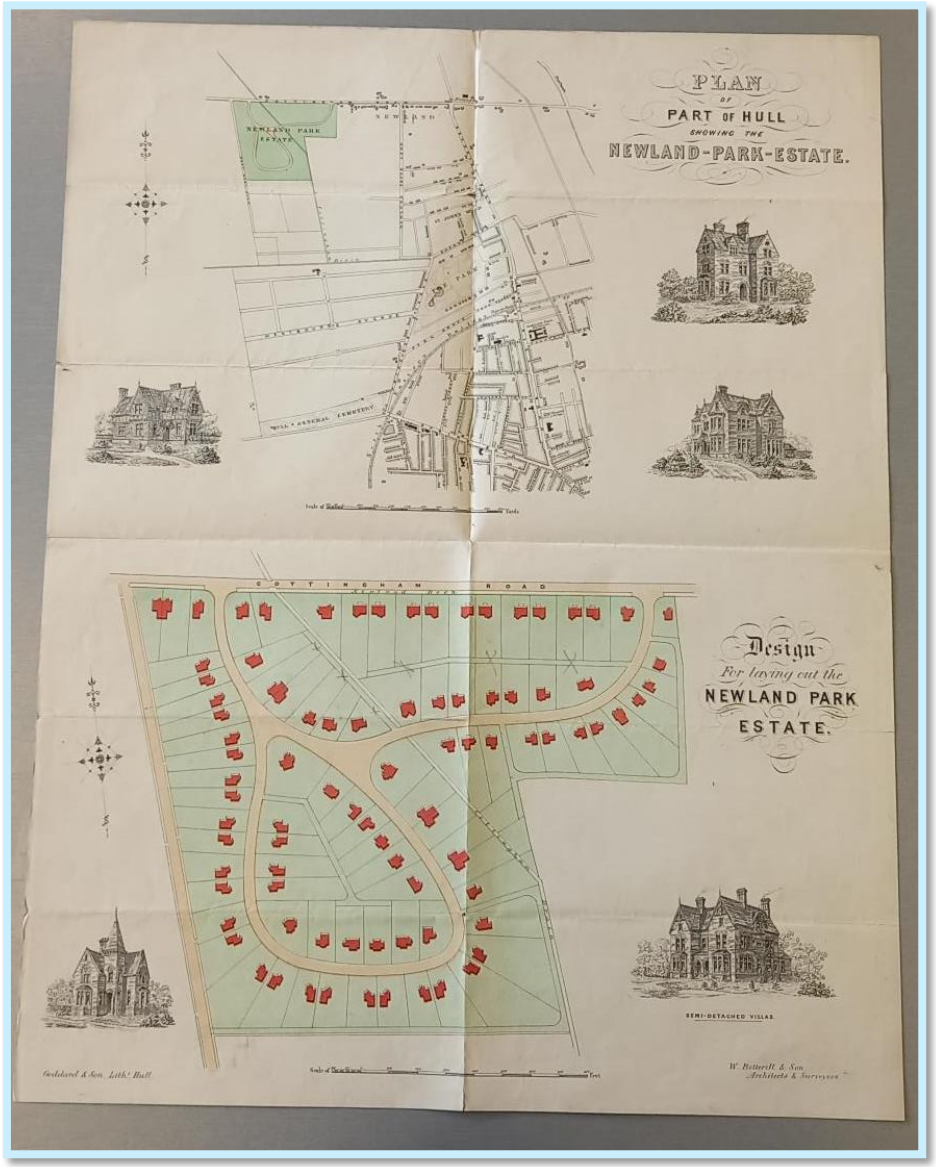


Figure 9 Newland Park Estate Plan (Hull History Centre, DBHT/9/356)

Figure 10 - 1853 OS Survey Map overlay on current layout.

7.2 New Estate Layout

In 1877-8 a new road layout was established for the development of the Newland Park Housing estate in one phase 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.
- Development plots along Cottingham Road.
- Development of three bridges (as per tender in the East Morning news 23.03.1887).

This created a double loop format in an irregular pattern. The road layouts are curved in their design, which gives an informal layout to the estate. Having only two vehicular access points onto Cottingham Road gives the estate an enclosed and private nature. The presence of the in-filled Cottingham Drain is evident in the siting of the housing plots developed on the estate.

Pevsner described that the layout was done *"with surprising originality. Instead of the grid like pattern of the Avenues, here the street layout is in the form of a distorted figure of eight."* and that *"It is the most attractive of Hull's late Victorian middle class housing areas."*

In total 92 plots were created within the estate. The development of Newland Park was undertaken by individuals and small scale developers purchasing individual plots of land between c.1885 and 1948 (see Appendix 7), with later in-fill developments. The key principals of the development are:

- Large curtilages.
- Development predominantly situated to the front of the plot but set back behind a front garden.
- Space between each of the buildings.
- Varied siting of buildings within their plots.

The result is a housing layout which is low in density and with a character of informality and openness. A prominent characteristic of the area because of properties being set back within their boundaries and how street trees and gardens take prominence within the estate.

The historic layout has been weakened during the post-WW2 era by the following elements:

- The development of new houses within the garden curtilages of the dwellings along Chanterlands Avenue (removed from designation in 2024).
- Back of plot development within Mansfield Court.
- Introduction of back of plot housing to south-east loop, with new access roads.
- Higher-density in-fill re-development of Brookside.

8. Setting

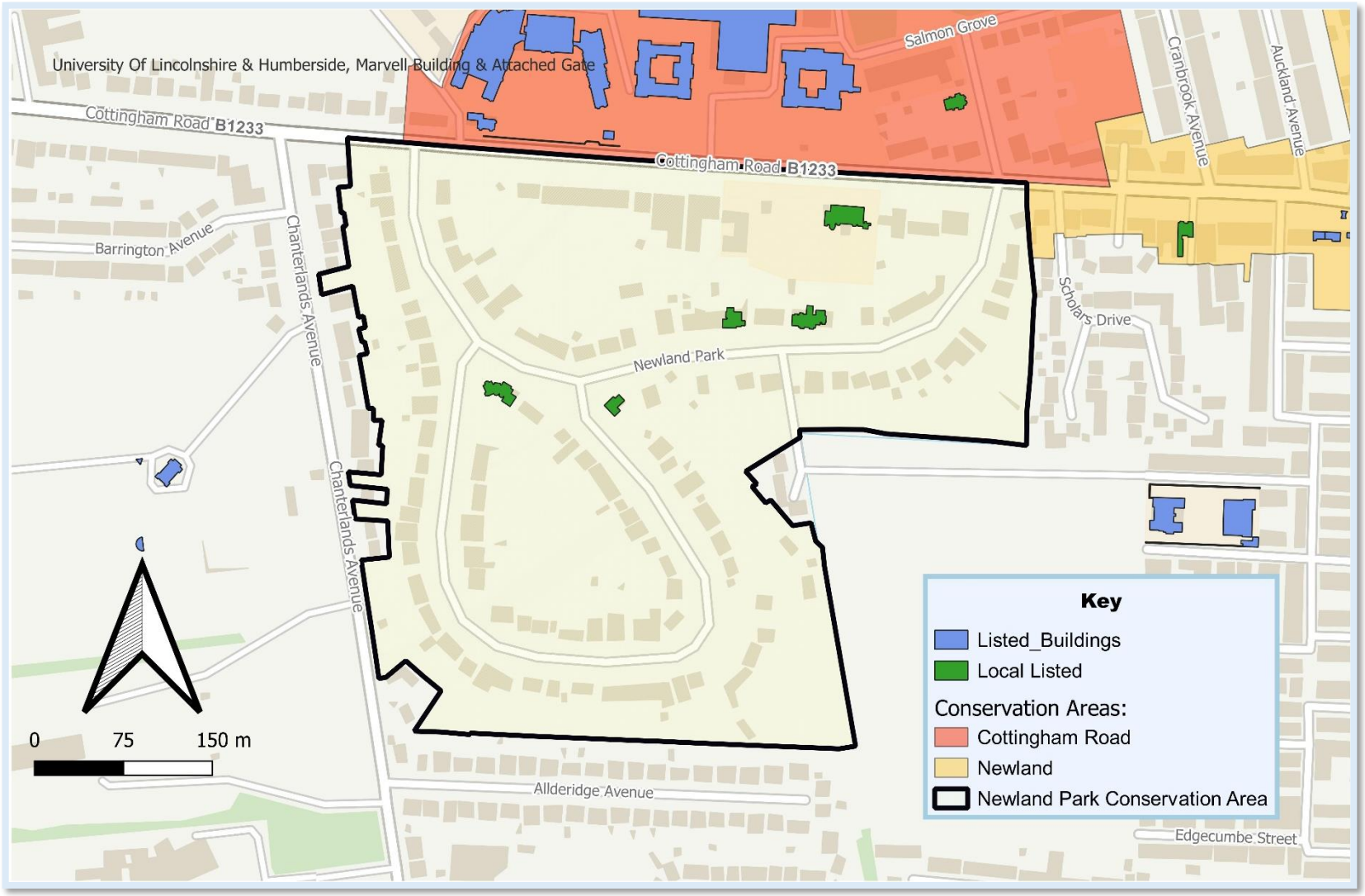


Figure 11 Setting of the Newland Park

The Conservation Area is located in the late Victorian and early 20th century suburbs of Hull. To its north border the Newland Park forms a part of Cottingham Road, with the south of the road and tree avenue being located within the Newland Park Conservation Area. The north side of the road is located within the Cottingham Road Conservation Area, which includes the early 20th century, Grade II, developments of the University of Hull. Along its north boundary there is an impression of a continuous development, rather than a split between the two Conservation Areas, formed by the tree avenue and similar types of residential developments to the north and south of Cottingham Road.

To its north-east the Conservation Area connects to the Newland Conservation Area. The latter Conservation Area includes the historic village settlement of Newland, which was re-developed into a suburb of Hull during the late 19th and early 20th centuries. The east boundary to its north connects with Scholars Drive, which is a modern housing estate. Further south the Conservation Area borders with an area of allotment gardens, which are the last remaining area of open land associated with the historic rural setting of Newland Park.

To its south boundary the Conservation Area connects to the late 1930s development of Allderidge Avenue. The housing types and layout are typical of the inter-war forms of development and do not contribute towards the special interest of the Newland Park estate.

To its west boundary the Conservation Area connects to the early 20th century development of Chanterlands Avenue and the Northern Cemetery. The west boundary of the Conservation Area has however been compromised by the in-fill development of many the garden curtilages of the dwellings along the western boundary of Newland Park. This has introduced modern dwellings, of limited architectural value, along the west boundary of the Conservation Area.

In summary the importance of the setting of the Newland Park Conservation Area is found in the connection to the Cottingham Road and Newland Park Conservation Areas along its northern boundary. The area forms an area of continuous late 19th and early 20th century suburban housing and the developments of the University of Hull, along with a tree Avenue along Cottingham Road. 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, which do not contribute towards the special interest of the Newland Park housing estate.

9. Built Environment – 1875-1948

The built environment of the Conservation Area consists of 122 buildings, forming 168 dwellings. Of these buildings 87 were constructed between the founding of the estate and 1948. It is these buildings which predominantly form the special interest of the Conservation Area.

Built Environment c.1875-1948 - An important element of the Conservation Area is that buildings are designed to be individual designs, with only a small number of replicated building types. This individuality provides a wide variety of architectural design and material use throughout the area. The buildings of the area are typically large in scale with a rich use of architectural decoration. They follow the architectural trends of the period, including the Arts & Crafts Movement. Material use is mixed, and a key element is the use of natural building materials.

Building Dates (Surviving)	
Date	**No.**
1875-1889	4 (inc. 1 x converted stable)
1889-1909	17
1909-1926	50
1926-1938	2
1938-1948	14
Total	**87**

Building Dates – The conservation area includes buildings predominantly constructed during the late Victoria & Edwardian period, early 20th century and inter-war periods, which results in several architectural styles:

- Victorian Brick Designs
- Tudor Revival
- Queen Revival
- Arts & Crafts Vernacular
- Edwardian Villas
- Inter-war Housing

Figure 12 - Welham Lodge - A Key Building (Local List) - Tile cladding and bay windows.

Housing Types - The typical houses of the Conservation Area are large in scale dwellings, typically two stories in height, set in large gardens, but with variations in their layout and form:

- The Victorian styles are typically regular square or rectangular in plan with elements of symmetry in their design, and regular roof forms.
- Late Victorian and Edwardian development introduce irregular plans forms, with multiple roof pitches.
- The inter-war houses saw a return to the regular square and rectangular plan form with elements of symmetry in their design, with regular roof forms.

Within the regular plans forms the housing types are rarely truly rectangular or square in profile, with several types of bays and dormers or projecting bays being included within their design. Within the irregular plan forms the principal floor plans are extended with bays and cross wings, with many variations of plan. A break in the irregular form of development is the uniform design of Nos. 165-7, 167-9 and 173-75.

Within the historic developments of the Conservation Area there was a mixture of both detached and semi-detached dwellings constructed:

Historic Housing Types	
Type	**No.**
Detached	4
Semi-Detached	39
Total	**86 (125 dwellings)**

Figure 13 No.44 Newland – 19th century regular plan form with dormers.

Figure 14 Nos.124-126 - Larger scale demi-detached pair by Harbron & Robson.

It is within the semi-detached styles of housing where symmetry and uniform design elements are found, which is an important characteristic of the area.

An irregular form to the Conservation Area is the introduction of three detached bungalows during the early 20th century, which are smaller in scale, but still demonstrating the high standard of architectural design associated with the estate.

Housing Scale - Buildings within the Conservation Area were historically constructed in varying two storey scales, with 16 examples including dormer windows:

Housing Scale (ex. Stable Block)	
Stories	**No.**
Two	68
Two & Dormers	15
One	2
One & Dormers	1
Total	**86**

The varying building scale contributes towards the irregular nature of the Conservation Area.

Figure 15 - Nos.8-10. Two storeys, with pitched roof. Rendered finish. By Wellsted, Dosser and Wellsted.

Figure 16 Nos.28-30. Prominent use of red brick, with dormers. By Brodrick, Lowther & Walker.

Roof Form – Roof forms are an irregular feature of the built environment of the area:

- On the regular plan form type they are typically hipped with a small number of pitched roofs, but of varying scale and angles.
- On the irregular plans forms hipped roofs are common, and individual buildings often combine both hipped and pitched roof forms.

With the regular plan forms roof pitches are also 'broken' using gables which extend into the roofscape to create gables and dormers. In several architectural forms overhanging roof pitches are used.

Chimneys are a prominent feature of the buildings of the area. They are typically tall in scale and features decorative elements. They are sited in varying locations but a characteristic of buildings which make use of pitched roofs is the use of gables stacks. Where gable stacks are used their flues are often architectural features of the gable elevation.

Dormers are used in many examples of the buildings of the area but fell out of use during the 1920s and 1930s. Within the area there is a mixture of pitched and catslide dormer forms. Where used they typically replicate the architectural design and materials use of the building and are in proportion to the pitch of the roof.

Figure 17 Hipped roof and clay tiles at No.90.

Figure 18 Pitched roof form at 106.

Negative characteristics of the include:

- Introduction of flat roofs dormers which are out of scale with the pitch of the roof.
- Where their design and material use does not match the host building.

Solar Panels are modern intervention in the area. Where numerous in number and are prominent on a roofscape they negatively contribute towards the character of the area.

Roofs lights are not a prominent feature of the area, and typically do not fit in with the architectural style of the period.

Windows & Doors – Within the Conservation Approximately 38% of the historic buildings of the area retain timber windows, with a smaller number retaining their historic joinery. The buildings of the Conservation Area where there was a wide variety of windows designs use, including:

- 1/1 and 2/2 timber sliding sashes - more common during the late 19th century)
- Multiple light sliding sashes, with window horns – a feature of the Edwardian classical revival.
- Multiple-light top sash & single light bottom sash 'sash' windows – A further feature of the Edwardian period.
- Timber casements installed within transom and mullion frames.
- Timber casements.

In addition, a small number of metal casement windows are featured within the area. Further architectural elements of importance during the period includes the use of coloured glass and leaded light glazing, which are characteristics of the Arts & Crafts and Revivalist architectural styles of the period.

Window Materials	
Material	**Type**
uPVC	46
uPVC/Timber (different materials within semi-detached properties).	5*
Timber	33
Metal	3
Total	**87**
**At least a further 3 mismatched windows within the semi-detached pairs.*	

A weak characteristic is however that over half of the historic buildings of the area feature uPVC windows. Some of the better quality replicate the traditional form of windows to the area, replicate traditional sashes, but the more common examples are uPVC casement types, with reduce the architectural quality of the built environment of the area. A negative quality of the area is found where in semi-detached buildings each dwelling features differing types of windows, removing their symmetrical design.

With the regular and symmetrical plan form of buildings the positioning of windows is largely regular in their position within an elevation. Where in the irregular plan form windows are more irregularly sited.

An important character of the architectural design of the buildings of the area is the use of **bay windows**. The design of the bays is varied with examples of ground floor, double height and full height bays being used, and examples of square plan or bow forms. Where full height the dormers project to form a part of the roof plan, with use of gables or formed into dormer windows. Oriel windows are also used on several buildings. The bay windows and gables are often one of the most architecturally decorated elements of a buildings with the use of decorative plaster work, cladding and faux timber panelling.

Doors forms are varied trough each type of building but are typically a prominent feature of their design. Features of architectural design

- External Porches
- Recessed porched.
- Arched headers.
- Porticos (in the late 19th century designs)

Door types of varied with variation on the solid panel and part glazed types. Glazed over lights are often used in housing designs. A feature of the semi-detached buildings is the siting of windows in pairs with the centre of the front elevation.

Figure 19 No.129 - Retained timber sash windows and Edwardian Door.

Figure 20 Transon & Mullion Casements at the Dennison Centre.

External Materials – The historic buildings of the Conservation Area feature a multiple types of building materials. This mixed use of design as to the variety of the character and irregular nature of the conservation area. The principal building materials of the area are brick and render, with many buildings feature a mixed use of materials.

Material Use	
Material	**No.**
Brick & Render	21
Brick	40
Render	24
Render & Tile Cladding	1
Brick and timber panelling.	2
Stone	1
Total	**87**
*Use of mock Timber Panelling	10

The varied character of the built form of the area is contributed to the variety of bricks use within the area with multiple shades of red, brown, and yellow brick being used:

Brick Colour	
Colour	**No.**
Red	29
Brown	21
Yellow	8
Gault	3
Total	**61**

Figure 21 Timber panelling at No.45, by Blackmore, Sykes & Co. A key building (Local Listed).

Figure 22 Nos.102-104. Render pair of dwellings.

Even where single materials are used as a principal element the massing of a building is broken up using alternative decorative elements, such as brick dressings or areas of cladding and panelling. Principal secondary and decorative buildings materials include:

- Timber panelling.
- Tile Cladding
- Bricking nogging.
- Stone (one of the smaller material uses of the area)

Roof Materials – Roof are one of the most prominent features of the area and accordingly roofing materials are an important feature of its character. Traditionally natural roofing materials were used in the area and the historic buildings of the area are still predominantly clay or slate, with only a small number of concrete materials being introduced. An important characteristic of the roof forms of the area is in the use of decorative ridge or 'cresting' tiles.

Roof Materials	
Material	**Total**
Slate	32
Rosemary or Clay Tile	48
Clay Pantile	2
Concrete	5
Total	**87**

A negative characteristic of the area is where the semi-detached buildings have been re-roofed or partially re-roofed so that they feature different types of roof materials or have lost part of decorative elements, removing an element of their symmetrical design.

Decoration – Decoration is richly applied to the buildings of the Newland Park. Individual architects' elements are evident on certain buildings, such as the use of panelled gables by Dosser, and the plan forms associated with Blackmore, Sykes & Co. Key elements of architectural decoration include the use of Herringbone brick, timber panelling, stone & decorated headers, name plaques, Barge boards, dentilled eaves, cresting tiles, and decorative plasterwork.

Figure 23 No.44 and No.46-48 (the latter by John Malcolm Dossor).

Figure 24 - Herringbone Brickwork at No.45.

Figure 26 Close stud 'Mock' panelling.

Figure 25 Tile cladding, decorative glazing, and plasterwork at No.45.

Figure 27 Decorative headers in stone.

10. Post-1948 Buildings

The remainder of the building stock consists of 36 buildings built between 1945 and c.2020 (see Appendix 8). The buildings are of mixed heritage value with some examples following the architectural forms of the earlier buildings, albeit with a lower degree of architectural decoration. Others are however overtly modern in their appearance and do not contribute towards the architectural interest of the Conservation Area.

Building Dates	
Date	**No.**
1948-1960	10
1960-1980	17
1980-2000	5
2000	1
2010-2020	2
Total	**35**

Siting – As noted above, by 1948 86 out of the 90 original plots had been developed. New development plots have been created by the demolition of historic plots. Further in-fill development has been completed by in-filling the large gardens plots of the historic buildings. This also means that the later developments have smaller curtilages than the historic developments of the area. The negative attribute associated with this is the reduction in the characteristics of openness and of the natural environment. The in-fill development of Newland Park has also introduced several areas of back of plot development, which is not characteristic of the estate. The 2024 re-survey of the Conservation Area removed modern back of plot developments along Chanterlands Avenue and Mansfield Court. Due to their position in areas of land important to Newland Park 71 and 73 Newland Park have however been retained with the Conservation Area boundary.

Scale & Massing – The post-1948 building stock generally responds to the scale and massing of the pre-1948 building stock. The post-war period sees a large number of bungalows into the area, which although are not typical of the built environment do have precedent. However, where of a modern 1960s or 1970s design they do not integrated into the character of the area.

Scale	
Stories	**No.**
Two	28
Two & Dormer	2
One	3
One & Dormer	2
Total	**35**

In difference to the pre-war building stock 33 of the dwellings are detached in form, with only semi-detached building, which means they typically are in keep with the building massing of the Conservation Area. A negative characteristic of the post-war is the massing of Nos.1-4 and 5-8 Brookside, which are two separate buildings with four dwellings each. Their massing is not in keeping with the built environment of the Conservation Area.

Material Use – Post-1948 buildings are typically constructed in a single material, which is either brick or render. Where brick is used it is of a modern building stock, which lack the character of the historic buildings of the area. The typical material use of post-1948 fails to replicate the architectural quality of the earlier period of development within the area. A more positive characteristic is that a large volume of the post-1948 buildings use natural roof materials, with 18 featuring clay tiles and nine slate, and only five buildings featuring concrete materials. As per their age the windows within the building are mostly uPVC (31), and are largely of a casement type, with limited architectural decoration. Accordingly, this reduces the architectural form of the buildings.

Decoration – One of the defining features of the post-1948 buildings is that they typically feature a reduced use of architectural decoration. Many of the buildings are constructed in a single material and do not feature decorations applied in alternative materials. For example, they do not feature window headers or decorative panels or bandings. The architectural design of windows is also reduced and where applied bay windows are much plainer in detail. Whilst roof feature ridge tiles they do not feature details such as cresting tiles. Where architectural decoration is applied, such as use of paneling and balconies, it helps integrate the modern buildings into the special interest of the Conservation Area.

Figure 28 No.15. Well proportion dwelling but lacking the architectural detail of pre-war buildings.

Figure 29 Neutral impact of No.67.

11. 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.
- Natural boundaries.
- Well maintained large gardens curtilage.
- Grass verges.

The contribution which the natural environment makes to the area include:

- Creates a character of being a late 19th and early 20th century suburb.
- Contributes to the area being created as a higher status housing suburb.
- Creates strong characteristic of the green environment.
- Contributes towards the screening of the built environment from view.
- Create a sense of enclosure with area of the Conservation Area.

Figure 30 The prominence of the natural environment.

Figure 31 A character of a green and natural environment.

12. Boundary Treatments

A key characteristic of the Conservation Area is how most of the properties are set back with curtilage which are defined by a boundary. Where the boundaries are created by hedges or with mature planting places behind a boundary wall or fence, they contribute strongly towards the creation of the natural environment within the conservation area. The principal form of boundary treatments are:

1. Walls
2. Railings
3. Plinth walls and railings
4. Hedges

As noted above it is often the case that walls and hedges are often supplemented by the planting of shrubs and trees. In several areas, most notably within the top loop, hedge boundaries are the most prominent aspect of street scene. This strong characteristic of the natural environment is particularly prominent within the top loop of Newland Park and contributes towards making a green character to the area.

The boundary treatments of the area are varied and range in quality from being historic to modern insertions. Where historic their material use often reflect their associated dwellings or contribute towards creating a historic character to the conservation area. Conversely modern materials can be too prominent a feature within the conservation area and do not contribute special interest of the area.

Figure 32 Well maintained hedge boundaries.

Figure 33 Hedges result in the build form being secondary.

Whilst boundaries are a prominent feature of the Conservation Area they are not a dominant feature. Their height is generally low in scale and allow visibility into the gardens. Where boundaries which are more than approximately 1.2m in height they are too prominent and remove the sense of openness of the area. Enclosure is however achieved by mature tree and foliage along the boundaries of properties, particularly in the top loop, which provides a sense of privacy to the dwellings, and allows the natural environment to take prominence.

The use of natural plantings contributes towards creating the green and natural environment of the Conservation Area. Where created into box hedges, they contribute towards creating a sense of order and management to the area. The solid boundaries are often supplemented with hedges and mature hedges directly behind them, with again adds to the creation of a natural environment. Of heritage value within the Conservation Area is the retention of the historic boundary treatment of Belvedere, located 77 Newland Park.

Open boundaries and close boarded timber fences are not in keeping with the special interest of the conservation area. Open boundaries fail to follow the layout of the Conservation Area. Close boards timber fences are not in keeping with the architectural style and material use of the Conservation Area. Prominent brick wall which are not supplemented by natural planting are also not in keeping with the character of the area.

Figure 34 Example of solid boundary of low prominence and supplemented by natural planting at No.86.

Figure 35 Railings and hedges, supplemented by planting, within the bottom loop.

13. Trees

Trees are a key element of the special interest of the Conservation Area. Their presence contributes towards creating the impression of a higher status Victorian housing suburb and form part of the strong sense of the natural environment. Tree planting throughout Newland Park is irregular and features a wide variety of different trees species includes Beech, Cherry Blossoms, Cyprus & Limes. The mixed variety of trees, along with the mixture of hedges and shrubs, create a vibrant multi-colour environment when in season, and is one of the key positive characteristics of the Conservation Area. The contribution made by trees to the area also includes:

- Create a sense of enclosure.
- Screen buildings from view with the street scene.
- Form focal points within the street scene.
- Create channelled views along a street.

Throughout the Conservation Area there is a wide variety of prominent mature tree specimens which made a valuable contribution towards the creation of a natural environment and form prominent features within the Conservation Area.

An important planned elements of the Conservation Area is the tree avenue of London Plane trees (Platanus Hispanica) & introduced along Cottingham Road between 1909 and 1926. The tree avenue is an important aspects of early 20th century town planning and creates a channelled vista along Cottingham Road. The trees hide the built environment of Cottingham Road and formed an enclosed avenue as one travels along the road.

Figure 36 Prominence of Cherry Blossom Trees.

Figure 37 Mature Cedar tree within the garden of Dennison Centre

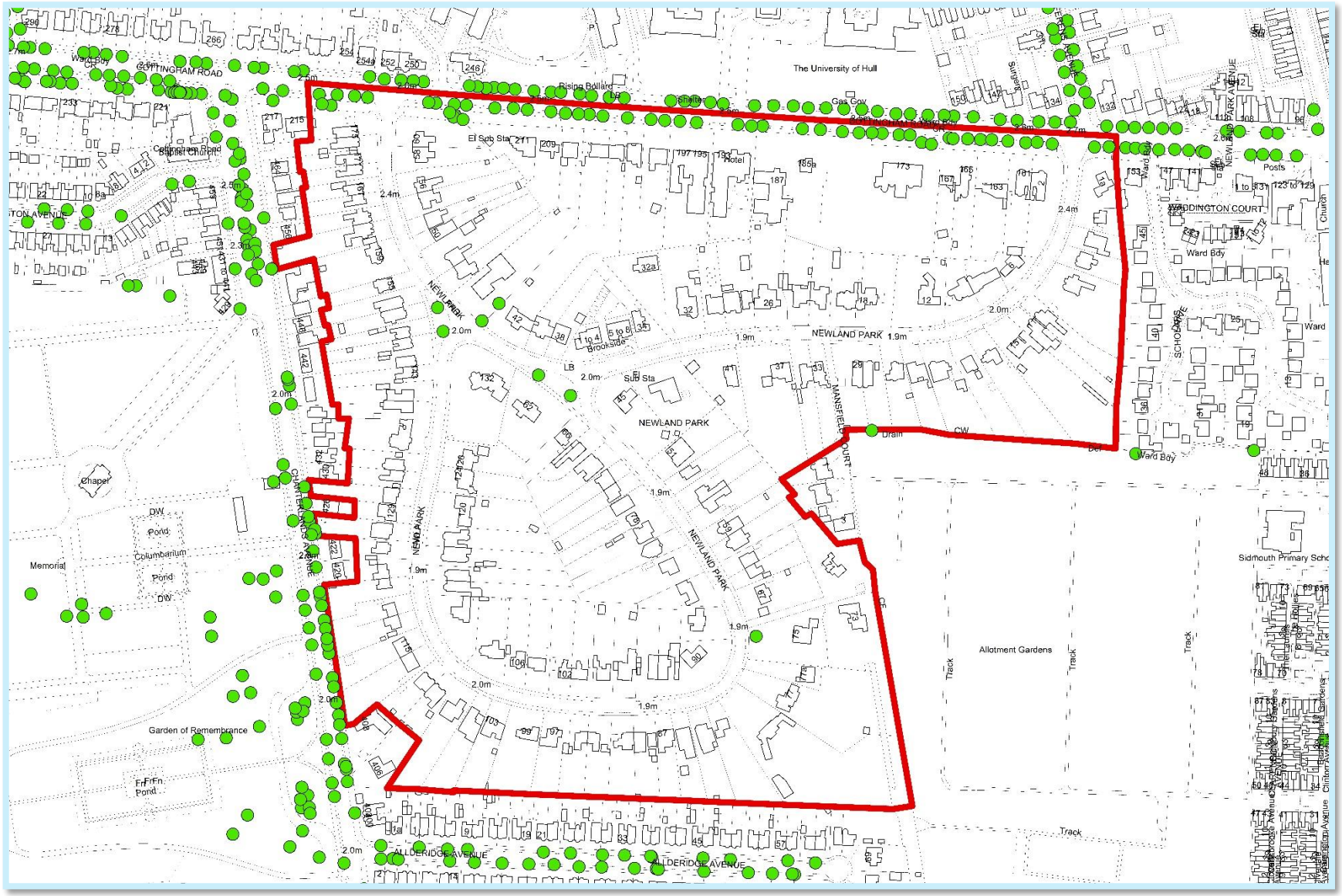


Figure 38 Street Trees Map (n.b. does not show trees within private property).

Newland Park Tree Preservation Orders	
Location (TPO No.)	**Tree Type**
No.12 (103)	Sycamore
No.17 (255)	Spruce
No.21 (254)	Holly
No.32 (113)	Oak
No.33 (102)	Ash
Nos.34-26 (16)	Rowan
No.44 (279)	Beech & Lime
No.45 (132)	Hawthorne, Plum (3) & Lime.
No.50 (216)	2 x Cyprus
No.62 (100)	2 x Cyprus
No.65 (164)	Sycamore
No.71 (89)	Ash, Sycamore & Chestnut
No.75 (136)	Black Pine
No.79 (155)	Horse Chestnut
No.80 (219)	Copper Beech
No.97 (218)	Coper Beech
No.106 (141)	Sycamore & Ash
No.111 (99)	Beech & Hawthorne
No.159 (29)	Lime & Horse Chestnut
No.161 (228)	Poplar
No.123 (208)	Cherry Plum & Silver Birch
No.171 (106)	Poplar
Nos.167-193 Cottingham Road & Nos.12-30 Newland Park (32)	Ash, Apple, Beech, Cherry, Chestnut, Hornbeam, Lime, Oak & Sycamore

Figure 39 - Prominent Horse Chestnut tree canopy within the Streetscene.

Figure 40 Prominence of street trees.

14. Gardens

The layout and development of Newland Park as a higher status suburb has resulted in each of the buildings being developed with large garden curtilages. Gardens are therefore a key element of its special interest and contribute the following characteristics:

- Contribute towards the sense of openness.
- Create separation between each of the dwellings.
- Contribute towards the strong sense of the natural environment.

The gardens which contribute most to the area are those which are planted with mature trees, hedges, bushes, and shrubs, and supplemented by flowers and bulbs, and where their lawns are maintained. When in bloom the presence of a mixed variety of planting creates a sensation of colour. A garden of importance is that of the Dennison Centre, which reflects the grandeur of the building and contains mature tree specimens and reflect the sense of space associated with the layout of Newland Park.

Negative aspect of the Conservation Area have introduced where:

- Garden areas have been converted to hard standing areas and do not feature lawns or natural planting.
- In-fill development has been introduced which either feature smaller gardens areas or where they have reduced the size of a historic building plots.
- Where back of plot development has been developed reducing the size of a historic building plot.

Figure 41 Contribution to the natural environment made by garden planting.

Figure 42 - The importance of openness associated with Gardens, example of the Dennison Centre.

15. Open Spaces

The Conservation Area has a feeling of openness combined with areas of enclosure created by trees. Its principal open spaces are found in the private gardens of its buildings. Within the plan form there are two also small areas of public open space. These are located at the junction of the inner loop and outer loop and were introduced as traffic calming measures in the 1930s. The areas of land consist of areas of grassland, planted with trees, which further contribute towards the character of the natural environment within the area. The open plan layout and wide roads of Newland Park has also resulted in a feeling of openness to area.

Figure 43 Grass traffic island, with a backdrop of trees.

16. Street Furniture

The Conservation Area retains a series of c.1950s lamp standards, of high architectural quality. The feature positively contribute towards the sense of age and of a higher status housing suburb.

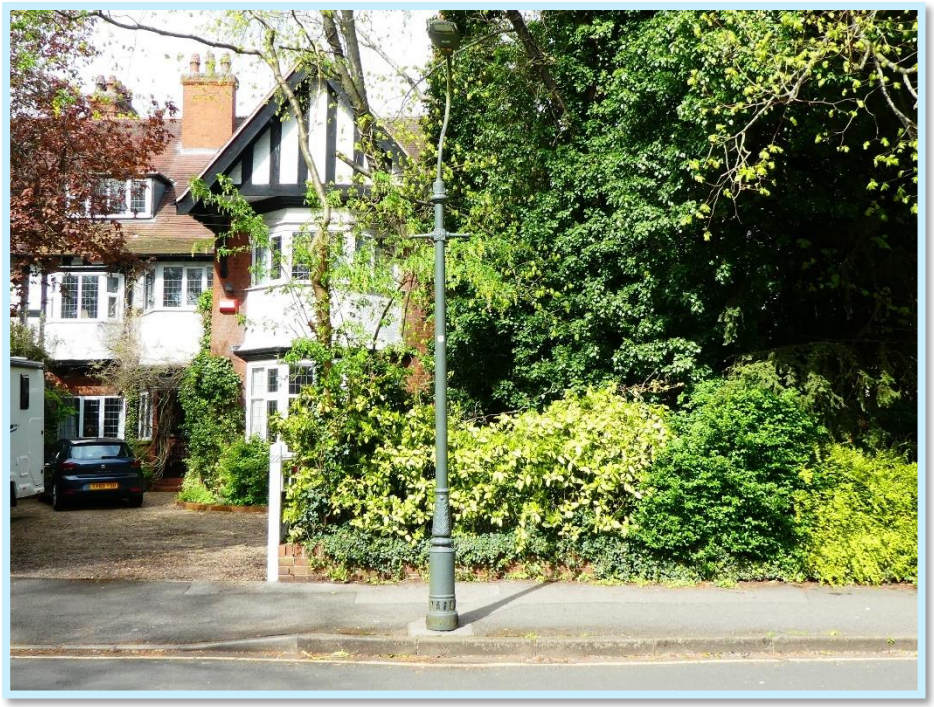


Figure 44 Typical 1950s lamp standards.

17. Other Structures

The retention of the boundary walls demarking the alignment of the Cottingham Drain are of evidential value to the Conservation Area. They identify the start of Newland Park and are important reminds of the alignment of the northern boundary of Newland Mark defined by the drain.

Figure 45 Cottingham Drain Boundary Wall

Figure 46 Cottingham Drain Boundary Wall

18.Key Views & Vistas

Newland Park was not designed to include planned views or vistas. Incidental views have however been created by the sense of enclosure formed by the maturity of its natural environment and alignment of the boundary treatments of the area. They create channelled views upon entry to the Conservation Area and within several points w when travelling around Newland Park there is a sense that views are channelled along the street, with the natural environment taking prominence. As noted above the Tree Avenue along Cottingham Road is a planned vista, which creates a tree lined vista along the road. It is of high value to the special interest of both the Newland Park and Cottingham Road Conservation Areas.

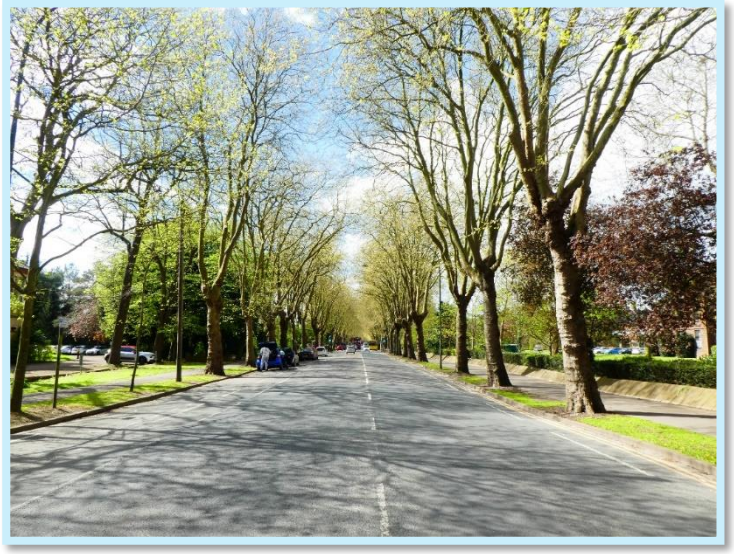


Figure 47 Cottingham Road Tree Avenue

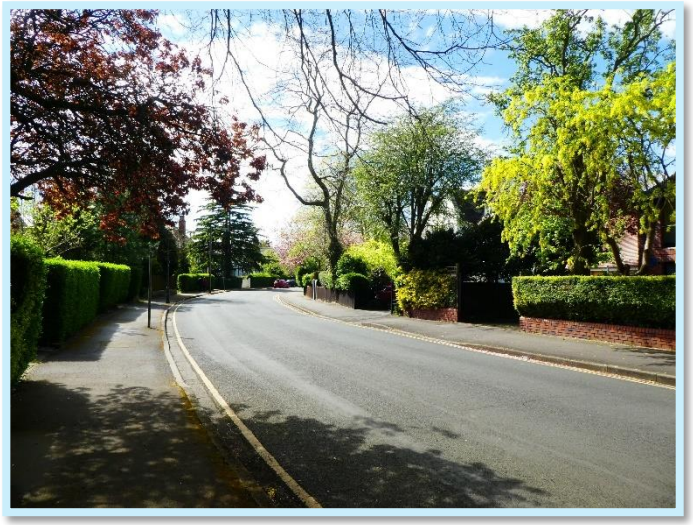


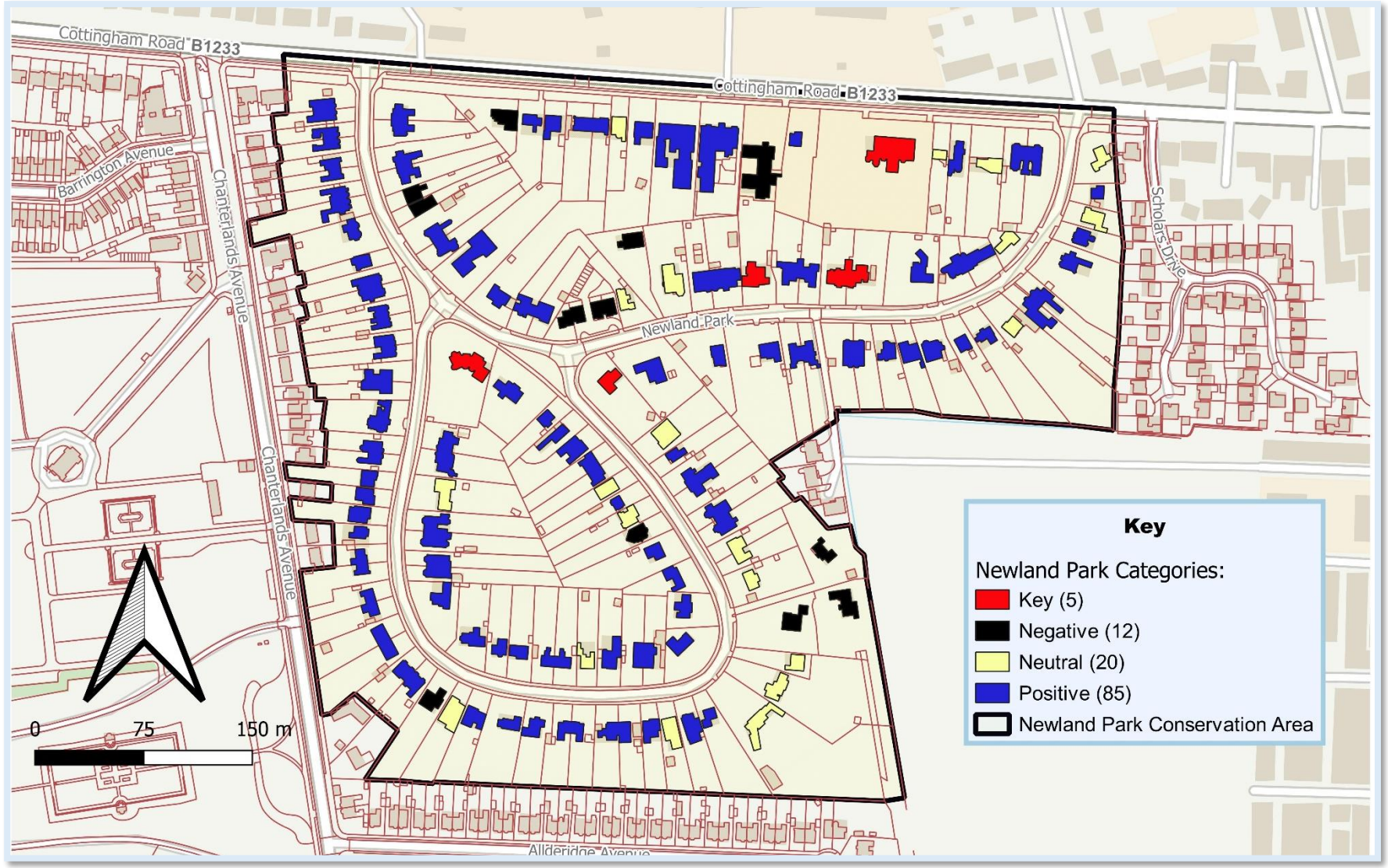
Figure 48 Views are channelled along the street by the sense of enclosure associated with boundaries and natural environment.

19. Focal Buildings

Within Newland Park buildings typically do not have prominence and often are a secondary feature of its character. As such, few buildings can be described as focal points within the area. Where located on the apex of a bend or when transitioning between the top and bottom loop a building may be prominent within one's eyeline. Individual features of buildings, such as roofs, often have visibility through the natural environment, and inappropriate alterations to them can be negatively impact upon the character of the area. An exemption to this guidance is found at No.132 Newland Park, which is of a dominant scale and prominent as one travels between the top and bottom loops of Newland Park.

Figure 49 - No.132 Newland Park (Local Listed) as a focal point within the Conservation Area.

20. Building Categories



50 – *Newland Park Building Categories - See Appendices 8 and 9 full break down.*

20.1 Key Buildings – Contribute highly towards the special interest of the conservation area. They contribute historic or aesthetic values and are the best of their types in the conservation area. A key building may also be a focal point within the conservation area. They can also hold national interest (be listed) and contribute towards the heritage values of the city (local listed).

Key Buildings of Newland Park
Key buildings within the Conservation Area adhere to the following criteria:
• Date to the first and second of phases of development within the housing estate.
• Are the highest standard of architectural design and are prominent within the Conservation Area.
• Retain a high degree of architectural design.
• Retain their historic garden curtilages.
• Are associated with local and national architects.

Within the Conservation Area there are no nationally designated buildings. The following buildings are identified as being key to its special interest:

- Welham Lodge, No.26 Newland Park
- Roslyn, Nos.18-20 Newland Park
- No.45 Newland Park
- No.132 Newland Park
- Dennison Centre, Nos.173-175 Newland Park

See Appendix 7 for full details of their entry onto the Local Heritage List.

Figure 51 Dennison Centre - A Key Building (Local Listed)

Figure 52 Nos.18-20 Newland Park - A Key Building (Local Listed)

20.2. Positive Buildings – Contribute highly towards the special interest of the conservation area and add historic and aesthetic values to the local area. They may form a part of a group of buildings or be an individual structures. They can also be modern buildings which contribute towards the special interest of the area or have good architectural value. A positive building may feature negative elements, which would otherwise identify them as key buildings.

Positive Buildings of Newland Park
• Date to the second and third phases of design within the Conservation Area.
• Are of a high standard of architectural design.
• Retain their historic garden curtilages.
• May have some degree of unsympathetic alteration.

The remaining 81 buildings developed between 1889 and 1938 are identified as positively contributing towards the special interest of the Conservation Area. On the post-war buildings 3 (Nos. 70, 80 and 97) are identified as being of an architectural quality to positive contribute towards the character and appearance of the area. Several buildings, such as 55-57, are of high architectural value but their overall integrity has been reduced by the loss of traditional joinery details. Examples such, as No.137 have the potential to be key buildings, but its architectural integrity has been impacted upon by the introduced by a later 20th century attached garage. At Nos. 28-30 the building has been impacted upon by later extensions, changes in roof materials and addition of roof lights.

Figure 53 Positive character of No.125.

Figure 54 Nos.109-111. Positive symmetrical designs of inter-war housing.

20.3 Neutral Buildings - Are buildings which do not contribute towards the special interest of the conservation area but are not identified as being harmful to its character and appearance. These buildings can be defined as having 'neutral' status for reasons such as they do not have historic value or do not contribute towards the aesthetic values of the area. They may feature negative elements or have condition and maintenance issue, which would otherwise identify them as positive buildings.

Neutral Buildings of Newland Park
• Date to the post 1930s and post-war period of in-fill development.
• Are of a good quality of design but do not conform to the architectural styles first phases of development of the area.
• May be of a lower degree of architectural design or interest.
• Have a low degree of prominence within the Conservation Area.

In total the Conservation Area is identified as include 20 buildings which do not contribute towards it special interested. These building are typical of low architectural value and are screen from views by natural screening or being set back within their plot. For example No.6 is not in keeping with the architectural values of the area but screened from view within the street scene.

Figure 55 No.6. Contributes neutrally to the area and is screened from prominence by mature planting.

Figure 56 No.77. Not of architectural value but set back from view.

20.4 Negative Buildings

Negative Buildings – Are buildings which do not contribute towards the special interest of the conservation areas and identified as being harmful to its character and appearance. A building may also be identified as being negative where they are such a state of condition whereby they are detrimental to the historic amenity of the area.

Negative Buildings of Newland Park
• Do not confirm to the architectural styles of the Conservation Area.
• Have a low degree of architectural use.
• Their materials are not in keeping with the area.
• Are a prominent feature within the Conservation Area.

Within the Conservation Area 11 buildings are identified as being negative, with weak areas being formed where they forms groups with neutral buildings:

- South loop where Bowdon and Belvedere has been re-developed.
- The re-development of Brookside.
- The higher density developments in the area of 50 & 52 Newland Park.
- The post-war developments along Cottingham Road, which form part of the University campus.

Figure 57 The redevelopment of Brookside negatively contributes to the area.

Figure 58 Post-war n-fill developments of Nos.50-2 do not follow the open plan layout of the area.

Part 2 – Management Plan

1. Introduction

The Conservation Area was surveyed between September 2023 and April 2024. The heritage asset was identified as being in a **good condition**, with key elements of its special interest retained. The designated area, and its setting includes a small number of inherent weak characteristics predating the designation of the Conservation Area:

- New developments along Chanterlands Avenue within the garden curtilage of the dwellings along the west boundary of the Conservation Area.
- In-fill developments within Newland Park, which create some areas of weaker character.
- Loss of three of the original developments and their re-development.

The area also has a smaller number of **negative trends** since designation:

- Introduction of and pressure to development within back of plot areas.
- Pressure for convert properties to House of Multiple Occupancy.
- Conversion of gardens to hard standing areas.

At time of survey the vacant use of the Dennison Centre also posed a potential risk to the Conservation Area, with a potential for pressure to develop within its gardens.

2. Preservation & Enhancement

Identified as being in a good condition the management position of the Conservation Area should be to preserve and enhance its retained elements of special interest and to reduce the negatives trends and threats to it. The following sections set out the management principles for achieving these aims.

Newland Park Key Management Requirements:
• Retaining the characteristics of the open plan layout.
• Maintaining the positive contribution made by garden curtilages.
• Preserving the key characteristics of the natural environment.
• Maintaining the quality of architectural design and material use of its built environment.

New Park Conservation Area Key Objectives
• Manage how new development is introduced into the area.
• Remove threats from the Conservation Area by the impact of back of plot development.
• Maintain the contribution made to the conservation area by gardens curtilages.
• Maintain the contribution made by trees to the Conservation Area.
• Remove the threat of the introduction of access roads to reach new development plots.

3. Demolition

The character of Newland Park has historically been weakened by the demolition of three buildings dating to the first phase of its development and a small number of demolitions and re-developed during the mid-20th century. Paragraph 213 of the NPPF guides that the loss of a building which makes a positive contribution to the significance of a Conservation should be treated as substantial or less than substantial harm. The following guidance identifies how this paragraph should be applied to the Newland Park.

Demolition
Key & Positive Buildings - The demolition of any building which is identified as **key** or **positive** within the Conservation Area will result in the loss of keys elements of the special interest. The demolition of any of these buildings will likely result in substantial harm to the Conservation Area, and any application would likely be considered for **refusal.**
Neutral Buildings – The demolition of a neutral building may be supported where it can be demonstrated that the replacement dwelling will preserve or enhance the character and appearance of the Conservation Area.
Negative Building – The demolition of a negative building provides the opportunity to remove a feature which harms the Conservation Area. The principle of demolition should be supported but the replacement development should preserve or enhance the character and appearance of the Conservation Area.

4. New Development

The full extent of the historic development plots within the Conservation Area have now been completed. Opportunities for new development within the Conservation Area is therefore limited, with the exemption of Chanterlands Avenue, as identified below. Further development within the Conservation Area is therefore dependent upon the re-development of buildings identified as being neutral or negative or where the further in-fill development within existing garden curtilages can be justified.

Re-placement Developments
Where opportunities are available to introduce replacement development the following requirements should be considered:
• The scale and form of the building should represent those of the Conservation Area.
• The material use and application of architectural detail should match the quality of the historic built environment of the area.
• The building should be set back within its plot so that it reflects local patterns of development. and so, it is not a prominent intervention into the area.
• The building should be sited so that it retains space between neighbouring buildings.
• Appropriate boundary treatments should be incorporated into the development.
• The development should introduce a high standard of soft landscaping.
• Development which will result in poor standards of design, open boundaries or large areas of hard standing should be considered for refusal.

In-fill developments
Proposed in-fill development should not result in:
• The creation of new highways to allow access to back of plot developments.
• The sub-division of historic garden plots.
• The loss of space between existing plots.
• Back of plot developments which negatively impact upon the sense of open space within the area.

One area of further potential development is of vacant areas of back of garden plots adjoining Chanterlands Avenue, where extensive modern development has already been introduced. In considering the development of these areas the following considerations should be made:

Chanterlands Avenue Developments
• The sub-division of the garden curtilages should retain sufficient open land around the principal building within the Conservation Area.
• Development should not be prominently visible from within Newland Park.
• Where development is potentially visible options for natural screening should be explored.
• Trees and other elements of the natural environment should be retained.
• Developments should front onto and be accessed from Chanterlands Avenue.

Figure 59 - Consideration should be given to retain the open setting between plots when introducing garages.

Figure 60 Negative character of hardstanding and loss of space.

5. Alteration & Extensions

The varied, and sometimes secondary, nature of the built environment of the Conservation Area means that there is potential for alteration and extensions to the buildings of the area. However, it should be undertaken in a manner which preserves or enhances the character and appearance of the area.

Alteration & Extension Requirements
• The alteration or extension of a building should not result in the loss of key architectural elements.
• Within semi-detached buildings the proportions and characteristics of symmetry should be preserved.
• Any extensions and additions to a building should preserve or be sympathetic to its architectural design.
• Where justified, new development should match the material quality and standard of architectural design of the building.
• Applications for side extensions should not impact upon the sense of proportion or detached nature of a building.
• Development should retain a sense of separation between the neighbouring plots or buildings and should not in-fill to the extent of the plot boundary.
• Development should not result in a building being given prominence from the public realm, for instance projecting forwards of an established building line.

N.b. Defer to the further reading section for additional guidance.

Figure 61 The Negative qualities of mis-matched roof materials. Cresting tiles are retained on the left.

Figure 62 Prominent decoration but mis-matched modern doors.

6. Ancillary Buildings

Historically buildings were constructed with glass houses and from the 1920s onwards garages. Trends for car ownership during the 20th century has resulted in garages being introduced into the area. Where of a subservient scale, with low degree of prominence, they have been successfully integrated, but where garages are prominently visible from the public realm and impact upon the character of openness, they are a negative feature of the area.

Ancillary Buildings

Key considerations in the development of ancillary buildings include:

The characteristics of the principal building should be preserved:

- If a building is detached in form an ancillary building should not be attached to it, unless it can be demonstrated that it can be positively incorporated into its design.
- The symmetrical nature of a building should be retained.

The siting of the ancillary building should:

- Retain a sense of space around a building.
- Should not in-fill open areas between neighbouring plots.
- Should be sited so they do not introduce a building so they are sited in front of a dwelling, or prominently visible from the public realm.

Scale and form should be subservient to the principal building.

The material use should respond to positive design elements of the Conservation Area and make use of natural building materials.

7. Boundaries

Boundaries are a prominent feature of the Conservation Area and contribute towards creating a sense of natural environment and historic character. The introduction of new boundaries therefore has the potential to have a high degree of impact upon the character and appearance of the Conservation Area.

Boundaries

In considering applications for the development of new boundaries the following items should be considered.

- Historic boundary treatments contribute highly towards the historic character of the Conservation Area and should were possible be retained.
- Alterations to a boundary treatment should not result in an open boundary. Where vehicular access is a requirement gates should be introduced.
- Preference should be given to retaining hedge boundaries where present.
- Close boarded and untreated timber fences are not characteristic of the area.
- Where solid boundary treatments are being introduced consideration should be given to introducing natural planting behind them.
- Dominant boundary treatments should be avoided. Boundaries exceeding 1.5m in height are not a feature of the area. Large areas of solid massing, such as large in scale areas of brick wall, are not a feature of the area.
- Solid boundary treatments should reflect the historic buildings materials of the area and should not feature overtly modern elements.

8. Front Gardens

Front gardens are a key element of the Conservation Area due to the contribution they make to its open plan layout and strong character of the natural environment. In April 2025 an Article 4 Direction was introduced to withdraw the following permitted development right of the 2015 GPDO within the Conservation Area – *'The provision within the curtilage of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house as such (Class F of Part 1 of Schedule 2 to the Order) where between the principal elevation of a dwelling house and a highway.* Meaning planning permission is required to convert a front garden to a hardstanding area.

Front Gardens

For development impacting upon front gardens the following items should be considered.

- Development should not result in the hard standing of a significant proportion of the curtilage of a building.
- Development should not result in the loss of mature trees or planting.
- Where hard standing areas are required, and justified, consideration should be given to the use of permeable landscaping solutions to allow the appearance of grass to be retained.
- Any hard standing of a front garden area should be mitigated by proposals for soft landscaping, such as hedges and shrubs, to maintain the appearance of the natural environment.
- Any development for hard standing should comply with the Council's strategies, polices and design guidance for Sustainable Urban Drainage.

Exemptions for disabled access and specific requirements for parking can be submitted within relevant planning applications, and an appropriate planning balance will be made.

Figure 63 Open boundaries are not characteristic of the area.

Figure 64 Close boarded timber fences do not fit within the character of the area.

9. Trees

Trees are a key element of the special interest of the conservation area. Presumption should be given for the retention of the mature trees and historic planting scheme of the Conservation Area. Opportunities should also be taken to re-instate the historic tree planting scheme of the area.

Trees ***(See SPD10 – Further Reading)***
In determining planning applications include works to Trees and Tree Preservation Orders the following guidance should be considered:
• Applications which propose the removal of matures trees of positive heritage value should be considered for refusal. An exemption should be given where the tree is diseased or causing unacceptable damage to a building or public highway, which cannot be mitigated. In both instances an application should be supported by report by an experienced Arboriculturist or Ecologist.
• Where approval for the loss of a mature trees is granted this should be mitigated by a replacement tree of a matching species or species native to the conservation area, or specific street, to be agreed with the Council.
• Applications for the pruning and crowning of matures trees should be accompanied by an appropriate arboricultural report.

10. Change of Use

The Conservation Area is laid out principally as a high-status residential housing estate with single occupancy detached and semi-detached dwellings. The potential to change the dwellings to alternative uses has the potential for harm to be introduced to the Conservation Area.

Change of Use
A change of use should not be supported where:
• Where an application will result in the negative change of a building.
• Will require the conversion of a garden area to hard standing and car parking.
• Will result in negative changes to its boundary treatment.
• Will require the introduction of prominent advertisements.
• Which will promote the storage of bins in prominent locations.

11. Energy Efficiency

Adapting to climate change and carbon neutral objectives have the potential to impact upon the character and appearance of the Conservation Area. The area can accommodate changes, but consideration should be undertaken to

Energy Efficiency
In considering development or applications for development to energy efficiency works the following considerations should be made:
Cladding & Insulation should not be undertaken where they would remove the historic character of a building or significantly reduce its architectural quality. ***Neutral***
Solar Panels should be sited where they are not a prominent feature of a roofscape from the public realm or where they do not detract from the architectural interest of a building.
Windows – Where historic windows are retained a preference should be given for their retention and the use of secondary glazing to improve the thermal efficiency of a building. Where new windows are proposed preference should be given for materials which respond to the age of a building (i.e. timber or metal) and to replicate historic window profiles, joinery details and glazing types. Support should not be given for uPVC windows which reduce the architectural quality of a building.
Air Sourced Hear Pumps and Electric Vehicle Charges should be sited where they are not a prominent feature from the public realm and where they do not impact upon the architectural features of a building.

12. Article 4 Directions

Article 4 Directions are a planning tool with withdraws a specific permitted development right to individual buildings within a define geographic area. Their introduction is supported by Part 4 of Policy 16 of the Hull Local Plan – *"Where evidence supports it, Article 4 Directions removing permitted development rights will be introduced to preserve the character of an area."*

On the 9th October 2013 an Article 4(1) Direction was introduced for an area including the Newland Park Conservation Area for –

- The direction removes permitted development consisting of a change of use of a building to a use falling within Class C4 (houses in multiple occupation), of the Schedule to the Town and country Planning (Use Classes) Order 1987 from a use falling within Class C3 (dwelling houses) of that Schedule.

The associated threats with the change of use from changing single occupancy houses into multiple occupation include:

- Pressure to create hard standing areas to meet car parking requirements.
- Requirement to store bins.
- Pressure to extend a property to create additional living space.

Further threats to the Conservation Area include the pressure to support off-road car parking.

Both identified threats would potentially result in the loss of garden areas within the Conservation Area. In 2024 the continued threat of an loss of garden areas resulted in the introduction of a second Article Direction for

- The provision within the curtilage of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house as such (Class F of Part 1 of Schedule 2 to the Order) where between the principal elevation of a dwelling house and a highway.

13. Enforcement

Within the Conservation Area there are no identified Enforcement cases. Where required enforcement matters should be reviewed as identified to remove negative elements introduced into the Conservation Area and to avoid areas of untidy land.

Figure 65 Consideration should be given to siting solar panels so to avoid being prominent.

14. Management Recommendations

Management Recommendations
In managing the Conservation Area, the Council should implement the following actions.
1. Planning applications should be determined in accordance with above referenced Character Appraisal & Management Plan.
2. The Conservation Area should be monitored within a four-year period to allow timely review of planning enforcement matters.
3. At the next review identify if boundaries are being managed effecticely, and review an Article 4 Direction.
4. Enforcement action should be undertaken where relevant to rectify breaches of Permitted Developments Rights.
5. That the requirements of the Article 4 directions are promoted and enforced.

Refences:

Compiled with thanks to the research of the Newland Park Residents Association, include Chris Ketchell, Susan Whittaker, and Graham Watkins.

Books:

Armstrong, B. & Armstrong, W. (2013) *The Arts and Crafts Movement in Yorkshire. A Handbook.* Oblong Creative Ltd.

Neaves, D. & Neave, S. (2010) *The Buildings of England (Pevsner* Architectural Guides) (Pevsner Architectural Guides: City Guides). Yale University Press.

Pevsner, N (2002) *Yorkshire: York and the East Riding.* Yale University Press.

Websites:

British Newspaper Archive – https://britishnewspaperarchive.co.uk/

National Library of Scotland - https://maps.nls.uk/

Haywood, R. *The Hull Blitz Bombing Map* - http://www.rhaywood.karoo.net/bombmap.htm

Hull Local History Centre Archives

Newland Park Estate Plan (DBHT/9/356)

Further Reading

SPD1 Designing a house extension

SPD2 Heritage and archaeology

SPD3 Environmental quality

SPD7 Residential design guide

SPD8 Advertisement design guidance

SPD10 Trees

SPD11 Protecting existing and providing new space.

SPD12 Ecology and Biodiversity

SPD20 Houses in Multiple Occupation

Appendix 1 – Boundary Amendments

Boundary Removals – April 2025		
Street	**Nos.**	**Total**
Chanterlands Avenue	406, 408, 420, 422, 426, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 456, 458, 460, 462, 464	21
Mansfield Court	1, 2, 3	3
Cottingham Road	215, 217	2
Total		**26**

Green = Pre-2024 Boundary

Red = 2024 Boundary

66 - Boundary Amendment Map

Appendix 2 – National Planning Policy Framework (December 2024)

Paragraph 135: Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 139: Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to: a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Paragraph 141: The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

Paragraph 210: In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 217: Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Paragraph 220: Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Appendix 3 – Local Policies – Hull Local Plan 2016 to 2032 – Adopted November 2017

Policy 14 – Design:

Development should demonstrate how its design supports the delivery of a high-quality environment in Hull, particularly with regard to:

a. The relationship of the development the surrounding built form of the city in terms of:
    i. Character
    ii. Use and surrounding uses
    iii. Layout and connectivity
    iv. Setting and relationship to key heritage assets
    v. Scale
    vi. Massing
    vii. Grain and density
    viii. Architectural structural and enclosure
    ix. Detailing and materials
b. Encouraging active and healthy lifestyles;
c. Providing landscaping which retains natural features where possible;
d. Providing inclusive access
e. Opportunities to promote public safety and minimise the risk of crime.
f. The creation of inclusive public spaces which encourage community interaction thorough:
    i. Inclusive design
    ii. Active frontages
    iii. High quality public realm.
    iv. Appropriate soft and hard landscaping
    v. Minimising the potential for anti-social behaviour.
    vi. Providing public art where appropriate.
g. Ensuring where development is proposed in the city centre, its design and landscaping complements the 2016/7 materials in the public realm. Where possible, this will involve the use of the same palette of materials.

Development which does not meet these criteria will be refused.

Policy 15 – Local Distinctiveness

1. Development should promote local distinctiveness where appropriate, with particular reference to:
    a. Improving access to and making effective use of the Port, the city's waterfront and maritime assets along the River Hull and the Humber Estuary whilst taking account of flood risk;
    b. Creating a network of landmarks in prominent or gateway locations to develop legible local references that distinguish parts of the city;
    c. Encouraging contemporary architecture that respects the city's heritage, creating positive and distinctive contributions to enrich the built fabric;
    d. The setting, character and appearance of Listed Buildings, Conservation Areas and other heritage assets.
    e. Waymarking arterial routes;
    f. Ensuring proposals, including those on allocated sites, accord with any adopted masterplan, development brief or local development order.

2. Development of tall buildings (above 30m in height) in and around the city centre, as shown on the Policies Map, must demonstrate that:

    a. A would not harm the character and appearance of the city centre Conservation Areas which are characterised by their low-rise nature.
    b. Would not harm the setting of heritage assets.
    c. They would not harm the distinctive, historic skyline;
    d. There would be an acceptable impact on views and vistas across and within the city centre.
    e. They are providing a positive contribution to the skyline through a high standard of design.
    f. Locations in the wider city which define the development of Hull such as the historic cores of medieval villages and settlements, such as Sutton and Marfleet, the later nineteenth and early twentieth century suburban developments such as the Avenues/Pearson Park and Anlaby Road and planned garden suburbs at Broadway and Garden Village.
    g. Local Listed Buildings and sites identified on the local Historic Environment Record.
    h. Archaeological remains and deposits in the city walls, Beverley Gate, Hull Citadel and nationally significant military defences dating from the mid-fourteenth to the mid-nineteenth centuries on the east bank of the River Hull;
    i. Archaeological remains and deposits relating to Romano-British riverside settlements lining the banks of the River Hull from Kingswood to Stoneferry; and
    j. The University of Hull Quarter as shown on the Policies Map.

Policy 16 – Heritage Considerations

1. Development that would cause harm to the significance of a designated heritage asset will only be approved where it has been convincingly demonstrated that the harm cannot be avoided and there would be public benefits sufficient to outweigh the harm or

loss caused. Schedule Monuments, Registered Parks and Gardens and Conservation Areas are shown the policies map.

2. Development affecting non-designated heritage assets must demonstrate that it has taken account of the particular interest of the asset. Development which would result in harm to or the loss of a non-designated heritage asset must demonstrate that:

a. It would not be economically viable for the asset to be retained and that harm could not be avoided; and
b. The economic or community benefits of the proposed development outweigh the loss.

3. Where development is acceptable in principle but would affect an archaeological deposit of less than national importance, the Council will seek to preserve the remains in situ. It this is not achievable, adequate provision for excavation and recording before and during development and publication, curation and dissemination of findings after development, will be required.

4. Where evidence supports it, Article 4 directions removing permitted development rights will be introduced to preserve the character of an area.

5.Development and initiatives which preserve/or enhance the significance and setting of the city's heritage assets will be supported, especially those elements which contribute to the distinct identity of Hull. In addition to the city's designated heritage assets, important heritage assets include:

a. Buildings with heritage value, wet and dry docks, wharves and ancillary structures, features relating to Hull's fishing, maritime and industrial heritage;
b. The city centre as defined on the Policies Map, with particular reference to the surviving medieval and early post-medieval settlement, the Georgian townscape, and Victorian and Edwardian public buildings, especially within the Old and New Towns, and in the Charterhouse Conservation Area;
c. Locations in the wider city which define the development of Hull such as the historic cores of medieval village and settlements, such as Sutton and Marfleet, the later nineteen and early twentieth century suburban developments such as the Avenues/ Pearson Park and Anlaby Park, and planned garden suburbs at Broadway and Garden Village;
d. Locally Listed Buildings and sites identified on the local Historic Environment Record.
e. Archaeological Remains and deposits including the city walls, Beverley Gate, Hull Citadel, and nationally significant military defences dating from the mid-fourteenth to the mid-nineteenth centuries on the east bank of the river Hull;
f. Archaeological remains and deposits relating to the Romano-British riverside settlements lining the banks of the river Hull from Kingswood to Stoneferry; and
g. The University Quarter as shown on the Policies Map.

Appendix 4 – Map Regression

All downloaded from National Library of Scotland.

Figure 67 OS Map - Surveyed: 1852 to 1853, Published: 1855

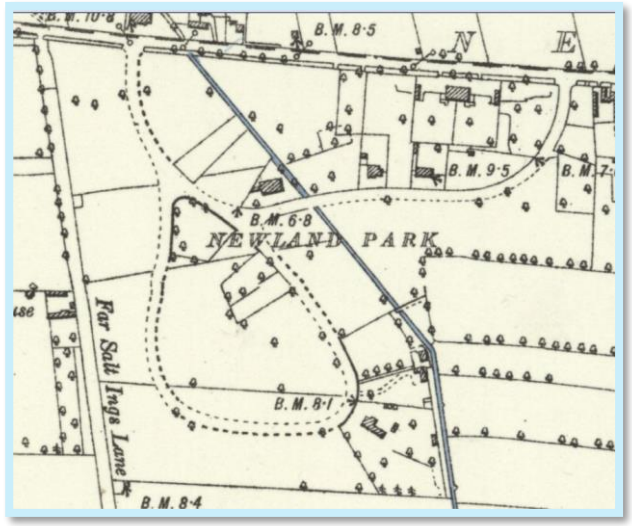


Figure 69 - OS Map - Surveyed: 1888 to 1890, Published: 1893

Figure 68 OS Map - Revised: 1938, Published: 1944

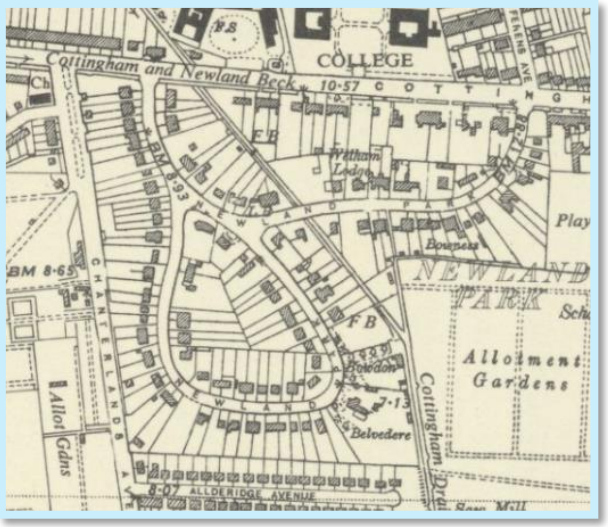


Figure 71 IS Map - Revised: 1948 to 1949, Published: 1953

Figure 70 OS Map - Revised: 1908 to 1909, Published: 1911 (NLS)

Appendix 5 – Building Dates & Architects

Newland Park – Building Dates & Architects (Compiled from Pevsner, 2010).			
Building	**Date**	**Architect**	**Design**
Nos. 18-20	1885	William Botterill	Red brick pair with slate roor and terracotta and stone details.
Nos. 22-24	1906	Dosser	Arts & Crafts
No.37	1922 (1926)	Blackmore Sykes	Render & Mock Timber frame.
Nos. 28-30	1906	Brodrick, Lowther & Walker	Red brick
No. 41	1920-21	J. McLardie McGeoch	
No. 45	1924-25	Blackmore Sykes	Herringbone brick
No.62		Blanchard, Wheatley & Houldsworth	Half timbered
No.90	c.1928	Dudley Harbron	Rendered
No.108	1926-27	Wheatley & Houldsworth	Picturesque faux medieval.
No.110	1923-24	Blanchard, Wheatley & Houldsworth	Mock timber frame.
Nos. 124-126	1910	Harbron & Robson	Rendered
No. 137	1923	Blackmore Sykes (Stable)	Queen Anne
No.132 (West Garth)	1910	Wellsted, Dosser & Welsted	Butterfly Plan
Nos. 46-48	1907	Dosser	
No. 159	1925	B.J.A. Smith	Buttresses & Timbers
Nos. 8-10	1908	Wellsted, Dosser & Welsted	Rendered with gables in the Arts & Crafts style.

Appendix Six – Building Notes

Compiled by the Newland Park Residents Association -

History Centre Bye Law Plans

38 – 40, Newland park, 1902, architect/developer JP.Pullan, plan 1700
193, Cottingham Road originally 2 houses, 1902, architect/developer Mr. hunter. Plan 1690
139/141, Newland Park - JE Wray, plan 1814
Not sure(just attic plans) but could be 93/95, Newland Park , 1908, architect E Whitelock for J Wray. Plan 2635
22-24 , Newland park, 1906, Mr Todd (22) and mr Mayfield (24); plan 2458
151 – 153, Newland park - for JM Pritchet; plan 2253
8 – 10, Newland park, 1905, architect George Maltby; plan 2295
28 -30, Newland park, 1906 - for a Mr. Smith, plan 2406
46/48, Newland Park, 1906, architect/developer called Soutes, plan 2481
169/171, Newland Park,1907, architect/developercalled Wray, plan no 2514 (same footprint as 173/175,165/167, possibly 161/163)
27/29, Newland Ave , 1908, architect/developer called Machon, plan no.2592.

No1. 1929 – Blackmore Sykes
No.3 Built 1929 by for Calvert by Blackmore Sykes
1A – Mayfield (Builder)
No.18-20 – built for Waddington. Altered to two villas 1923
32 – Bomb damaged – rebuilt in same style.
32a- Built 1964 by George Houlton.
No.38-40 – Builder possibly Pullen
No.42 – Built 1906. William Welstead
46-48 – Architect Dosser
Site of No.51 – Burnt down in 1983 and rebuilt in 1984
Nos.54=6 = Built 1924 – Substantail bomb damage – 5th November 1940.
Built c. 1924 and bomb damaged 5th November 1940
No. 60 – Conveyance 19th May 1924. Bomb damaged 5th November 1940.
No.66 – Land purchased in 1907 by Mr Leech
No.116 – Built in early 1920s for Managers of Railway
77B – Built by Goerge Hoult 1960s
82 – Built in 1980s to replace asbestos house
No.85 – Built in 1980s to replace asbestos house
No.89 & 91 – Built of concrete with metal re-enforcement pre 1939.
No.98 – Replaced as asbestos building 2000
No.103 – Built 2018
161 – Home of John Marillier – originator of the Newland Park Estate company.
No.4 – 1960s by Robert Rosner adopted son of Leo Schultz.

Appendix 7 – Pre-1948 Buildings

*Phasing dates demonstrate developments between the publication of the Ordnance Survey Maps.

Street	Building Name	Nos	Dwellings	Storeys	Materials	Roof materials	Boundary Type	Boundary type	Date*	Windows	Type
NP	Welham Lodge	26	1	2.5	Gault Brick	Rosemary	Hedge	Natural	1875-1889	Timber	Key
CR	Dennison Centre	173-175	2	2	Gault Brick	Slate	N/A		1875-1889	Timber	Key
NP	Roslyn	18-20	2	2-2.5	Red Brick	Slate	Fence, Hedge Fence & Railings	Solid	1875-1889	Timber and upvc	Key
Cot R	167 (former stable block to Dennison Centre)	1	2	Yellow brick	?	Fence	Solid	1960-1980	Metal	Negative	Positive
NP		42	1	2.5	Brown brick	Rosemary	Hedge	Natural	1889-1909	upvc	Positive
NP		44	1	2	Yellow brick	Slate	Hedge	Natural	1889-1909	Timber	Positive
NP		66	1	2	Render	Rosemary	Hedge	Natural	1889-1909	Timber	Positive
NP		68	1	2	Stone	Rosemary	Stone	Solid	1889-1909	Timber	Positive
NP		8-10	2	2.5	Render	Clay tiles	Fence and hedge	Mix	1889-1909	upvc / timber	Positive
NP		151-153	2	2	Yellow Brick	Slate/Concrete	Hedge	Natural	1889-1909	upvc	Positive

NP		161-163	2	2	Yellow Brick	Slate	Hedge, wall	Mix	1889-1909	Timber	Positive
NP / CR		2 /161	2	2	Red brick/render	Slate	Fence and hedge	Mix	1889-1909	upvc	Positive
NP		22-24	2	2.5	Red brick/render/panelling	Rosemary	Hedge, wall, and fence	Mix	1889-1909	upvc	Positive
NP		27-29	2	2	Yellow Brick	Slate	Red and yellow brick wall, hedge	Mix	1889-1909	Timber	Positive
NP		38-40	2	2	Red brick/panelling	Concrete Roman	Hedge	Natural	1889-1909	upvc	Positive
NP		46-48	2	2	Red brick/render/panelling	Rosemary	Hedge	Natural	1889-1909	Timber	Positive
NP	The Hollies	55-57	2	2.5	Brown brick/render	Slate	Hedge, metal gates	Mix	1889-1909	Timber/uPVC	Positive
NP		28-30	2	2.5	Brown brick	Rosemary	Wall	Solid	1889-1909	Timber and upvc	Positive
NP		7	1	2	Yellow brick	Slate	Hedge	Natural	1890-1909	uPVC	Positive
NP		104	1	2	Brown brick	Rosemary	Hedge	Natural	1899-1909	upvc	Positive
NP		106	1	2	Brown brick	Rosemary	Wall	Solid	1899-1909	upvc	Positive
NP		110	1	2	Red brick/render/panelling	Rosemary	Hedge	Natural	1899-1909	upvc	Positive

NP		100-102	2	2	Render	Slate	Hedge	Natural	1899-1909	upvc	Positive
NP		112-114	2	2	Brown Brick	Slate	Wall	Solid	1909-1926	upvc	Positive
NP		116-118	2	2	Brown brick	Slate	Fence	Solid	1909-1926	Timber	Positive
NP		139-141	2	2	Yellow brick	Concrete Pantile	Hedge	Natural	1899-1909	uPVC	Positive
NP		92-94	2	2	Yellow Brick	Slate	Hedge & Wall	Natural & Solid	1899-1909	Timber	Positive
NP		17	1	2	Render	Rosemary	Timber fence and hedge	Mix	1909-1926	Timber	Positive
NP		19	1	2	Render/panelling	Rosemary	Timber fence, hedge, metal gates	Mix	1926-1938	upvc	Positive
NP		21	1	2	Red brick	Rosemary	Timber fence, hedge, timber gates	Mix	1909-1926	Timber	Positive
NP	Richmond	23	1	2	Render	Rosemary	Timber fence, hedge, metal gates	Mix	1909-1926	Timber	Positive
NP		25	1	2.5	Render/tile cladding	Rosemary	Timber fence, hedge, timber gates	Mix	1909-1926	upvc	Positive

NP		35	1	2.5	Render/panelling	Rosemary	Timber fence, hedge	Mix	1909-1926	Timber	Positive
NP		41	1	1	Render	Clay	Brick, metal gates, hedge	Mix	1909-1926	uPVC	Positive
NP		43	1	2	Render	Slate	Brick	Solid	1909-1926	uPVC	Positive
NP		45	1	2	Red brick/panelling	Clay	Brick, timber fence, matal gates	Mix	1909-1926	uPVC	Key
NP		53	1	2	Red brick	Slate	Hedge	Natural	1909-1926	uPVC	Positive
NP		62	1	2	Red brick/render/panelling	Rosemary	Fence, hedge	Mix	1909-1926	Timber	Positive
NP	Venset	83	1	2.5	Red brick	Rosemary	Wall, hedge	Mix	1909-1926	upvc	Positive
NP		84	1	2	Red brick	Rosemary	Hedge	Natural	1909-1926	Timber	Positive
NP		86	1	2	Render	Rosemary	Wall	Solid	1909-1926	upvc	Positive
NP		87	1	2.5	Render	Rosemary	Hedge	Natural	1909-1926	upvc	Positive
NP		97	1	1	Render/panelling	Rosemary	Wall	Solid	1909-1926	upvc	Positive
NP		103	1	2	Brown brick/render	Slate	Hedge	Natural	1909-1926	upvc	Positive
NP		125	1	2	Red brick	Clay Pantiles	Rails	Solid	1909-1926	upvc	Positive

NP		127	1	2	Brown brick/render	Slate	Hedge	Natural	1909-1926	upvc	Positive
NP	Gorilla House	129	1	2	Render	Clay pantiles	Wall	Solid	1909-1926	upvc	Positive
NP		131	1	2	Brown brick/render	Slate	Rails	Solid	1909-1926	upvc	Positive
NP		132	1	2	Brown brick/render	Rosemary	Hedge	Natural	1909-1926	Timber	Key
NP		137	1	2	Red brick	Rosemary	Hedge, wall	Mix	1909-1926	Timber	Positive
NP		155	1	2	Brown brick	Concrete pantiles	Hedge	Natural	1909-1926	Metal?	Positive
NP		159	1	2	Render/panelling	Rosemary	Fence	Solid	1909-1926	upvc	Positive
NP		9-11	2	2	Red brick/render	Slate	Hedge	Natural	1909-1926	upvc	Positive
NP		109-111	2	2	Brown brick/render	Rosemary	Hedge	Natural	1909-1926	Timber	Positive
NP		117-119	2	2	Red brick	Claytiles	Hedge	Natural	1909-1926	upvc	Positive
NP		121-123	2	2	Brown brick/render	Slate	Fence	Solid	1909-1926	Timber	Positive
NP		124-126	2	2.5	Render	Rosemary	Hedge	Natural	1909-1926	Timber	Positive
NP		133-135	2	2	Render	Rosemary / concrete Roman	Hedge	Natural	1909-1926	upvc	Positive
NP		143-145	2	2	Red brick	Rosemary	Hedge	Natural	1909-1926	Timber	Positive
NP		147-149	2	2	Red brick	Rosemary	Hedge, fence	Mix	1909-1926	Timber / uPVC	Positive

NP		165-167	2	2	Brown brick/render	Slate	Hedge	Natural	1909-1926	Timber	Positive
NP		169-171	2	2	Red brick/render	Slate	Hedge	Natural	1909-1926	upvc	Positive
NP		173-175	2	2	Red brick/render	Slate	Hedge	Natural	1909-1926	upvc	Positive
CR		185a & b	1	2	Brown brick/render	Slate	Trees	Natural	1909-1926	Timber	Positive
CR		191-193	2	2	Brown brick	Slate	Wall	Solid	1909-1926	Timber	Positive
CR		195-197	2	2	Yellow Brick	Slate	Solid	Plinth wall	1909-1926	Timber	Positive
CR		203-205	2	2	Red brick	Slate	Hedge	Natural	1909-1926	upvc	Positive
NP		33-35	2	2.5	Red brick	Slate	Timber fence, hedge	Mix	1909-1926	Timber	Positive
NP		54-56	2	2	Red brick/render	Rosemary	Hedge, fence	Mix	1909-1926	upvc	Positive
NP	Steathmore	58-60	2	2	Red brick/render	Rosemary	Hedge	Natural	1909-1926	Timber	Positive
NP		89-91	2	2.5	Render	Rosemary	Hedge	Natural	1909-1926	upvc	Positive
NP		93-95	2	2	Red brick	Rosemary	Hedge	Natural	1909-1926	upvc	Positive
NP		72-74	2	2	Render	Rosemary	Hedge, fence	Mix	1926-1938	upvc	Positive
NP		1	1	2.5	Brown brick	Slate	Timber fence, brick and hedge	Mix	1938-1948	upvc	Positive

NP		3	1	1.5	Red brick	Clay	Timber fence and brick	Solid	1938-1948	upvc	Positive
NP		5	1	2	Red brick/render	Clay pantiles	Brick, metal raining and hedge	Mix	1938-1948	upvc	Positive
NP		12	1	2	Render	Rosemary	Hedge	Natural	1938-1948	upvc	Positive
NP		78	1	2	Brown brick	Rosemary	Brick	Solid	1948-1960	metal	Positive
NP		88	1	2	Render	Rosemary	Hedge	Natural	1938-1948	upvc	Positive
NP		90	1	2	Red brick/render	Rosemary	Hedge	Natural	1938-1948	Timber	Positive
NP		99	1	2	Render	Clay pantiles	N/A		1938-1948	Timber	Positive
NP		108	1	2	Brown brick/panelling	Rosemary	Hedge	Natural	1938-1948	Timber	Positive
CR		199	1	2	Render	Slate	Solid	Wall & Railings	1938-1948	uPVC	Positive
CR		207	1	2	Red brick/panelling	Clay pantiles	Hedge, railings	Mix	1938-1948	upvc	Positive
CR		209	1	2	Render	Rosemary	Railings	Solid	1938-1948	upvc	Positive
NP		113-115	2	2	Render	Rosemary	Wall	Solid	1938-1948	Timber	Positive
NP		59-61	2	2	Brown brick	Slate	Brick	Solid	1938-1948	Timber	Positive

Appendix 8 – Post-1948 Buildings

Street	Nos	Dwelling	Storeys	Materials	Roof materials	Boundary Type	Boundary type	Date	Windows	Type
NP	32	1	1	Red brick, render, mock Tudor boards	Slate	Hedge	Natural	1948-1960	Timber and upvc	Neutral
NP	96	1	2	Red brick, render, mock Tudor boards	Slate	Hedge	Natural	1948-1960	upvc	Positive
NP	105	1	2	Red brick, tiles	Pantiles	Wall	Solid	1948-1960	upvc	Neutral
NP	1a	1	1.5	Red brick, timber cladding	Clay	Brick wall and metal railing	Solid	1948-1960	upvc	Neutral
NP	6	1	2	Red brick, timber cladding	Concrete	Wall, hedge	Mix	1948-1960	upvc	Neutral
NP	15	1	2	Red brick, timber panels	Clay	Stone wall, timber fence,	Mix	1948-1960	upvc	Neutral
NP	67	1	1.5	Red brick, upvc cladding	Clay	Brick, hedge, metal gates	Mix	1948-1960	upvc- white	Neutral
NP	81	1	2	Red brick, white render, mock Tudor boards	Rosemary	Wall	Solid	1948-1960	upvc	Positive
Cot R	187	1	2	Red brick, white render, mock Tudor boards	Slate	Trees	Natural	1948-1960	Timber	Negative
NP	63-65	2	2	Red brick, white render	Clay	Brick, hedge	Mix	1948-1960	upvc- white	Neutral
Brookside	5-8	4	2	Red brick, white render, mock Tubor boards	Concrete	Hedge	Natural	1960-1980	upvc	Negative
Brookside	1-4	4	2	Red brick, white render, mock Tubor boards	Concrete	Hedge	Natural	1960-1980	upvc	Negative
NP	77a	1	2	Red/brown brick	Slate	Hedge, matal fence	Mix	1960-1980	upvc-dark gey	Neutral
NP	77	1	2	Render	Clay	Brick, hedge, metal fence	Mix	1960-1980	upcv-white	Neutral
NP	79	1	2	Render	Brow tiles	Brick, fence	Solid	1960-1980	upvc-white	Neutral

NP	120	1	1	Render	Rosemary	Hedge	Natural	1960-1980	upvc	Neutral
Cot R	163	1	2	Render	Pantile	Hedge	Natural	1960-1980	uPVC	Neutral
Cot R	167	1	2	Render	Slate	Hedge	Natural	1960-1980	upvc?	Neutral
Cot R	34	1	2	Render	Rosemary	Hedge	Natural	1965-1970	upvc	Neutral
NP	70	1	2	Render	Tiles?	Hedge	Natural	1965-1970	upvc	Positive
NP	107	1	2	Render, mock Tudor boards	Pantiles	Wall	Solid	1965-1970	upvc	Negative
Cot R	211	1	2	Render, mock Tudor boards	Pantiles	Wall	Solid	1965-1970	upvc	Negative
NP	32a	1	1	Render, mock Tudor boards	Clay	Gate	Solid	1965-1970	upvc	Negative
NP	71	1	2	Render, mock Tudor boards	Clay	Hedge, metal gates, red brick	Mix	1970-1990	upvc- brown	Negative
NP	80	1	1	Render, mock Tudor boards	Slate	Hedge	Natural	1970-1990	Timber	Neutral
Cot R	201	1	2	Render, mock Tudor boards	Slate	Hedge	Natural	1970-1990	upvc	Neutral
NP	51	1	2	White render	Clay	Brick, hedge, metal gates	Mix	1980-1990	upvc- white	Neutral
NP	52	1	2	Yellow & red brick	Clay	Fence	Solid	1980-2000	upvc	Negative
NP	76	1	2	Yellow and red brick	Concrete	Trees, gate	Mix	1980-2000	upvc	Neutral
NP	85	1	2.5	Yellow bric, red tiles	Rosemary	Wall	Solid	1980-2000	upvc	Neutral
NP	50	1	2	Yellow and red brick	Clay	Hdeg, fence	Mix	1980s	upvc	Negative
NP	82	1	2	Yellow and red brick	Slate	Wall	Solid	1990-2000	upvc	Negative
NP	98	1	2	Yellow brick	Slate	Rails	Solid	2000-2010	upvc	Neutral
NP	73	1	2	Yellow brick	Clay	Red brick	Solid	2010-2020	upvc- dark grey	Negative
NP	75	1	2.5	Yellow brick	Pantiles	Brick	Solid	2010-2020	upvc	Negative

Appendix 9 – Hull Local Heritage List Designations

Hull Local Heritage List		
Address	**Description**	**Date Added**
Roslyn, Nos.18-20 Newland Park	One of two of the remaining buildings dating from the first phase of development of the Newland Park Estate. The building was designed by Hull based architects William Botterill & Son. The building likely dates to 1878, as per a tender document for the erection of Villa, placed in the Hull Daily Mail by the Architects. The property was subsequently sympathetically altered into a pair of semi-detached dwellings. The principal dwelling retains historic joinery and includes decorative string courses and eaves detail. The building has a prominent massing of red brick and demonstrates the higher status residential buildings constructed within Newland Park.	15.04.2025
Welham Lodge, No.26 Newland Park	One of two of the remaining buildings dating from the first phase of development of the Newland Park Estate. A building of high architectural quality. Constructed between c.1879 and 1888 in the Tudor Revival Form of Architecture. The building is constructed on an irregular floor plan, with prominent projecting bay with jettied gable, clad in tiles, and supported by close stud panelling. The building features high quality timber joinery and prominent bay and oriel windows. During WW2 the building was the headquarters of the Hull City Public Transport.	15.04.2025
No.45. Newland Park	A building of high architectural quality by Hull based architects Blackmore, Sykes & Co. The building was constructed during 1924-25 in the later 20th century evolution of the Tudor-Bethan Revival form of architecture. The building prominently features close stud panelling finished in render, and with an octagonal projecting wing, with decorative herringbone brick panels. In accordance with architectural style of Blackmore, Sykes & Co. the principal faced incorporates a full height feature bay, finished in brick, which incorporates an oriel window, and gives an element of the Art-Deco style of architecture.	15.04.2025
No.132	A focal point within the Newland Park Conservation Area. Built in 1910 to the designs of Wellsted, Dosser & Welsted on a 'butterfly plan'. The building is of a prominent scale and demonstrates the Edwardian architectural trait of scale and proportion to provide architectural quality. The building prominently features gable elevations and a striking contrast between its red brick and white render construction.	15.04.2025

The Dennison Centre, No.171-3 (including old coach-house to east)	Splendid example of grand Victorian middle class suburban housing dating from the mid-19th century. Originally two houses known as Cedars (No.171) and Brooklands (No.173). Distinctive and attractive use of 'white' bricks with red brick dressings.	20/11/2007